

ORDINANCE NO. 95-12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED
HEREINAFTER FROM PRESENT ZONING CLASSIFICATION
OF RESIDENTIAL SINGLE FAMILY 3 (RS-3)
TO PLANNED SPECIAL DEVELOPMENT (PSD)

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA:

SECTION 1. That, as requested by Anthony William Brown, in the application with supporting documents for zoning change dated January 13, 1995 (hereinafter the YOXALL BUSINESS PARK PSD application), the zoning classification of the lands described on the attached Exhibit A is hereby changed from Residential Single Family 3 (RS-3) to Planned Special Development (PSD).

SECTION 2. That development of the lands within this Planned Special Development shall proceed in accordance with the YOXALL BUSINESS PARK PSD application, as revised February 20, 1995 in accordance with the addendum issued February 15, 1995 and other supporting documents which are a part of zoning file R-PSD-95-007 and which are incorporated by reference into and made a part of this ordinance, and as supplemented by the provisions of this ordinance. In the case of conflict between the application and the supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. That the requirements as set forth at the Planning and Zoning Agency Hearing of February 16, 1995 and included in the motion, become requirements for the development.

SECTION 4. That construction of the development shall commence within five (5) years of approval of this Ordinance as stipulated within the application.

SECTION 5. Findings of Fact: That the need and justification for approval of the YOXALL BUSINESS PARK PSD had been considered in accordance with Section 11-10-4 of the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan, whereby:

- a. The project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan 1990-2005 or portion thereof adopted by the St. Johns County Board of County Commissioners.

*Inset - BCC Secty
(Yvonne Carter)*

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- b. The project will not adversely affect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment nor to development of adjacent properties or the general neighborhood.
- c. The project will accomplish the objectives, standards and criteria set forth in Section 8A-4 of the St. Johns County Zoning Ordinance.
- d. The project will conform to the requirements of the St. Johns County Concurrency Review Committee in accordance with the procedures set forth in Section 7 of the Concurrency Management Ordinance of St. Johns County, Florida. Construction will commence only upon confirmation by this committee that the availability of adequate public facilities and services support the proposed PSD and issuance of a Certificate of Concurrency.
- e. The conditions stipulated in the PSD Application and imposed by this Ordinance provide for strict regulation and maintenance of the project.
- f. When developed in accordance with the conditions stipulated in the PSD application and imposed by this Ordinance, the proposed PSD will be consistent with the development of property in the area and will be compatible with the desired development of the area.
- g. The lands described by the attached Exhibit A - Legal Description, are within the Mixed Use category as designated on the Future Land Use Map of St. Johns County Comprehensive Plan and so described within the text to accommodate development of a variety of uses. The Comprehensive Plan Land Use Element Goals, Policies and Objectives as outlined in the previous section, indicate that the subject request is consistent with the St. Johns County Comprehensive Plan in that this Planned Special Development request corresponds to all of the listed St. Johns County Comprehensive Plan requirements, and does not conflict with any of the elements of the Plan.
- h. That at the public hearing of February 16, 1995 the St. Johns County Planning and Zoning Agency found the application to be consistent with the St. Johns County Comprehensive Plan and recommended approval of the application by a unanimous vote.

SECTION 6. Except to the extent that they conflict with specific provisions of this Ordinance, all building code, zoning ordinance and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida Law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's rights to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States constitutions.

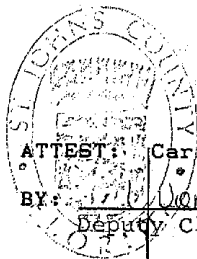
SECTION 7. That this Ordinance shall take effect immediately upon receipt of official acknowledgement of the office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

SECTION 8. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the Official Records of St. Johns County, Florida and indexed under the name of the property owner listed in Section 1 hereof.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY THIS 25th DAY OF April, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Bardna Ward
ITS CHAIR



ATTEST: Carl "Bud" Markel, Clerk

BY: Wenne Carter
Deputy Clerk

EFFECTIVE DATE: May 5, 1995

EXHIBIT "A" TO ORDINANCE

Lots 15, 16, 17, 18 and 19, Block 5, Santa Rosa Subdivision, as recorded
in Map Book 3, page 103 of the public records of St. Johns County, Fla.

P. U. D. OFF. REC.
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YOXALL BUSINESS PARK

PLANNED SPECIAL DEVELOPMENT APPLICATION

SUBMITTAL DATE:

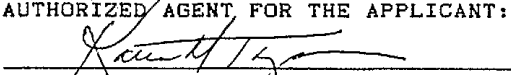
January 13, 1995
REVISED February 20, 1995

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SUBMITTED ON BEHALF OF:

Anthony William Brown
Yoxall Electric Supply
2820 Lewis Speedway
St. Augustine, Florida 32084
(904) 824-6133

AUTHORIZED AGENT FOR THE APPLICANT:



Karen M. Taylor, Land Planner
3070 Harbor Drive
St. Augustine, Florida 32095
(904) 826-0600

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EXHIBITS

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EXHIBIT B	- Legal Description
EXHIBIT C	- Location Map
EXHIBIT D	- Authorizations for Rezoning
EXHIBIT E	- Proof of Ownership (Deed)
EXHIBIT F	- Agreement to Comply
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EXHIBIT H	- Development Plan/Phasing Plan
EXHIBIT I	- Minor Traffic Review

SECTION I
INTRODUCTION AND APPLICATION

Enclosed herein, please find an application for rezoning to Planned Special Development (PSD) with accompanying documents as required by the St. Johns County Zoning Ordinance. The application form is attached as Exhibit A. This petition is filed on behalf of the applicant:

Anthony William Brown
Yoxall Electric Supply
2820 Lewis Speedway
St. Augustine, Florida 32084

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The property sought to be rezoned consists of .85 acres as described by the Legal Description - Exhibit B. It is situated in St. Johns County on the northwest side of the intersection of Lewis Speedway and State Road 16. The property is located in a general business area with contractors offices to the east, scattered commercial mixed with residential to the west (including Harry's Curb Market) and across State Road 16 to the south. The property is bounded by residential properties to the north and northeast. The location of the property is shown on the Location Map - Exhibit C. The name of the proposed Planned Special Development (PSD) will be YOXALL BUSINESS PARK.

The subject property is owned by Charles E. Stevens, Jr. Winifred A. Armstrong, and Bessie W. Rogero as shown by the Proofs of Ownership - Exhibit E. Said property owners have authorized Anthony William Brown to act on their behalf and Mr. Brown has authorized Karen M. Taylor, Land Planner to file the application for seeking the rezoning change indicated. Authorizations are attached as Exhibit D. Adjacent property owners for notification purposes are included as Exhibit G.

The applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PSD Ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PSD as outlined in the Agreement to Comply - Exhibit E and outlined below:

Except to the extent that they conflict with specific provisions of the approved development plan, PSD ordinance, all building code, zoning ordinance, and other land use and development regulations of St. John County including, without limitation Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from

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time to time, shall be applicable to this development except modification to approved development plans by variance or special exception shall be prohibited.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supercede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supercede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitution.

SECTION II PHYSICAL SITE CHARACTERISTICS

The property is located north of the intersection of State Road 16 and Lewis Speedway. The site is very flat with only one (1) foot of change in elevation over the entire site. The site elevation ranges from 6.0 to 7.0 feet msl. The Soil Survey of St. Johns County Florida identifies one (1) soil type for the site: S3 Immokalee - Urban land complex. The urban land consists mainly of streets sidewalks, parking lots, buildings, etc., which obscure or have altered the soils to such a degree that identification of specific soils is not feasible. Vegetation is sparse, except for the trees that are identified on the survey and the portion of the property that was used for a residence, has a typical yard appearance.

