

ORDINANCE NUMBER: 2002-64

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE INDUSTRIAL PARK PUD, ORDINANCE NUMBER 2001-40, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That as requested by Susan Bloodworth for St. Augustine Industrial Development Corporation, the title owners of record, in an application for a zoning hearing MAJMOD 2002-04, along with supporting documents and dated May 22, 2002, concerning lands described on the attached legal description, Exhibit A, (hereinafter the "Modification"), the St. Augustine Industrial Park PUD, Ordinance Number 2001-40, as amended, is hereby modified as set forth in the attached application and exhibits:

SECTION 2. That development of lands within the shall proceed in accordance with the St. Augustine Industrial Park PUD, Ordinance 2001-40, as amended, including the Application for Major Modification (MAJMOD 2002-04) dated May 22, 2002, attached hereto and made a part hereof.

SECTION 3. That the terms of this modification to the St. Augustine Industrial Park PUD, shall become effective upon the effective date of this Major Modification Ordinance.

SECTION 4. That the need and justification for modification of the has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the St. Augustine Industrial Park PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the St. Augustine Industrial Park PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the St. Augustine Industrial Park PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.

5. The St. Augustine Industrial Park PUD request meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Subsection 5.03.02(G)1.t and Subsection 5.03.02(F) of the Land Development Code.
6. As modified, the St. Augustine Industrial Park PUD would not adversely affect the orderly development of St. Johns County.

SECTION 5. That all other provisions of Ordinance Number 2001-40, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

SECTION 7. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 8. This Ordinance shall be recorded in a book kept and maintained by the by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 12th DAY OF NOVEMBER, 2002.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: James E. Bryant
James E. Bryant, Chairman

RENDITION DATE 11-15-02

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: 11/18/2002

Exhibit "A"

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EXHIBIT

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PARCEL ONE:

A part of Section 9, Township 8 South, Range 29 East, 5th Principal Meridian, St. Johns County, Florida, and being more particularly described as follows:

Commencing at the Southeastern corner of said Section 9; thence along the Easterly line of said Section 9, run North 01° 23' 54" West, 195.01 feet; thence South 88° 16' 50" West, 1,759.70 feet; thence North 01° 14' 43" West, 2,357.61 feet to a point on the Southeastern right-of-way line of State Road 207; thence North 53° 48' 00" West, 182.00 feet to a point on the Northwestern right-of-way line of said State Road No. 207; thence along the said Northwestern right-of-way line of State Road No. 207, run South 35° 12' 00" West, 491.78 feet; thence continuing along the said Northwestern right-of-way line, run South 35° 50' 00" West, 697.24 feet to the Point of Beginning; thence North 01° 14' 06" West, 3,551.00 feet; thence North 08° 33' 41" East, 1,382.89 feet; thence North 00° 30' 00" East, 48.00 feet; thence due East 38.00 feet; thence North 03° 20' 00" West, 419.00 feet; thence South 88° 00' 35" West, 994.00 feet; thence South 07° 54' 28" East, 430.00 feet; thence South 00° 03' 32" West, 2,700.00 feet; thence South 16° 54' 28" East, 680.00 feet; thence South 01° 54' 28" East, 1,400.00 feet; thence South 23° 36' 56" East, 849.20 feet to a point on the aforementioned Northwestern right-of-way line of State Road No. 207; thence along the said Northwestern right-of-way line of State Road No. 207; run North 35° 50' 00" East, 655.00 feet to the Point of Beginning, containing 109.86 acres more or less.

PARCEL TWO:

A part of Section 9, Township 8 South, Range 29 East, 5th Principal Meridian, St. Johns County, Florida, and being more particularly described as follows: Commencing at the Southeastern corner of said Section 9; thence along the Easterly line of said Section 9 run North 01° 25' 54" West, 195.01 feet; thence South 88° 16' 50" West, 1,759.70 feet; thence North 01° 14' 43" West, 2,357.61 feet to a point in the Southeastern right-of-way line of State Road 207; thence North 53° 48' 00" West, 182.00 feet to a point on the Northwestern right-of-way line of State Road 207; thence along the said Northwestern right-of-way line of State Road 207, run South 35° 11' 00" West, 491.78 feet; thence continuing along the said Northwestern right-of-way line run South 35° 50' 00" West, 697.24 feet to the Point of Beginning; thence North 02° 23' 40" West, 200.0 feet; thence North 00° 18' 58" West, 955.56 feet; thence North 01° 40' 49" West, 468.57 feet; thence South 80° 57' 12" East, 615 feet; thence North 00° 52' 21" West, 678.45 feet; thence North 08° 00' 21" West, 194.93 feet; thence South 01° 14' 06" East, 2,456.63 feet to a point on the aforementioned Northwestern right-of-way line of State Road, 207; thence along the said Northwestern right-of-way line run North 35° 50' 00" East, 2.0 feet to the Point of Beginning containing 0.71 acres more or less, together with a 30 foot easement for a drainage lying 15 feet either side of said line at right angles to the following described line: Commencing at the aforementioned Point of Beginning; thence North 01° 23' 40" West, 200.0 feet; thence North 00° 18' 58" West, 369.56 feet up to the Point of Beginning of said easement; thence North 64° 05' 24" East, 362.57 feet to the termination of said line.

