

ORDINANCE NUMBER: 2004 - 70

P.U.D. OFF. REC.
BOOK 5 PAGE 248

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OR (OPEN RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated March 1, 2004, in addition to supporting documents and statements from the applicant which are a part of Zoning File PUD 2004-14 Hilden Business Park PUD, 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. Findings of Fact: that the need and justification for approval of the Hilden Business Park PUD has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The proposed project is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The request meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
4. The request meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.
5. The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02(G) of the Land Development Code.
6. The proposed PUD meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.

7. The zoning district designation of Planned Unit Development (PUD) is consistent with the land uses allowed in the land use designation of Mixed Use (Md) as depicted on the 2015 Future Land Use Map.

SECTION 2. Pursuant to this application File Number PUD 2004-14 Hilden Business Park, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. 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 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County 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 maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

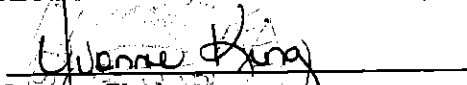
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 11th DAY OF August 2004.

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

BY: 
Karen R. Stern
Its Chair

RENDITION DATE 08/13/04

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: 08/17/04

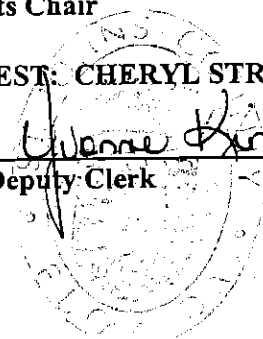


EXHIBIT A

DESCRIPTION:

PARCEL 1

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 89°47'10" EAST ALONG THE QUARTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 218.24 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OL- DIXIE HIGHWAY, HAVING A RIGHT-OF-WAY WIDTH OF 50.00 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 39°08'44" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 654.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HILDEN ROAD (FORMERLY FATIO'S ROAD) HAVING A RIGHT-OF-WAY WIDTH OF 30.00 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 48°16'30" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 303.64 FEET TO THE EAST-LINE OF THAT LAND FORMERLY OF ROBINSON, AS NOW RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 1171 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 36°21'20" WEST, ALONG SAID EAST LINE, 686.41 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00°47'34" EAST ALONG THE DIVIDING LINE BETWEEN THE SOUTHWEST 1/4 AND AFORESAID GOVERNMENT LOT 2 OF SECTION 13, A DISTANCE OF 156.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.80 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 89°47'10" EAST ALONG THE QUARTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 218.24 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, HAVING A RIGHT-OF-WAY WIDTH OF 50.00 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 39°08'44" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 684.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HILDEN ROAD (FORMERLY FATIO'S ROAD) HAVING A RIGHT-OF-WAY WIDTH OF 30.00 FEET AS IT IS NOW ESTABLISHED AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 39°08'44" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 450.58 FEET TO THE NORTHEAST CORNER OF SECTION 37 OF SAID TOWNSHIP AND RANGE- THENCE SOUTH 42°16'03" WEST, ON THE NORTHWEST LINE OF SAID SECTION 37, A DISTANCE OF 500.04 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 1; THENCE NORTH 36°14'30" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 1, A DISTANCE OF 504.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HILDEN ROAD; THENCE NORTH 48°16'08" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HILDEN ROAD, A DISTANCE OF 469.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD DIXIE HIGHWAY AND TO THE POINT OF BEGINNING, CONTAINING 5.26 ACRES, MORE OR LESS.

BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORD VOLUME 592 PAGE 339, AND OFFICIAL RECORD VOLUME 56 PAGE 339, AS RECORDED IN THE PUBLIC RECORD OF ST. JOHNS COUNTY, FLORIDA.

BOOK

P. D.

S. D.

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St. Johns County

Application For Rezoning

From OR To PUD

Date March 1, 2004

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BOOK S PAGE 251

Project Name: Hilden Commercial Park

Owner/Applicant: Baron Bartlett

Address: 35 Professional Drive, Suite 101
Ponte Vedra Beach, FL 32082

Phone: (904) 285-5299 Fax: (904) 285-1640

E-mail Address: bbartlett@jaxvelaw.com

Planning/Engineering Firm: North Beach Engineering, Inc.

