

PINE RIDGE COMMONS PUD
AMEND ORDINANCE NUMBER 99-94

Title page of the Planned Unit Development Document, previously attached as Exhibit A to the PUD document of Ordinance Number 99-94, the Pine Ridge commons PUD, is hereby amended as follows:

Pine Ridge Commons

A

PLANNED UNIT DEVELOPMENT

31± Acres Located in Section 10
Township 49 South, Range 25 East
Collier County, Florida

PREPARED FOR:

G-4 Partnership

PREPARED BY:

WilsonMiller, Inc.
3200 Bailey Lane, Suite 200
Naples, FL 34105

And

Young, vanAssenderp, Varnadoe & Anderson, P.A.
801 Laurel Oak Drive
Suite 300
Naples, FL 34108

Amended January 2017

BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.
VIA DEL REY, BONITA SPRINGS, FL 34134

and

COLEMAN YOVANOVICH AND KOESTER, P.A.
4001 Tamiami Trail North, Suite 300
, NAPLES, FL 34102

DATE FILE 8/27/99
DATE APPROVED BY CCPC 11/18/99
DATE APPROVED BY BCC 12/14/99
ORDINANCE NUMBER 99-94

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STATEMENT OF COMPLIANCE

The purpose of this section is to express the intent of the G-4 Partnership, and its successors and assigns, hereinafter referred to as the Developer, to create a Planned Unit Development (PUD) on 31± acres of land located in Section 10, Township 49 South, Range 25 East, Collier County, Florida. The name of this Planned Unit Development shall be Pine Ridge Commons. The development of this site will be in compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan. The development will be consistent with the policies and land development regulations adopted thereunder of the Growth Management Plan's Future Land Use Element (FLUE) and other applicable regulations for the following reasons:

1. The subject property is within the Goodlette/Pine Ridge Commercial Infill Sub-district as identified in the FLUE of the Growth Management Plan and on the Future Land Use Map. In addition to other uses allowed by the Plan, the intent of the Sub-district is to provide multi-family residential development, shopping, personal services and employment for the surrounding residential area within a convenient travel time and contains development intensity standards to insure that development is compatible with surrounding land uses.
2. Pine Ridge Commons is compatible with and complementary to existing and zoned future land uses surrounding the project as required in Policy 5.4 of the FLUE.
3. Site and building improvements will be in compliance with applicable land development regulations unless and to the extent amended herein.
4. The development of Pine Ridge Commons will result in a well-designed commercial project, through coordinated and regulated signage, building design, vehicular, bicycle, and pedestrian access and landscaping, and will further the intent of Policies 3.1.E and F of the FLUE.
5. The development of Pine Ridge Commons will be designed in a manner consistent with Objective 7, Policies 7.1, 7.2, 7.3 and 7.5, which address access management, on-site traffic, bicycle and pedestrian circulation.
6. The development of Pine Ridge Commons will result in an efficient and economical extension of community facilities and services as required in Policies 3.1 H and L of the Future Land Use Element.
7. The Pine Ridge Commons PUD will be developed consistent with the Collier County Access Management Plan, as required in Section 2.6.38 of the Collier County Land Development Code.
8. All final local development orders for this project are subject to the Collier County Adequate Public Facilities Ordinance, Division 3.15 of the Land Development Code.
9. Pine Ridge commons has received a waiver from the historical/archaeological survey and assessment requirements of Section 2.2.25.3.10. of the Land Development Code due to the

sit's location in a low potential area for containing historical/archaeological artifacts. The Developer will comply with Section 2.2.25.8.2. of the Land Development Code should accidental discovery of any historic or archaeological site, significant artifact, or other indicator occur during site development or building construction.

SHORT TITLE

This ordinance shall be known and cited as the "PINE RIDGE COMMONS PLANNED UNIT DEVELOPMENT ORDINANCE".

SECTION I

LEGAL DESCRIPTION, PROPERTY OWNERSHIP, AND GENERAL DESCRIPTION

1.1 PURPOSE

The purpose of this section is to set forth the legal description and ownership of Pine Ridge Commons, and to describe the existing condition of the property proposed to be developed.

1.2 LEGAL DESCRIPTION

Please refer to Exhibit “B,” attached.