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OFFICIAL RECORDS BOOK 229, PAGE BOOK

A 92.4 ACRE PARCEL OF LAND IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER (NW 1/4 OF SE 1/4) OF SAID SECTION 4 FOR THE POINT OF BEGINNING; THENCE N 0°30'E 48.0 FEET; THENCE EAST 38.0 FEET; THENCE N 3°20'W 419.0 FEET; THENCE S 87°15'W 954.0 FEET; THENCE S 5°20'E 450.0 FEET; THENCE S 88°20'W ALONG THE SOUTH LINE OF THE NORTH ONE HALF OF THE SOUTHWEST ONE QUARTER (N 1/2 OF SW 1/4) OF SAID SECTION 4, A DISTANCE OF 1,292.6 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE N 27°42'E 3,510 FEET, MORE OR LESS, ALONG SAID SOUTHEAST RIGHT OF WAY LINE TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF INTERSTATE 95; THENCE SOUTHEASTERLY 3,280 FEET, MORE OR LESS, ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER (NW 1/4 OF SE 1/4) OF SAID SECTION 4; THENCE S 88°20'W 720 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO ROAD EASEMENT GRANTED BY L. E. PARRISH TO HUDSON PULP & PAPER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 8, PAGE 355 OF THE PUBLIC RECORDS OF SAID COUNTY.

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REVISED EXHIBIT "B"
ST. JOHNS COUNTY GROWTH MANAGEMENT SERVICES DEPARTMENT
PLANNING DIVISION

P.O. DRAWER 349, 4020 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32095
PHONE: (904) 823-2480 FAX: (904) 823-2498

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EMAIL: PLANDEPT@CO.ST-JOHNS.FL.US

APPLICATION FOR MAJOR MODIFICATION TO A PLANNED UNIT DEVELOPMENT (PUD) OR
PLANNED RURAL DEVELOPMENT (PRD)

DATE: 8/8/02 PUD/PRD FILE #: _____ PUD/PRD ORDINANCE #: 94-10

1. PROJECT NAME: ST. AUGUSTINE INDUSTRIAL PARK
2. APPLICANT'S NAME, ADDRESS, AND PHONE NUMBER: ST. AUGUSTINE INDUSTRIAL DEVELOPMENT CORPORATION, 8016 ACORN RIDGE ROAD, JACKSONVILLE, FL 32256, (904) 997-6454
3. OWNER'S NAME, ADDRESS, AND PHONE NUMBER: _____
4. PROPERTY LOCATION: DEERPARK BOULEVARD AT SR 207
5. LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"
6. PRESENT USE OF PROPERTY: INDUSTRIAL PARK
7. PARCEL ID NUMBER: 136320-0000, 136370-0000, 136635-0000, 136635-0090
8. ZONING: PUD 9. COMP PLAN: INDUSTRIAL/MIXED USE
10. SECTION: 4 11. TOWNSHIP: 8S 12. RANGE: 29E
13. REQUESTED CHANGE: INCREASE INDUSTRIAL SQUARE FOOTAGE BY 300,000, REVISE PHASING SCHEDULE, ALLOW FOR INCREASED SILO HEIGHT AND CHANGE WATER/SEWER USAGE FIGURES.
14. IS NEW CONCURRENCY REVIEW REQUIRED? NO 15. ZONING MAP PAGE #: 4R/4,4R/9NX,4R/9SX
16. SIZE OF PROPERTY: 92.4 ACRES (ADDITIONAL) 17. UTILITY PROVIDER: ST. JOHNS COUNTY
18. PROVIDE ALL OF THE FOLLOWING:

- A. List of Adjacent property owners within 300 feet of the parcel this is the subject of the modification including name, address and brief legal description from current tax rolls. Address two legal size envelopes to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. The order of the envelopes must match the order in which the names appear on the list. (attached as Exhibit "F")
- B. Proof of Ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application must be provided. (attached as Exhibit "E")
- C. Legal Description (attached as Exhibit "A")
- D. Master Development Plan Map (attached as Exhibit "C" and provide as specified in attached guidelines) and Text (attached as Exhibit "D") as required by Section 5.03.02G of the Land Development Code.
- E. Eighteen (18) copies of the complete application.
- F. Filing Fee (A pre-application review fee may also be required.)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if owner's authorization is attached:

Printed or typed name(s): Susan S. Bloodworth, Rogers, Towers, Bailey, Jones & Gay

Signature(s): *Susan S. Bloodworth*

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

NAME: SUSAN S. BLOODWORTH, ESQ.

MAILING ADDRESS: 170 MALAGA STREET, STE. A, ST. AUGUSTINE, FL 32084

PHONE: (904) 824-0879 FAX: (904) 825-4070 EMAIL: SBLOODWORTH@RTLAW.COM

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PLANNING DEPARTMENT

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EXHIBIT C
MASTER DEVELOPMENT PLAN TEXT

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a. General Description

The original St. Augustine Industrial Park Planned Unit Development (PUD) was approved in 1994 and consisted of ±106 acres located on the north side of S.R. 207, approximately one half mile west of the Interchange of I-95 S.R. 207. In 2001, a rezoning and major modification was approved to include an approximate 92 acre tract, known as the McGehee Tract, to the PUD.