SECTION III INTENDED PLAN OF DEVELOPMENT

The real property to be considered for rezoning consists of .85 acres located at the intersection of State Road 16 and Lewis Speedway. The development will be known as YOXALL BUSINESS PARK. The property is currently zoned RS-3 (Residential Single Family Three). This request is to rezone to Planned Special Development to allow for a business park to accommodate Yoxall Electric Supply, related business and offices, and four (4) residential units.

The development plan calls for a total of 17,000 square feet of building space (8,500 sq. ft. for business/office use and 8,500 sq. ft. for residential use), associated required parking spaces, a storage yard, landscape and buffer areas and retention/detention areas as indicated on the Site Plan. Access to the site is planned from both State Road 16 and Lewis Speedway, at two (2) existing driveway locations (one each on State Road 16 and Lewis Speedway). The project will be constructed in one phase over five (5) years. The applicant hereby requests that minor alteration to the site plan be allowed to accommodate permitting requirements.

Permitted Uses and Restrictions

The development will be constructed in an orderly manner, and allow the following uses (as defined by the St. Johns County Zoning Ordinance):

1. Service establishments catering to commerce including home equipment rental, building trade contractors, business machines sales and service, freight movers and similar uses.
2. All types of professional business offices.
3. Distribution, jobbers, retailers, and wholesaling with all merchandise stored within an enclosed building or an enclosed yard.
4. Service establishments such as blueprinting, job printing, and radio and television repair shop.
5. Financial institutions (such as mortgage offices w/no drive-thru), travel agencies, employment offices, and similar establishments.
6. Miscellaneous uses such as express or parcel delivery office, and telephone exchange.
7. Residential (a maximum of four units) which will be limited to the second story and which will primarily be rented to owners of businesses for personal or security purposes.

No uses will be permitted that require the use or storage of toxic, hazardous or flammable chemicals without such permits as may be required from time to time by all State and Federal Agencies. St. Johns County shall be furnished copies of all permits issued. In addition, the St. Johns County Fire Service shall be furnished with copies of all Material Safety Data Sheets, for its use in fire prevention and safety related programs, if requested by the St. Johns County Fire Department. All storage and use of Flammable

and Combustible Liquids shall comply with the latest National Fire Protection Association Publication 30, as adopted by St. Johns County.

Any uses allowable within the previously listed categories shall not emit air pollutants so as to be subject to review by the State Department of Environmental Protection (FDEP), shall not create fugitive emissions and shall not create noise levels which exceed the levels established for such uses by the St. Johns County Noise Ordinance.

Site Development Constraints

The following requirements and conditions shall be met for development of the site:

1. Coverage: The total ground area to be occupied by all buildings and structures shall not exceed thirty-five (35) percent. Total building ground area coverage shall not exceed 8,500 square feet and the total building square footage shall not exceed 17,000 square feet. The total impervious surface will not exceed 75%.

2. Height: Buildings shall not exceed thirty-five (35) feet in height.

3. Setbacks: Buildings shall be set back a minimum of twenty-five (25) feet from State Road 16 and Lewis Speedway, and a minimum of ten (10) feet from the west residential property lines. Setbacks will be measured from the property line to the wall.

4. Buffers: A ten (10) foot landscaped buffer will be provided along the rear (west) boundary and a twenty (20) foot landscaped buffer will be provided along the north property boundary. A five (5) foot landscaped buffer will be provided along all of the property fronting along State Road 16 and Lewis Speedway to allow for the required landscaping and to also accommodate the retention pond. The rear property buffers may include the required fencing to provide an opaque visual barrier to the residential properties. These buffers, as well as the remainder of the site, shall be landscaped to comply with the St. Johns County Landscape Ordinance 86-80 and with the St. Johns County Tree Protection Ordinance 90-11. All landscaping shall be installed prior to receipt of a Certificate of Occupancy from the County.

5. Fencing: A six (6) foot high opaque fence will be provided within the buffer area along all boundaries between the development and the residential properties. In addition, the storage yard will be fenced with a six (6) foot high chainlink fence (w/gate) for security purposes.

In addition, if deemed necessary for security purposes, the applicant reserves the right to fence the retention area and/or the site.

6. Parking: Parking spaces will be provided in conformance with Article 9 of the St. Johns County Zoning Code, with a minimum of one (1) space per five hundred (500) square feet of floor space for business and/or office use and a minimum of one and one-half (1-1/2) spaces for each residential unit. All spaces will be a minimum of nine (9) feet wide by twenty (20) feet long with a minimum twenty-four (24) foot drive width for the driving isles and shall be constructed to all applicable County regulations and standards.

7. Sidewalks: Sidewalks will be provided along the south and east sides of the building between the parking lot and the building front. Sidewalks will be a minimum of five (5) feet in width.

8. Access: Two (2) entrance/exit driveways shall be allowed, one (1) on State Road 16 and one (1) on Lewis Speedway, as shown on the Development Plan. The Lewis Speedway driveway will utilize an existing driveway cut and both driveways will be installed in accordance with all Florida Department of Transportation (FDOT) and St. Johns County Public Works Department regulations and permits.

9. Signage: Sign size and construction will conform to all St. Johns County Sign Ordinance requirements as listed:

A. One (1) development identification sign will be allowed along the southeast boundary of the site as indicated on the Development Plan. The maximum height of the sign shall be 25 feet and the maximum size will be 300 square feet, printed on each side, with an additional ten percent (10%) allowed for a logo. The sign will identify the name of the development and provide a listing of businesses located within the development. The sign will be placed in the general location indicated on the development plan, will be no less than five (5) feet from any property line and shall not obstruct visibility.

B. Each business will be allowed to erect one (1) sign, no more than 10 square feet; with no portion extending above the roof. In no case shall the business frontage signs cumulatively exceed 300 square feet.

C. Various locational and directional signs shall be allowed on site to direct traffic and indicate the locations of various activities. Any such sign will be a maximum of two (2) square feet in size.

10. Potable water: Water service will be provided by the City of St. Augustine (the property is within their service district) via connections located on State Road 16. All connections will be in accordance with all applicable standards and all fire protection requirements will be met. Fire protection will be provided by City hydrants, and the buildings shall be so located that no building is more than 500 feet from the hydrant. It is noted that NFPA Standards require any building that exceeds 10,000 square feet to provide a pressurized system capable of delivering 1500 gallons per minute. Should any of the future buildings meet this requirement, the applicant shall provide for the required fire flow (to the St. Johns County Fire Marshall's satisfaction).

11. Sanitary sewer: The property is located within the City of St. Augustine Franchise Service District and such, sewer service will be provided by the City of St. Augustine, which has lines along State Road 16.

12. Stormwater/Drainage: Stormwater will be retained on site within the retention pond located at the corner of State Road 16 and Lewis Speedway. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Paving and Drainage Ordinance 86-4, with revisions and/or with the approval of the St. Johns County Public Works Department. All necessary permit applications and construction plans will be filed at the time that a building permit is applied for. The applicant will either fence the retention area or provide an alternative acceptable to the County at the time of Construction Plan Review.

13. Other Utilities: All electrical and telephone lines will be installed underground on the site. Electricity will be provided for by Florida Power and Light Company.

14. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste will be collected at a central dumpster location in the general location shown on the Development Plan. All dumpsters will be placed upon an accessible concrete pad and screened from outside view.

15. Temporary Uses: A temporary construction trailer shall be allowed to be placed on the site during construction for a period of up to nine (9) months. The trailer must be removed within 30 days of issuance of a Certificate of Occupancy by the County for each phase of construction.

SECTION IV
SCHEDULE OF DEVELOPMENT

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The YOXALL BUSINESS PARK PSD is to be permitted and constructed in one (1) phase over a period of five (5) years and will consist of the construction of all buildings, driveways, parking areas and retention pond, as well as erection of all required fencing. Development will commence within three (3) years of approval of this PSD.

SECTION V
OWNERSHIP AND MAINTENANCE

The YOXALL BUSINESS PARK PSD will be owned and operated by the applicant. The applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the property in a clean and orderly manner in accordance with all provisions of this Planned Special Development and conditions included with the adopting ordinance. All facilities will remain privately owned and will NOT be dedicated to St. Johns County.

