(26)

ORDINANCE NUMBER: 2007-39

Public Records of
St. Johns County, FL
Clerk # 2007042242,
O.R. 2936 PG 1909-1934
06/21/2007 at 10:34 AM,
REC. $105.00 SUR. $117.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE ST AUGUSTINE CENTRE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 97-23, AS AMENDED, 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 St. Augustine Associates, Inc. the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description) and Exhibit "E"(Map) as part of the overall St. Augustine Centre DRI shown as Exhibit "F", filed an application, incorporated by reference as File Number MAJMOD 2006-30 for a Major Modification to the St. Augustine Centre PUD Ordinance 97-23, as amended, dated November 29, 2006, as described hereinafter, and after required notice was published, a public hearing was held on the 15th day of May, 2007, at 9:00AM on said application.

SECTION 1. That development of lands within the St. Augustine Centre PUD shall proceed in accordance with Ordinance 97-23 as amended, including the Application for Major Modification dated December 12, 2006 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the St. Augustine Centre 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 Centre PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.

3. As modified, the St. Augustine Centre 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 Centre 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 Centre PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

M+K

6. As modified, the St. Augustine Centre 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.

SECTION 3. That all other provisions of Ordinance 97-23, 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 Centre 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 15th **DAY OF** May **2007.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Ben Rich

Ben Rich
Chairman

RENDITION DATE 05/10/07

ATTEST: CHERYL STRICKLAND, CLERK

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: 05/24/07

EXHIBIT A

Legal Description

EXHIBIT "A"

ST. AUGUSTINE CENTRE
OVERALL DESCRIPTION

A part of Sections 5, 6 and 8, Township 7 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 6; thence North 89°15'19" East along the Northerly line of said Section 5, a distance of 2702.33 feet; thence South 02°34'25" East, a distance of 2418.93 feet; thence North 86°20'55" West, a distance of 724.27 feet; thence South 02°34'25" East, a distance of 660.00 feet; thence South 86°20'55" East, a distance of 663.92 feet; thence South 02°34'25" East, a distance of 50.30 feet; thence North 86°20'55" West, a distance of 1319.59 feet; thence South 02°11'41" East along a line to its intersection with the Northeasterly Right-of-Way line of State Road No. 16 (a 200 foot Right-of-Way as now established), a distance of 1942.09 feet; thence North 77°03'50" West along said Northeasterly Right-of-Way line, a distance of 153.99 feet; thence North 01°39'41" West leaving said Right-of-Way line, a distance of 175.00 feet; thence North 77°07'17" West, a distance of 199.99 feet; thence North 01°39'41" West a distance of 166.93 feet; thence North 75°57'41" West, a distance of 396.19 feet; thence North 62°14'03" East, a distance of 105.57 feet; thence North 27°45'57" West, a distance of 308.00 feet; thence South 62°13'29" West along a line to its intersection with the Northeasterly Right-of-Way line of Interstate 95, State Road No. 9 (a Right-of-Way of varying width), a distance of 449.91 feet; thence North 27°42'53" West along said Northeasterly Right-of-Way line, a distance of 1004.03 feet to a point on a curve, concave Southwesterly having a radius of 5879.58 feet; thence Northwesterly continuing along said Right-of-Way line and along the arc of said curve, an arc distance of 1959.64 feet, said arc being subtended by a chord bearing of North 28°56'46" West and a chord distance of 1950.58 feet to the point of tangency of said curve; thence North 38°29'40" West continuing along said Right-of-Way line, a distance of 1164.82 feet; thence North 23°29'40" West continuing along said Right-of-Way line, a distance of 502.28 feet; thence North 38°29'40" West continuing along said Right-of-Way line, a distance of 411.52 feet to a point lying on the Northerly line of aforesaid Section 6; thence North 89°22'17" East leaving said Northeasterly Right-of-Way line and along said Northerly line of Section 6, a distance of 2240.17 feet to the Point of Beginning.

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LESS AND EXCEPT THE FOLLOWING SEVEN (7) LEGAL DESCRIPTIONS:

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PAGE 1 OF LESS OUTS

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ST. AUGUSTINE CENTRE
BELZ PARCEL ONE

A PART OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 02°02'27" EAST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 921.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE, SOUTH 33°23'45" EAST, A DISTANCE OF 1104.56 FEET; THENCE SOUTH 56°36'15" WEST, A DISTANCE OF 1350.00 FEET TO A POINT ON THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, STATE ROAD NO. 9 (A VARYING RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1040.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°25'32" WEST AND A CHORD DISTANCE OF 1038.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°29'40" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 157.68 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 56°36'15" EAST, A DISTANCE OF 370.14 FEET; THENCE NORTH 33°23'45" WEST, A DISTANCE OF 286.50 FEET; THENCE NORTH 56°36'15" EAST, A DISTANCE OF 994.41 FEET; THENCE SOUTH 33°23'45" EAST, A DISTANCE OF 377.94 FEET TO THE POINT OF BEGINNING.

Beaupent, Hamback & Ruckman, Inc.
Req. No. 98065.01, PP-214
June 1, 1998

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PAGE 2 OF LESS OUTS:

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Lil' Champ Parcel as described in Deed recorded in Official Records Book 1405, Page 1758, Public Records of St. Johns County, Florida:

A part of Section 6, Township 7 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: for a point of reference, commence at the intersection of the Northeasterly right-of-way line of State Road No. 16, Mill Creek Road, also known as Picolata Road (a 200 foot right-of-way as now established) with the Easterly line of Tract 14, GREEN ACRES Section 1, as recorded in Map Book 6, Page 5 of the Public Records of said County; thence North 77°03'50" West along said Northeasterly right-of-way line, a distance of 153.99 feet to a point on the Westerly right-of-way line of proposed Belz Outlet Boulevard (a variable right-of-way); thence departing said Northeasterly right-of-way line, North 01°39'41" West along said proposed Westerly right-of-way line, a distance of 175.00 feet; thence North 77°07'17" West continuing along said proposed right-of-way line, a distance of 6.02 feet to the point of beginning; thence departing said proposed right-of-way line and continuing North 77°07'17" West, a distance of 193.97 feet; thence North 01°39'41" West, a distance of 108.43 feet; thence North 81°11'48" East, a distance of 138.92 feet to a point on said proposed Westerly right-of-way line of Belz Outlet Boulevard and a point on a curve, concave Southwesterly having a radius of 1095.00 feet; thence Southeasterly along said proposed right-of-way line and along the arc of said curve, an arc distance of 181.61 feet, said arc being subtended by a chord bearing of South 17°38'00" East and a chord distance of 181.40 feet to the Point of Beginning.

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(St. Augustine Centre Apartment Site Real Property)

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 921.41 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 33°23'45" EAST, A DISTANCE OF 1071.82 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT RIGHT-OF-WAY BY OFFICIAL RECORDS BOOK 1333, PAGE 347 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 860.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 133.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°04'53" EAST AND A CHORD DISTANCE OF 133.49 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CONSERVATION EASEMENT NO. 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 398 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID CONSERVATION EASEMENT, THE FOLLOWING 38 COURSES: COURSE NO. 1) NORTH 05°18'01" EAST, A DISTANCE OF 17.31 FEET; COURSE NO. 2) NORTH 07°03'56" EAST, A DISTANCE OF 47.26 FEET; COURSE NO. 3) NORTH 18°38'00" EAST, A DISTANCE OF 70.10 FEET; COURSE NO. 4) NORTH 10°58'11" EAST, A DISTANCE OF 42.79 FEET; COURSE NO. 5) NORTH 06°29'23" EAST, A DISTANCE OF 46.02 FEET; COURSE NO. 6) NORTH 11°19'34" EAST, A DISTANCE OF 98.01 FEET; COURSE NO. 7) NORTH 07°43'16" WEST, A DISTANCE OF 72.37 FEET; COURSE NO. 8) NORTH 13°50'55" EAST, A DISTANCE OF 91.89 FEET; COURSE NO. 9) NORTH 08°22'43" EAST, A DISTANCE OF 63.80 FEET; COURSE NO. 10) NORTH 34°09'12" EAST, A DISTANCE OF 82.25 FEET; COURSE NO. 11) NORTH 21°57'21" WEST, A DISTANCE OF 33.34 FEET; COURSE NO. 12) NORTH 73°01'54" EAST, A DISTANCE OF 36.21 FEET; COURSE NO. 13) NORTH 25°39'03" EAST, A DISTANCE OF 82.09 FEET; COURSE NO. 14) NORTH 12°28'50" EAST, A DISTANCE OF 116.59 FEET; COURSE NO. 15) NORTH 18°38'53" EAST, A DISTANCE OF 77.33 FEET; COURSE NO. 16) NORTH 13°56'19" EAST, A DISTANCE OF 79.69 FEET; COURSE NO. 17) NORTH 08°22'35" EAST, A DISTANCE OF 113.30 FEET; COURSE NO. 18) NORTH 11°50'47" EAST, A DISTANCE OF 90.09 FEET; COURSE NO. 19) NORTH 18°34'38" EAST, A DISTANCE OF 48.92 FEET; COURSE NO. 20) SOUTH 79°37'17" EAST, A DISTANCE OF 65.50 FEET; COURSE NO. 21) SOUTH 59°21'00" EAST, A DISTANCE OF 24.33 FEET; COURSE NO. 22) SOUTH 43°24'32" EAST, A DISTANCE OF 70.59 FEET; COURSE NO. 23) SOUTH 61°59'49" EAST, A DISTANCE OF 33.66 FEET; COURSE NO. 24) SOUTH 71°22'11" EAST, A DISTANCE OF 31.62 FEET; COURSE NO. 25) NORTH 88°29'15" EAST, A DISTANCE OF 87.67 FEET; COURSE NO. 26)

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St. Augustine Centre Apartment Site Real Property continued

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SOUTH 82°15'08" EAST, A DISTANCE OF 78.88 FEET; COURSE NO. 27) SOUTH 64°41'57" EAST, A DISTANCE OF 79.73 FEET; COURSE NO. 28) SOUTH 59°39'07" EAST, A DISTANCE OF 111.13 FEET; COURSE NO. 29) SOUTH 36°28'35" EAST, A DISTANCE OF 33.30 FEET; COURSE NO. 30) SOUTH 16°31'07" EAST, A DISTANCE OF 69.92 FEET; COURSE NO. 31) SOUTH 48°42'23" EAST, A DISTANCE OF 50.02 FEET; COURSE NO. 32) SOUTH 70°11'10" EAST, A DISTANCE OF 54.45 FEET; COURSE NO. 33) SOUTH 74°54'50" EAST, A DISTANCE OF 73.90 FEET; COURSE NO. 34) SOUTH 71°24'08" EAST, A DISTANCE OF 96.40 FEET; COURSE NO. 35) SOUTH 49°36'06" EAST, A DISTANCE OF 33.24 FEET; COURSE NO. 36) SOUTH 40°29'00" EAST, A DISTANCE OF 88.09 FEET; COURSE NO. 37) SOUTH 59°17'53" EAST, A DISTANCE OF 44.63 FEET; COURSE NO. 38) SOUTH 81°48'44" EAST, A DISTANCE OF 57.71 FEET; THENCE DEPARTING SAID CONSERVATION EASEMENT SOUTH 01°39'02" WEST, A DISTANCE OF 891.77 FEET TO A POINT ON SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 13,955.80 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 806.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°08'12" WEST AND A CHORD DISTANCE OF 806.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1110.10 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 172.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°01'23" WEST AND A CHORD DISTANCE OF 172.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 860.00 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 313.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°00'59" WEST AND A CHORD DISTANCE OF 312.01 FEET TO THE POINT OF BEGINNING.

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PARCEL 17

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 921.41 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 33°23'45" EAST, A DISTANCE OF 1158.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT RIGHT-OF-WAY BY OFFICIAL RECORDS BOOK 1333, PAGE 347 OF THE PUBLIC RECORDS OF SAID COUNTY AND A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 780.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°48'41" EAST AND A CHORD DISTANCE OF 51.84 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CONSERVATION EASEMENT NO. 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 398 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 780.00 FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 322.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°25'28" EAST AND A CHORD DISTANCE OF 320.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1190.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 185.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°01'23" EAST AND A CHORD DISTANCE OF 185.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 14,035.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 331.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°09'25" EAST AND A CHORD DISTANCE OF 331.07 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 02°34'25" EAST, A DISTANCE OF 1014.05 FEET; THENCE NORTH 86°20'55" WEST, A DISTANCE OF 952.81 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID CONSERVATION EASEMENT; THENCE NORTHERLY ALONG SAID CONSERVATION EASEMENT, THE FOLLOWING 36 COURSES: COURSE NO. 1) NORTH 37°35'41" WEST, A DISTANCE OF 34.20 FEET; COURSE NO. 2) NORTH 61°57'05" EAST, A DISTANCE OF 42.66 FEET; COURSE NO. 3) NORTH 22°25'57" WEST, A DISTANCE OF 54.35 FEET; COURSE NO. 4) NORTH 03°22'36" EAST, A DISTANCE OF 110.88 FEET; COURSE NO. 5) NORTH

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Parcel 17 Continued

14°23'01" WEST, A DISTANCE OF 61.29 FEET; COURSE NO. 6) NORTH 24°31'59" EAST, A DISTANCE OF 59.09 FEET; COURSE NO. 7) NORTH 28°31'35" EAST, A DISTANCE OF 1.31 FEET; COURSE NO. 8) NORTH 13°24'38" EAST, A DISTANCE OF 40.04 FEET; COURSE NO. 9) NORTH 02°03'28" EAST, A DISTANCE OF 40.49 FEET; COURSE NO. 10) NORTH 52°51'55" WEST, A DISTANCE OF 34.27 FEET; COURSE NO. 11) NORTH 22°07'37" EAST, A DISTANCE OF 33.53 FEET; COURSE NO. 12) NORTH 39°53'03" WEST, A DISTANCE OF 22.34 FEET; COURSE NO. 13) NORTH 13°41'06" EAST, A DISTANCE OF 49.72 FEET; COURSE NO. 14) NORTH 61°22'59" EAST, A DISTANCE OF 19.91 FEET; COURSE NO. 15) NORTH 00°43'31" EAST, A DISTANCE OF 27.89 FEET; COURSE NO. 16) NORTH 46°54'24" EAST, A DISTANCE OF 14.09 FEET; COURSE NO. 17) NORTH 22°17'55" WEST, A DISTANCE OF 5.78 FEET; COURSE NO. 18) SOUTH 78°08'18" WEST, A DISTANCE OF 17.02 FEET; COURSE NO. 19) NORTH 16°47'53" EAST, A DISTANCE OF 45.26 FEET; COURSE NO. 20) NORTH 19°30'30" EAST, A DISTANCE OF 42.69 FEET; COURSE NO. 21) NORTH 22°52'20" EAST, A DISTANCE OF 40.81 FEET; COURSE NO. 22) NORTH 03°19'44" WEST, A DISTANCE OF 91.48 FEET; COURSE NO. 23) NORTH 22°10'35" EAST, A DISTANCE OF 39.76 FEET; COURSE NO. 24) NORTH 03°26'10" WEST, A DISTANCE OF 44.40 FEET; COURSE NO. 25) NORTH 22°04'23" WEST, A DISTANCE OF 23.66 FEET; COURSE NO. 26) NORTH 60°18'27" EAST, A DISTANCE OF 7.99 FEET; COURSE NO. 27) SOUTH 36°20'30" EAST, A DISTANCE OF 18.98 FEET; COURSE NO. 28) NORTH 17°09'25" EAST, A DISTANCE OF 28.60 FEET; COURSE NO. 29) NORTH 04°29'33" WEST, A DISTANCE OF 34.92 FEET; COURSE NO. 30) NORTH 37°00'51" EAST, A DISTANCE OF 45.59 FEET; COURSE NO. 31) NORTH 21°43'53" WEST, A DISTANCE OF 44.59 FEET; COURSE NO. 32) NORTH 73°25'02" WEST, A DISTANCE OF 39.52 FEET; COURSE NO. 33) NORTH 56°51'00" WEST, A DISTANCE OF 9.04 FEET; COURSE NO. 34) NORTH 02°42'48" EAST, A DISTANCE OF 19.48 FEET; COURSE NO. 35) NORTH 63°57'22" EAST, A DISTANCE OF 32.65 FEET; COURSE NO. 36) NORTH 12°08'57" EAST, A DISTANCE OF 8.34 FEET TO THE POINT OF BEGINNING.

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ST. AUGUSTINE CENTRE RESIDENTIAL PARCEL A

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°15'19" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2702.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INMAN ROAD, A 60.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 02°34'25" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1149.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 02°34'25" EAST, A DISTANCE OF 891.99 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE EXTENDED NORTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY AND ITS EXTENSION THEREOF, A DISTANCE OF 275.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1110.00 FEET; THENCE WESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°05'16" WEST AND A CHORD DISTANCE OF 74.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°10'32" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 75.47 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 13,955.80 FEET; THENCE WESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 337.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°29'02" WEST AND A CHORD DISTANCE OF 336.99 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 01°39'02" EAST, A DISTANCE OF 891.77 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF CONSERVATION EASEMENT NO. 3, BY OFFICIAL RECORDS BOOK 1333, PAGE 398 OF SAID PUBLIC RECORDS; THENCE SOUTH 79°14'02" EAST, ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 68.93 FEET; THENCE SOUTH 83°00'57" EAST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 176.62 FEET; THENCE DEPARTING SAID CONSERVATION EASEMENT NORTH 90°00'00" EAST, A DISTANCE OF 451.62 FEET TO THE POINT OF BEGINNING.

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ST. AUGUSTINE CENTRE RESIDENTIAL PARCEL B

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°15'19" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2702.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INMAN ROAD (A 60.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 02°34'25" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2121.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°34'25" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE 297.29 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 86°20'55" WEST, A DISTANCE OF 724.27 FEET; THENCE SOUTH 02°34'25" EAST, A DISTANCE OF 710.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT ST. JOHNS COUNTY DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 783, PAGE 429 OF SAID PUBLIC RECORDS; THENCE NORTH 86°20'55" WEST, ALONG SAID DRAINAGE EASEMENT, A DISTANCE OF 526.40 FEET; THENCE DEPARTING SAID EASEMENT LINE NORTH 02°34'25" WEST, A DISTANCE OF 1014.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 14,035.80 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 818.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°30'15" EAST AND A CHORD DISTANCE OF 818.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°10'32" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 75.47 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1190.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°05'16" EAST AND A CHORD DISTANCE OF 79.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND EXTENSION THEREOF, A DISTANCE OF 278.70 FEET TO THE POINT OF BEGINNING.

Exhibit D

Language to be Added to the PUD Text as Modified

Subsection B of Section 7, Development Plan of the original PUD as modified by Resolution 1999-007 and Ordinance 2007-13 shall read as follows with the additions to the text underlined:

Signage. Two (2) project identification signs shall be provided, one at the intersection of the main access road and State Road 16 (hereinafter "Entrance Sign") and the other west of the main access road, adjacent to the Easterly right-of-way of I-95, approximately 50 feet north of the Interstate sign for the existing McDonald's restaurant (hereinafter "Interstate Sign").[1] The Entrance Sign and Interstate Sign shall generally be located as shown on the revised PUD sketch plan attached hereto as Exhibit "C". The Entrance Sign shall not exceed 45 feet in height and have a display area not exceeding 300 square feet per sign face per side. The Interstate Sign shall not exceed 65 feet in height and shall have a display area not exceeding 300 square feet per sign face per side.[2] In addition to the Entrance Sign and Interstate Sign, each individually developed out parcel may have 1 ground monument/pole sign not exceeding 20 feet in height, and having a display area not exceeding 300 square feet per sign face per side. The location of these individual ground monument/pole signs shall be shown on the Final Development Plans approved for the individual out parcels. No other signs shall be permitted on the individual out parcels other than small directional signs (not exceeding 2 feet by 3 feet in size) and signs on the walls and facades of the individual buildings, as permitted by the Sign Ordinance in effect at the time of permitting.[3]

[4]The parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051) is situated between five hundred (500) feet and one-half (0.5) mile of the interstate system interchange right-of-way and shall be allowed one (1) Pole Sign measuring eighty-five (85) feet in height with a maximum Advertising Display Area of two hundred fifty (250) square feet. Additionally, the parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051) shall be allowed ground monument signs for the purposes of individually identifying the "sub-project" areas as those areas are identified in Exhibit 1. the ground monument signs shall not exceed 75 square feet in area and 14' in height. Further, the parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051) shall be allowed to have wall signage up to a total of 662.32 square feet as proposed in the Unified Signage Plan. This wall signage would be at a ratio of 2.65 feet of signage to every 1 foot of building width.

In addition to the Interstate Sign and other pole signs allowed under this PUD, up to six (6) pole signs having a maximum height of eighty-five (85) feet and having a maximum

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[1] The FDP, approved by Ordinance 1997-064, provides at section 8-4-2 that Road A on the FDP map will have a permanent entry sign within the right of way.

[2] The FDP provides at section 8-4-2 and at section 8-4-3 that the area designated as Parcel A on the FDP map may have up to three permanent billboard signs and the areas designated as Parcel B may have one permanent billboard sign.

[3] See also Ordinance 2005-15, which modified the allowed signage for a 40 acre parcel within Area A of the PUD (including an interstate-type pole sign currently being used by Emerald Coast RV/Camping World).

[4] This paragraph was added to the PUD Written Description by Ordinance 2007-13 for the parcel currently occupied by Gander Mountain. See Ordinance 2007-13 for Exhibit 1 as referenced by this paragraph.

Advertising Display Area of two hundred fifty (250) square feet may be placed on Business Sites located within the lands described on the attached Exhibit 2, with not more than one pole sign of this type per Business Site. Such Business Sites must be situated between five hundred (500) feet and one-half (0.5) mile of the interstate system interchange right-of-way.

EXHIBIT 2

ST. AUGUSTINE CENTRE
OVERALL DESCRIPTION

A part of Sections 5, 6 and 8, Township 7 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 6; thence North 89°15'19" East along the Northerly line of said Section 5, a distance of 2702.33 feet; thence South 02°34'25" East, a distance of 2418.96 feet; thence North 86°20'55" West, a distance of 724.27 feet; thence South 02°34'25" East, a distance of 660.00 feet; thence South 86°20'55" East, a distance of 653.82 feet; thence South 02°34'25" East, a distance of 50.30 feet; thence North 86°20'55" West, a distance of 1319.59 feet; thence South 02°11'41" East along a line to its intersection with the Northeasterly Right-of-Way line of State Road No. 16 (a 200 foot Right-of-Way as now established), a distance of 1942.09 feet; thence North 77°03'50" West along said Northeasterly Right-of-Way line, a distance of 153.89 feet; thence North 01°39'41" West leaving said Right-of-Way line, a distance of 175.00 feet; thence North 77°07'17" West, a distance of 199.99 feet; thence North 01°39'41" West a distance of 166.93 feet; thence North 75°57'41" West, a distance of 396.19 feet; thence North 62°14'03" East, a distance of 105.57 feet; thence North 27°45'57" West, a distance of 308.00 feet; thence South 62°13'29" West along a line to its intersection with the Northeasterly Right-of-Way line of Interstate 95, State Road No. 9 (a Right-of-Way of varying width), a distance of 449.91 feet; thence North 27°42'58" West along said Northeasterly Right-of-Way line, a distance of 1004.03 feet to a point on a curve, concave Southwesterly having a radius of 5679.58 feet; thence Northwesterly continuing along said Right-of-Way line and along the arc of said curve, an arc distance of 1959.64 feet, said arc being subtended by a chord bearing of North 28°56'46" West and a chord distance of 1950.58 feet to the point of tangency of said curve; thence North 38°29'40" West continuing along said Right-of-Way line, a distance of 1164.82 feet; thence North 23°29'40" West continuing along said Right-of-Way line, a distance of 502.28 feet; thence North 38°29'40" West continuing along said Right-of-Way line, a distance of 411.52 feet to a point lying on the Northerly line of aforesaid Section 6; thence North 89°22'17" East leaving said Northeasterly Right-of-Way line and along said Northerly line of Section 6, a distance of 2240.17 feet to the Point of Beginning.

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LESS AND EXCEPT THE FOLLOWING SEVEN (7) LEGAL DESCRIPTIONS:

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ST. AUGUSTINE CENTRE
BELZ PARCEL ONE

A PART OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 02°02'27" EAST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 921.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE, SOUTH 33°23'45" EAST, A DISTANCE OF 1104.56 FEET; THENCE SOUTH 56°36'15" WEST, A DISTANCE OF 1350.00 FEET TO A POINT ON THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, STATE ROAD NO. 9 (A VARYING RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5875.58 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1040.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°25'32" WEST AND A CHORD DISTANCE OF 1038.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°29'40" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 157.68 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 56°36'15" EAST, A DISTANCE OF 370.14 FEET; THENCE NORTH 33°23'45" WEST, A DISTANCE OF 286.50 FEET; THENCE NORTH 56°36'15" EAST, A DISTANCE OF 994.41 FEET; THENCE SOUTH 33°23'45" EAST, A DISTANCE OF 377.94 FEET TO THE POINT OF BEGINNING.

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Bennett, Hemphill & Buckman, Inc.
Req. No. 98005.01, PP-212
June 1, 1998

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PAGE 2 OF LESS OUTS:

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Lil' Champ Parcel as described in Deed recorded in Official Records Book 1405, Page 1758, Public Records of St. Johns County, Florida:

A part of Section 8, Township 7 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: for a point of reference, commence at the intersection of the Northeasterly right-of-way line of State Road No. 16, Mill Creek Road, also known as Picolata Road (a 200 foot right-of-way as now established) with the Easterly line of Tract 14, GREEN ACRES Section 1, as recorded in Map Book 5, Page 5 of the Public Records of said County; thence North 77°01'50" West along said Northeasterly right-of-way line, a distance of 153.99 feet to a point on the Westerly right-of-way line of proposed Belz Outlet Boulevard (a variable right-of-way); thence departing said Northeasterly right-of-way line, North 01°39'41" West along said proposed Westerly right-of-way line, a distance of 175.00 feet; thence North 77°01'17" West continuing along said proposed right-of-way line, a distance of 5.02 feet to the point of beginning. Thence departing said proposed right-of-way line and continuing North 77°01'17" West, a distance of 191.57 feet; thence North 01°39'41" West, a distance of 108.43 feet; thence North 81°11'48" East, a distance of 188.92 feet to a point on said proposed Easterly right-of-way line of Belz Outlet Boulevard and a point on a curve, concave Southwesterly having a radius of 1075.00 feet; thence Southeasterly along said proposed right-of-way line and along the arc of said curve, an arc distance of 181.61 feet, said arc being subtended by a chord bearing of South 17°38'00" East and a chord distance of 181.40 feet to the Point of Beginning.

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PAGE 3 OF LESS OUTS:

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(St. Augustine Centre Apartment Site Real Property)

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 921.41 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 33°23'45" EAST, A DISTANCE OF 1071.82 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT RIGHT-OF-WAY BY OFFICIAL RECORDS BOOK 1333, PAGE 347 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 133.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°04'53" EAST AND A CHORD DISTANCE OF 133.49 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CONSERVATION EASEMENT NO. 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 398 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID CONSERVATION EASEMENT, THE FOLLOWING 38 COURSES: COURSE NO. 1) NORTH 05°18'01" EAST, A DISTANCE OF 17.31 FEET; COURSE NO. 2) NORTH 07°03'56" EAST, A DISTANCE OF 47.26 FEET; COURSE NO. 3) NORTH 18°38'00" EAST, A DISTANCE OF 70.10 FEET; COURSE NO. 4) NORTH 10°56'11" EAST, A DISTANCE OF 42.79 FEET; COURSE NO. 5) NORTH 06°29'23" EAST, A DISTANCE OF 48.02 FEET; COURSE NO. 6) NORTH 11°19'34" EAST, A DISTANCE OF 98.01 FEET; COURSE NO. 7) NORTH 07°43'16" WEST, A DISTANCE OF 72.37 FEET; COURSE NO. 8) NORTH 13°50'55" EAST, A DISTANCE OF 91.89 FEET; COURSE NO. 9) NORTH 08°22'43" EAST, A DISTANCE OF 63.80 FEET; COURSE NO. 10) NORTH 34°09'12" EAST, A DISTANCE OF 82.25 FEET; COURSE NO. 11) NORTH 21°57'21" WEST, A DISTANCE OF 33.34 FEET; COURSE NO. 12) NORTH 73°01'54" EAST, A DISTANCE OF 36.21 FEET; COURSE NO. 13) NORTH 25°39'03" EAST, A DISTANCE OF 82.09 FEET; COURSE NO. 14) NORTH 12°28'50" EAST, A DISTANCE OF 116.59 FEET; COURSE NO. 15) NORTH 18°38'53" EAST, A DISTANCE OF 77.33 FEET; COURSE NO. 16) NORTH 13°56'19" EAST, A DISTANCE OF 79.69 FEET; COURSE NO. 17) NORTH 08°22'35" EAST, A DISTANCE OF 113.30 FEET; COURSE NO. 18) NORTH 1°50'47" EAST, A DISTANCE OF 90.09 FEET; COURSE NO. 19) NORTH 18°34'38" EAST, A DISTANCE OF 48.92 FEET; COURSE NO. 20) SOUTH 79°37'17" EAST, A DISTANCE OF 65.50 FEET; COURSE NO. 21) SOUTH 59°21'00" EAST, A DISTANCE OF 24.33 FEET; COURSE NO. 22) SOUTH 43°24'32" EAST, A DISTANCE OF 70.59 FEET; COURSE NO. 23) SOUTH 61°59'49" EAST, A DISTANCE OF 33.66 FEET; COURSE NO. 24) SOUTH 71°22'11" EAST, A DISTANCE OF 31.62 FEET; COURSE NO. 25) NORTH 88°29'15" EAST, A DISTANCE OF 87.67 FEET; COURSE NO. 26)

St. Augustine Centre Apartment Site Real Property continued

SOUTH 82°15'08" EAST, A DISTANCE OF 78.88 FEET; COURSE NO. 27) SOUTH 64°41'57" EAST, A DISTANCE OF 79.73 FEET; COURSE NO. 28) SOUTH 59°39'07" EAST, A DISTANCE OF 111.13 FEET; COURSE NO. 29) SOUTH 35°25'35" EAST, A DISTANCE OF 33.30 FEET; COURSE NO. 30) SOUTH 15°31'07" EAST, A DISTANCE OF 69.92 FEET; COURSE NO. 31) SOUTH 48°42'23" EAST, A DISTANCE OF 50.02 FEET; COURSE NO. 32) SOUTH 70°11'10" EAST, A DISTANCE OF 54.45 FEET; COURSE NO. 33) SOUTH 74°54'50" EAST, A DISTANCE OF 73.90 FEET; COURSE NO. 34) SOUTH 71°24'08" EAST, A DISTANCE OF 96.40 FEET; COURSE NO. 35) SOUTH 49°36'06" EAST, A DISTANCE OF 33.24 FEET; COURSE NO. 36) SOUTH 40°29'00" EAST, A DISTANCE OF 88.09 FEET; COURSE NO. 37) SOUTH 59°17'53" EAST, A DISTANCE OF 44.63 FEET; COURSE NO. 38) SOUTH 81°48'44" EAST, A DISTANCE OF 57.71 FEET; THENCE DEPARTING SAID CONSERVATION EASEMENT SOUTH 01°39'02" WEST, A DISTANCE OF 891.77 FEET TO A POINT ON SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 13,955.50 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 806.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°08'12" WEST AND A CHORD DISTANCE OF 806.34 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1110.10 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 172.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°01'23" WEST AND A CHORD DISTANCE OF 172.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 880.00 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 313.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°06'59" WEST AND A CHORD DISTANCE OF 312.01 FEET TO THE POINT OF BEGINNING.

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PARCEL 17

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 921.41 FEET; THENCE DEPARTING SAID SECTION LINE, SOUTH 33°23'45" EAST, A DISTANCE OF 1158.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT RIGHT-OF-WAY BY OFFICIAL RECORDS BOOK 1333, PAGE 347 OF THE PUBLIC RECORDS OF SAID COUNTY AND A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 780.00 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 51.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°48'41" EAST AND A CHORD DISTANCE OF 51.84 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CONSERVATION EASEMENT NO. 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 396 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 780.00 FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 322.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°25'28" EAST AND A CHORD DISTANCE OF 320.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1190.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 185.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°01'23" EAST AND A CHORD DISTANCE OF 185.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 14,035.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 331.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°09'25" EAST AND A CHORD DISTANCE OF 331.07 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 02°34'25" EAST, A DISTANCE OF 1014.05 FEET; THENCE NORTH 86°20'55" WEST, A DISTANCE OF 952.81 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID CONSERVATION EASEMENT; THENCE NORTHERLY ALONG SAID CONSERVATION EASEMENT, THE FOLLOWING 36 COURSES: COURSE NO. 1) NORTH 37°35'41" WEST, A DISTANCE OF 34.20 FEET; COURSE NO. 2) NORTH 61°57'05" EAST, A DISTANCE OF 42.66 FEET; COURSE NO. 3) NORTH 22°25'57" WEST, A DISTANCE OF 54.35 FEET; COURSE NO. 4) NORTH 03°22'36" EAST, A DISTANCE OF 110.88 FEET; COURSE NO. 5) NORTH

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Parcel 17 Continued

14°23'01" WEST, A DISTANCE OF 61.29 FEET; COURSE NO. 6) NORTH 24°31'59" EAST, A DISTANCE OF 59.09 FEET; COURSE NO. 7) NORTH 28°34'38" EAST, A DISTANCE OF 1.31 FEET; COURSE NO. 8) NORTH 13°24'38" EAST, A DISTANCE OF 40.04 FEET; COURSE NO. 9) NORTH 02°03'26" EAST, A DISTANCE OF 40.49 FEET; COURSE NO. 10) NORTH 52°51'55" WEST, A DISTANCE OF 34.27 FEET; COURSE NO. 11) NORTH 22°07'37" EAST, A DISTANCE OF 33.53 FEET; COURSE NO. 12) NORTH 29°53'03" WEST, A DISTANCE OF 22.34 FEET; COURSE NO. 13) NORTH 13°41'06" EAST, A DISTANCE OF 49.72 FEET; COURSE NO. 14) NORTH 61°22'59" EAST, A DISTANCE OF 19.91 FEET; COURSE NO. 15) NORTH 00°43'31" EAST, A DISTANCE OF 27.59 FEET; COURSE NO. 16) NORTH 46°54'24" EAST, A DISTANCE OF 14.09 FEET; COURSE NO. 17) NORTH 22°17'55" WEST, A DISTANCE OF 5.78 FEET; COURSE NO. 18) SOUTH 78°08'18" WEST, A DISTANCE OF 17.02 FEET; COURSE NO. 19) NORTH 16°47'53" EAST, A DISTANCE OF 45.26 FEET; COURSE NO. 20) NORTH 19°30'30" EAST, A DISTANCE OF 42.69 FEET; COURSE NO. 21) NORTH 22°52'26" EAST, A DISTANCE OF 40.81 FEET; COURSE NO. 22) NORTH 03°19'44" WEST, A DISTANCE OF 91.48 FEET; COURSE NO. 23) NORTH 22°10'35" EAST, A DISTANCE OF 39.76 FEET; COURSE NO. 24) NORTH 03°26'10" WEST, A DISTANCE OF 44.49 FEET; COURSE NO. 25) NORTH 22°04'23" WEST, A DISTANCE OF 23.66 FEET; COURSE NO. 26) NORTH 60°18'27" EAST, A DISTANCE OF 7.99 FEET; COURSE NO. 27) SOUTH 35°20'30" EAST, A DISTANCE OF 18.98 FEET; COURSE NO. 28) NORTH 11°09'25" EAST, A DISTANCE OF 28.60 FEET; COURSE NO. 29) NORTH 04°29'33" WEST, A DISTANCE OF 34.92 FEET; COURSE NO. 30) NORTH 37°00'51" EAST, A DISTANCE OF 45.59 FEET; COURSE NO. 31) NORTH 21°43'53" WEST, A DISTANCE OF 44.59 FEET; COURSE NO. 32) NORTH 73°25'02" WEST, A DISTANCE OF 39.52 FEET; COURSE NO. 33) NORTH 56°51'00" WEST, A DISTANCE OF 9.04 FEET; COURSE NO. 34) NORTH 02°42'48" EAST, A DISTANCE OF 19.48 FEET; COURSE NO. 35) NORTH 63°57'22" EAST, A DISTANCE OF 32.65 FEET; COURSE NO. 36) NORTH 12°08'57" EAST, A DISTANCE OF 8.34 FEET TO THE POINT OF BEGINNING.

COPY

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ST. AUGUSTINE CENTRE RESIDENTIAL PARCEL A

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°15'19" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2702.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INMAN ROAD, A 60.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 02°34'25" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1149.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 02°34'25" EAST, A DISTANCE OF 691.99 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE EXTENDED NORTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY AND ITS EXTENSION THEREOF, A DISTANCE OF 275.11 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1110.00 FEET; THENCE WESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°05'16" WEST AND A CHORD DISTANCE OF 74.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°10'32" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 75.47 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 13,955.80 FEET; THENCE WESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 337.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°29'02" WEST AND A CHORD DISTANCE OF 336.99 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 01°39'02" EAST, A DISTANCE OF 891.77 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF CONSERVATION EASEMENT NO. 3, BY OFFICIAL RECORDS BOOK 1333, PAGE 398 OF SAID PUBLIC RECORDS; THENCE SOUTH 79°14'02" EAST, ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 68.93 FEET; THENCE SOUTH 83°00'07" EAST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 176.62 FEET; THENCE DEPARTING SAID CONSERVATION EASEMENT NORTH 90°00'00" EAST, A DISTANCE OF 451.62 FEET TO THE POINT OF BEGINNING.

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PAGE 8 OF LESS OUTS

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ST. AUGUSTINE CENTRE RESIDENTIAL PARCEL B

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°15'19" EAST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 2702.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INMAN ROAD (A 60.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 02°34'25" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2121.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°34'25" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE 297.29 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 86°20'55" WEST, A DISTANCE OF 724.27 FEET; THENCE SOUTH 02°34'25" EAST, A DISTANCE OF 710.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50.00 FOOT ST. JOHNS COUNTY DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 783, PAGE 429 OF SAID PUBLIC RECORDS; THENCE NORTH 86°20'55" WEST, ALONG SAID DRAINAGE EASEMENT, A DISTANCE OF 526.40 FEET; THENCE DEPARTING SAID EASEMENT LINE NORTH 02°34'25" WEST, A DISTANCE OF 1014.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, AN 80.00 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 14,035.80 FEET; THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 818.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°30'15" EAST AND A CHORD DISTANCE OF 818.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°10'32" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 75.47 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1190.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°05'16" EAST AND A CHORD DISTANCE OF 79.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND EXTENSION THEREOF, A DISTANCE OF 278.70 FEET TO THE POINT OF BEGINNING.

EXHIBIT E

Map Showing Parcel Location

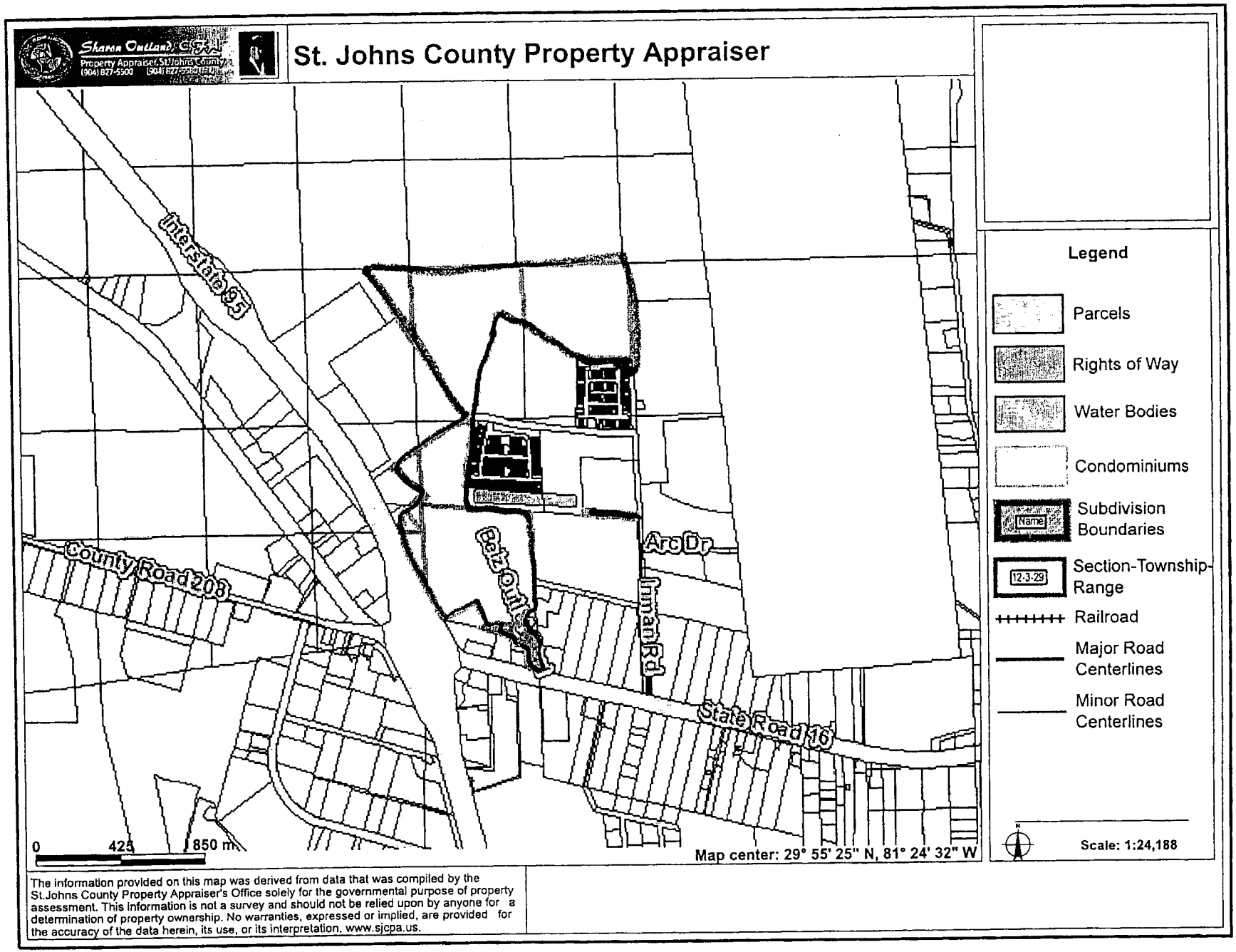
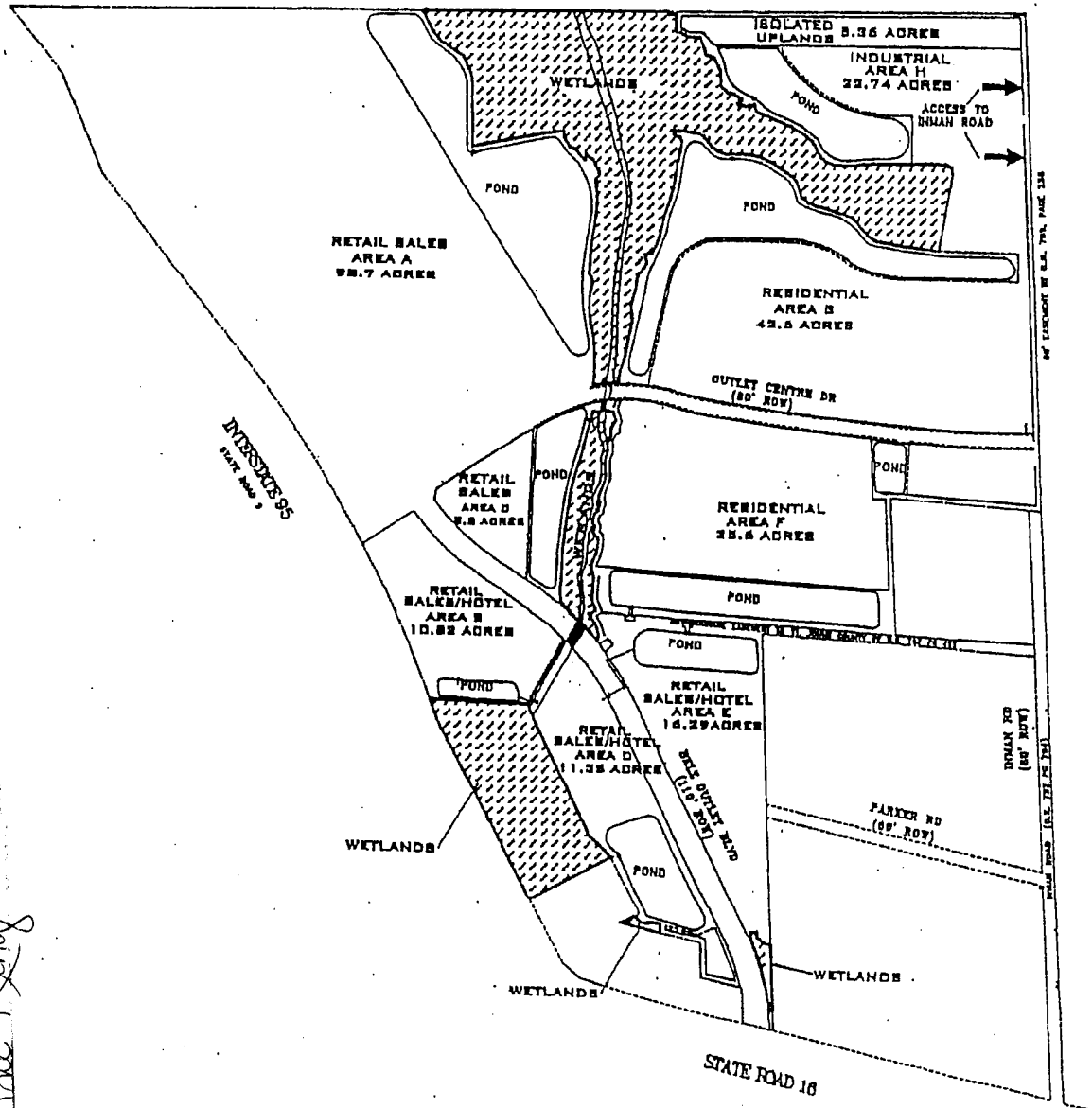

Sharon Outland, C.F.A.
Property Appraiser, St.Johns County
(904) 827-5500 (904) 827-5560 (FAX)
St. Johns County Property Appraiser
Interstate 95
County Road 208
Belz Outl
Arc Dr
Inman Rd
State Road 16
0
425
850 m
Map center: 29° 55' 25" N, 81° 24' 32" W
Legend
Parcels
Rights of Way
Water Bodies
Condominiums
Name
Subdivision Boundaries
12-3-29
Section-Township-Range
Railroad
Major Road Centerlines
Minor Road Centerlines
Scale: 1:24,188
The information provided on this map was derived from data that was compiled by the St.Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information is not a survey and should not be relied upon by anyone for a determination of property ownership. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. www.sjcpa.us.

EXHIBIT F

Master Development Plan Map



MAP H
DEVELOPMENT PLAN
EXHIBIT 2

LEGEND

PROPERTY LINE

WETLANDS	45.74 ACRES
RETAIL SALES/HOTEL	145.66 ACRES
LIGHT INDUSTRIAL	22.74 ACRES
RESIDENTIAL	76.20 ACRES
RIGHT-OF-WAY	11.90 ACRES
ISOLATED UPLANDS	11.06 ACRES
TOTAL SITE AREA	315.30 ACRES

NOTE: RIGHTS OF WAY WITHIN DEVELOPMENT INCLUDE SIDEWALKS MINIMUM OF 5' WIDE, SEPARATE FROM ROADWAY, ON BOTH SIDES OF ROAD. LOCATION OF PEDESTRIAN WAY ON RESIDENTIAL PARCELS (EAST OF WETLAND) APPROXIMATE ONLY.

ST. AUGUSTINE CENTRE

I-95 & S.R. 16, ST. JOHNS CO., FL.

OWNER:
ST. AUGUSTINE ASSOCIATES

CONSULTING TEAM:
KING ENGINEERING ASSOCIATES, INC.
ELIZABETH C. BOWMAN, ESQ.
UPCHURCH, BAILEY & UPCHURCH P.A.

NORTH

0 150 300 600

JOB NUMBER: 90-05-11
DRAWN BY: ADI
REVISED DATE: 04-20-04
CHECKED BY: W

HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF June 07
CHERYL STRIBLING, CLERK OF CIRCUIT COURT
Ex-Officio Clerk

The St. Augustine Record

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

COPY OF ADVERTISMENT

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 **MAJ 06-30 SA CENTRE** was published in said newspaper in the issues of

APRIL 30, 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 **30TH** day of **APRIL, 2007.**

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

Patricia A Bergquist
My Commission DD275981
Expires December 18, 2007

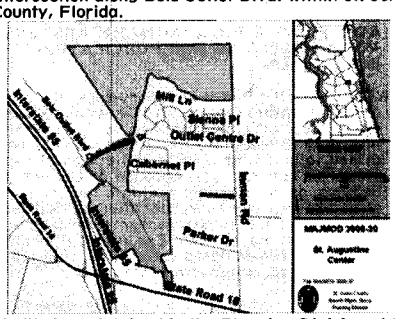
(Signature of Notary Public) (Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, May 15, 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 request a Major Modification to the St. Augustine Centre Planned Unit Development to allow for interstate signage consistent with Section 7.02.02(B)(2) of the Land Development Code. 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 near the I-95 & SR 16 intersection along Belz Outlet Blvd. 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: MAJMOD
2006-30 St. Augustine Centre PUD
L1096-7 Apr 30, 2007