The future land use map (FLUM) designation for the PUD is Mixed Use and Industrial. The request for major modification is to allow an increase in the allowable industrial square footage of 300,000 square feet to the PUD; the additional square footage will be developed in that portion of the PUD designated as Industrial by the County's future land use map. The logical development of the property is industrial, consistent with the FLUM Designation. The tract is bordered on the west and north by the FEC rail line, and on the east and north by 1-95. Access to the industrial development will be provided through the St. Augustine Industrial Park by Deerpark Boulevard. To date, Deerpark Boulevard has been constructed to the north end of Tree of Life property, and construction is underway for the extension to the cul-de-sac at the southern limits of the former McGehee Tract, as shown on Exhibit B, Master Development Plan Map.

The St. Augustine Industrial Park PUD will be developed in accordance with the unified plan of development. The Master Development Plan provides for 1,800,000 s.f of industrial and 200,000 s.f. of commercial/office. The frontage properties along S.R. 207 will likely be developed primarily as commercial/office. The balance of the park will be developed primarily as industrial; however, there could be commercial and office uses developed within parcels currently labeled as industrial on the Master Development Plan Map. As parcels are developed, the Master Development Plan Map will be updated. The main entrance is at Deerpark Boulevard and S.R. 207, which was aligned with Cypress Lakes Boulevard at the County's request. The original PUD included a secondary entrance on SR 207 to serve the frontage parcels, and this is also shown on the revised Master Development Plan Map.

Justification for the approval of this major modification to the St. Augustine Industrial Park PUD, when developed in accordance with the conditions stipulated within the application attachments, and proposed by the adopting ordinance include the following:

1. This project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County land development code and the St Johns County Comprehensive Plan.
2. The project is consistent with the intent and objectives of the St. Johns County Land Development Code, and encourages ingenuity and imagination of development of the land, while keeping the overall land use intensity development code and a comprehensive plan.
3. The industrial site is landlocked with access only available through St. Augustine Industrial Park, and is bordered by the FEC rail line on one side, and 1-95 on the other

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side. The only logical development is industrial, as reflected in the FLUM designation as industrial.

- 4. The project will not adversely affect the health, safety and welfare of the residents or visitors in the area, nor be detrimental to the natural environmental area of the adjacent property, and will accomplish the objectives, standards and criteria set forth in the St. Johns County Land Development Code.
- 5. The request is consistent with the land use designations under the St Johns County future land use map.

b. Total Acreage

The original PUD consists of 199.0 acres ±.

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c. Wetland Acreage

The wetland acreage is estimated as 29.7 acres

d. Development Acreage

The estimated number of developable acres for each proposed land use is estimated as follows:

Land Use	Developable Acres	Preserved Wetland Acres	Total Acres
Industrial	149.7	27.3	177.0
Commercial/Office	19.6	2.4	22.0
Total	169.3	29.7	199.0

e. Residential Density

There is no residential development included in this project

f. Intensity of Non-Residential Development:

Land Use	Development (1,000 s.f.)	Upland Acres	Density (s.f./acre)
Industrial	1,800	149.7	12,024
Commercial/Office	200	19.6	10,200

The allowable uses shall be consistent with the following use classifications in the Land Development Code: light industrial; mini warehouse; uses in heavy industrial that do not emit undesirable odors or fumes, including but not limited to concrete batch mixing plant or truss manufacturing; neighborhood business and commercial; general business and commercial; highway commercial; office and professional services; and general public service and emergency service uses.

The MDP map shows development parcels and proposed uses. The parcel boundaries and uses

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may change as the parcels are developed. The MDP map will be revised to show specific uses, proposed structures and revised parcel boundaries as the parcels are developed. Concrete mixing plants may operate on Lots 8A and 8B prior to the completion of site-work and after power is obtained, so that the mix plant can be used to prepare concrete for the completion of the proposed paved areas on Lots 8A and 8B.

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g. **Setbacks, Parking, Signs and Height**

- 1. **Setbacks**
 - Industrial
 - Front yard - 50' from road right-of-way
 - Rear yard - 10' from property line
 - Side yard - 10' from property line; minimum 20' between buildings
 - Commercial/Office
 - Front yard -25 from road right-of-way
 - Rear yard - 10' from property line
 - Side yard - 5', minimum of 10' between buildings

All buildings will be setback a minimum of 25 feet from the S.R. 207 right-of-way

- 2. **Parking Requirements**
The parking requirements for industrial and commercial uses shall be in accordance with Article 6.18 of the Land Development code for St. Johns County.

A preliminary estimate of parking is as follows:

Industrial - 1,800,00 s.f @ 1 emp/1,000 s.f. =	1,800 employees
Parking @ 1 per 5,000 s.f. =	360 spaces
1 per 2 emp =	900
	1,260 spaces

Commercial 100,000 s.f (estimated)	
@ 70% non-storage =	70,000 s.f.
Parking @ 1 per 150 s.f. of non-storage =	500 spaces

Office 100,000 s.f. @ 1 emp/285 s.f. =	350 employees
Parking @ 1 per 500 s.f. =	200 spaces
@ 1 per 2 emp =	175
	375 spaces

Estimated total parking	2,135 spaces
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3. Signage

A monument sign has been erected at the main entrance of Deerpark Boulevard and S.R. 207 to identify the industrial park and its occupants. Monument signs may also be erected at each end of the road serving the commercial/office area to identify the uses in this area. Additionally, individual parcels may have identity signs at their entrances from the interior roads. All signs will conform to Article VII of the St. Johns County Land Development Code.