Address: 3611-14 St. Johns Bluff Rd. South
Jacksonville, FL 32224

Phone: (904) 493-6500 Fax: (904) 493-6501

E-mail Address: dfm@north-beach.com

Person to Receive Comments: Danielle Mayores

Property Appraiser's Parcel No. 026010-0000 + 025980-0000

Name of Overlay District if applicable: NA

Location: 2 miles south of CR210 + US1

Census Tract: _____ Property Appraiser's Map Sheet: 3C13 Acres: 10.15

911 Address (if known) 155 Hilden Rd. + 9901 Old Dixie Highway

TAZ _____ Zone Class: OR Comp. Plan DSGN Md

Present Use of Property: Single family + vacant

Proposed Use of Property: 120,000 SF. of commercial / industrial
uses with associated paving, buffers, and infrastructure.

Water/Sewer Provider: St. Johns County Utilities

Please list below any applications currently under review or recently approved which may assist in the review of this application: none

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: Danielle Mayores

Printed or typed name(s): Danielle Mayores, North Beach Engineering, Inc.

EXHIBIT C
Master Development Plan Text
Hilden Business Park PUD

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- a. **Project Description/Location:** The Hilden Business Park PUD consists of 10.06+/- acres, located on the east side of Highway U.S. 1 North approximately 2 miles south of CR 210 East (Palm Valley Road). The legal description is included as Exhibit A to the application. Location is shown on Exhibit D, Master Development Plan Map and Exhibit E, Location Map.
- b. **Development Size:** The total number of acres included within the project is 10.06+/- acres.
- c. **Wetlands:** There are approximately 0.25+/- acres of wetlands located within the proposed project. They are positioned along the southeast corner of the project boundary. These wetlands are proposed to be mitigated for, and filled subject to receipt of applicable State and Federal permits.
- d. **Development Area:** The project is located within the Mixed Use District (Md) and would allow the project to be constructed with a maximum of 75% impervious surface coverage. The total development area, including the proposed filled wetlands is 10.06 acres.
- e. **Dwelling Units:** There are no residential dwelling units proposed within the project except as accessory to the listed uses below.
- f. **Non-Residential Development:** The proposed development will be consistent with the definition of "Business Park" as contained in the ITE Trip Generation Handbook, 7th Edition, for the land use code of 770. The tenant space is flexible and lends itself to a variety of uses. The space may include offices; retail and wholesale stores; restaurants; recreational areas; and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

The proposed development will consist of a maximum of 115,000 square feet of Business Park uses allowable under the Neighborhood Business and Commercial Uses, General Business and Commercial Uses, Office and Professional Services and Light Industrial Uses as provided for in the St. Johns County Land Development Code including but not limited to the following:

- a. Retail outlets for the sale of food and drugs with or without drive-thru, wearing apparel, toys, sundries and notions, books and stationery, leather goods, and luggage, jewelry (including watch repair but not a pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, and pet shops (but not animal kennel or veterinarian), musical instruments, television and radio (including repairs),

florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.

- b. Service establishments such as barber or beauty shop, shoe repair shop, restaurant with or without drive thru, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, tailor or dressmaker, dry cleaning and laundry package plants in completely enclosed building using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses from off the premises, (may include drive-thru for pick up/drop off) and similar activities.
- c. Medical and dental offices and clinics.
- d. Professional and business offices.
- e. Bank and financial institutions, free standing, drive-up and walk-up ATM machines, travel agencies, employment offices, and similar establishments with drive-thru services allowed.
- f. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
- g. Sale of alcoholic beverages for on or off site consumption.
- h. Drive-in (or thru) restaurants.
- i. Retail plant nurseries.
- j. Private schools and daycare facilities.
- k. Personal property mini-warehousing.