SECTION VI
SUMMARY AND CONCLUSION

The property is located within the Mixed Use District of the St. Johns County Comprehensive Plan, which allows the types uses included in this application. This general area is emerging with a variety of commercial and business uses and the applicant feels that the types of uses included in the application are compatible with the surrounding zoning and are consistent with the St. Johns County Comprehensive Plan, as well as the overall development trend for the area. The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that the PSD will allow the County to control the development of a significantly located tract of land in a rapidly expanding area and will be able to exert control over the appearance and maintenance of the property.

Justification for approval of this Planned Special Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, includes the following:

1. The project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan 1990-2005.
2. The project will not adversely affect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or to

development of adjacent properties or the general neighborhood.

3. The project will accomplish the objectives, standards and criteria set forth in Section 8A-4 of the St. Johns County Zoning Ordinance.

4. The project will conform to the requirements of the St. Johns County Concurrency Review Committee in accordance with the procedures set forth in Section 7 of the Concurrency Management Ordinance of St. Johns County, Florida. Construction will commence only upon confirmation by this committee of the availability of adequate public facilities and services to support the proposed PSD and issuance of a Certificate of Concurrency.

5. The conditions stipulated in the PSD Application and imposed by this Ordinance provide for strict regulation and maintenance of the project.

6. When developed in accordance with the conditions stipulated in the PSD application and imposed by this Ordinance, the proposed PSD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

7. The land described by the attached Exhibit A - Legal Description, are within the Mixed Use Corridor as designated on the Future Land Use Map of the St. Johns County Comprehensive Plan and so described within the text to:

"provide for large concentrated areas of commercial, office, manufacturing, high density residential, recreation, and cultural facilities at a scale which is capable of serving large segments of the County and the region. Mixed Use Areas reflect established or emerging development areas along major roadway corridors."

A mixture of land uses is encouraged by the establishment of the conceptual guidelines in the Plan, which are intended to represent the mixed use goal towards which the Mixed Use Areas will develop. Accordingly, as previously mentioned, this area along State Road 16 is "filling in" with commercial and business uses, which are very much the same as the development request and because the property is within the Mixed Use District, the proposed rezoning is consistent with the Comprehensive Plan as well as, the emerging development trend of the area.

Therefore, this Planned Special Development request meets all of the above listed St. Johns County requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Plan and is consistent with the Plan.

Exhibit A

St. Johns County Planning & Zoning Department
4020 Lewis Speedway
St. Augustine, Florida 32095
(904) 823-2470

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APPLICATION FOR ZONING HEARING

File No. R-PSD-95-007 Receipt No. 95-000617 Date 1-17-95

1. Applicant Name: Anthony William Brown Telephone: (904) 824-6133
Street Address: 2820 Lewis Speedway City: St. Augustine
2. Owner of Property: Charles Stevens, Winifred Armstrong, Bessie Rogero
Street Address: _____ City: _____
3. Legal Description of Property: Lots 15, 16, 17, 18, and 19, Block 5, Santa Rosa Subdiv.
as recorded in MB 3, Page 103 SJC Public Records Size of Property: .85 acre
4. Address of Property: 2825 Lewis Speedway
5. Engineering Department Comments*: _____
6. Jurisdictional Wetlands Map: _____ Required Not Required By: _____
7. Concurrency Determination**: Required (File No: _____) _____ Not Required
8. Current Zoning Classification: Residential Single Family 3 (RS-3)
9. Present Use of Property: Vacant, old garage
10. Comprehensive Plan Designation: Mixed Use area
11. Requested Change: To Planned Special Development to allow for business and office use and residential
12. Reason Change is Requested: To allow for above uses.
13. Statement of facts supporting requested change: See Conclusion for findings of fact.
14. Attach the following to this application:
 - a. List of adjacent property owners within 300 feet showing name, address and brief form legal description from current tax rolls;
 - b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
 - c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): Anthony William Brown (by Karen M. Taylor)

Signature(s): [Signature]

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Karen M. Taylor, Land Planner Telephone: (904) 826-0600

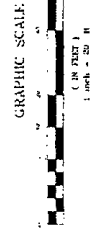
Mailing Address: 3070 Harbor Drive, St. Augustine, FL 32095

* Engineering Department review is necessary before application is complete

** If concurrency is required, request application form prior to filing this application; concurrency application must be deemed complete before this application is processed

MAP SHOWING SURVEY
OF
LOTS 15, 16, 17, 18 & 19
BLOCK 5,
SANTA ROSA
AS RECORDED IN MAP BOOK 3, PAGE 103
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

NOTES:
CORNERS AS NOTED
THIS IS A BOUNDARY AND LOCATION SURVEY
ADJACENT BEARING AS SHOWN
ELEVATIONS ARE BASED ON UNITED STATES COASTAL
AND GEODETIC SURVEY DATUM (N.G.V.D.) 1929
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT
OF A TITLE OPINION. LEGAL DESCRIPTION WAS PROVIDED
TO SURVEYOR.
NO UNDERGROUND UTILITIES OR STRUCTURES
LOCATED



FIELD BOOK 54, PAGE(S) 67
FIELD DATE: 8/2/24
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
MAYALL ELECTRIC SUPPLY, LLC.

P.U.D. OFF. REC.
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BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR

6075 A-174 Street, Jacksonville, FL 32211
L-12044-02-02

DATE: 8/2/24
BY: [Signature]
SCALE: 1" = 20'

