

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING ST. JOHNS COUNTY ORDINANCE NO. 87-57, AS PREVIOUSLY AMENDED, (THE ST. JOHNS COUNTY ROAD IMPACT FEE ORDINANCE). THIS ORDINANCE MAKES FINDINGS; MODIFIES THE DOLLAR AMOUNTS OF THE ROAD IMPACT FEES; MODIFIES THE DEFINITION OF CAPITAL IMPROVEMENT; ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES; PROVIDES FOR APPEALS; AND PROVIDES AN EFFECTIVE DATE.

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

Section 1. St. Johns County Ordinance No. 87-57, as previously amended, is hereby amended by adding the following Section 18 thereto:

Section 18. The Board of County Commissioners of St. Johns County finds, determines and declares that:

A. St. Johns County must continue to expand its road facilities in order to maintain current levels of service if new development is to be accommodated without decreasing current levels of service. This must be done in order to promote and protect the public health, safety and welfare;

B. The report entitled "Technical Memorandum on the Methods of Updating Impact Fees" dated February 9, 1998 and prepared for the Board of County Commissioners of St. Johns County by James C. Nicholas, Ph.D. sets forth a reasonable methodology and analysis for the determination of the impact of new development on the need for and costs for additional road rights of way and roadway and traffic facilities and improvements in St. Johns County.

C. The fees established by Section Seven of St. Johns County Ordinance No. 87-57 as hereby amended are derived from the above described Technical Memorandum and are based upon, and do not exceed, the costs of providing for the acquisition of additional rights of way, the expansion and equipping of existing roadway and traffic facilities and the construction and equipping of new roadway and traffic facilities necessitated by new land developments for which the fees are levied.

D. There is an unacceptably low amount of commercial and industrial assessed value of real property in St. Johns County, Florida as compared to residential assessed values.

E. There is a shortage of jobs available to the unemployed residents in St. Johns County who are capable of working and who need and seek jobs.

F. The creation of industrial and commercial assessed taxable property within St. Johns County constitutes a valid County public purpose.

G. Section 125.01, Florida Statutes (the Florida Home Rule Act), authorizes the County to perform all acts not inconsistent with law that are in the common interest of the people of the County and to exercise all powers and privileges not specifically prohibited by law.

H. By enactment of Chapter 290, Florida Statutes (Urban Redevelopment), the State of Florida has determined that a public purpose may be served by providing property and other tax relief in certain areas within the state.

I. Special programs are needed to stimulate private enterprise to build and rehabilitate industrial and commercial facilities in order to provide an increased commercial and industrial tax base and jobs for unemployed residents of St. Johns County.

J. A 25% reduction of the road impact fees that were determined for industrial and commercial development in the "Technical Memorandum in the Methods of Updating Impact Fees" dated February 9, 1998 will encourage industrial and commercial development that will create an increase in the assessed value of industrial and commercial real property and needed jobs for unemployed residents of St. Johns County.

K. The implementation of the 25% reduction in road impact fees for industrial and commercial development constitutes a valid County public purpose.

Section 2. St. Johns County Ordinance No. 87-57, as previously amended, is hereby amended by deleting Section Seven therefrom and by adding and substituting the following therefor:

Section 7. Computation of the Amount of Road Impact Fees.

(1) Commencing March 15, 1999, the amount of the road impact fee shall be determined by the following fee schedule. The fees contained in the schedule reflect a past payment credit of 9.53% from net cost. An additional 25% reduction has been reflected in all fees except "Residential."

