

2
26
ORDINANCE NUMBER: 2007-31

Public Records of
St. Johns County, FL
Clerk # 2007036114,
O.R. 2923 PG 721-746
05/24/2007 at 03:37 PM,
REC. \$105.00 SUR. \$117.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO INDUSTRIAL WAREHOUSE (IW); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated August 28, 2006 in addition to supporting documents and statements from the applicant which are a part of Zoning File REZ 2006-29 Thomas Business Park, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Services Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to Industrial Warehouse (IW) is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to adjacent land uses. (Objective A.1.3.12)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. The rezoning to Industrial Warehouse (IW) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Industrial Warehouse (IW) is consistent with the land uses allowed in the land use designation of Industrial as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number REZ 2006-29 the zoning classification

John + Ket. Y. King
M+R

is hereby changed to Industrial Warehouse (IW).

SECTION 3. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This Ordinance shall take effect upon receipt by the Secretary of State.

SECTION 5. 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.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed maintained in the Growth Management Services Department by the Planning Director or designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 1st DAY OF May 2007.

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

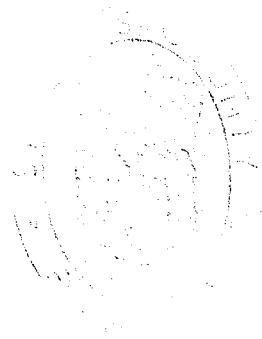
BY: Ben Rich
Ben Rich, Chairman

RENDITION DATE 5/3/07

ATTEST: CHERYL STRICKLAND, CLERK

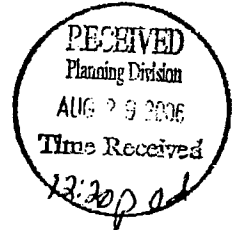
BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: May 8, 2007



Thomas Business Park Rezoning

APPLICATION FOR REZONING From Open Rural (OR) To Industrial Warehouse (IW)



SUBMITTAL DATE:

August 28, 2006

SUBMITTED ON BEHALF OF:

Robert Thomas
S & T Properties, LLC, 1955 County Road 210 West
Jacksonville, FL 32259
(904) 739-2722 / Fax : (904) 739-2225

AUTHORIZED AGENT FOR THE APPLICANT:

Karen Taylor
Karen M. Taylor Land Planner, 3070 Harbor Drive
St. Augustine, Florida 32084
(904) 826-0600 / Fax: (904) 825-4180

EXHIBITS:

EXHIBIT A	Legal Description / Survey
EXHIBIT B	Location Map
EXHIBIT C	Authorization
EXHIBIT D	Proof of Ownership (Deed)
EXHIBIT E	Adjacent Property Owners (to be provided)
EXHIBIT F	Statement of Facts for Requested Change
EXHIBIT G	Preliminary Site Plan

PARCEL IDENTIFICATION NUMBERS:

074000-0000, 074010-0000, 073960-0000, and 073970-0000

**EXHIBIT A
LEGAL DESCRIPTION
(Thomas Business Park Rezoning)**



PARCEL "2"

A PART OF THE RUBIN CHARLES GRANT, SECTION 45, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD WITH THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 37 DEGREES 59 MINUTES 20 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD A DISTANCE OF 5651.74 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD SOUTH 81 DEGREES 20 MINUTES 35 SECONDS WEST A DISTANCE OF 739.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A 60 FOOT EASEMENT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 81 DEGREES 20 MINUTES 35 SECONDS WEST A DISTANCE OF 465.29 FEET; THENCE NORTH 03 DEGREES 33 MINUTES 41 SECONDS EAST A DISTANCE OF 215.44 FEET; THENCE SOUTH 87 DEGREES 27 MINUTES 44 SECONDS WEST A DISTANCE OF 354.86 FEET; THENCE NORTH 03 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 544.76 FEET; THENCE NORTH 81 DEGREES 17 MINUTES 25 SECONDS EAST A DISTANCE OF 478.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A 60 FOOT EASEMENT; THENCE SOUTH 21 DEGREES 24 MINUTES 17 SECONDS EAST ALONG WESTERLY RIGHT OF WAY LINE OF SAID 60 FOOT EASEMENT A DISTANCE OF 800.52 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 9.80 ACRES PLUS OR MINUS.

St. Johns County Growth
Management Services Department
Planning Division

P.O. Drawer 349, 4020 Lewis Speedway
St. Augustine, Florida 32095

Phone: 904 823-2480 Fax: 904 823-2498 E-mail: plandept@co.st-johns.fl.us



APPLICATION FOR REZONING

Date August 28, 2006 File Number _____ Receipt Number _____

1. Project Name: Thomas Business Park Rezoning
2. Applicant's Name, Address, and Phone No. Robert Thomas, S & T Properties, LLC, 1955 County Road 210 West Jacksonville, FL 32259 (904) 739-2722
3. Owner's Name, Address, and Phone No. Jerome and Denise Stratton, 289 Aaron Brown Road, Royston Georgia 30662 (706) 245-4837 and S & T Properties, LLC, 1955 County Road 210 West Jacksonville, FL 32259 (904) 739-2722
4. Property Location South of International Golf Parkway, west of US Highway One
5. Legal Description See Exhibit A
6. Present Use of Property One single family home, otherwise undeveloped.
7. Parcel ID Numbers 074000-0000, 073970-0000, 073960-000, 074010-0000 8. Current Zoning Open Rural (OR)
9. 2015 FLUM designation Industrial 10 10. Section 45 11. Township 6 12. Range 29 E
13. Requested Change: Rezone to Industrial Warehouse (IW) to allow for sod yard and 27,500 business park.
14. Is Concurrency review required? Yes 15. Zoning Map Page # 4D9X 16. Size of Property 9.8 acres
17. Utility Provider Not available
18. Provide all of the following:
 - a. List of adjacent property owners within 300 feet of the parcel to be rezoned showing 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.
 - 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.
 - c. Legal description
 - d. Location Map (attach as Exhibit C and provide as specified in attached guidelines) and Text as required by Section 5.03.02.G of the Land Development Code.
 - d. Eighteen (18) copies of the complete application.
 - e. Application 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 form is attached:

Printed or typed name(s): Karen M. Taylor, Land Planner

Signature(s): [Signature]

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION Name: Karen M. Taylor, Land Planner

Mailing Address: 3070 Harbor Drive, St. Augustine, FL 32084

Phone: 904/826-0600 FAX: 904/825-4180 E-mail: taylorplanner@bellsouth.net

EXHIBIT C
AUTHORIZATION



Owner's Authorization For Agent

Karen M. Taylor is hereby authorized TO ACT ON BEHALF OF S+T Properties, LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | | | |
|-------------------------------------|-------------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Non-Zoning Variance |
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input checked="" type="checkbox"/> | Concurrency | <input type="checkbox"/> | Other |

BY: *Robert Thomas*
Signature of Owner

Robert Thomas
Print Name

Signature of Owner

Print Name

Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 25th day of, July, 2006

By Robert Thomas

Identification verified: yes

Oath sworn: _____ Yes _____ No

Tina M. Fuller
Notary Signature

My Commission expires:



TINA M. FULLER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD279863
EXPIRES 01/10/2008
BONDED THRU 1-888-NOTARY1



Owner's Authorization For Agent

S+T Properties, LLC is hereby authorized TO ACT ON BEHALF OF Jerome & Denise Stratton, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | | | |
|-------------------------------------|-------------------------|-------------------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Non-Zoning Variance |
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input checked="" type="checkbox"/> | Concurrency | <input checked="" type="checkbox"/> | Other |

BY: Jerome J. Stratton
Signature of Owner

Jerome J. Stratton
Print Name

Denise Stratton
Signature of Owner

Denise Stratton
Print Name

Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 25th day of, July, 2006

By Jerome J. and Denise Stratton

Identification verified: _____

Oath sworn: _____ Yes No

Tina M. Fuller
Notary Signature

My Commission expires: _____



TINA M. FULLER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD279863
EXPIRES 01/10/2008
BONDED THRU 1-888-NOTARY1



Owner's Authorization For Agent

Karen M. Taylor is hereby authorized TO ACT ON BEHALF OF S+T Properties LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | | | |
|-------------------------------------|-------------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Non-Zoning Variance |
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input checked="" type="checkbox"/> | Concurrency | <input type="checkbox"/> | Other |

BY: [Signature]
Signature of Owner

Glenn C. Smith
Print Name

Signature of Owner

Print Name

Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 25th day of, July 2006

By Glenn C. Smith

Identification verified: ✓

Oath sworn: _____ Yes ✓ _____ No

Tina M. Fuller
Notary Signature

My Commission expires: TINA M. FULLER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD279863
EXPIRES 07/10/2008
BORN 01/11/1961



St. Johns County Property Appraiser
Detailed Information on 074010 0000

EXHIBIT D
PROOF OF OWNERSHIP
(DEED)



PIN: 074010 0000						
Owner's Name				Physical Address		
S AND T PROPERTIES LLC				125 INTERNATIONAL GOLF PKWY		
Mailing Address				Map Page		
1955 CR 210 W				4D9X		
JACKSONVILLE , FL 32259-0000				Sec/Town/Range		
				45/ 6/ 29		
Values						
Land	\$0.00		Building Sketch	click here	click here to see map	
Extra Features	\$0.00		Heated/Cooled Area	0		
Building Value	\$0.00		Adjusted Area	0		
Market	\$256,800.00		Year Built			
Assessed	\$3,980.00		Tax District	450		
Exempt	\$0.00		Neighborhood Code	00220400		
Taxable	\$3,980.00		Use Code/Description	005500/TIMBERLAND		
Building Type Description			Building Frame			
Exterior Wall			Roof Cover			
Roof Structure			Interior Wall			
Flooring Type			Heating System			
A/C Types			Foundation Types			
			Floor Systems			
Legal Description						
20 ALL S2/3 OF GRANT TO RUEBEN CHARLES LYING W OF FEC RY (EX WSAC IN DB86/555) OR2757/575						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
07/27/2006	\$1,313,000.00	2757 & 575	WD	Q	V	0
07/01/1985	\$0.00	681 & 1091		U	V	1
	\$0.00	0&0				0

7
②



THIS INSTRUMENT PREPARED BY:
LAUREN MASON
ALLSTATE TITLE GROUP, LLC
4751 SAN JUAN AVENUE #12
JACKSONVILLE, FLORIDA 32210
06J1-0204

WARRANTY DEED

THIS INDENTURE, Made this 27TH day of JULY, 2006, between MARK N. ALDRIDGE, A MARRIED MAN, Grantor's, and SAND T PROPERTIES, LLC, whose post office address is: 1955 CR 210 W. JACKSONVILLE, FL 32259 Grantee, GRANTEE SSN:

WITNESSETH, that said Grantor's, for and in consideration of the sum of (TEN AND NO/100 DOLLARS) and other good and valuable consideration to Grantor's in hand paid by said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in ST. JOHNS County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO covenants, restrictions, easements of record and taxes For the current year.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR NOR ANY MEMBER OF THE HOUSEHOLD OF GRANTOR RESIDE THEREON.

PARCEL ID NO.: 074010-0000.

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple forever. And said Grantor's does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor's have set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
In our presence:

Lauren G. Mason
Lauren G. Mason
[Signature]
[Signature]

Mark N. Aldridge
MARK N. ALDRIDGE

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27TH day of JULY, 2006, by MARK N. ALDRIDGE. He is personally known to me or has produced FL Driver License as identification.