4. Height

The maximum height of all structures will be 45 feet; however, a silo in conjunction with a concrete mix plant may be constructed on lots 8, 8A and 8B and shall not exceed 85 feet in height. All buildings over 35 will be sprinkled.

h. Infrastructure

1. Drainage

Drainage facilities have been completed for the portion of Deerpark Boulevard constructed to date. As this road is extended, additional drainage facilities will be constructed or existing drainage facilities will be expanded. These are shown conceptually on the Master Development Plan Map. Development on the individual parcels will be responsible for their own drainage, but may construct shared retention ponds.

2. Access.

There will be two main internal roads. Deerpark Boulevard will run north/south from S.R. 207 to the northern limit of the property. The completed portion of Deerpark Boulevard from S.R. 207 to the north end of Tree of Life is a County Road. The road is 4 lanes at the entrance and transitions to 3 lanes. The road is being extended as a 3 lane section. There will also be an interior road that serves the commercial/office parcels at the south end of the property. The second access on S.R. 207 was approved as part of the original PUD. Access to lots 7, 8, 8A and 8B is provided by virtue of a cross access easement as depicted on the Master Development Plan Map. The approximate location of these roads is shown on the master development plan map. Pedestrian sidewalks or crosswalks will be provided within the commercial/office areas. No sidewalks are proposed for the industrial parcels.

3. Parks and Recreation

No residential development is included in this project.

4. Water and Sewer

Water and sewer service is provided by St. Johns County Utilities. The water line currently runs approximately 1,600 feet from S.R. 207 to the connection for Tree of Life. The sewer line runs approximately 2400 feet from S.R. 207 to a lift station at the north boundary of Tree of Life. As development to the north proceeds, the water and sewer lines will be extended to serve development. Fire protection is provided by central water lines and fire hydrants.

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5. **Solid Waste**

Solid waste disposal is provided by private commercial haulers.

i. Water and Sewer Use

Water and sewer is provided by St. Johns County Utilities. The approximate utilization at buildout is as follows:

Land Use	Square Feet (1000)	Gallons/Thousand sq. ft.	Gallons/Day
Industrial	1,800	100	180,000
Commercial/Office	200	150	30,000
Total			210,000

j. Soils

A soils classification map is provided as Map B, Soils. The original PUD was previously a potato field and the soils are predominantly good for development after stripping of the organics. The developable area of the original site consists of soil types: Myakka fine sand (3), Inmokalee fine sand (7) and St. Johns fine sand (13). The western boundary is wetlands and contains St. Johns fine sand, depressional (5) and Tomoka muck (41). The property, formerly known as McGehee Tract, is mostly Myokka fine sand except for St. Johns fine sand depressional in the southwest corner.

k. Land Use Cover and Classification

A map depicting the Florida Land Use Cover and Classification System (FLUCCS) is provided as Map C. The FLUCCS codes listed for the property are: 1100 (residential, low density), 2140 (Row Crops), 2610 (Fallow Crop Land), 4110 (Pine Flatwoods) and 6300 (Wetland Forested Mixed). The residential use consisted of an abandoned house that was removed from the property several years ago.

Flood Zone

A representation of the FEMA Flood Map is provided as: Map D, Flood Zone. The area is Zone C (minimal flooding), which is above the 100 year flood elevation.

l. Significant Natural Communities Habitat

No significant natural communities habitat is known to exist on the property.

m. Historic Resources

No historic sites are recorded for this property.

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n. Buffering and Landscaping

The property was previously a potato field and has been cleared prior to development. Except for the small isolated wetlands, which have been filled in accordance with permits, the contiguous wetlands have all been preserved. Per the PUD, a natural vegetative buffer of at least 25 feet should be maintained along the western property line excluding that portion within Lots 8A and 8B. Screening shall not be required along lots 8A and 8B due to their location adjacent to the FEC railroad. A 25 foot natural vegetated buffer will remain adjacent to the contiguous wetlands. Buildings will be located at least 25 feet from the buffer. Parking and other horizontal development may be located in the setback. There should be at least a 15' setback between the eastern boundary of the road right-of-way and the property line. All outside storage yards must be fenced per County requirements. The industrial park has established an architectural review board, which is responsible for reviewing site plans, landscape plans and architectural drawings for all proposed development within the park. The purpose of the architectural review board is to assure that development is consistent with and meets the standards established for the development of the park.

o. Special Districts

Not applicable

p. Temporary Uses

Development may require temporary uses such as construction trailers, sales offices, temporary signage or temporary access. Temporary uses shall be removed at the time they no longer serve a purpose. As parcels are developed, the MDP map will be revised to show proposed structures and the general location of temporary uses will be shown at that time.

q. Accessory Uses

Accessory uses such as AC units and related heating/cooling units, fencing and utility connections shall be allowed within the setbacks. Vertical structures must abide by the same setbacks as buildings.

r. Phasing Schedule

The revised phasing schedule is shown below. All development numbers are in 1,000 square feet. Market conditions will determine the actual pace of development.

PHASE	YEARS	INDUSTRIAL		COMMERCIAL/OFFICE	
		New	Cumulative	New	Cumulative
1	1994-2003	300	300	30	30
2A	2001-2006	250	550	5	35

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3	2004-2009	450	1,000	40	75
4A	2007-2012	700	1,700	35	110
4B	2010-2015	100	1,800	90	200

s. Impact of Project

The St. Augustine Industrial Park will be a comprehensively planned, mixed-use development. This is exactly the type of development envisioned at the I-95/S.R. 207 interchange on the County's Future Land Use Map. The industrial park will provide a good location for new businesses to start, and existing businesses to expand. At build out, over 1000 permanent jobs will be created at the park. This project will promote the County's economic goals and will add to the County's tax base.