1.3 PROPERTY OWNERSHIP

The subject property is currently under the equitable ownership or control of G-4 Partnership, a Florida partnership, or its assigns, whose address is 2600 Golden Gate Parkway Suite 200, Naples, FL 34105.

1.4 GENERAL DESCRIPTION OF PROPERTY

- A. The project site is located in Section 10, Township 49 South, Range 25 East, and is generally bordered on the west by Goodlette-Frank Road, to the south by Pine Ridge Road and the North Naples fire station, to the east by the Naples Area Board of Realtors commercial building, the North Naples fire station and Pine Ridge Middle School; and to the north by ~~undeveloped agriculturally~~ North Naples United Methodist Church Mixed Use Planned Unit Development ~~zoned property~~.
- B. The zoning classification of the subject property at the time of original PUD application is A, Rural Agricultural and RSF-3.
- C. Elevations within the site are approximately 7.5 to 9 feet-NGVD. Per FEMA Firm Map Panels No. 1200670193D, dated June 3, 1986, the Pine Ridge Commons property is located within zones “AE-11” of the FEMA flood insurance rate map.
- D. Prior to development, vegetation on the site primarily consists of fallow croplands with lesser amounts of low quality pine flatwoods, xeric oak, and palmetto prairie vegetation which was regenerated on the farm ditch berms since the cessation of farming. With the exception of a cypress wetland located near the northeastern corner of the property, all site habitats were previously cleared and farmed and thus have been extensively disturbed. The site has been invaded by exotic plant species, including Brazilian pepper, melaleuca, and downy rose myrtle.

1.5 PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing

Entity is Trail Boulevard LLLP, 2600 Golden Gate Parkway, Naples, FL 34105. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

SECTION II

PROJECT DEVELOPMENT

2.2 GENERAL DESCRIPTION OF THE PROPERTY AND PROPOSED LAND USES

- A. Pine Ridge Commons is a 31 acre mixed use residential, retail commercial and office development oriented to serve surrounding residential areas within a convenient travel distance, which will consist of general and specialty retail shops, restaurants, business, medical and professional offices, and financial institutions. Emphasis will be placed on common building architecture, signage, landscape design and site accessibility for pedestrians and bicyclists, as well as motor vehicles.
- B. The PUD Master Plan is illustrated graphically on Exhibit A ~~(WMB&P, Inc. File No. D-2885-15)~~. A Land Use Summary indicating approximate land use acreages is shown on the plan. The location, size, and configuration of individual tracts shall be determined at the time of County development approvals in accordance with the Collier County Land Development Code (LDC).
- C. The Project shall contain a maximum of 275,000 square feet of gross leasable area for retail commercial and office and financial institution uses. Retail commercial uses shall be located south of the northern entrance and limited to 125,000 square feet of gross leasable area, and no individual retail tenant may exceed 65,000 square feet of gross leasable area. A maximum of 375 multi-family or townhome residential dwellings may be permitted within the PUD.
- D. If an agreement is reached with the School Board of Collier County then the main northern access drive may be shared with the School as access to Pine Ridge Middle School and the parcel of land the access road lies on may be deeded to the School Board. One or both parties, depending on the agreement between the School Board and the Developer, shall maintain the road. The Developer, School Board or both may request the road be public. If the access road right-of-way is donated to the Collier County School Board, it shall be considered an internal road or drive and not as a property line for purposes of setbacks and buffering.
- E. The minimum preserve requirement is as follows: 9.65 acres of existing native vegetation x 15% = 1.47 acres. The owner shall provide 1.47 acres of native vegetation preservation on-site in accordance the Goodlette/Pine Ridge Mixed Use Subdistrict.

2.15 TRANSPORTATION

- A. The Developer will pay an appropriate fee required by the County's Road Impact Fee Ordinance 92-22, as may be amended, as building permits are issued for the proposed project.