Lauren G. Mason
Notary Public, State of Florida



Lauren G. Mason
MY COMMISSION # 00284701 EXPIRES
January 25, 2008
BOARDED THRU TROY FAIN INSURANCE, INC.

PARCEL A:

All that part of the South 2/3 of Reuben Charles grant, Section 45, Township 6 South, Range 29 East, lying West of the right of way of the Florida East Coast Railway Company, EXCEPT for that portion conveyed in Deed Book 86, page 555, of the public records of St. Johns County, Florida

PARCEL B:

TOGETHER WITH an easement over and across the property more particularly described as:

A parcel of land being a portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

Commence at the intersection of the West right of way line of Florida East Coast Railroad and the projected North line of said Section 4; thence South 37 degrees 59 minutes 20 seconds East along said Westerly right of way line, 3144.76 feet to the POINT OF BEGINNING; thence continue South 37 degrees 59 minutes 20 seconds East, along said Westerly right of way line, 1496.13 feet to an intersection with the Northerly line of the Rubin Charles Grant, Section 45, Township 6 South, Range 29 East; thence South 81 degrees 21 minutes 52 seconds West, along said Northerly line, 878.57 feet to the Northwest corner of said Rubin Charles Grant; thence South 03 degrees 49 minutes 25 seconds West, along the Westerly line of said Rubin Charles Grant, 104.11 feet; thence North 31 degrees 22 minutes 05 seconds West, 775.09 feet; thence North 14 degrees 59 minutes 42 seconds West, 24.08 feet; thence North 89 degrees 26 minutes 59 seconds West, 383.57 feet; thence North 14 degrees 59 minutes 42 seconds West, 435.64 feet; thence North 18 degrees 42 minutes 12 seconds East, 318.52 feet to the POINT OF BEGINNING.

AND

A parcel of land being a portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

Commence at the intersection of the West right of way line of Florida East Coast Railroad and the projected North line of said Section 4; thence South 37 degrees 59 minutes 20 seconds East along said Westerly right of way line, 3144.76 feet to the POINT OF BEGINNING; thence continue South 37 degrees 59 minutes 20 seconds East, along said Westerly right of way line, 1496.13 feet to an intersection with the Northerly line of the Rubin Charles Grant, Section 45 and the POINT OF BEGINNING; thence continue South 37 degrees 59 minutes 20 seconds East, along said Westerly right of way line, a distance of 114.74 feet; thence South 81 degrees 21 minutes 52 seconds West, a distance of 864.91 feet to an intersection with the Westerly line of the Rubin Charles Grant, Section 45; thence North 03 degrees 49 minutes 25 seconds East, along said Westerly line a distance of 102.42 feet to the Northwest corner of the Rubin Charles Grant, Section 45, Township 6 South, Range 29 East; thence North 81 degrees 21 minutes 52 seconds East, along the Northerly line thereof a distance of 878.57 feet to the POINT OF BEGINNING. TOGETHER WITH an easement for road purposes over the Westerly 80.00 feet

PARCEL C:

TOGETHER WITH an easement over and across the property more particularly described as:

A parcel of land, being a portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the West line of the right of way of Florida East Coast Railroad and the projected North line of said Section 4; thence South 37 degrees 59 minutes 20 seconds East (assumed) along said Westerly right of way, 3144.76 feet; thence South 18 degrees 42 minutes 12 seconds West, 318.52 feet; thence South 14 degrees 59 minutes 42 seconds East, 228.00 feet to the POINT OF BEGINNING; thence South 14 degrees 59 minutes 42 seconds East, 207.64 feet; thence South 89 degrees 26 minutes 59 seconds West, 383.58 feet; thence North 14 degrees 59 minutes 42 seconds West, 207.64 feet; thence North 89 degrees 26 minutes 59 seconds East, 383.57 feet to the POINT OF BEGINNING.

and

A parcel of land, being a portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the West line of the right of way of Florida East Coast Railroad and the projected North line of said Section 4; thence South 37 degrees 59 minutes 20 seconds East (assumed) along said Westerly right of way, 2947.60 feet to the POINT OF BEGINNING; thence continue South 37 degrees 59 minutes 20 seconds East, 197.16 feet; thence South 16 degrees 42 minutes 12 seconds West, 318.52 feet; thence South 14 degrees 59 minutes 42 seconds East, 228.00 feet; thence South 89 degrees 26 minutes 59 seconds West, 383.57 feet; thence North 14 degrees 59 minutes 42 seconds West, 514.48 feet; thence North 68 degrees 20 minutes 40 seconds East, 487.12 feet to the POINT OF BEGINNING.

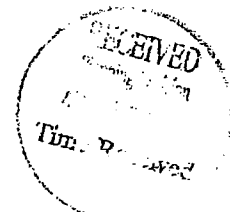
PARCEL D:

TOGETHER WITH an easement over and across the property more particularly described as:

A portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Florida East Coast Railroad and the projected North line of said Section 4; thence South 37 degrees 59 minutes 20 seconds East (assumed) along said Westerly right of way, 2947.60 feet to the POINT OF BEGINNING; thence continue South 37 degrees 59 minutes 20 seconds East, 197.16 feet; thence South 16 degrees 42 minutes 12 seconds West, 318.52 feet; thence South 14 degrees 59 minutes 42 seconds East, 435.64 feet; thence South 89 degrees 26 minutes 59 seconds West, 383.57 feet; thence North 14 degrees 59 minutes 42 seconds West, 1149.03 feet to the Southerly right of way line of Nine Mile Road; thence North 68 degrees 20 minutes 40 seconds East along said Southerly right of way, 86.00 feet; thence South 37 degrees 59 minutes 20 seconds East, 435.60 feet; thence North 68 degrees 20 minutes 40 seconds East, 200.00 feet to the POINT OF BEGINNING and being the last call of this description.