This project provides adequate protection for jurisdictional wetlands on the site. In summary, this plan as submitted assures the quality of development designed to support the County's comprehensive plan objectives.

t. Variances from Code

A waiver from Section 5.03.03, subsections A.1 through A.5, is requested for the original PUD. When the PUD was approved in 1994, specific setbacks and buffers were identified and development was initiated under those regulations.

For the- McGehee tract, a waiver is requested from Section 5.03.03, subsections A.1 through A.3. The upland areas are limited and the additional restrictions on the use of those upland areas conflict with the objective of developing industrial parcels at a competitive market price. St Johns County has established an objective of promoting the growth of commercial and industrial development and the associated job base. The wetland buffer and setback provide adequate protection to the natural resource. The additional upland restrictions do not make sense within an industrial park.

A waiver is also requested for Section 5.03.03.C.2 for the industrial parcels only. Sidewalks will be provided in the commercial and office parcels, but not through the industrial uses.

In addition, a waiver to Section 5.03.02.G.2a, f, h, I, and l; specific users have not been identified for the remaining undeveloped parcels; therefore, specific detailed improvements are currently unknown. However, a Master Development Plan map meeting all Code requirements will be submitted for review and approval concurrently with construction plans for horizontal improvements.

Waivers are also being requested to the screening and buffer requirements required in Section 6.06.04A for lots 8A and 8B; these lots are located adjacent to or touch upon the FEC railroad and screening and buffering would serve no purpose.

u. Binding Successors and Assigns

All successors and assigns entitled to the commitments shall be bound to the commitments and conditions of the master development plan, the approved PUD, and other permits obtained for this property.

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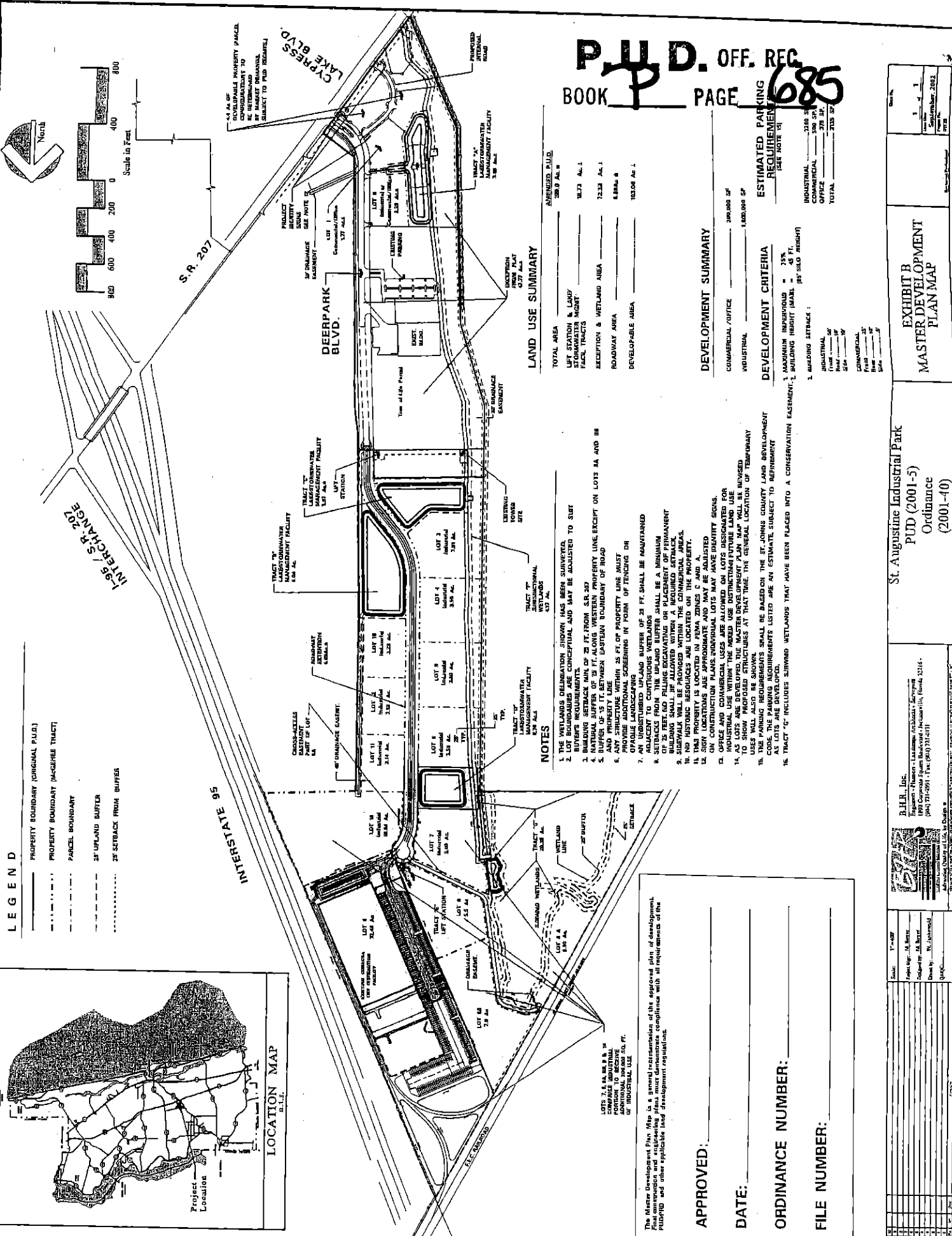
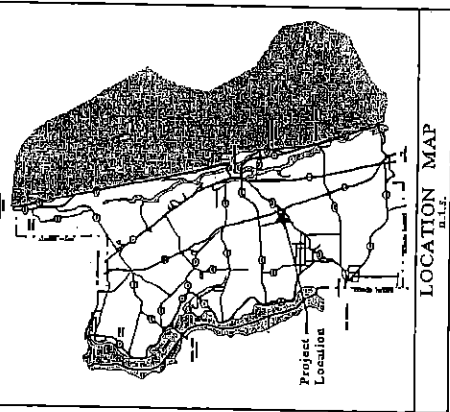
v. Land Use Designation

