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ORDINANCE NUMBER: 2007-4

Public Records of
St. Johns County, FL
Clerk # 2007005060,
O.R. 2855 PG 156-168
01/23/2007 at 03:33 PM,
REC. \$53.00 SUR. \$59.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 1994-10, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS Dynan Group, Inc. on behalf of Graham and Company, the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2006-08 for a Major Modification to the St. Augustine Industrial Park, Ordinance 2006-08, as amended, dated July 21, 2006, as described hereinafter, and after required notice was published, a public hearing was held on the 9th day of January, 2007, at 9:00AM on said application.

SECTION 1. That development of lands within the St. Augustine Industrial Park PUD shall proceed in accordance with Ordinance 1994-10, as amended, including the Application for Major Modification dated July 21, 2006 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the St. Augustine Industrial Park PUD 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 a Major 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 and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the St. Augustine Industrial Park PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the St. Augustine Industrial Park PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

Jack + Kelly Y. King
M+K

ORDINANCE BOOK 42 PAGE 922

SECTION 3. That all other provisions of Ordinance 1994-10, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. 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 special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the St. Augustine Industrial Park PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained 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 9th DAY OF January 2007.

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

BY: Ben Rich
Ben Rich
Chairman

RENDITION DATE 01/11/07

ATTEST: CHERYL STRICKLAND, CLERK

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: 01/12/07

O.R. 789 PG 0157

File No. C-7397F

EXHIBIT A

1 of 2

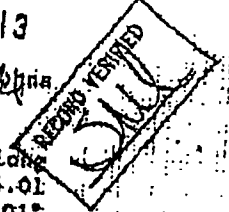
FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

88 JUL 14 PM 3:13

PARCEL ONE:

A part of Section 4 and 9, Township 8 South, Range 29 East, 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° 28' 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 36° 12' 00" West, 491.78 feet; thence continuing along the said Northwestern right-of-way line, run South 35° 50' 00" West, 687.24 feet to the Point of Beginning; thence North 01° 14' 06" West, 3,551.00 feet; thence North 02° 23' 40" West, 200.0 feet; thence North 00° 18' 58" West, 955.56 feet; thence North 01° 40' 49" West, 468.97 feet; thence South 80° 57' 12" East, 6.5 feet; thence North 00° 52' 21" West, 638.45 feet; thence North 08° 00' 21" West, 194.98 feet; thence South 01° 14' 06" East, 2,436.63 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 8.0 feet to the Point of Beginning containing 0.71 acres more or less, together with a 30 foot easement for a drainage lying 15 foot either side of and at right angles to the following described line: Commencing at the aforementioned Point of Beginning; thence North 02° 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.



PARCEL TWO:

A part of Section 9, Township 8 South, Range 29 East, 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° 28' 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 36° 12' 00" West 491.78 feet; thence continuing along the said Northwestern right-of-way line run South 35° 50' 00" West 679.24 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 468.97 feet; thence South 80° 57' 12" East 6.5 feet; thence North 00° 52' 21" West 638.45 feet; thence North 08° 00' 21" West 194.98 feet; thence South 01° 14' 06" East 2,436.63 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 8.0 feet to the Point of Beginning containing 0.71 acres more or less, together with a 30 foot easement for a drainage lying 15 foot either side of and at right angles to the following described line: Commencing at the aforementioned Point of Beginning; thence North 02° 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.

nka/sh

EXHIBIT A 1 of 2

OFFICIAL RECORDS BOOK 229, PAGE 410

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 SOUTHWEST 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.

Exhibit C Master Development Plan Text

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. On November 18, 2002, St. Johns County Ordinance Number 2002-67 approved a second rezoning and Major Modification of the previously square footage to 300,00 square feet in the PUD. On September 13, 2005, St. Johns County Ordinance Number 2005-78 approved a third Major Modification to allow the addition of two traffic connections from Deerpark Boulevard, lying within the PUD, to the 106 acre property lying east of the St. Augustine Industrial Park PUD.

The current request for a Major Modification to the approved PUD is to allow the addition of three traffic connections from Deerpark Boulevard, lying on the east edge of the PUD to the 39.6-acre property lying east of the St. Augustine Industrial Park PUD, and west of the I-95 right-of-way. To date Deerpark Boulevard is constructed to the northern end of the PUD.

The three proposed connections will occur over parcels that will be stipulated for access and utility purposes only. All three access and utility parcels are 50 foot wide and will provide access to a 39.6 acre industrial development. The proposed Major Modification provides for interconnectivity with adjacent properties which is required pursuant to Section 5.03.03.C.3 of the LDC.

The St. Augustine Industrial Park PUD will be developed in accordance with the unified plan of development. The Master Development Plan provides for 1,800,00 s.f. of industrial and 200,00 s.f. of commercial/office. The balance of the park will be developed primarily as industrial; however there could be commercial and office uses developed within the parcels currently labeled as industrial on the Master Development Plan Map. As parcels are developed, the Master Development Plan will be updated. The main entrance is at Deerpark Boulevard and S.R. 1207, 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 attachment 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 intensify development code and a comprehensive plan.
3. Proposed access parcels will increase the interconnectivity of the St. Augustine Industrial Park, and adjacent properties.

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 ±.

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

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.

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 the 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 the roads is shown on the master development plan map. Pedestrian sidewalks or crosswalk 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.

5. **Interconnectivity**

The purpose of this major modification is shown two new access points to adjacent Parcels thereby adding or increasing the PUD's interconnectivity with adjacent properties.

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.

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

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 I; 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.

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

DEC 22 2006

The St. Augustine Record

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE** who on oath says that he 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 **NOTICE OF HEARING** in the matter **MAJMOD 2006-08/ST AUGUSTINE INDUSTRIAL PARK** was published in said newspaper in the issues of **DECEMBER 21, 2006.**

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 he 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 **21st** day of **DECEMBER, 2006.**

by Sarah Selfridge who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

My Commission DD275991

Expires December 18, 2007



Patricia A. Bergquist
(Signature of Notary Public)

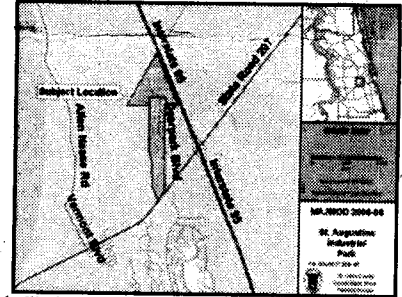
(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, January 9, 2007 at 9:00 a.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 Major Modification to the development plan of the St. Augustine Industrial Park PUD.

The subject property is located West of I-95, North of SR 207, along Deepark Boulevard, 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 the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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 procedure: It is anticipated that one or more County Commissioners may attend this meeting. 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

BEN RICH, CHAIRMAN

FILE NUMBER: MAJMOD 2006-08 St. Augustine Industrial Park PUD
L3632-6 Dec 21, 2006