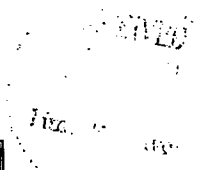
LESS AND EXCEPT that part conveyed to Rinker Materials of Florida, Inc. in those deeds recorded in Official Records Book 1128, page 1396 and Official Records Book 1192, page 1402, of said public records.



St. Johns County Property Appraiser
Detailed Information on 073970 0000

PIN: 073970-0000						
Owner's Name				Physical Address		
STRATTON JEROME J, DENISE D				125 INTERNATIONAL GOLF PKWY		
Mailing Address				Map Page		
289 AARON BROWN RD				4D9X		
ROYSTON, GA 30662-8053				Sec/Town/Range		
				45/ 6/ 29		
Values						
Land	\$91,350.00		Building Sketch	click here	click here to see map	
Extra Features	\$0.00		Heated/Cooled Area	0		
Building Value	\$0.00		Adjusted Area	0		
Market	\$91,350.00		Year Built			
Assessed	\$91,350.00		Tax District	450		
Exempt	\$0.00		Neighborhood Code	00220400		
Taxable	\$91,350.00		Use Code/Description	000000/VACANT		
Building Type Description			Building Frame			
Exterior Wall			Roof Cover			
Roof Structure			Interior Wall			
Flooring Type			Heating System			
A/C Types			Foundation Types			
			Floor Systems			
Legal Description						
16 362.6FT OF S2/3 OF GRANT TO RUEBEN CHARLES (EX N200 OF S 435.55 OF E198FT & S 362.6 X						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
11/20/1991	\$0.00	915 & 783	QC	U	I	1
02/01/1983	\$7,500.00	572 & 462		Q	I	0
01/01/1980	\$0.00	491&767		U	I	1

St. Johns County Property Appraiser
Detailed Information on 073970 0000



PIN: 073970 0000						
Owner's Name					Physical Address	
STRATTON JEROME J, DENISE D					125 INTERNATIONAL GOLF PKWY	
Mailing Address					Map Page	
289 AARON BROWN RD					4D9X	
ROYSTON, GA 30662-8053					Sec/Town/Range	
					45/ 6/ 29	
Values						
Land	\$91,350.00		Building Sketch	click here	click here to see map	
Extra Features	\$0.00		Heated/Cooled Area	0		
Building Value	\$0.00		Adjusted Area	0		
Market	\$91,350.00		Year Built			
Assessed	\$91,350.00		Tax District	450		
Exempt	\$0.00		Neighborhood Code	00220400		
Taxable	\$91,350.00		Use Code/Description	000000/VACANT		
Building Type Description			Building Frame			
Exterior Wall			Roof Cover			
Roof Structure			Interior Wall			
Flooring Type			Heating System			
A/C Types			Foundation Types			
			Floor Systems			
Legal Description						
16 362.6FT OF S2/3 OF GRANT TO RUEBEN CHARLES (EX N200 OF S 435.55 OF E198FT & S 362.6 X						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
11/20/1991	\$0.00	915 & 783	QC	U	I	1
02/01/1983	\$7,500.00	572 & 462		Q	I	0
01/01/1980	\$0.00	4918/767		U	I	1

QUITCLAIM DEED

F. WARWICK KENNEY and HAZEL B. KENNEY, his wife, the QUITCLAIMORS, in consideration of the sum of Ten Dollars and other valuable considerations, received from JEROME J. STRATTON and DENISE D. STRATTON, husband and wife, the QUITCLAI MEES, whose mailing address is 125 Nine Mile Road Lot B, St. Augustine, Florida 32084, hereby on this 1st day of March, 1990, QUITCLAIM to the QUITCLAI MEES all of the interest of the QUITCLAIMORS in the real property in St. Johns County, Florida, described as:

A part of the Rubin Charles Grant, in Section 45, Township 6 South, Range 29 East, in St. Johns County, Florida, and more particularly described as follows:

Commence at the Southwest corner of said Rubin Charles Grant, thence North 83° East a distance of 362.39 feet; thence North 5°31'43" East a distance of 435.55 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue North 5°31'43" East a distance of 165.15 feet; thence South 83°02'56" West a distance of 362.54 feet to the West line of said Rubin Charles Grant; thence South 5°30'29" West along said West line a distance of 345.58 feet; thence North 89°16'30" East a distance of 157.97 feet; thence North 5°31'43" East a distance of 220.0 feet; thence North 89°16'30" East a distance of 198.0 feet to the POINT OF BEGINNING of the herein described parcel of land, containing 1.97 acres, more or less.

COPY

F. Warwick Kenney
Hazel B. Kenney

Signed in the presence of:

Thomas J. Rivers
Philip W. ...

STATE OF FLORIDA)
COUNTY OF CLAY

I HEREBY CERTIFY that on this day, before me, A Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared F. WARWICK KENNEY and HAZEL B. KENNEY, his wife, to me known to be the persons described as Quitclaimors in and who executed the foregoing quitclaim deed, and acknowledged before me that they executed that quitclaim deed.

Witness my hand and official seal at Green Cove Springs, Clay County, Florida this 1st day of March, 1990.

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

Thomas J. Rivers

ST. JOHN'S COUNTY

Philip W. ...
CLERK OF CIRCUIT COURT

Prepared by Thomas Rivers attorney
Green Cove Springs, FL.

Documentary Tax Pd. \$ 45.00
Intangible Tax Pd.
Markel, Clerk St. Johns
County D.C.