FEE SCHEDULE					
Land Use Type (Unit)	Credit	Total Costs		Net Cost	Fee
		Construction	R.O.W.		
Residential Per Unit:					
Single Family Detached	\$1,286	\$1,781	\$737	\$1,233	\$1,115
Multi-Family	871	1,207	500	835	756
Mobile Home	647	897	371	621	562
Hotel/Motel Room	1,373	1,903	788	1,317	1,191
Other Residential	1,286	1,781	737	1,233	1,115
Industrial Per 1,000 SQ. FT:					
General Industrial	\$880	\$1,220	\$505	\$844	\$573
Warehousing	616	854	354	591	401
Mini-warehousing	330	457	189	316	215
Office Per 1,000 SQ. FT:					
General Office < 100k SQ.FT	\$2,099	\$2,909	\$1,204	\$2,013	\$1,367
General Office 100-200k SQ.FT	1,606	2,224	921	1,540	1,045
General Office > 200k SQ.FT	1,417	1,964	813	1,359	923
Commercial Per 1,000 SQ.FT:					
Commercial < 100K SQ.FT	\$1,814	\$2,513	\$1,040	\$1,739	\$1,181
Commercial 100-199K SQ.FT	1,853	2,567	1,063	1,777	1,206
Commercial 200-299K SQ.FT	2,024	2,804	1,161	1,941	1,317
Commercial 300-399K SQ.FT	2,161	2,994	1,240	2,073	1,406
Commercial 400-499K SQ.FT	2,165	3,000	1,242	2,076	1,409

FEE SCHEDULE					
Commercial > 500k SQ.FT	2,440	3,380	1,399	2,340	1,588
Bank/Financial Institution	4,846	6,713	2,799	4,647	3,153
Service Station/Pump	1,574	2,181	903	1,510	1,025
Recreational:					
Gen Recreation/Acre	\$507	\$703	\$291	\$486	\$330
Campground/RV Park Per Acre	563	781	323	540	367
Marina/Berth	502	696	288	481	327
Institutional Per 1,000 SQ.FT:					
Elementary School	\$993	\$1,375	\$569	\$952	\$646
High School	1,136	1,573	651	1,089	739
College	2,276	3,154	1,306	2,183	1,481
Medical:					
Hospital Per 1,000 SQ.FT	\$2,226	\$3,084	\$1,277	\$2,135	\$1,449
Nursing Home Per Bed	147	204	84	141	96
Medical Office Per 1,000 SQ.FT	3,613	5,005	2,072	3,465	2,351

(2) If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedule by apportioning the space committed to uses specified on the schedule.

(3) For applications for an extension of a building permit or an extension of a permit for mobile home installation, the amount of the fee is the difference between that fee then applicable and any amount already paid pursuant to this ordinance.

(4) If the type of development activity that a building permit is applied for is not specified on the above fee schedule, the County Administrator shall use the fee applicable to the most nearly comparable type of land use on the above fee schedule. The County Administrator shall be guided in the selection of a comparable type of land use by the report titled Trip Generation: An Information Report (Third Edition) prepared by the Institute of Transportation Engineers. If the County Administrator determines that there is no comparable type of land use on the above fee schedule then the County Administrator shall determine the fee by:

(a) using traffic generation statistics provided by the Florida Department of Transportation or contained in a report titled Trip Generation: An Information Report (Third Edition) prepared by the Institute of Transportation Engineers and;

(b) applying the methodology set forth in the "Technical Memorandum on the Methods of Updating Impact Fees" dated February 9, 1998 and prepared for the Board of County Commissioners of St. Johns County by James C. Nicholas, Ph.D.

(5) (a) Building Permits or Mobile Home Installation Permits issued prior to March 15, 1999 shall be subject to payment of Impact Fees in effect at the time of issuance of the permit.

(b) If a building permit or permit for mobile home installation expires without commencement of construction, then the feepayer shall be subject to the fees in effect at the time of renewal of the Building Permit or the Mobile Home Installation Permit.

(c) Applications for Building Permit or Permit for Mobile Home Installation

(1) Applications for Building Permit or Permit for Mobile Home Installation submitted in a completed application form with all necessary attachments, forms, plans as provided on the Clearance Sheet and "Detailed Requirements" information sheet prior to March 15, 1999 shall be subject to the Impact Fees in effect prior to March 15, 1999.

(2) Applications for Building Permit or Permit for Mobile Home Installation must have been accepted by the Building Department and Logged in prior to March 15, 1999. Evidence that the applicant has filed for required permits from other agencies must be provided prior to logging in the permit application.