The above uses are subject to the following limitations:

- a. Sale, display and preparation and storage is to be conducted within a completely enclosed building, except special events for Spring, Autumn, Christmas, Fourth of July, sales, etc., which may be displayed in front of the retail establishment. No outside displays shall interfere with safe pedestrian and /or vehicular travel. No more than 30% of floor space may be devoted to storage.
- g. **Site Development Criteria:** The minimum building setbacks will be measured from the vertical surfaces of the buildings and will be as follows:

Building Setbacks are as follows:

Front Yard: 30 feet from Highway U.S. 1 right-of-way
Side Yard: 20 feet from all other property lines with a minimum separation of 10 feet between buildings. 35 feet from the eastern property boundary of Phase II.
Buffer: 20 feet from Highway U.S. 1 right-of-way, Hilden Road (Fatio Road) right-of-way and Old Dixie Highway right-of-way. 35 feet from the eastern property boundary of Phase II. 10 feet shall be required on the southern and northern project boundaries.

Buffers may contain fences/walls if desired (but are not required) up to a maximum of 6 feet in height.

The parking requirement for the development shall be in conformance with the St. Johns County Land Development Code Article VI, Part 6.05. Final layout shall be determined at the time of construction plan approval.

Adequate lighting shall be provided if off-street parking or loading facilities are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent properties. The parking area illumination shall be confined to the parking area, not extending beyond the property line. Bulbs shall be concealed from adjacent properties.

Within the PUD there may be erected a main sign to identify the business located on the property. There may also be a minor sign at the entrance to each business, which may be located on the building face. All signs will conform to Article VII of the St. Johns County Land Development Code. Temporary signage may be utilized and will be shown on the Master Development Plan map and construction plans. Exact size and design of the signage shall be depicted within individual site construction plans as each parcel develops. Signs may be landscaped and lighted. The maximum height of the signs will be 30 feet on Highway U.S. 1 and 20 feet on the other right-of-way frontages. There is an existing Billboard located at the southwest corner of the project along US 1 North, which shall be considered a permitted use so long as it complies with this PUD and Article VII of the St. Johns County Land Development Code and other applicable permitting.

The impervious surface area shall not exceed 75% and the maximum building height shall not exceed 35 feet.

- h. **Infrastructure:** The owners and their successors or assigns will have responsibility for the construction and maintenance of site improvements on their parcels. No common areas are to be dedicated to St. Johns County.

The stormwater management facility and all common areas may be operated and maintained by a future Property Owners Association with covenants, and restrictions approved and recorded in the Public Records of St. Johns County. The development will be required to construct a Stormwater Management System to meet the requirements of the St. Johns County Land Development Code, St. Johns River Water Management District (SJRWMD) and Florida Department of Transportation (FDOT) if a drainage connection permit is required. Each phase of development will be responsible to meet the requirements of Landscaping and Tree Protection per the St. Johns County Land Development Code.

The PUD will be served by a maximum of four (4) ingress and egress driveways. The driveway connections shall comply with St. Johns County Regulations, which shall include additional right-of-way for Hilden Road (Fatio Road) to accommodate the development (up to a 60 foot right-of-way total) per St. Johns County standards. Improvements within the Right-of-Way shall be the developers' responsibility and shall comply with the St. Johns County Land Development Code. With FDOT's approval, the applicant would like the option to install one project entrance off of Highway U.S. 1 and three project entrances off of Hilden Road (Fatio Road). Turn lanes on Highway U.S. 1 will be provided to the site if required by FDOT. A 5-foot sidewalk will be constructed along one side of Hilden Road as well as between Phase I and Phase II development as depicted on the MDP map. This will provide safe and convenient pedestrian access via sidewalks within the PUD.

To the north of the proposed development is vacant timberland, to the south is vacant timberland and jurisdictional wetlands, to the west of the PUD is a dirt road and existing single family residential and to the east is existing single family residential. A potential future vehicle interconnection point has been labeled and delineated on the MDP map located on the south project boundary. Because specific development of Phase II is uncertain at this time, interconnectivity of Phase II will be addressed upon submittal and review of the Phase II incremental MDP per LDC Section 5.03.02.G.2.

At this time, it cannot be determined if a traffic signal will be necessary at the intersection of Hilden Road and U.S. 1, especially since the exact uses within the development are not known. Hilden Business Park will be responsible for the cost of signalization at Hilden Road, if warranted, on a proportionate share basis, based on the project traffic impact on Hilden Road. If additional development is approved by St. Johns County in a Planned Unit Development (PUD) that also impacts Hilden Road, such development will also be required to pay it's proportionate share.