RECEIVED

MAR 1990

St. Johns County Property Appraiser
Detailed Information on 074000 0000

*Thomas
Be Pa's*

07/01/2006
 Tim. [unclear]

PIN: 0740000000						
Owner's Name			Physical Address			
STRATTON JEROME J, DENISE D			125 INTERNATIONAL GOLF PKWY			
Mailing Address			Map Page			
289 AARON BROWN RD			4D9X			
			Sec/Town/Range			
ROYSTON, GA 30662-8053			45/ 6/ 29			
Values						
Land	\$55,000.00		Building Sketch	click here	click here to see map	
Extra Features	\$0.00		Heated/Cooled Area	0		
Building Value	\$0.00		Adjusted Area	0		
Market	\$55,000.00		Year Built			
Assessed	\$55,000.00		Tax District	450		
Exempt	\$0.00		Neighborhood Code	00220400		
Taxable	\$55,000.00		Use Code/Description	000000/VACANT		
Building Type Description			Building Frame			
Exterior Wall			Roof Cover			
Roof Structure			Interior Wall			
Flooring Type			Heating System			
A/C Types			Foundation Types			
			Floor Systems			
Legal Description						
17 18 19 PT OF S2/3 OF GRANT TO RUEBEN CHARLES E198 OF W 362.6 OF N220 OF S435.55FT						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
04/01/1985	\$0.00	785 & 1513		U	I	1
03/01/1988	\$0.00	779 & 973		U	I	1
07/01/1982	\$15,100.00	5488&341		U	I	1

88 14621

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Return to: (enclose self-addressed stamped envelope)

Name: O. DOUGLAS WOLFE, JR.
Address: 105 South Park Blvd., B-1
Corporate Square
St. Augustine, Florida 32086

This instrument Prepared by:

Same

Address:

Property Appraiser Parcel Identification (Folio) Number(s):

O.R. 785 PG 1513

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

NO EXAMINATION OF TITLE OR OPINION RENDERED

This Warranty Deed Made the 26th day of APRIL 1988 A. D. 1988 by
CAROLINE HITCHCOCK, a single person conveying her individually owned
non-homestead property

hereinafter called the grantor, to

JEROME J. STRATTON and DENISE D. STRATTON, his wife

whose postoffice address is 125 Nine Mile Road, St. Augustine, Fla. 32084

hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, re-
leases, conveys and confirms unto the grantee, all that certain land situate in St. Johns
County, Florida, vtz:

AS SET FORTH AND DESCRIBED IN SCHEDULE "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Documentary Tax Pd. \$ 49.50
\$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: gmm D.C.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1987.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

✓ Allen M. Taylor
✓ Carol A. Fagiano

Caroline Hitchcock [LS]
Caroline Hitchcock [LS]

STATE OF Florida
✓ COUNTY OF Brevard

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

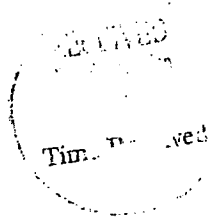
CAROLINE HITCHCOCK, a single person

to me known to be the person, described in and who executed the foregoing instrument and she acknowledged
before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of

April 1988
[SEAL] NOTARY PUBLIC STATE OF FLORIDA

Allen M. Taylor
Notary Public
Commission Expires



A part of the Reuben Charles Grant in Section 45, Township 6 South, Range 29 East, described as follows:

Commence at the Southwest corner of said grant, run thence North 83° East 362 feet 6 inches; thence running North 5 1/2° East 352.55 feet to the point of beginning of the lands herein conveyed; thence run South 89° 16' 30" West 198 feet to a point; thence run North 5 1/2° East 73 feet to a point; thence run North 89° 16' 30" East 198 feet; thence run South 5 1/2° West 73 feet to the point of beginning.

A part of the Reuben Charles Grant in Section 45, Township 6 South, Range 29 East, described as follows:

Commence at the Southwest corner of said grant, thence North 83° East, 362 feet 6 inches; thence running North 5 1/2° East 208.55 feet to the point of beginning of the lands herein conveyed; thence run South 89° 16' 30" West 198 feet to a point; thence run North 5 1/2° East 74 feet to a point; thence run North 89° 16' 30" East 198 feet to a point; thence run South 5 1/2° West 74 feet to the point of beginning.

A part of the Reuben Charles Grant in Section 45, township 6 South Range 29 East, described as follows:

Commence at the Southwest corner of said grant run thence North 83° East 362 feet 6 inches; thence running North 5 1/2° East 215.55 feet to the point of beginning of the lands herein conveyed; thence run South 89° 16' 30" West 198 feet to a point; thence run North 5 1/2° East 73 feet to a point; thence run North 89° 16' 30" East 198 feet; thence run South 5 1/2° West 73 feet to the point of beginning

SCHEDULE "A"

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

1988 JUN 14 PM 3:39

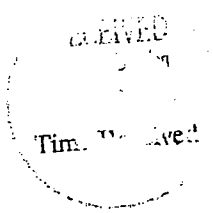
Paul "Paul" Markel
CLERK OF CIRCUIT COURT

St. Johns County Property Appraiser
Detailed Information on 073960 0000

EX-111-00
 Tim. ...