- B. The Developer will provide for a reservation of land a maximum of 50 feet in width along the western property boundary to accommodate the programmed Goodlette-Road Road four-laning improvements. Dedication of this land to Collier County shall be in conjunction with final subdivision plat or site development plan approval of the first phase of development or within 120 days of any written request to the Developer from the County or at the initiative of the Developer, whichever is earlier. The Developer will be entitled to impact fee credits as permitted by and pursuant to the Road Impact Fee Ordinance for this dedication. The developer is not responsible for resolving any conflicts created with other easement holders within the dedication area, such as, but not limited to, Florida Power and Light. (Commitment complete)
- C. The Developer shall dedicate required land up to a maximum of fifteen feet in width for a right turn lane from Goodlette-Frank Road. The Developer shall dedicate this land as part of the Goodlette-Frank Road right-of-way and the dedication shall not be eligible for impact fee credits. Dedication of the land to Collier County shall be in conjunction with final subdivision plat or site development plan approval or within 120 days of any written request to the Developer from the County. (Commitment complete)
- D. All project access points shall be consistent with the Collier County Access Management Policy, including turn-lane specifications. Types of access and locations of access to the project from Goodlette-Frank Road and Pine Ridge Road shall be as depicted on the approved Master Plan exhibit. The Developer will provide appropriate turn lanes at the project entrances as required at the time of SOP approval. These improvements are considered site related and are not subject to impact fee credits. (Commitment complete)
- E. Arterial level street lighting shall be provided by the Developer at project entrances to be utilized by that phase of development, prior to issuance of the first certificate of occupancy for that phase. (Commitment complete)
- F. The Developer shall provide a fair share contribution toward the capital cost of a traffic signal at the intersection of the northern entrance road and Goodlette- Frank Road when warranted by the Collier County Transportation Department. The signal will be designed, installed, owned, operated and maintained by Collier County. (Commitment complete)
- G. The Developer will provide the opportunity for a mutually acceptable interconnection to adjoining commercial properties to the east.

H. The project shall be limited to a maximum of 942 PM peak hour two-way trips.

2.16 COMMON AREA MAINTENANCE

Common area maintenance, including maintenance of the surface water management system, will be provided by the Developer.

2.17 DESIGN GUIDELINES AND STANDARDS

- A. The Collier County Planned Unit Development District is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land under unified ownership as set forth in the LDC, ~~Section 2.2.20~~.
- B. The Pine Ridge Commons PUD is planned as a neighborhood-oriented residential, retail commercial, office and financial institution site. The Developer will establish guidelines and standards to ensure quality for both the common areas and the individual parcel developments. All development will meet and enhance the LDC, ~~Division 2.8~~ Section 5.05.08, Architectural and Site Design Standards ~~and Guidelines~~.

2.18 LANDSCAPING, BERMS, FENCES AND WALLS

- D. Landscape buffers contiguous to the eastern boundary not adjacent to the school shall be a minimum 10' wide Type "A" buffer if developed with commercial or a minimum 15' wide Type "B" buffer if developed with multi-family.

SECTION III

COMMERICAL

3.1 PURPOSE

The purpose of this section is to identify permitted uses and development standards for areas within Pine Ridge Commons Designated Commercial on the Master Plan.

3.2 GENERAL DESCRIPTION

Areas designated as “C” Commercial on the PUD Master Plan are intended to provide a maximum of 275,000 square feet (gross leasable area) for retail commercial, office and financial institution uses. For each residential dwelling unit receiving a certificate of occupancy, the amount of commercial square footage permitted within the PUD shall be reduced by 200 square feet. Retail commercial uses shall be limited to a maximum of 125,000 square feet of gross leasable area on the ±23 acres of the site south of the northernmost entry road depicted on the Master Plan. A maximum of 375 multi-family or townhome residential dwellings shall be permitted. Multi-family and townhome residential dwellings shall be permitted in the locations depicted on Exhibit ‘A’ PUD Master Plan.

3.3 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

A. Permitted Principal Uses and Structures:

1. All permitted and conditional uses in the C-1, C-1/T, C-2, and C-3 Zoning Districts of the Collier County Land Development Code, in effect as of June 22, 1999, except those uses identified as prohibited in Section 3.3.C below.
2. Real Estate (Group 6512)
3. Miscellaneous Personal Services, Not Elsewhere Classified, (Group 7299) except escort service; massage parlors; steam baths; tattoo parlors; Turkish baths.