(3) If the applicant has experienced delays in Health Department or other agencies permit review, then a receipt must be provided from that agency documenting that the applicant submitted the appropriate request to the agency prior to March 15, 1999.

(4) The applicant must pick-up the Building Permit or Mobile Home Installation Permit within 30 days of the date stamped (Logged) on the application by the Building Permit. Failure to pick up the permit within the 30 days will require payment

of fees in effect at the time the permit is picked up.

In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit or permit for mobile home installation, the impact fee shall be based upon the net positive increase in the impact fee for the new use as compared to the previous use. The County Administrator shall be guided in this determination by traffic generation statistics provided by the Florida Department of Transportation or contained in a report titled Trip Generation: An Information Report (Third Edition) prepared by the Institute of Transportation Engineers.

Section 3. St. Johns County Ordinance No. 87-57, as previously amended, is hereby amended by adding the following subparagraph J to Section Eleven thereof (Use of Funds):

J. Funds may be used to pay court costs, legal fees, and associated expenses, including judgements, if any, incurred in the administration, enforcement and defense of the road facilities impact fee program.

Section 4. St. Johns County Ordinance No. 87-57, as previously amended, is hereby amended by deleting subsection B from Section Five (Definitions) thereof and by adding and substituting the following subsection B in its stead:

B. A "capital improvement" includes transportation planning, preliminary engineering, engineering design studies, land surveys, right-of-way acquisition, engineering, permitting and construction of all the necessary or appropriate features for any road construction project including, but not limited to: (a) construction of new through lanes, (b) construction of new sidewalks, (c) construction of new bike paths, (d) construction of new turn lanes, (e) construction of new bridges, (f) construction of new drainage facilities in conjunction with new roadway construction, (g) purchase and installation of traffic signalization (including new and upgraded signalization), (h) construction of curbs, medians, and shoulders, and (i) relocating utilities to accommodate new roadway construction.

Section 5. St. Johns County Ordinance No. 87-57, as previously amended, is hereby amended by adding the following Section 19 thereto:

Section 19. Appeals.

A. Any decision made by the County Administrator in the course of administering the provisions of this ordinance may be appealed to the Board of County Commissioners by filing a petition of appeal with the County Administrator within thirty(30) calendar days of the date of the rendition of the decision.

B. The Board of County Commissioners shall review the petition at a public meeting within thirty (30) calendar days from the date of appeal of said decision. The petitioner shall be provided reasonable notice of the time, date, and place of the public meeting by certified mail, return receipt requested, and invited to attend. Testimony at the public meeting shall be limited to ten (10) minutes per side, unless an extension of time is granted by the Board. The Board's decision shall be final for the purpose of administrative appeals.

The Board of County Commissioners shall revoke the decision of the County Administrator only if there is competent, substantial evidence in the record that the decision fails to comply with this Ordinance.

Section 6. This Ordinance shall take effect upon its being filed with the Secretary of State of Florida.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, State of Florida, this 8 day of December, 1998.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Marc A. Jacalone
Marc A. Jacalone, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland
Deputy Clerk

Effective Date: December 14, 1998

Ordinance Book 21 Page 799

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 _____

LINDA Y MURRAY 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 ST JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

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

issues of OCTOBER 16, 1998

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 28th day of OCTOBER, 1998,

by Zoe Ann Moss who is personally

known to me or who has produced _____ as

PERSONALLY KNOWN
(Type of Identification)

identification.