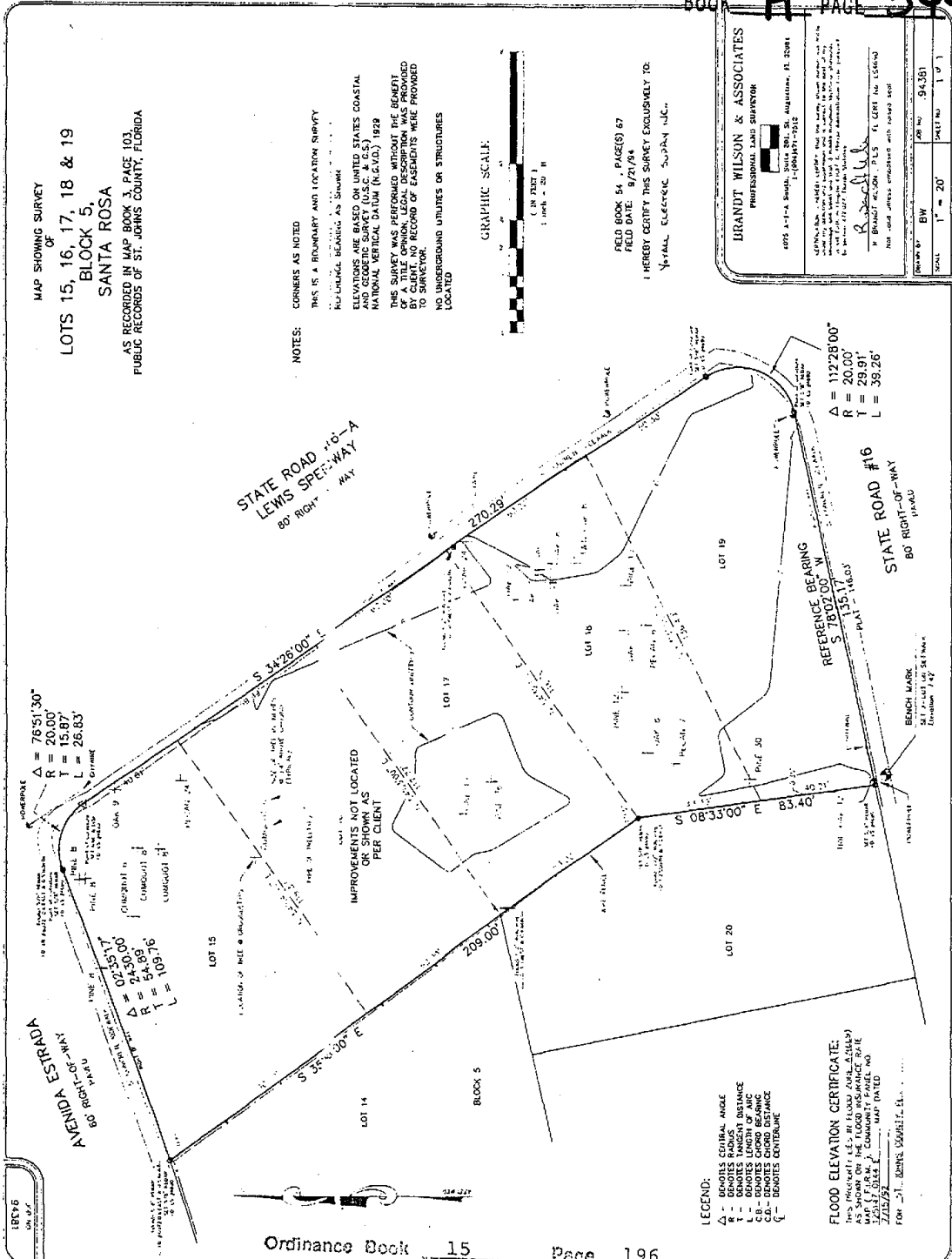


EXHIBIT C

P. U. D. OFF. REC.
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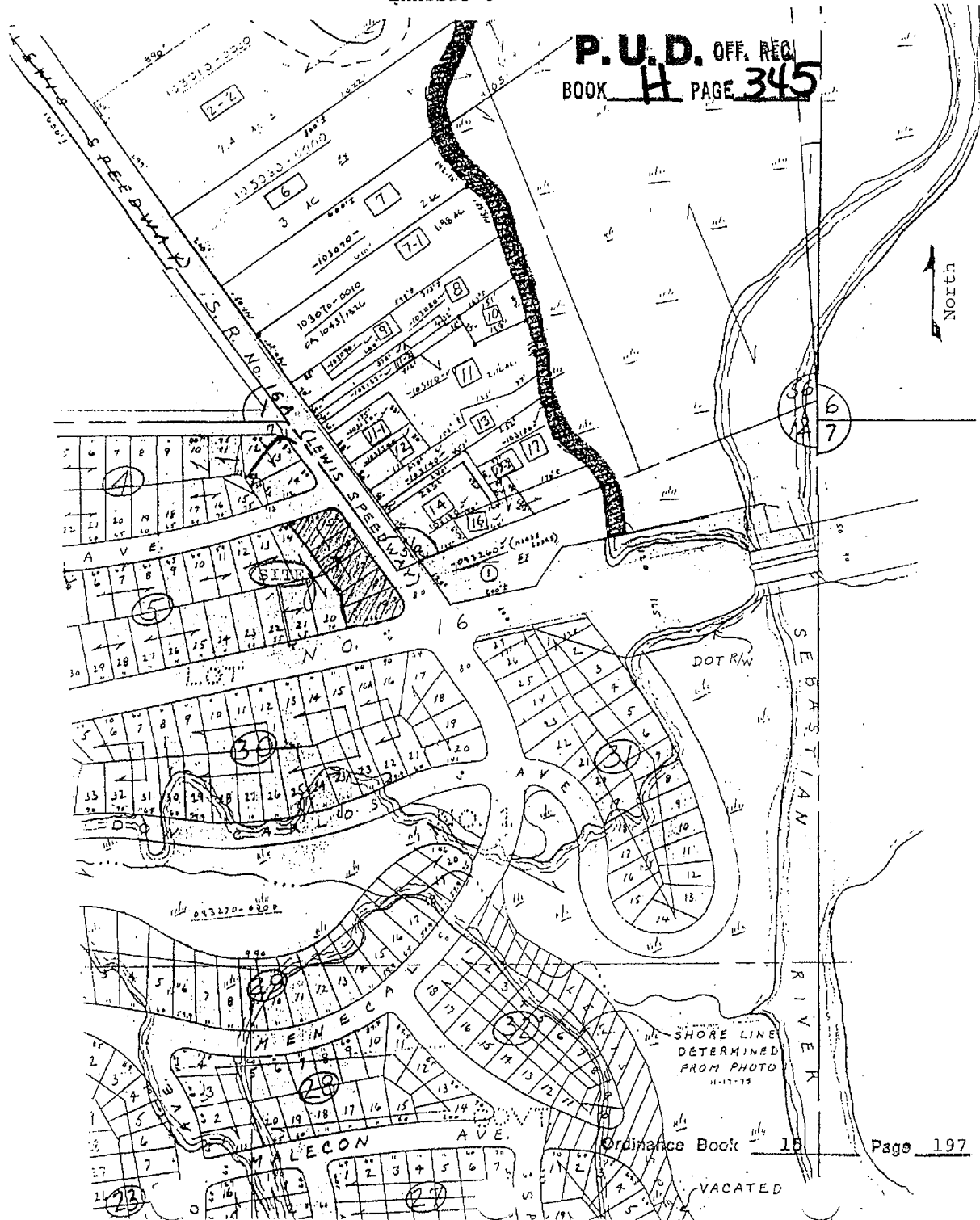


EXHIBIT D

AUTHORIZATION TO REZONE
APPLICANT TO AGENT

RE: YOXALL BUSINESS PARK PSD

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Karen M. Taylor, Land Planner, is hereby authorized to act on behalf of Anthony William Brown, who has been authorized by the owners of the property described in the following applications, in applying to St. Johns County, Florida, for rezoning of the property to Planned Special Development (PSD), for a certificate of concurrency, and in making representations to St. Johns County related to the applications. In authorizing the agent named above to represent me, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

[Signature] December 15, 1994
Anthony William Brown Date

State of: Florida
County of: St Johns

Signed and sworn to before me on the 15th day of December, 1994, by Anthony W. Brown.

Identification Presented: Personally known
Oath Taken: X Yes No

[Signature]
Notary Signature

My commission expires: May 18, 1996



OFFICIAL SEAL
PATRICIA E. DAVIS
My Commission Expires
May 18, 1996
Comm. No. CC 202161

EXHIBIT D

AUTHORIZATION TO REZONE
OWNER TO APPLICANT

RE: YOXALL BUSINESS PARK PSD

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Anthony William Brown is hereby authorized to act on behalf of WINIFRED A. ARMSTRONG, owner of the property described in the following applications, in applying to St. Johns County, Florida, for rezoning of the property to Planned Special Development (PSD), for a certificate of concurrency, and in making representations to St. Johns County related to the applications. In authorizing the agent named above to represent me, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

Winifred A. Armstrong
Signature

December 15, 1994
Date

State of: Florida
County of: St Johns

Signed and sworn to before me on the 15th day of December, 1994, by Winifred A. Armstrong.

Identification Presented: Personally known
Oath Taken: Yes No

Patricia E. Davis
Notary Signature

My commission expires: May 18, 1996



OFFICIAL SEAL
PATRICIA E. DAVIS
My Commission Expires
May 18, 1996
Comm. No. CC 202161

EXHIBIT D

AUTHORIZATION TO REZONE
OWNER TO APPLICANT

RE: YOXALL BUSINESS PARK PSD

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Anthony William Brown is hereby authorized to act on behalf of BESSIE W. ROGERO, owner of the property described in the following applications, in applying to St. Johns County, Florida, for rezoning of the property to Planned Special Development (PSD), for a certificate of concurrency, and in making representations to St. Johns County related to the applications. In authorizing the agent named above to represent me, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

Bessie W. Rogero
Signature _____ Date 12-15-94

State of: Florida
County of: St Johns

Signed and sworn to before me on the 15th day of December, 1994, by Bessie W. Rogero.