Fire protection shall be provided in accordance with the St. Johns County Fire Department regulations and Article VI, Part 6.03 of the St. Johns

County Land Development Code. All utilities within the PUD, including telephone, power, cable television and sewer and water main lines will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the property and the grading and topography of the site. The storm sewer facility shall comply with all the St. Johns County Land Development Code and all other applicable federal and state permitting requirements and shall facilitate the proper drainage of storm water and prevent erosion and the formation of dust.

Dumpster pads will be located within the development for solid waste collection and will be screened, opaque, 6 feet in height per LDC Section 2.02.04.C.

- i. **Potable Water/Sanitary Sewer:** St. Johns County Utilities shall provide central water and sewer utilities for the development. The projected amount sewer usage will be approximately 7,760 gpd and the projected water usage will be approximately 7,760 gpd.
- j. **Topography and Soils:** Predominate soils on the site, as determined by the SCS Soil Survey of St. Johns County are Immokalee fine sand (7) and Myakka fine sand (3). Immokalee soils are poorly drained, nearly level that occur on broad flats and low knolls in the flatwoods. Myakka soils are nearly level and consist of poorly drained and very poorly drained sandy soils that are in the flatwoods.
- k. **Site Vegetation and Habitat:** Per a report completed by Environmental Resource Solutions, Inc., the site contains the following FLUCFCS categories: Residential, Low Density (110), Scrub and Brushland (320), Upland Coniferous Forests (410), Pine – Mesic Oak (414), Hardwood – Conifer Mixed (434) and Wetland Forested Mixed (630).

Accordingly, this project will comply with the required 5 percent of upland natural vegetation, which may be included in the upland buffers, project perimeter buffers, landscape buffers and open spaces located throughout the development as depicted on the MDP map.

- l. **Significant Natural Communities Habitat:** The entire site has been developed with low density residential for many years. As such, there is no listed species or significant natural communities habitat found on the site as verified by the report completed by Environmental Resource Solutions, Inc.
- m. **Historic Resources:** The site is located in a “low-probability” area as designated by St. Johns County Final Archaeological Predictive Model, Figure No. 8.4.
- n. **Buffers:** The project’s land clearing and landscaping shall comply with Article IV and VI, Part 6.06 of the St. Johns County Land Development Code. There will be

a minimum 20-foot buffer provided along Highway U.S. 1 North, Hilden Road (Fatio Road) and Old Dixie Highway. A minimum 10 foot buffer will be provided along the southern and northern project boundaries which will meet the requirements of LDC Section 5.03.03.A.4. A minimum of 25% (2.51 acres) of the PUD will be designated as open space which may be located in perimeter buffers, environmental buffers, ponds and other open spaces located throughout the development.

The St. Johns County Land Development Code stipulates that a minimum 25-foot natural vegetative upland buffer plus a 25-foot building setback shall be maintained between developed areas and contiguous wetlands. This buffer is to be measured landward from the State jurisdictional wetland line, and is to remain in a natural, undisturbed, vegetative state. Removal or alteration of native vegetation and soils within the upland buffer is prohibited. Certain accessory uses are allowed within the additional 25-foot building setback. The natural vegetative upland buffer and additional building setback shall be depicted on all construction plans.

- o. **Special Districts:** This site is not located in any special districts in accordance with Article III of the St. Johns County Land Development Code.
- p. **Temporary Uses:** The development of the PUD and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and/or temporary access. The developer of the PUD will have the right to have each building finalized and a Certificate of Occupancy issued as each building is complete providing adequate parking and drainage has been completed.
- q. **Accessory Uses:** Standard commercial accessory uses will be allowed per the St. Johns County Land Development Code provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure.
- r. **Phasing:** The development will be built in 2 five-year phases. Phase I of the development shall commence within 3 years of the date of approval of this PUD. Commencement is defined as the approval of engineering plans by St. Johns County. The development shall be completed within 10 years after commencement. Completion of the development shall be defined as County approval of the as-built plans.