Zoe Ann Moss
MY COMMISSION # CC841814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

Zoe Ann Moss
(Signature of Notary Public)

(Seal)

ZOE ANN MOSS

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

Ordinance Book 21 Page 800

AP21187

NOTICE OF PUBLIC HEARINGS BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS. GIVEN that the Board of County Commissioners of St. Johns County, Florida, at a regular meeting on Tuesday, October 27, 1998, at 1:30 p.m. in the County Auditorium at the County Administration Complex, 4020 Lewis Speedway (County Road 16A) and U.S. 1 North, St. Augustine, Florida, will hold public hearings to consider adoption of the following ordinance:

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING THE COUNTY'S EDUCATIONAL FACILITIES IMPACT FEE ORDINANCE (ORDINANCE NO. 87-58) AS PREVIOUSLY AMENDED. THIS ORDINANCE MAKES FINDINGS, MODIFIES THE DOLLAR AMOUNTS OF THE EDUCATIONAL FACILITIES IMPACT FEES, CONFIRMS THAT EDUCATIONAL FACILITIES IMPACT FEES MUST BE PAID AND COLLECTED FOR RESIDENTIAL DEVELOPMENT WITHIN MUNICIPALITIES, SPECIFICALLY AUTHORIZES ENFORCEMENT PROCEEDINGS, ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES, PROVIDES FOR APPEALS, AND PROVIDES AN EFFECTIVE DATE.

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING ST. JOHNS COUNTY ORDINANCE NO. 87-58, AS PREVIOUSLY AMENDED, (THE ST. JOHNS COUNTY PARK IMPACT FEE ORDINANCE). THIS ORDINANCE MAKES FINDINGS, MODIFIES THE DOLLAR AMOUNTS OF THE PARK IMPACT FEES, ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES, PROVIDES FOR APPEALS, AND PROVIDES AN EFFECTIVE DATE.

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING ST. JOHNS COUNTY ORDINANCE NO. 87-59, AS PREVIOUSLY AMENDED, (THE ST. JOHNS COUNTY PUBLIC CAPITAL FACILITIES IMPACT FEE ORDINANCE). THIS ORDINANCE MAKES FINDINGS, MODIFIES THE DOLLAR AMOUNTS OF THE PUBLIC CAPITAL FACILITIES IMPACT FEES, ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES, MODIFIES THE DEFINITION OF PUBLIC CAPITAL FACILITIES, PROVIDES FOR APPEALS, AND PROVIDES AN EFFECTIVE DATE.

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING ST. JOHNS COUNTY ORDINANCE NO. 87-57, AS PREVIOUSLY AMENDED, (THE ST. JOHNS COUNTY ROAD IMPACT FEE ORDINANCE). THIS ORDINANCE MAKES FINDINGS, MODIFIES THE DOLLAR AMOUNTS OF THE ROAD IMPACT FEES, MODIFIES THE DEFINITION OF CAPITAL IMPROVEMENT, ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES, PROVIDES FOR APPEALS, AND PROVIDES AN EFFECTIVE DATE.

The proposed ordinances are on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (CR 16A and U.S. #1), St. Augustine, Florida and may be examined by parties interested prior to the public hearings. Interested parties may appear

at the public hearings and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the public hearings, he/she will need a record of the proceedings, and for such purposes, he/she may need to ensure that a verbal record of the proceedings is made, which record includes the testimony and evidence upon which the appeals to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceedings should contact ADA Coordinator at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-9501 or Florida Relay Service: 1-800-955-8770; no later than 5 days prior to the date of the hearing.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY,
FLORIDA**
CHERYL STRICKLAND,
ITS CLERK

By: Patricia DeGlande,
Deputy Clerk
L178A Oct. 16, 1998

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 _____

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in the matter of ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

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

issues of NOVEMBER 16, 1998

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 16th day of NOVEMBER 19 98,

by Linda Y Murray who is personally

known to me or who has produced PERSONALLY KNOWN as

(Type of Identification)

identification.