Identification Presented: Personally known
Oath Taken: Yes Yes No

Patricia E. Davis
Notary Signature

My commission expires: May 18, 1996



OFFICIAL SEAL
PATRICIA E. DAVIS
My Commission Expires
May 18, 1996
Comm. No. CC 202161

EXHIBIT D

AUTHORIZATION TO REZONE
OWNER TO APPLICANT

RE: YOXALL BUSINESS PARK PSD

P. U. D. OFF. REC.
BOOK H PAGE 349

Anthony William Brown is hereby authorized to act on behalf of CHARLES E. STEVENS JR., owner of the property described in the following applications, in applying to St. Johns County, Florida, for rezoning of the property to Planned Special Development (PSD), for a certificate of concurrency, and in making representations to St. Johns County related to the applications. In authorizing the agent named above to represent me, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

Charles E. Stevens Jr.
Signature

12-15-94
Date

State of: Florida
County of: St Johns

Signed and sworn to before me on the 15th day of December, 1994, by Charles E. Stevens, Jr.

Identification Presented: Personally known
Oath Taken: Yes No

Patricia E. Davis
Notary Signature

My commission expires: May 18, 1996



OFFICIAL SEAL
PATRICIA E. DAVIS
My Commission Expires
May 18, 1996
Comm. No. CC 202161

EXHIBIT E

REC 546 PAG 876

This instrument was prepared by

82 10362

Warranty Deed

STATUTORY FORM - SECTION 689 OF F.S.

CHARLES E. PELLICER
of the Law Office of
WEINSTEIN, CONN & PELLICER
20 Columbia Street
ST. AUGUSTINE, FLORIDA 32084

P. U. D. OFF. REC.
BOOK H PAGE 350

This Indenture, Made this 15th day of July 1982, between
WINIFRED A. ARMSTRONG, I/k/a WINIFRED A. STEVENS, a married woman conveying
her separate non-homestead property

of the County of St. Johns State of Florida, grantor and
CHARLES EARNEST STEVENS, JR.

whose post office address is U.S. 1 South (Pellicer Creek), St. Augustine, FL 32084

of the County of St. Johns State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of ~~thirty~~ **LOVE AND AFFECTION**

has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in St. Johns County, Florida, to-wit:

Lot fifteen (15) and the North half of Lot Sixteen (16)
Block Five (5), SANTA ROSA SUBDIVISION, according to
map or plat thereof recorded in Map Book 3, page 103,
public records of St. Johns County, Florida.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1982 JUL 28 PM 2:44

Paul "Bud" Miller
CLERK OF CIRCUIT COURT

"Prepared without request for Examination or opinion of title."

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written, signed, sealed and delivered in our presence.

Witness
T. J. Russell

WINIFRED A. ARMSTRONG (Seal)
WINIFRED A. ARMSTRONG (Seal)
(Seal)
(Seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WINIFRED A. ARMSTRONG, I/k/a WINIFRED A. STEVENS, a married woman conveying her separate non-homestead property

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same
WITNESS my hand and official seal in the County and State last aforesaid this 15th day of July, 1982

My commission expires 7/19/83

T. J. Russell
Notary Public
St. Johns County, Florida

P. U. D. OFF. REC.
BOOK H PAGE 351

NT 47 22691

8639 CURATOR'S DEED

THIS DEED, Made this 11th day of October, 1963, between FRANK F. HAROLD, as Curator for the Estate of Emmett N. Rogero, incompetent, of St. Johns County, Florida, of the first part, and EVERETT J. ROGERO, whose post office address is 191 State Road 16, St. Augustine, St. Johns County, Florida, party of the second part,

WITNESSES: That WHEREAS, the party of the first part did, on the 9th day of October, 1963, file in the Circuit Court of St. Johns County, Florida, his petition for the sale of said ward's undivided interest in the real property hereinafter described, and

WHEREAS, on the 10th day of October, 1963, said Court, after the hearing of said petition, being satisfied that the sale of said ward's undivided interest in said property was reasonably necessary and expedient for the maintenance and support of the ward and for discharging existing liens on property of the ward other than the property hereinafter described, and to protect the ward's estate, and further, that it was expedient and necessary and for the best interests of the ward and of his said estate that the ward's said undivided interest in the property hereinafter described be sold to the party of the second part and converted into cash at private sale for the sum of \$ 978.49, duly ordered the sale of said undivided interest in said real property and further ordered that said Curator should not be required to execute any additional bond for the faithful accounting of the proceeds of said sale and that no appraisal of the property should be required,

NOW, THEREFORE, by virtue of the power and authority in him vested by law and the order of said Circuit Court in the matter of the Curatorship of the Estate of Emmett N. Rogero, incompetent, and in consideration of the sum of \$ 978.49 in cash to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, said party of the first part does by these presents grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, his heirs, legal representatives and assigns forever, the undivided right, title and interest of said ward, Emmett N. Rogero, in and to the following described real property located in St. Johns County, Florida:

Parcel 1: Lot 18 of Block 5 of Santa Rosa Subdivision according to map of said subdivision recorded in Map Book 3, page 103, public records of St. Johns County, Florida.

Parcel 2: AND ALSO all that part of the West 1/2 of the Northeast 1/4 of Section 5, Township 8 South, Range 28 East lying East of State Road 85-13A and North of McCullough Creek, containing 22.5 acres more or less; SUBJECT, HOWEVER, to easement 30 feet in width along the North line of said property for road purposes in favor of Milton C. Rogero, his heirs, legal representatives and assigns.

Parcel 3: AND ALSO a tract of land situated in Government Lot 1 and the Northeast 1/4 of Section 5, Township 8 South, Range 28 East, Tallahassee Meridian, and being more particularly described as follows:



EXHIBIT E

77 47 MAR 1952

Commence at a concrete monument at the intersection of the North line of Section 5 and the East line of the John Huartua Grant, Section 39 of said township and range, and run thence South 4° 28' 40" West along said East line, a distance of 831.70 feet to a concrete monument and the point of beginning of this description. From point of beginning: (1) continue south 4° 28' 40" West along said East line, a distance of 1131.5 feet, more or less, to the center line of run of "McCulloch Creek". Return to the point of beginning and (2) run thence North 89° 32' 20" East, and parallel with the North line of said Government Lot 1, a distance of 1523.82 feet to a concrete monument not on the Westerly Right-of-way of State Road #S-13A, as presently located. (3) Thence run South 12° 58' 45" West, along said Right-of-way, a distance of 490.07 feet to the P. C. of a curve being concave to the left, having a radius of 1188.28 feet and a central angle of 45° 39' 45". (4) Thence along said curve, a distance of 225.0 feet, more or less, to the center line of run of "McCulloch Creek". (5) Thence Westerly, meandering said center line of run to the termination of call (1) and to close. Containing 32 acres, more or less. SUBJECT, HOWEVER, to easement for two drainage ditches in favor of Milton C. Rogero, his heirs, legal representatives and assigns as now existing near the line between said Government Lot 1 and the Northeast 1/4 of said Section 5, Township 8 South, Range 28 East.

SUBJECT to Right-of-way for State Road #S-13A.

P.U.D. OFF. REC.
BOOK H PAGE 352

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TO HAVE AND TO HOLD the same unto said party of the second part, his heirs, legal representatives and assigns forever.

AND the said party of the first part, for himself, his heirs, legal representatives and successors, does covenant, promise and undertake to and with the said party of the second part, his heirs, legal representatives and assigns, that he is lawfully the Curator for the Estate of Emmett N. Rogero, incompetent, and has power to convey as aforesaid, and has in him respects acted in making this conveyance in pursuance of the power in him vested by law and of the said order of the Circuit Court, and that he has not made, done or suffered any act or thing whatsoever since he has been the Curator as aforesaid, whereby the above granted premises, or any part thereof, are, shall or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the party of the first part has executed these presents the day and year first above written at St. Augustine, Florida.