The projected development of each Phase is as follows:

Projected Phasing Schedule

Phase I	2007-2012	59,200 square feet
Phase II	2012-2017	55,800 square feet

Notwithstanding the projected phasing schedule, future phases (or a portion thereof) may be combined with current phases so long as a phase is 50% complete before moving to the next phase. Individual buildings may receive separate building permits and certificates of occupancy so long as sufficient infrastructure to support such individual buildings has been completed and approved.

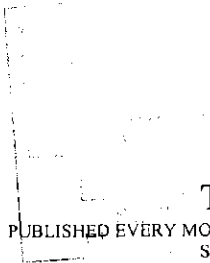
- s. **Projected impact of the Project:** The Hilden Commercial Park PUD will be a comprehensively planned, mixed use development, consistent with the St. Johns County Comprehensive Plan designation of Mixed Use District (Md). The proposed development located on Highway U.S. 1 North will provide office and commercial uses that will benefit the residents in this area. The proposed development is consistent with other commercial development within St. Johns County. The development will provide a good location for new businesses to start or existing businesses to expand or relocate to the area. This project will promote the County's economic development goals.

In addition, the planning and design of the Hilden Commercial Park PUD will further accomplish the following:

- Permit a creative approach to the development of the land; and
 - Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County Land Development Regulations; and
 - Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lower development costs; and
 - Provide an opportunity for new approaches to ownership; and
 - Provide an environment of stable character compatible with surrounding commercial areas; and
 - Retain property values over the years.
- t. **Waivers/Variations/Deviations:** This PUD requests no waivers, variances or deviations from the St. Johns County Land Development Regulations.
- u. **Ownership/Agreement:** The developer of the Hilden Road PUD and their successors or assigns agree to proceed with the proposed development in accordance with the approved PUD ordinance and plans as per St. Johns County Ordinances and regulations and any such conditions and safeguards as may be set by the Board of County Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved Master Development Plan Map for the Hilden Road PUD. Private facilities, areas and systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made herein.

- v. **Future Land Use Designation:** The property is located wholly within the Mixed Use District (Md) on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan, as amended.

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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 **AMANDA N. BRUNK**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being **NOTICE OF HEARING**
In the matter of **PUD 04-14 HILDEN BUS PK**
in the Court, was published in said newspaper in the issues of

JULY 26, 2004

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore been continuously published in said St. Johns County, Florida, each
day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this **26TH** day of **JULY 2004**

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



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

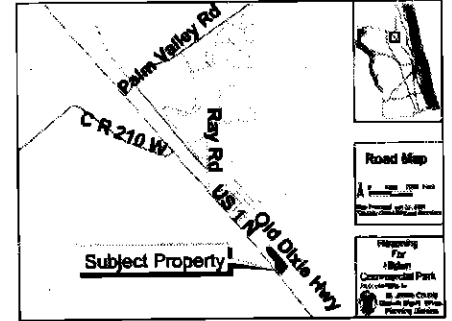
Patricia A. Bergquist

(Signature of Notary Public)

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing
will be held on Wednesday, August 11, 2004 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 lands from Open Rural
(OR) to Planned Unit Development (PUD).
The subject property is located at 125 Hilden Road
within St. Johns County, Florida.



This file is maintained in the Planning Division of the
Growth Management Services Department, at the
County Administration Building, 4020 Lewis Speed-
way, 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 par-
ticipate in this proceeding should contact David
Halstead, ADA Coordinator, at (904) 823-2500 or at
the County Administration Building, 4020 Lewis
Speedway, St. Augustine, Florida, 32084. For hear-
ing 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-jud-
icial rules of procedures. Interested parties should
limit contact with the Board of County Commis-
sioners or the Planning and Zoning Agency members on
this topic, except with compliance with Resolution
95-126, to properly noticed public hearings or to writ-
ten communication care of St. Johns County Plan-
ning Division, P.O. Drawer 349, St. Augustine,
Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KAREN STERN, CHAIR
FILE NUMBER: PUD 2004-14 Hilden Business
Park PUD
L1773-4 July 26, 2004