PIN: 073960.0000						
Owner's Name				Physical Address		
STRATTON JEROME J, DENISE				INTERNATIONAL GOLF PKWY		
Mailing Address				Map Page		
289 AARON BROWN RD				4D9X		
				Sec/Town/Range		
ROYSTON , GA 30662-8053				45/ 6/ 29		
Values						
Land	\$78,840.00		Building Sketch	click here	click here to see map	
Extra Features	\$0.00		Heated/Cooled Area	0		
Building Value	\$0.00		Adjusted Area	0		
Market	\$78,840.00		Year Built			
Assessed	\$78,840.00		Tax District	450		
Exempt	\$0.00		Neighborhood Code	00220400		
Taxable	\$78,840.00		Use Code/Description	000000/VACANT		
Building Type Description			Building Frame			
Exterior Wall			Roof Cover			
Roof Structure			Interior Wall			
Flooring Type			Heating System			
A/C Types			Foundation Types			
			Floor Systems			
Legal Description						
15 ALL N1/3 OF GRANT TO RUEBEN CHARLES LYING W OF FEC RY (EX N100FT) OR903/724(A/D) & 2664/						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
03/16/2006	\$0.00	2664 & 1973	WD	U	V	0
07/01/1991	\$7,520.00	903 & 724	AD	U	V	1
09/01/1986	\$0.00	719&56		U	V	1

Prepared by:
Jerome J. Stratton
289 Aaron Brown Rd
Royston GA 30662
Parcel Account Number:
[073960-0000]



(Space above for recording information)

COPY WARRANTY DEED COPY

THIS INDENTURE made this 16th day of March 2006 BETWEEN Betty Kessler, an unmarried widow GRANTOR*, whose post office address is 2084 N. Douglas Rd, Pembroke Pines, FL 33024 and Jerome J. Stratton and Denise Stratton GRANTEE*, whose post office address is 289 Aaron Brown Rd, Royston GA 30662.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

See Attached Exhibit "A"

This deed is given to satisfy an Agreement for Deed recorded in OR-903 RG 724

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

*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

[Signature]
Diana Serrano


[Signature]
Betty Kessler

[Signature]
Betty Rudy

COUNTY OF
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on 17th day of March, 2006 by BETTY KESSLER who are personally known to me or have produced Driver's Licenses as identification.

[Seal]

 Ann M. Wentuck
Commission # DD524450
Expires April 4, 2010
Sarasota Bay Fidelity Insurance, Inc. 888-386-7044

[Signature]
Notary Public: *[Signature]*
My commission expires: 4-4-2010

Known Customer.

EXHIBIT "A"
COPY

15 All N 1/3 of Grant to Rueben N. Charles lying
West of FEC Ry Except N 100 ft DB 231/109 and
Unrecorded Deed Sec. 45, Township 6 S, Range 29 E.

COPY

COPY

RECEIVED
Public Health
Time Received

STATE OF FLORIDA

OFFICE of VITAL STATISTICS

CERTIFIED COPY

CERTIFICATE OF DEATH
FLORIDA

LOCAL FILE NO. _____

1. DECEASED'S NAME: Edward Harry Keasler

2. DATE OF BIRTH: December 20, 1902

3. SEX: Male

4. RACE: White

5. PLACE OF BIRTH: Philadelphia, Pennsylvania

6. OCCUPATION: _____

7. CAUSE OF DEATH: _____

8. PLACE OF DEATH: _____

9. MANNER OF DEATH: _____

10. SIGNATURE OF REGISTRAR: _____

11. SIGNATURE OF PHYSICIAN: _____

12. SIGNATURE OF CHURCH MINISTER: _____

13. SIGNATURE OF BURIAL DIRECTOR: _____

14. SIGNATURE OF DEATH REPORTER: _____

15. SIGNATURE OF DEATH REVIEWER: _____

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THIS SECTION NOT FILMED PER
F.S. 382.008 AND F.S. 382.025

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE
Doris Owens
Deputy Chief Registrar

JAN 28 2005
State Registrar

WARNING: THIS DOCUMENT IS PRINTED ON RECYCLED PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.
14266846
HEALTH

COPY

EXHIBIT E
ADJACENT PROPERTY OWNERS
Thomas Business Park Rezoning

St. Johns County PIN	GIS Division	2/6/2007 8:23:38 AM	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
072420 0020	NAME PALENCIA COMMONS LTD PARTNERSHIP	1662 STOCKTON ST		JACKSONVILLE FL 32204-0000	1-2 PART OF GLS 9 & 10 LYING E OF US#1 & SE OF PALENCIA VILLAGE DR - ALL OF PARCEL 45	
074030 0000	FRANTZ JOHN	7250 US HIGHWAY 1 N		SAINT AUGUSTINE FL 32095-8303	21-1 PT OF S2/3 OF GRANT TO RUEBEN CHARLES 300FT ON RD X 225 X 300 X 315FT OR 11771-5	
074020 0030	VOEGELE THOMAS M JR	116 WHITE CASTLE RD		SAINT AUGUSTINE FL 32095-8333	21-3 PT OF RUEBEN CHARLES GRANT LYING E OF US 1 & N OF WHITE CASTLE RD 347FT ON US 1	
074200 0320	ELLIS RONALD	7081 CATLETT RD		SAINT AUGUSTINE FL 32095-8309	PT OF GRANT TO MEDAGNS & SALON LYING N OF COR LOTS 32 & 33 OF UNREC WHITE CASTLE	
072450 0000	M.DOROTHY G MAGUIRE LAND CORPORATION	PO BOX 3741		SAINT AUGUSTINE FL 32085-3741	4 ALL LYING W OF FEC RY (EX 2AC IN DB 58376 & 35 AC IN DB185/106)(EX PT IN OR903342)	
072500 0000	MAGUIRE LAND CORPORATION	PO BOX 3741		SAINT AUGUSTINE FL 32085-3741	4 ALL LYING W OF FEC RY (EX 2AC IN DB 58376 & 35 AC IN DB185/106)(EX PT IN OR903342)	
073990 0000	ST MARKS POND LLC	1548 THE GREENS WAY STE 4		JACKSONVILLE FL 32250-0000	1 PT OF FRACTIONAL SEC 9 & PTS OF SECS 4 & 5 - REMAINING LANDS PARCEL "C" OR 28191532	
073950 0000	BENNETT BERTHA MARIE	123F INTERNATIONAL GOLF PKWY		SAINT AUGUSTINE FL 32095-8408	16-1 S PT OF W362.6FT OF S2/3 OF GRANT TO RUEBEN CHARLES 362.6 X 213.55 X 351 X 267FT	
072500 0000	ST MARKS POND LLC	1548 THE GREENS WAY STE 4		JACKSONVILLE FL 32250-0000	1 PT OF FRACTIONAL SEC 9 & PTS OF SECS 4 & 5 - REMAINING LANDS PARCEL "C" OR 28191532	
073950 0000	BAKER ROBERT B	100 MORGAN INDUSTRIAL BLVD		GARDEN CITY GA 31408-9589	(14) FT OF N1/3 OF GRANT TO RUEBEN CHARLES N100FT W OF R/W OF FEC RY (EX ELY PT OR1990)	
072450 0070	TRINITY MATERIALS LLC	320-1 DUNDAS DR STE # 1		JACKSONVILLE FL 32226-0000	4-7 PT OF GL 10 & PT OF N100FT OF RUEBEN CHARLES GRANT IN SEC 45 - 698.97FT ON WLY R/W	
072450 0060	BAKER ROBERT B	100 MORGAN INDUSTRIAL BLVD		GARDEN CITY GA 31408-0000	4-6 PT OF GLS 10 & 11 LYING W OF FEC RY - 1496.13FT ON FEC WLY R/W (EX PT IN OR1990/260)	
072450 0070	TRINITY MATERIALS LLC	320-1 DUNDAS DR STE # 1		JACKSONVILLE FL 32226-0000	4-7 PT OF GL 10 & PT OF N100FT OF RUEBEN CHARLES GRANT IN SEC 45 - 698.97FT ON WLY R/W	
073940 0000	FRANTZ JOHN E	7280 US HIGHWAY 1 N		SAINT AUGUSTINE FL 32095-8303	13 PT OF N1/3 OF GRANT TO RUEBEN CHARLES N330 X W350FT LYING E OF R/W OF SR 5	