The PUD property is designated as mixed use and Industrial on the County's Future Land Use Map. This major modification request and proposed development are consistent with those designations.

Its Agent

LEGEND

- PROPERTY BOUNDARY (ORIGINAL P.U.D.)
- - - PROPERTY BOUNDARY (AC-SERVE TRACT)
- - - PARCEL BOUNDARY
- - - 25' UPLAND BUFFER
- - - 25' SETBACK FROM BUFFER



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LAND USE SUMMARY

TOTAL AREA	AMENDED P.U.D.
LIFT STATION & LIFT TRACTS	580.0 AC ±
EXCEPTION & WETLAND AREA	10.73 AC ±
ROADWAY AREA	72.33 AC ±
DEVELOPABLE AREA	6.86 AC ±
	103.08 AC ±

DEVELOPMENT SUMMARY

COMMERCIAL / OFFICE	300,000 SF	ESTIMATED PARKING REQUIREMENT (PER ACRE)	1,600,000 SF
INDUSTRIAL	1,600,000 SF		

DEVELOPMENT CRITERIA

MAXIMUM IMPERVIOUS	75%
BUILDING HEIGHT (MAX.)	10' (SEE ALSO HEIGHT)

INDUSTRIAL	13.00 AC ±
COMMERCIAL	5.86 AC ±
OFFICE	7.23 AC ±
TOTAL	26.09 AC ±

NOTES

1. THE WETLANDS DELINEATION SHOWN HAS BEEN SURVEYED AND BOUNDARIES ARE CONCEPTUAL AND MAY BE ADJUSTED TO MEET BUREAU REQUIREMENTS.
2. A NATURAL BUFFER OF 25 FT. FROM S.R. 207 AND A BUFFER OF 15 FT. BETWEEN WESTERN PROPERTY LINE EXCEPT ON LOTS 14, 15 AND 16.
3. PROVIDE ADDITIONAL SCREENING IN FORM OF FENCING OR OPABLE LANDSCAPING.
4. AN UNDISTURBED UPLAND BUFFER OF 25 FT. SHALL BE MAINTAINED ADJACENT TO CONTIGUOUS WETLANDS.
5. 25' SETBACK FROM BUFFER SHALL BE A MINIMUM OF 25 FEET AND FILLING EXCAVATIONS OR PLACEMENT OF PERMANENT BUILDINGS SHALL BE ALLOWED WITHIN A REQUIRED SETBACK.
6. SIGN LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED ON CONSTRUCTION PLANS. INDIVIDUAL LOTS MAY HAVE IDENTIFY SIGNS.
7. OFFICE AND COMMERCIAL USES ARE ALLOWED ON LOTS DESIGNATED FOR INDUSTRIAL USE. THE MOVED USE DISTRIBUTE/FUTURE LAND USE TO SHOW PROPOSED STRUCTURES AT THAT TIME THE GENERAL LOCATION OF TEMPORARY USES WILL ALSO BE SHOWN.
8. THE FENCING REQUIREMENTS SHALL BE AN ESTIMATE SUBJECT TO REFINEMENT AS LOTS ARE DEVELOPED.
9. TRACT "C" INCLUDES SURROUND WETLANDS THAT HAVE BEEN PLACED INTO A CONSERVATION EASEMENT.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

EXHIBIT B MASTER DEVELOPMENT PLAN MAP

St. Augustine Industrial Park
PUD (2001-5)
Ordinance (2001-40)

B.H.R., Inc.
1000 Corporate Center
Jacksonville, Florida 32216
(904) 771-7991 • Fax: (904) 731-0111

Scale: 1" = 400'
Project: St. Augustine Industrial Park
Author: M. Beyer
Designer: M. Beyer
Date: 11/11/03
Checked: W. Johnson
Drawn: M. Beyer

DATE: 11/11/03
PROJECT: St. Augustine Industrial Park
SHEET: 1 OF 1
DATE: 11/11/03

3

Exhibit "E"

Public Records of
St. Johns County, FL
Clerk# 01-066211
O.R. 1693 PG 542
03:18PM 12/20/2001
REC \$17.00 SUR \$2.50
Doc Stamps \$0.70

THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

Alan C. Sheppard, Jr., Esq.
LeBoeuf, Lamb, Greene & MacRae, L.L.P.
50 N. Laura Street, Suite 2800
Jacksonville, FL 32202-3650

P. J. D. OFF. REC.
BOOK P PAGE 686

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made as of the 19th day of December, 2001, by DEER PARK INVESTMENT CORP., a Florida corporation ("Grantor"), whose post office address is 8016 Acorn Ridge Road, Jacksonville, FL 32256,

to and in favor of

ST. AUGUSTINE INDUSTRIAL DEVELOPMENT CORP., a Florida corporation, ("Grantee"), 8016 Acorn Ridge Road, Jacksonville, FL 32256.