Signed, sealed and delivered in the presence of

Wm. L. Lamb
John P. Springer

Emmett N. Rogero (SEAL)
As Curator for the Estate of
Emmett N. Rogero

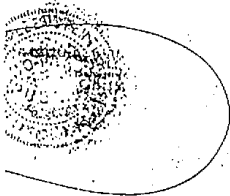
EXHIBIT E

III 47 693

STATE OF FLORIDA
ST. JOHNS COUNTY

BE IT REMEMBERED, That on this 22nd day of ^{October} ~~September~~, 1963, before me the undersigned, a Notary Public for the State of Florida at Large, came FRANK F. HARROLD, as Curator for the Estate of Emmett N. Rogero, incompetent, who is personally known to me to be the same person who executed the within and foregoing Instrument as such curator, and such person duly acknowledged the execution of the same as his free and voluntary act and deed, and also the free and voluntary act and deed of the Curator for said Estate for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.



James Lee Spangler
Notary Public, State of Florida
at Large

My commission expires: 12-15-64

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

OCT 23 11 30 AM '63

Oliver L. ...
CLERK CIRCUIT COURT
DCL CLK

U. D. OFF. REC.
H PAGE 353

EXHIBIT E

P.U.D. OFF. REC.
BOOK H PAGE 354

REC 400 PAS 513

79 4852

PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE, executed this 2 day of April, 1979,
by and between BESSIE WOLFE ROGERO, unmarried widow and sole
beneficiary of the Estate of Everett J. Rogero, deceased, together
with her son and daughter, THOMAS C. ROGERO and ANN JACQUELYN ROGERO
CANEPA, the only issues of the marriage of the said Bessie Wolfe
Rogero and Everett J. Rogero, deceased; and the personal represen-
tatives of the Estate of Everett J. Rogero, deceased; all three of
said persons being all of and the only heirs, survivors and benefi-
ciaries at law of the Estate and property of Everett J. Rogero, de-
ceased; all collectively being Parties of the First Part, and BESSIE
WOLFE ROGERO, single, whose address 191 State Road 16, St. Augustine,
Florida 32048, Party of the Second Part,

W I T N E S S E T H:

The Parties of the First Part, pursuant to the power of sale
contained in the Last Will and Testament of the above-named decedent,
and pursuant to the order of the Circuit Court of St. Johns County,
Florida, sitting in probate dated the 22 day of May, 1978, and in
conformance with the laws and constitution of the State of Florida,
and in consideration of the premises and the sum of TEN DOLLARS (\$10.00)
and other good and valuable considerations in hand paid, grants,
bargains, sells, aliens, remises, releases, conveys and confirms to
the Party of the Second Part, her heirs and assigns, forever, the real
property in St. Johns County, Florida, more particularly described as
follows:

- PARCEL ONE: Lots 16, 16-A, 21, and 22 of Block 30, Santa Rosa Subdivision as recorded in Plat Book 3, Page 149, according to the plat thereof on file and of record in the office of the County Clerk in and for St. Johns County, Florida.
- PARCEL TWO: Lots 18 and 19 of Block Five (5) of Santa Rosa Subdivision in St. Augustine, as recorded in Map Book 3, Page 103, Public Records of St. Johns County, Florida.
- PARCEL THREE: Lot Seven (7) in Block 31, in Chautauqua Beach Subdivision in the Public Records of St. Johns County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real

This Instrument Was Prepared By:
JACKSON BRYAN, Attorney
100 S. Palm Avenue
Palatka, Fla. 32907

ST. JOHNS COUNTY, FLORIDA
RECORDED
APR 23 1979
10 55 AM

DOCUMENTARY
FLORIDA
APR 23 1979
10 55 AM

EXHIBIT E

P. U. D. OFF. REC.
BOOK H PAGE 355

DEY 480 MADE 514

property.

TO HAVE AND TO HOLD the same to the Party of the Second Part, her heirs and assigns, in fee simple forever.

AND the Parties of the First Part do covenant to and with the Party of the Second Part, her heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the order of the above-named Court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Parties of the First Part, as Personal Representatives of the Estate of Everett J. Rogero, deceased, have set their hands and seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

John F. Baker
As to Thomas C. Rogero

Thomas C. Rogero (SEAL)
Thomas C. Rogero, Personal Representative of the Estate of Everett J. Rogero, Deceased.

Clair U. Whitehurst

Ann Jacquelyn Rogero Canepa
As to Ann Jacquelyn Rogero Canepa

Ann Jacquelyn Rogero Canepa
Ann Jacquelyn Rogero Canepa, Personal Representative of the Estate of Everett J. Rogero, Deceased.

Richard H. Hammett

Richard Hammett
As to Bessie Wolfe Rogero

Bessie Wolfe Rogero (SEAL)
Bessie Wolfe Rogero, unmarried widow and sole beneficiary of the Estate of Everett J. Rogero, Deceased.

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, ANN JACQUELYN ROGERO CANEPA, Personal Representative of the Estate of Everett J. Rogero, Deceased, to me well known and known to me to be the person described in and who executed the foregoing Deed, and who acknowledged before me that

EXHIBIT E

REF 400 PAS 515

P. U. D. OFF. REC.
BOOK H PAGE 356

she executed said Deed as Personal Representative freely and voluntarily and for the uses and purposes therein expressed.

WITNESS my hand and seal at Gainesville, County of Alachua, State of Florida, this 28 day of March, A.D. 1979.
My Commission Expires: 7/1/82
W. J. ...
Notary Public
State of Florida at Large

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, THOMAS C. ROGERO, Personal Representative of the Estate of Everett J. Rogero, Deceased, to me well known and known to me to be the person described in and who executed the foregoing Deed, and who acknowledged before me that he executed said Deed as Personal Representative freely and voluntarily and for the uses and purposes therein expressed.

WITNESS my hand and seal at Palatka, County of Putnam, State of Florida, this 1 day of April, A.D., 1979.
My Commission Expires: 7/1/82
Notary Public, State of Florida at Large
My Commission Expires Oct. 24, 1979
Bonded by American Surety & Grantee Guaranty
Thomas C. Rogero
Notary Public
State of Florida at Large

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, BESSIE WOLFE ROGERO, unmarried widow and sole beneficiary of the Estate of Everett J. Rogero, Deceased, to me well known and known to me to be the person described in and who executed the foregoing Deed, and who acknowledged before me that she executed said Deed as unmarried widow and sole beneficiary of the Estate of Everett J. Rogero, Deceased, freely and voluntarily and for the uses and purposes therein expressed.

WITNESS my hand and seal at St. Augustine, Florida, County of St. Johns, Florida, this 31 day of April, A.D. 1979.
My Commission Expires: 7/1/82
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 9 1980
BONDED THRU CENTRAL INS. UNDERWRITERS
James H. ...
Notary Public
State of Florida at Large

Prepared by: LENA GORDON
NORTH FLORIDA TITLE COMPANY
93-A ORANGE STREET, ST. AUGUSTINE, FL. 32084
Incidental to the issuance of a title insurance policy.
Title No.: 0269*94-57455A
Parcel ID #: 091030-0170
Grantor(s) SS #

EXHIBIT E

P. U. D. OFF. REC.

BOOK H PAGE 357

REC 5th
No. 70.00

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated July 14, 1994

by REGINA ANN ANDREU, a single woman

whose post office address is
2825 Lewis Speedway, St Augustine, FL 32095
hereinafter called the GRANTOR, to
WINIFRED A. ARMSTRONG

whose post office address is
701 Hansen Road, St Augustine, FL 32086
hereinafter called the GRANTEE:

[Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.]
WITNESSETH: that the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in St. Johns County, Florida, viz:

The South one half of Lot 16 and all of Lot 17, Block 5, SANTA ROSA SUBDIVISION, according to map or plat thereof recorded in Map Book 3, page 103, of the public records of St. Johns County, Florida.