Zoe Ann Moss
MY COMMISSION # 00641814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

Zoe Ann Moss
(Signature of Notary Public)

(Seal)

ZOE ANN MOSS

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

Ordinance Book 21 Page 802

AP21874

COPY C

NOTICE OF PUBLIC HEARINGS BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS. NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at a regular meeting on Tuesday, December 6, 1998, at 1:00 p.m. in the County Administration Center, 4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida, will hold public hearings to consider adoption of the following ordinances:

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING THE COUNTY'S EDUCATIONAL FACILITIES IMPACT FEE ORDINANCE (ORDINANCE NO. 87-60) AS PREVIOUSLY AMENDED. THIS ORDINANCE MAKES FINDINGS; MODIFIES THE DOLLAR AMOUNTS OF THE EDUCATIONAL FACILITIES IMPACT FEES; CONFIRMS THAT EDUCATIONAL FACILITIES IMPACT FEES MUST BE PAID AND COLLECTED FOR RESIDENTIAL DEVELOPMENT WITHIN MUNICIPALITIES; SPECIFICALLY AUTHORIZES ENFORCEMENT; PROCEEDINGS; ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES; PROVIDES FOR APPEALS; AND PROVIDES AN EFFECTIVE DATE.

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING ST. JOHNS COUNTY ORDINANCE NO. 87-58, AS PREVIOUSLY AMENDED, (THE ST. JOHNS COUNTY PARK IMPACT FEE ORDINANCE). THIS ORDINANCE MAKES FINDINGS; MODIFIES THE DOLLAR AMOUNTS OF THE PARK IMPACT FEES; ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES; PROVIDES FOR APPEALS; AND PROVIDES AN EFFECTIVE DATE.

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING ST. JOHNS COUNTY ORDINANCE NO. 87-69, AS PREVIOUSLY AMENDED, (THE ST. JOHNS COUNTY PUBLIC CAPITAL FACILITIES IMPACT FEE ORDINANCE). THIS ORDINANCE MAKES FINDINGS; MODIFIES THE DOLLAR AMOUNTS OF THE PUBLIC CAPITAL FACILITIES IMPACT FEES; ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES; MODIFIES THE DEFINITION OF PUBLIC CAPITAL FACILITIES; PROVIDES FOR APPEALS; AND PROVIDES AN EFFECTIVE DATE.

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA AMENDING ST. JOHNS COUNTY ORDINANCE NO. 87-87, AS PREVIOUSLY AMENDED, (THE ST. JOHNS COUNTY ROAD IMPACT FEE ORDINANCE). THIS ORDINANCE MAKES FINDINGS; MODIFIES THE DOLLAR AMOUNTS OF THE ROAD IMPACT FEES; MODIFIES THE DEFINITION OF CAPITAL IMPROVEMENT; ALLOWS ADDITIONAL USES FOR THE COLLECTED FEES; PROVIDES FOR APPEALS; AND PROVIDES AN EFFECTIVE DATE.

The proposed ordinances are on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speed-

way (GRMSA and US #1) St
 Augustine, Florida and may be
 examined by parties interested
 prior to the public hearing.
 Interested parties may ap-
 pear at the public hearings
 and be heard with respect to
 the proposed ordinance.
 If a person desires to appeal
 any decision made by the
 Board of County Commis-
 sioners with respect to any matter
 considered at the public hear-
 ing, he/she will need a record
 of the proceedings, and for
 such purposes he/she 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 PERSONS NEED-
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 IMPAIRED PERSONS:** In ac-
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 County Administration Build-
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 St Augustine FL 32086 For
 Hearing Impaired Individuals
 Telecommunication Device for
 the Deaf (TDD) 823-2501 or
 Florida Relay Service 1-800-
 855-8770 no later than 5 days
 prior to the date of the hear-
 ing.

BOARD OF COUNTY
 COMMISSIONERS OF
 ST. JOHNS COUNTY
 FLORIDA
 CHERYL STRICKLAND
 ITS CLERK
 By Patricia DeGrande
 Deputy Clerk
 L402A Nov 18 1999

L-12 9021
Ecc Sect

PUBLIC RECORDS OF
St. Johns County, FL
Clerk# 9900
O.R. 1375, PG 8
08:13AM 01/04/1999
REC \$137.00 SUR \$17.50

Due to insufficient area being provided, this paper is acting as a lead page to the actual document being recorded in order to provide public records information.