4. Multi-family and townhome residential dwellings

3.4 DEVELOPMENT STANDARDS (COMMERCIAL)

A. Minimum Lot Area: 20,000 square feet

- B. Minimum Lot Width: 100 feet
- C. Minimum Yard Requirements:

- 1. Principal Permitted Uses

- a) Goodlette-Frank Road: Zero feet (0') to the east edge of the FPL easement
- b) Pine Ridge Road: Forty feet (40') from edge of pavement.
- c) Minimum Building Setback from North and East Perimeter Project Boundary of the PUD: Thirty feet (30').
- d) Internal Drives: Fifteen feet (15') from rights-of-way line.
- e) Distance between Free-standing Uses: Thirty feet (30')
- f) Water management structures: Zero feet (0') to bulkhead or riprap at top of bank.
- g) Buildings or portions of buildings under separate ownership including connected units: Zero feet (0').

- h) Preserves: Twenty-five feet (25')

- 2. Accessory Structure Setbacks:

- a) Perimeter
 - (1) Roofed parking facilities- Twenty feet (20')
- b) Side Yard:
 - (1) Common Architectural Features- Zero feet (0')
 - (2) Roofed parking facilities- Ten feet (10')
- c) Lake Bank:
 - (1) Common Architectural Features-Zero feet (0')
 - (2) Seating areas- Zero feet (0')

- d) Preserve: Ten feet (10')

- D. Maximum Height:

- 1. Retail Buildings: One story, not to exceed forty feet (40').
- 2. Office and Financial Institution Buildings: Three-stories, not to exceed fifty feet (50').

3. Architectural features: Sixty feet (60')

E. Individual Retail Tenant Size

1. No individual retail tenant may exceed 65,000 square feet of gross leasable area.

3.5 DEVELOPMENT STANDARDS (RESIDENTIAL)

| <u>PRINCIPAL STRUCTURES</u> | <u>TOWNHOUSE</u> | <u>MULTI-FAMILY</u> |
|---|------------------|---------------------|
| <u>Minimum Lot Area</u> | <u>1,200 SF</u> | <u>1 acre</u> |
| <u>Minimum Lot Width</u> | <u>20 feet</u> | <u>N.A.</u> |
| <u>Minimum Lot Depth</u> | <u>60 feet</u> | <u>N.A.</u> |
| <u>Minimum Front Yard Setback</u> | <u>10 feet</u> | <u>10 feet</u> |
| <u>Minimum Side Yard Setback</u> | <u>5 feet</u> | <u>5 feet</u> |
| <u>Minimum Rear Yard Setback*1</u> | <u>10 feet</u> | <u>10 feet</u> |
| <u>Minimum Lake Maintenance Easement Setback*1</u> | <u>0 feet</u> | <u>0 feet</u> |
| <u>Minimum FPL Easement Setback</u> | <u>0 feet</u> | <u>0 feet</u> |
| <u>Minimum PUD Boundary Setback</u> | <u>25 feet</u> | <u>25 feet</u> |
| <u>Maximum Building Height</u> | | |
| <u>Zoned</u> | <u>55 feet</u> | <u>55 feet</u> |
| <u>Actual</u> | <u>60 feet</u> | <u>60 feet</u> |
| <u>Minimum Distance Between Buildings</u> | <u>10 feet</u> | <u>10 feet</u> |
| <u>Floor Area Min. (S.F.), per unit, ground floor</u> | <u>700 SF</u> | <u>700 SF</u> |
| <u>ACCESSORY STRUCTURES</u> | | |
| <u>Minimum Front Yard Setback</u> | <u>10 feet</u> | <u>10 feet</u> |
| <u>Minimum Side Yard Setback</u> | <u>0 feet</u> | <u>0 feet</u> |
| <u>Minimum Rear Yard Setback</u> | <u>10 feet</u> | <u>10 feet</u> |
| <u>Minimum Drainage Easement Setback</u> | <u>0 feet</u> | <u>0 feet</u> |
| <u>Minimum FPL Easement Setback</u> | <u>0 feet</u> | <u>0 feet</u> |
| <u>Minimum PUD Boundary Setback</u> | <u>15 feet</u> | <u>15 feet</u> |
| <u>Minimum Distance Between Buildings</u> | <u>0/10 feet</u> | <u>0/10 feet</u> |
| <u>Maximum Height</u> | | |
| <u>Zoned</u> | <u>20 feet</u> | <u>20 feet</u> |
| <u>Actual</u> | <u>25 feet</u> | <u>25 feet</u> |

Minimum lot areas for any unit type may be exceeded. The unit type, and not the minimum lot area, shall define the development standards to be applied by the Growth Management Division during an application for a building permit.