*Checked
Both text*

Exhibit F
Statement of Facts for Requested Change
Thomas Business Park

The property is located west of U.S. Highway One North, just south of International Golf Parkway on an un-named road. It is a total of 9.8 acres in size. It is accessed by a roadway that serves Rinker Material, Baker Contractors and SW Materials, which will be extended along the east side of the site. The Baker Contractors and SW Materials sites were recently rezoned to Industrial Warehouse (IW). This request is to rezone the 9.8 acres from Open Rural (OR) to Industrial Warehouse (IW) to provide for a 4.0 acre Sod Yard and 27,000 square feet of Business Park space (to consist of offices, warehouses and outdoor storage for a trucking company in conformance with the Land Development Code). Initial development is planned to convert the single family residence to an office and provide outside storage facilities, all for a Trucking Company.

The property is located on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan within the Industrial Land Use classification and the proposed land uses are allowable uses within this category of the St. Johns County Comprehensive Plan. It should be noted that this 9.8 acre parcel has been assembled out of four (4) other parcels and a portion of two (2) other parcels and currently contains one (1) single family home.

The property is located along the aforementioned un-named road and parallels U.S. Highway One and the main north-south track of the Florida East Coast Railway and surrounding properties are zoned either Industrial Warehouse (IW) or Open Rural (OR). There is also an Industrial Planned Unit Development, St. Marks Technology Park, located somewhat to the west, as well as the Construction Debris Landfill. The general area consists of industrial uses, including a contractors office and materials storage facility to the north. And a concrete production facility further to the north. The property immediately south of the entrance parcel is zoned Open Rural (OR) and used by Grumman (for airplane related activities) and is accessed by a separate timber road.

The need and justification for approval of the Thomas Business Park rezoning application has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Development of the subject property is consistent with the St. Johns County Comprehensive Plan as follows:

- 1. Land Use:** The Property, described in detail by the attached Exhibit A, Legal Description, is designated as Industrial on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan and so described within Objective A.1.11 Provision of Efficient Compact Development, Policies A.1.11.1 (e) which provides for light industrial, heavy industrial, mining and extraction, Neighborhood Public Service, General Public Service, Solid Waste and Correctional Facilities, and Residential (as an accessory use).

The rezoning upholds Objective A.1.2 Control of Urban Sprawl, Objective A.1.11 provision of Efficient, Compact development, and subsequent Policy A.1.11.3, which established the intensity and bulk of types of non-residential development and impervious surface ratios. This rezoning application promotes efficient, compact and mix of uses within the Industrial Area as intended by the Comprehensive Plan by establishing appropriate buffers and scale for future development in the area. Additionally, the Industrial Warehouse (IW) zoning, with the intended use for a business park and sod yard, facility, meets the intent of the Comprehensive Plan to provide services and businesses within appropriate areas, which will be easily accessible to other similarly developed properties. The development will conform to the required buffers and separation as provided for within the land Development Code.

2. Compatibility: The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which states that:

"When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use. The compatibility of land uses is dependent on numerous characteristics, which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration traffic generation, sanitation, litter, drainage, fire risk, air quality, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances."

It would appear that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, whereby the County must determine whether this request is compatible as follows:

"A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties."

This Objective and subsequent Policy establishes that the County determines whether the request is compatible, basically based upon the specific details of the individual zoning. The rezoning and development of this site will be compatible

with the adjacent commercially and light industrial zoned properties in the area, as well as the undeveloped properties as required by the Land Development Code.

Therefore, the proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby:

- a. The permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area;
- b. The proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway;
- c. The proposed permitted uses will not cause a public nuisance; and,
- d. The proposed permitted uses, structures and activities within the Industrial Warehouse (IW) category are allowable within the Future Land Use Designation of Industrial.

3. Concurrency: The subject property and future project is served by a major transportation system, central water, and will provide on-site storm-water and drainage facilities that mitigate any off-site drainage impacts. This is consistent with Objective A.1.2.1, which states "The County shall only issue development orders or development permits consistent with the provision of the County Concurrency Management System, as provided in Objective J.1.5." The applicant has agreed to connect to central sewer facilities, when available. Application has been made and the development will proceed only with a valid Certificate of Concurrency indicating that there are adequate public facilities to accommodate the development. The Applicant is aware that the Certificate of Concurrency is required prior to rezoning.

It should be noted that the applicant will conform to all utility requirements, but plans to request a waiver to the extension of water and sewer lines for the initial trucking business only.

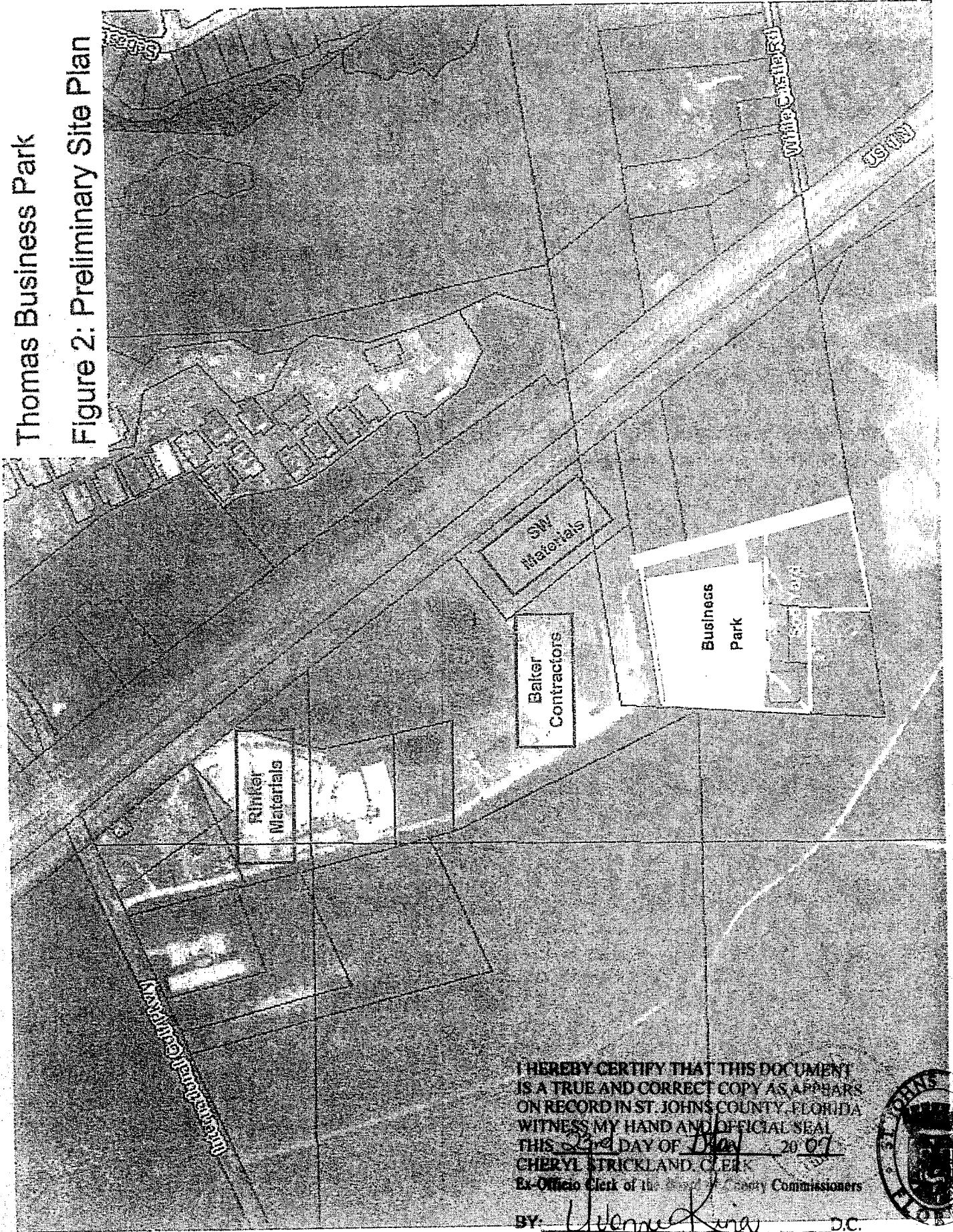
B. The subject project will meet the criteria required for Industrial Warehouse (IW) uses as outlined within Section 2.02.02 (G) of the Land Development Code and site development criteria as established within Section 6.01.00.

C. The subject project will meet all requirements of applicable general zoning, subdivision and other regulations.

EXHIBIT G
PRELIMINARY SITE PLAN

Thomas Business Park

Figure 2: Preliminary Site Plan



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 23rd DAY OF May 2007
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: L. Vannetta King D.C.



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 **CHARLES BARRETT** 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 a **NOTICE OF HEARING** in the matter **REZ 06-29 THOMAS BUS PK** was published in said newspaper in the issues of **APRIL 17, 2007.**

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 **17TH** day of **APRIL, 2007.**

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

Patricia A. Bergquist
(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

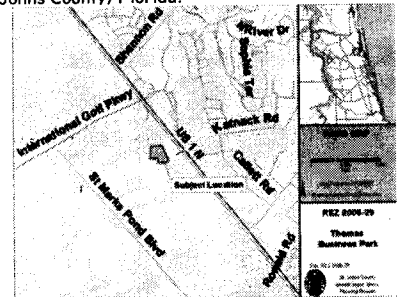
(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, May 1, 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 rezone from Open Rural (OR) to Industrial Warehouse (IW), to allow for sod yard and 27,500 business park. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is located south of International Golf Parkway, west of US Highway One within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 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 procedures. 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: REZ 2006-29
Thomas Business Park
L973-7 Apr 17, 2007**