WITNESSETH, THAT Grantor for and in consideration of Ten Dollars (\$10.00), and other valuable considerations, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee any and all right, title, interest, claim and demand which Grantor has in and to that certain parcel of land, situate, lying and being in the County of St. Johns, State of Florida, as more particularly described on Exhibit A, attached hereto and made a part hereof, together with all tenements, hereditaments, easements, and appurtenances thereto (the "Property").

TO HAVE AND TO HOLD the same and all the estate, right, title, interest, lien, equity, benefit and claim whatsoever of Grantor, if any, in law or equity, to Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

[Signature]
Name: Larry R. Long
[Signature]
Name: Nancy A. Glade

DEER PARK INVESTMENT CORP., a Florida corporation

By: [Signature]
Name: David E. Gonzales
Its: President

[CORPORATE SEAL]

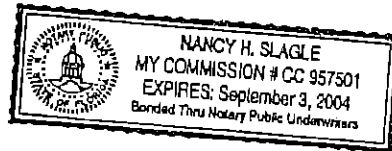
STATE OF Florida
COUNTY OF Duval

P. U. D. OFF. REC.
BOOK P PAGE 687

The foregoing instrument was acknowledged before me this 19th day of December, 2001, by David E. Gonzales, the _____ President of DEER PARK INVESTMENT CORP., a Florida corporation, on behalf of the corporation. He/she either [] is personally known to me or [X] has produced a Florida state driver's license as identification.

Nancy H. Slagle
Notary Public, State of Florida
Printed Name: Nancy H. Slagle
Commission No.: _____
My commission expires: _____

[NOTARIAL SEAL]



Grantee's FEI# or SSN: _____
Tax Parcel ID # _____

EXHIBIT A
(Triangle)P.U.D. OFF. REC.
BOOK 1 PAGE 688

TRACT A

A PARCEL OF LAND IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SECTION 9 OF SAID TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE, ALONG THE EASTERLY LINE OF SAID SECTION 9, NORTH 01°23'54" WEST, A DISTANCE OF 195.01 FEET; THENCE SOUTH 88°16'50" WEST, A DISTANCE OF 1759.70 FEET; THENCE NORTH 01°14'43" WEST, A DISTANCE OF 2357.61 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 207 (RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 53°48'00" WEST, A DISTANCE OF 182.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NUMBER 207; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 207, SOUTH 36°12'00" WEST, A DISTANCE OF 491.73 FEET TO A POINT OF INTERSECTION IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 35°50'00" WEST, A DISTANCE OF 368.26 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE RUN NORTH 54°10'00" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DEER PARK BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 127.77 FEET TO THE POINT OF CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250.00 FEET; THENCE RUN NORTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 234.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°14'29" WEST, 226.41 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID DEER PARK BOULEVARD, RUN NORTH 00°18'58" WEST, A DISTANCE OF 626.90 FEET TO A POINT OF INTERSECTION IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG THE SAID EASTERLY LINE OF DEER PARK BOULEVARD, RUN NORTH 01°40'49" WEST, A DISTANCE OF 1386.77 FEET TO THE NORTHEAST CORNER OF SAID DEER PARK BOULEVARD; THENCE CONTINUE NORTH 01°40'49" WEST, A DISTANCE OF 207.91 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 335.00 FEET; THENCE RUN NORTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 223.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°47'38" WEST, 219.39 FEET; THENCE RUN NORTH 39°54'28" WEST, A DISTANCE OF 241.79 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 314.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'28" WEST, 307.82 FEET; THENCE RUN NORTH 00°05'32" EAST, A DISTANCE OF 1708.65 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF

177.46 FEET TO THE POINT OF REVERSE CURVE, SAID REVERSE CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 80.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°25'41" EAST, 173.76 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID REVERSE CURVE, AN ARC DISTANCE OF 38.83 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°51'32" EAST, 38.45 FEET; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 66°14'13" EAST, A DISTANCE OF 129.97 FEET TO A POINT; THENCE SOUTH 88°00'35" WEST, A DISTANCE OF 122.90 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 49.02 FEET TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°36'04" EAST, A DISTANCE OF 48.26 FEET.

Exhibit "F"

300' Property Search
 St. Augustine Industrial Park
 Parcel ID #'s 136320-0000, 136370-0000, 136635-0000 and 136635-0090

Parcel #	Name	Address	Legal
136627-0000	Big Cypress Associates, Ltd ✓	129 Wisteria Drive Longwood, FL 32779	4-3 PT OF E 1/2 LYING NW OF RD 207 & SW OF I-95
136440-0000	Strates properties, Ltd. ✓	1410 Lake Shore Drive Orlando, FL 32803	1 ALL LYING SE OF FEC RY
136450-0000	Robinson Improvement Company ✓	c/o Plum Creek Timberlands, LP P.O. Box 858 Palatka, FL 32177	2 ALL LYING NW OF FEC RY
136410-0000	Robinson Improvement Company ✓	c/o Plum Creek Timberlands, LP P.O. Box 858 Palatka, FL 32177	1 ALL (EX R/W OF FEC RY & RD & PTS TO COUNTY)
136340-0000	Robinson Improvement Company ✓	c/o Plum Creek Timberlands, LP P.O. Box 858 Palatka, FL 32177	3 ALL LYING W 1/2 OF W 1/2 LYING NW OF FEC RY
137390-0000	MHC Coquina Crossing, LLC	2 North Riverside Plaza #800 Chicago, IL 60606	3,4 SW 1/4 & ALL NW 1/4 LYING SE OF RD 207