Subject to restrictions, reservations, easements and covenants of record, if any. This reference to restrictions shall not operate to reimpose same.

Recorded in Public Records St. Johns County, FL
Clerk # 94025006 O.R. 1064 PG 1718 12:17PM 07-22-94
Recording 5.00 Surcharge 1.00 Doc Stamp 70.00

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1994 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Regina Ann Andreu
Print Name: REGINA ANN ANDREU
Signature: Luanne R. Hickey
Print Name: Luanne R. Hickey
Signature: Lena Gordon
Print Name: Lena Gordon

State of Florida
County of St. Johns

I, as a notary public of the state of Florida, and by commission expires: 9-23-95

This FOREGOING INSTRUMENT was acknowledged before me on July 14, 1994 by REGINA ANN ANDREU

Who is personally known to me or who has produced for Driver's License as identification and who did not take an oath. (type of identification) (address not)

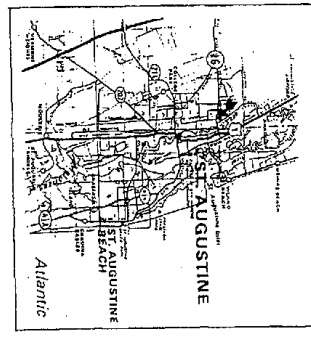
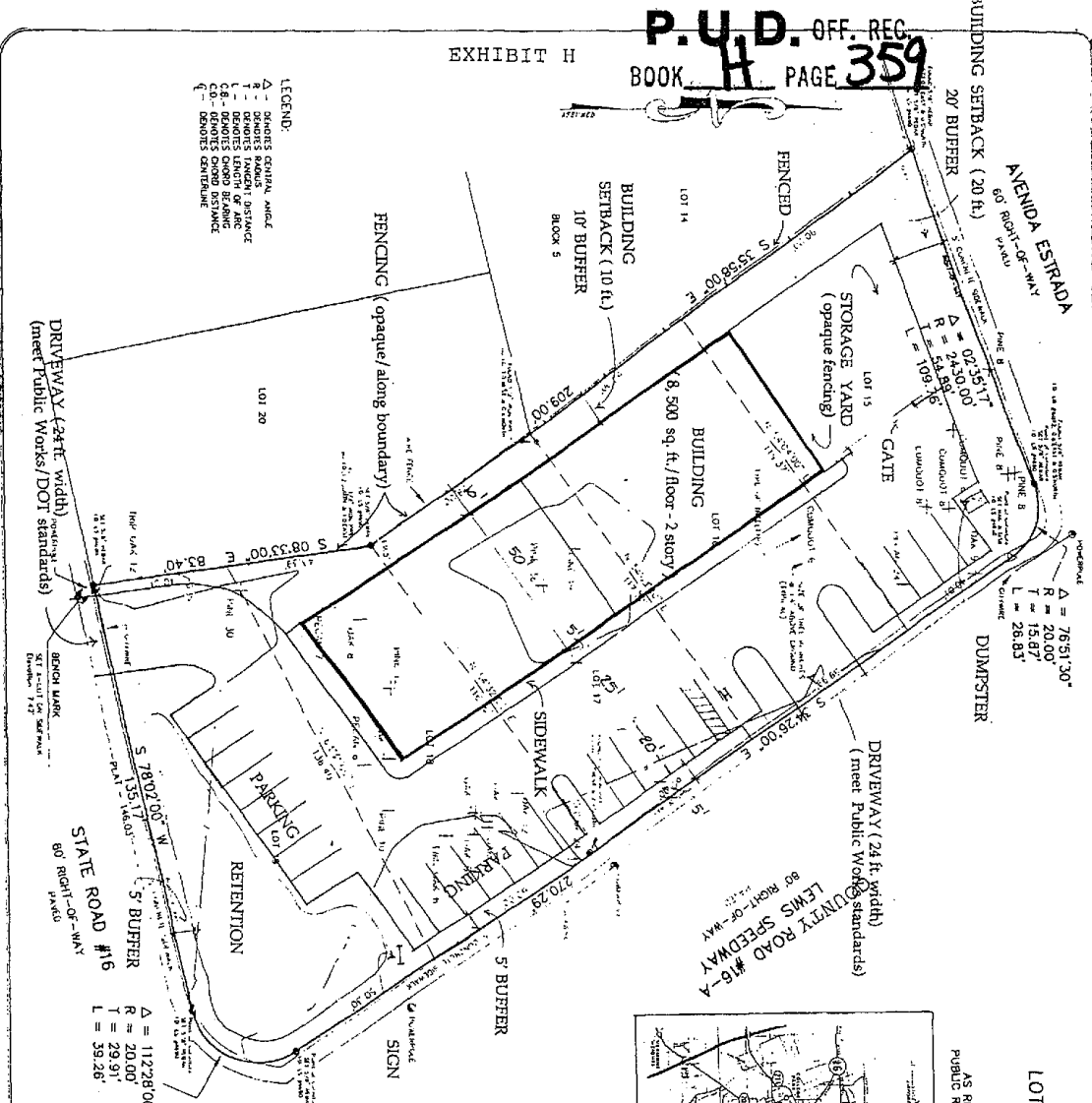
LUANNE R. HICKEY
Notary Public, State of Florida
My Comm. expires Sept. 23, 1995
Notary Pub. Comm. No. 00146774
Bonded thru Richard M. Agency
Signature: Luanne R. Hickey
Print Name: Luanne R. Hickey Notary Public

EXHIBIT G
 ADJACENT PROPERTY OWNERS WITHIN 300 FEET

P. U. D. OFF. REC.
 BOOK H PAGE 358

091030-0170 Winifred A. Armstrong 701 Hansen Road St. Augustine, Fl. 32086	103122-0000 Claire M. King PO Box 1236 St. Augustine, Fl. 32085-1236	103090-0000 Rudy J. & Sallie Ann Cox 2870 Lewis Speedway St. Augustine, Fl. 32095-1609	090830-0000 Jesse O. & Gerladine Miller 199 Covino Ave. St. Augustine, Fl. 32095-2001
091040-0000 Bessie W. Rogero 191 SR 16 St. Augustine, Fl. 32095	103110-0000 Claire M. King PO Box 1236 St. Augustine, Fl. 32085-1236	103080-0000 Rudy J. & Sallie Ann Cox 2870 Lewis Speedway St. Augustine, Fl. 32095-1609	090840-0000 Raymond & Patricia Lopez 222 Dondanville Road St. Augustine, Fl. 32084-6405
091050-0000 Bessie W. Rogero 191 SR 16 St. Augustine, Fl. 32095	103120-0000 Claire Mercedes King PO Box 1236 St. Augustine, Fl. 32085-	103170-0000 Loyal Order of Moose 100 SR 16 St. Augustine, Fl. 32095	090840-0130 Richard M. & Martha B. Crosby 202 Estrada Ave. St. Augustine, Fl. 32095-2009
091020-0000 Curtis Lee Powell PO Box 136 St. Augustine, Fl. 32085-0136	103130-0000 William R. & Stacy L. R. Bennett 2840 Lewis Speedway Road 32095	013180-0000 Mildred M. Pamies PO Box 1314 St. Augustine, Fl. 32085-1314	090860-0000 Gerald B. & Billie Roden 5870 Capo Island Road St. Augustine, Fl. 32095-8024
091060-0000 Harry H. & Gwendolyn A. Waldron 118 Colon Ave. St. Augustine, Fl. 32095-1206	103140-0000 Mildred Pamies PO Box 1314 St. Augustine, Fl. 32085-1314	093260-0000 Loyal Order of Moose St. Aug. fl017 100 SR 16 St. Augustine, fl. 32095	090870-0000 Richard M. & Martha Crosby 202 Estrada Ave. St. Augustine, Fl. 32095-2009
091065-0000 Harry H. & Gwendolyn Waldron 118 Colon Ave. St. Augustine, Fl. 32095	103150-0000 The Leprechan Corp. 49 Zamora Street St. Augustine, Fl. 32095		090880-0000 Paul Taylor 204 Estrada Ave. St. Augustine, Fl. 32095
	093200-0000 Bessie W. Rogero 191 SR 16 St. Augustine, Fl. 32095		090990-0000 Harry H. & Gwendolyn Waldron 118 Colon Ave. St. Augustine, Fl. 32095-1206
091070-0000 Harry H. & Gwendolyn A. Waldron 118 Colon Ave. St. Augustine, Fl. 32095	093210-0000 David C. Drysdale, Trustee PO Drawer 9005 St. Augustine, Fl. 32085		091000-0000 Richard E. & Linda K. Duffey 205 Estrada Ave. St. Augustine, Fl. 32095
091080-0000 Harry H. & Gwendolyn A. Waldron 118 Colon Ave. St. Augustine, Fl. 32095	093200-0000 Bessie W. Rogero 191 SR 16 St. Augustine, Fl. 32095		091010-0000 Senora Whatley 199 Estrada Ave. St. Augustine, Fl. 32095-2007
093190-0000 Robert R. Taylor 193 SR 16 St. Augustine, Fl. 32095	093190-0000 Robert R. Taylor 193 SR 16 St. Augustine, Fl. 32095	0908100000 Allan & Susan Richman 11 Grandview Road St. Augustine, Fl. 32084	091020-0140 Patrick W. & Tina R. Crews 932 Deerchase Road St. Augustine, Fl. 32086
093180-0000 Mary Katherine Murphy PO Box 833 St. Augustine, Fl. 32085-0833	093200-0000 Florida Power & Light Attn: Property Tax Dept. PO Box 14000 Juno Beach, Fl. 33408-0420		091030-0000 Charles E. Stevens, Jr. 701 Hansen Road St. Augustine, Fl. 32086

- LEGEND:**
- △ - DENOTES CORNER ANGLE
 - - DENOTES RIGHT ANGLE
 - - DENOTES RADIUS
 - - DENOTES LENGTH OF DISTANCE
 - - DENOTES LENGTH OF ARC
 - C.B. - DENOTES CURVED BOUNDARY
 - C.D. - DENOTES CURVED DISTANCE
 - - DENOTES CURVED BEARING
 - - DENOTES CURVED BEARING
 - - DENOTES CURVED BEARING



MAP SHOWING SURVEY
 OF
LOTS 15, 16, 17, 18 & 19
BLOCK 5,
SANTA ROSA
 AS RECORDED IN MAP BOOK 3, PAGE 103
 PUBLIC RECORDS OF ST. JAMES COUNTY, FLORIDA

DATE: 11/15/11
 SHEET: 1 OF 1

Yoxall Business Park
 Planned Special Development

Karen R. Taylor
 LAND PLANNER
 3070 HARBOR DRIVE • ST. AUGUSTINE, FLORIDA 32095
 (904) 826-0690

EXHIBIT I

YOXALL BUSINESS PARK PSD
MINOR TRAFFIC REVIEW

P. U. D. OFF. REC.
BOOK H PAGE 360

The following minor traffic study was developed for the Yoxall Business Park PSD to be located on a .85 acre parcel at the corner of State Road 16 and Lewis Speedway. The property is located on the northwest corner of the intersection. The PSD application is to provide for a new business location for Yoxall Electric Supply and other associated businesses. The development is planned for 8,500 square feet of business and office space as well as four (4) residential units, to be built in one (1) phase within five (5) years. This request is for concurrency for all of the uses.

Existing Traffic Conditions

The site directly accesses both State Road 16 and Lewis Speedway, with the directly accessed segments, as identified by the Concurrency Management Ordinance, Appendix C - Major Roadway Network, being Segment 70 - Lewis Speedway (SR 16 to Varella Ave.), Segment 96 - SR 16 (Masters Drive to Lewis Speedway) and Segment 97 - SR 16 (Lewis Speedway to St. Aug Limits). The following background information on this roadway was taken from the St. Johns County Transportation Analysis Spreadsheet, dated 29-Sep-94, by St. Johns County:

Directly Accessed Segment	70	96	97
Road Type	Urban 2 lane	Urban 4 lane	(div)
"LOS"	D	D	D
Annual Growth Rate (95/96)	1.7%	7.3%	7.3%
(97/99)	1.5%	4.6%	4.6%
(2000+)	1.5%	4.1%	4.1%
1994 AADT	4,213	20,415	19,400
1995 AADT	4,285	21,905	20,816
1997 AADT	4,423	24,586	23,363
2000 AADT	4,625	28,002	26,610
Existing Link Status	OK	OK	OK
Link K Factor	1.017	1.073	1.073
1994 Peak Hour Traffic	404	1,960	1,998
1995 Est. Peak Hour Traffic	411	2,103	2,144
1997 Est. Peak Hour Traffic	425	2,421	2,468
1999 Est. Peak Hour Traffic	439	2,787	2,842
2000 Est. Peak Hour Traffic	447	2,991	3,049
1995 Comm. Peak Hour Traffic	411	2,103	2,144
Approved Peak Hour Volume	1,110	2,900	2,900

P. U. D. OFF. REC.
BOOK H PAGE 361

Therefore, based upon the existing roadway conditions and future available capacities, the applicant wishes to permit the business park uses and on-site residences as presented. The applicant has not made an assumption of the directional split between the three (3) roadway segments.

Estimated Project/Network Growth

In conformance with Table 1 of Appendix C of the St. Johns County Concurrency Management Ordinance, the following traffic calculations were based upon ITE Code 710 - General Office less than 50,000 sq. ft., which generates 19.72 trips/1000 sq. ft. (92% new trips), and 221 - Apartments, as follows:

8,500 sq. ft. office @ 19.72/1000	=	167.62
Four (4) dwelling units @ 6.59/du	=	26.36

TOTAL TRIPS PER DAY	=	193.98

Therefore, these uses generate a total of 194 trips/day. Of these trips, it is estimated that the majority would be new trips.

Conclusion

As indicated by the information contained in the previous table, Segments 70, 95 and 97 appear to have adequate capacity to accommodate the additional traffic generated by this proposal.

FILED AND RECORDED
ST. JOHNS COUNTY
95 MAY 23 PM 4:01
Clerk of Circuit Court

COPY OF ADVERTISEMENT

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Barbara Dresslar _____ who on oath says that she is

Accounting Clerk _____ of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a _____

Notice of Public Hearing _____

in the matter of _____

2825 Lewis Speedway _____

in the _____ Court, was published in said newspaper in the

issues of Mar. 23, 1995 _____

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 27th day of Mar., 19 95,

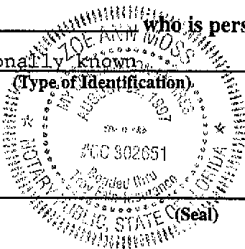
by Barbara Dresslar who is personally

known to me or who has produced personally known _____ as

identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)



NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 25th DAY OF APRIL 1995 AT 1:30 o'clock PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RS-3 TO PSD.
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Anthony William Brown on behalf of Charles Stevens, Winifred Armstrong, Bessie Rogers, owners of the following described land, zoning classification of RS-3, single family res. on the following described lands:

Lots 15, 16, 17, 18, 19, Block 5, Santa Rosa Subdivision, as recorded in Map Book 3, page 100, public records of St. Johns County, Florida.

GENERAL LOCATION: 2825 Lewis Speedway.

IS HEREBY CHANGED TO: PSD, Planned Special Development. a development of business and office use and residential, in accordance with R-PSD-95-007. SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located.

SECTION 3. The Building Department is authorized to issue construction permits allowed by zoning classification, as rezoned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Carl "Bud" Market, Clerk
If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO ALL HEARING IMPAIRED PERSONS: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Holstead, ADA Coordinator at (904) 823-2505 at least five days prior to the date of this meeting.