*1 –The Landscape Buffer Easements shall be located within open space tracts and Lake Maintenance Easements shall be located within lake tracts and not be located within a platted residential lot.

Note: nothing in this PUD Document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.

NOTES:

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

PRESERVES:

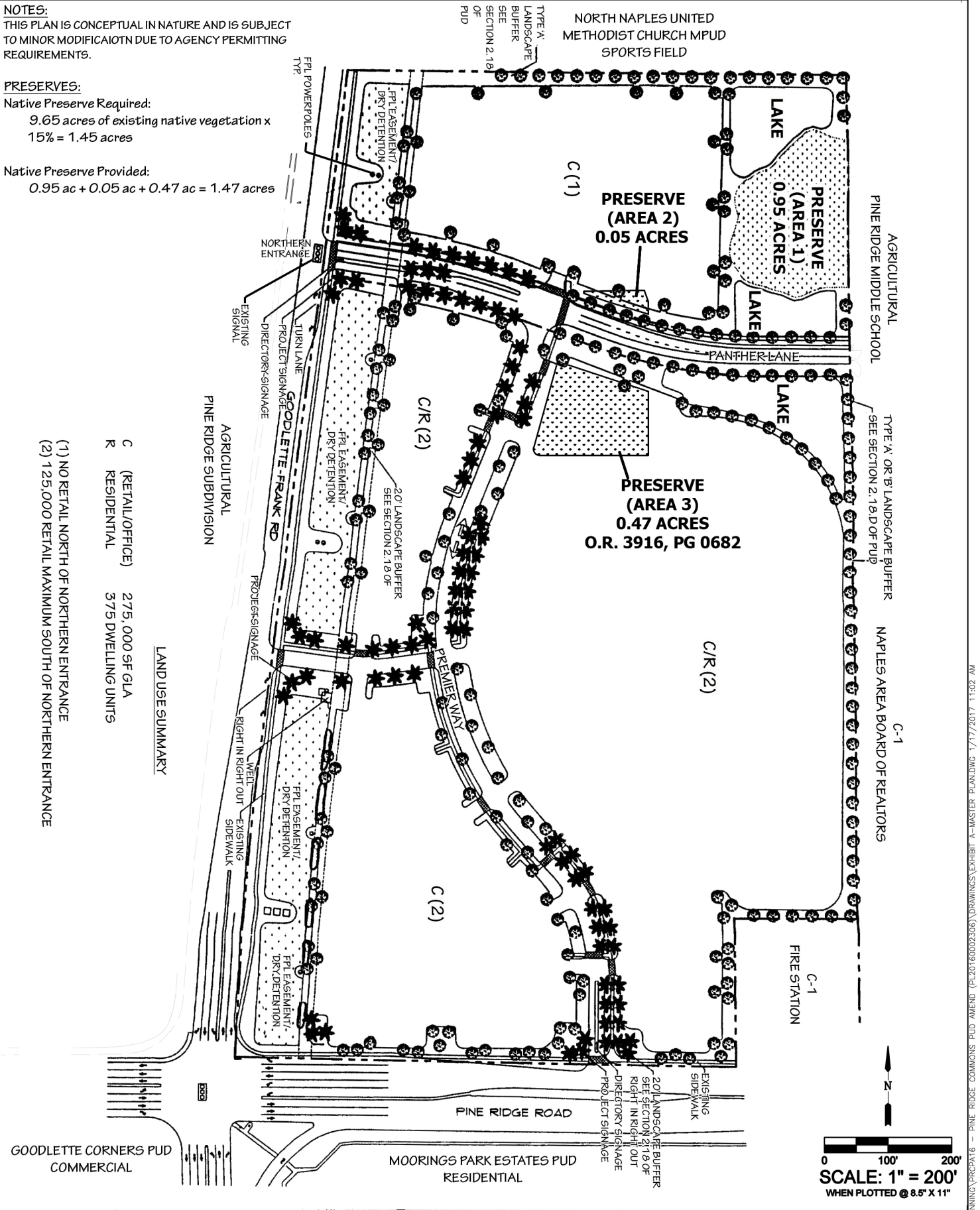
Native Preserve Required:

9.65 acres of existing native vegetation x
15% = 1.45 acres

Native Preserve Provided:

0.95 ac + 0.05 ac + 0.47 ac = 1.47 acres

- LAND USE SUMMARY**
- | | | |
|---|-----------------|--------------------|
| C | (RETAIL/OFFICE) | 275,000 SF GLA |
| R | RESIDENTIAL | 375 DWELLING UNITS |
- (1) NO RETAIL NORTH OF NORTHERN ENTRANCE
(2) 125,000 RETAIL MAXIMUM SOUTH OF NORTHERN ENTRANCE



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

PINE RIDGE COMMONS MPUD

EXHIBIT A

PUD MASTER PLAN

REVISED

08/29/2017

| | |
|------------|-----------------------|
| SCALE: | 1" = 200' |
| JOB CODE: | PROPA18 |
| DATE: | JAN 2017 |
| FILE NAME: | EXHIBIT A-MASTER PLAN |
| SHEET | 1 OF 1 |

WilsonMiller

New Directions In Planning, Design & Engineering

EXHIBIT B

Description of part of Section 10, township 49 South, Range 25 east, Collier County, Florida (Parcel "A")

All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:

COMMENCING at the southerly 1/4 corner of Section 10, Township 49 South, Range 25 East, Collier County, Florida;

thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on the northerly boundary of Pine Ridge Road (S.R. 896) and the POINT OF BEGINNING of the parcel herein described;

thence along said boundary, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right of way of Frank Boulevard, 100 foot right-of-way as recorded in Plat Book 13, Page 58 of the Public Records of Collier County, Florida;

thence along said right of way 454.08 feet along the arc of a circular curve concave the east, having a radius of 5679.65 feet, through a central angle of 04°34'51" and being subtended by a chord which bears North 04°48'48" East 453.96 feet;

thence continuing along said right-of-way North 07°06'13" East 1102.02 feet;

thence leaving said right-of-way North 89°29'57" East 783.65 feet to a point on the boundary of the parcel of land described in O.R. Book 503, page 206;

thence along said boundary South 00°46'24" East 1324.29 feet to a point on the boundary of the parcel described in O.R. Book 1037, pages 1602-1605;

thence along said boundary South 89°29'57" West 190.00 feet

thence continuing along said boundary South 00°46'24" East 232.40 feet to the northerly boundary of said Pine Ridge Road;

thence along the northerly boundary of Pine Ridge Road, North 89°35'25" West 779.46 feet to a point on the north/south 1/4 section line of Section 10 and the POINT OF BEGINNING of the parcel herein described;

Parcel contains 30.65 acres more or less.

Subject to easements, restrictions and reservations of record.

Bearings are based on the northerly boundary line of Pine Ridge Road (SR 896) being South 89°35'25" West.

WILSON, MILLER, BARTON & PEEK, INC.

Registered Engineers and Land Surveyors

By: 
Marcus L. Berman, P.S.M. # 5086

Certificate of authorization LB-#43.

Not Valid unless embossed with the Professional's seal.

Ref. 2G-496

W.O.: 00011-00N-SRV-GO000

Date: April 17, 1998

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7/8/99-0110001.BES

WilsonMiller Inc. - FL Lic # LC C000170

STATE OF FLORIDA)
COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the
Twentieth Judicial Circuit, Collier County, Florida, do hereby
certify that the foregoing is a true copy of:

ORDINANCE NO. 99-94

Which was adopted by the Board of County Commissioners
the 14th day of December, 1999, during Regular Session.

WITNESS my hand and the official seal of the Board of
County Commissioners of Collier County, Florida, this 15th day of
December, 1999.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

Ellie Hoffman
By: Ellie Hoffman,
Deputy Clerk

FILED
1999 DEC 20 AM 10:34
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