P.U.D. OFF. REC.
 BOOK 1 PAGE 690

136385-0000	Big Cypress Associates, Ltd. ✓	129 Wisteria Drive Longwood, FL 32779	5-1 SW ¼ OF SE ¼ OF SEC 4 LYING W OF RD I-95 & PT OF NE ¼ SEC 9 LYING W OF RD I- 95
136330-0000	Eugene B. Porter, Trustee ✓	P.O. Box 388 St. Augustine, FL 32085	2 NE ¼ OF NW ¼ LYING N & W OF FEC RY
136380-0000	CTT Investments, Inc. ✓	4617 Legends Lane Elkton, FL 32033	4-2 PT OF SEC 4,9 & 16 LYING N OF SR 207
136635-0060	Palm Springs Capital Assets, Inc. ✓	c/o R.J. Hathaway, P.A. P.O. Box 551165 Jacksonville, FL 32255	6-6 PT OF W ½ OF E ½ & PT OF E 315FT OF W ½ LYING S OF SR 207 & W OF CYPRESS LINK BLVD.
136635-0050	Palm Springs Capital Assets, Inc. ✓	c/o R.J. Hathaway, P.A. P.O. Box 551165 Jacksonville, FL 32255	6-5 PT OF W ½ OF E ½ & PT OF SR 207 & E OF CYPRESS LINK BLVD. DEED PARCEL B
136633-0000	Nalaco, Inc. ✓	P.O. Box 1389 St. Augustine, FL 32085	6 SE ¼ OF SE ¼ & PT OF W ½ LYING S OF R/W OF SR 207
136630-0010	State of Florida ✓	1901 S Marion Street Lake City, FL 32025-5814	N/A

P.U.D. OFF. REC.
PAGE 691

STAW55976_1

May 8, 2002

Submitted By Rogers, Towers, Bailey, Jones & Gay, P.A.

P.U.D. OFF. REC.
BOOK P PAGE 693

RESIDENTIAL-B

R/S

INDUSTRIAL

MIXED USE DISTRICT

RESIDENTIAL-C

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY FL.

03 JAN -7 PM 1:53

CHERYL STRICKLAND
CLERK OF COURTS

RESIDENTIAL-B



I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 7th DAY OF January, 20 02
CHERYL STRICKLAND, CLERK
In-Officio Clerk of the Board of County Commissioners

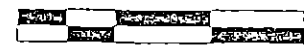
By: *Cheryl Strickland* DC.

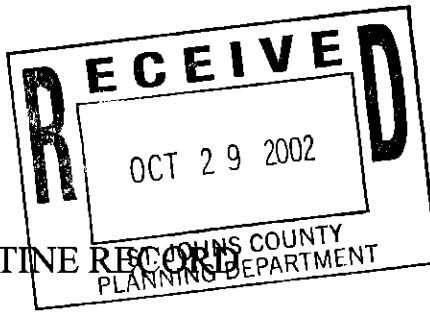
Augustine Industrial Park PUD
Future Land Use: Mixed Use/Industrial
Exhibit "H"



Map Created By:
St. Johns County
Growth Mgmt Svcs
Planning Division
May 20, 2002

1000 0 1000 2000 Feet





COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORDS

PUBLISHED EVERY MORNING 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 an 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 PROPOSED MAJOR MODIFICATION

In the matter of FILE# MAJMOD 2002-04

ST AUGUSTINE INDUSTRIAL PARK

in the Court, was published in said newspaper in the issues of

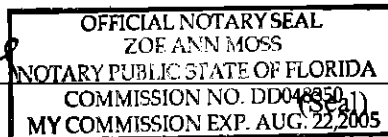
OCTOBER 28, 2002

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, for a period of one year 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 2002

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

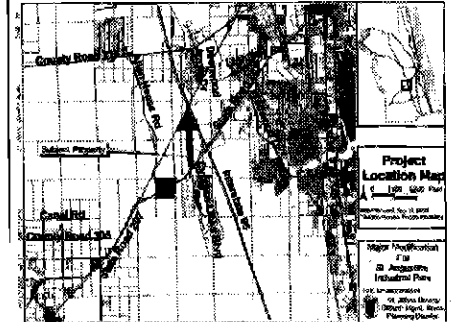
[Signature of Notary Public] (Signature of Notary Public)



Zoe Ann Moss

NOTICE OF A PROPOSED MAJOR MODIFICATION NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, November 12, 2002 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a request for a Major Modification to the development plan of the St. Augustine Industrial Park Planned Unit Development (PUD).

The subject property is located at 3953 Deerpark Blvd within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Halsead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made 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 appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: MAJMOD 2002-04 St. Augustine Industrial Park L2321-2 Oct 28, 2002

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF ELECTIONS

MEMBER OF THE FLORIDA CABINET

State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

November 19, 2002

Honorable Cheryl Strickland
Clerk to Board of Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated November 15, 2002 and certified copies of St. Johns County Ordinance Nos. 2002-67 and 2002-68, which were filed in this office on November 18, 2002.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

FILED
02 DEC -3 AM 11:56
CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL