

13
Final
BCC Sec

Public Records of
St. Johns County, FL
Clerk # 2005038101,
O.R. 2439 PG 496-508
05/18/2005 at 10:30 AM,
REC. \$53.00 SUR. \$59.00

ORDINANCE NUMBER: 2005- 19

Public Records of
St. Johns County, FL
Clerk # 2006071952,
O.R. 2789 PG 1457-1469
09/28/2006 at 08:39 AM,
REC. \$53.00 SUR. \$59.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD); 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 September 29, 2004, in addition to supporting documents and statements from the applicant which are a part of Zoning File PUD 2004-30, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Findings of Fact: The need and justification for approval of the Century Professional 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 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 proposed rezoning to PUD is consistent with the Future Land Use Designation of Residential C (Res-C).
4. The proposed project is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The proposed project 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.
6. The proposed project 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.

This ordinance was re-recorded again due to an incorrect site plan.

This ordinance is being re-recorded due to an incorrect site plan.

7. The proposed project would not adversely affect the orderly development of St. Johns County.

SECTION 2. Pursuant to this application, File Number PUD 2004-30, 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 9th DAY OF March 2005

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant
Vice Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: 03/16/05

RENDITION DATE 03/10/05

Ordinance Book 35 Page 777

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 15, inclusive, Block 4, Unit No. 1, PONCE DE LEON HEIGHTS, according to the map or plat thereof as recorded in Map Book 3, Page 73, of the Public Records of St. Johns County, Florida.

Century Professional Park
PLANNED UNIT DEVELOPMENT
APPLICATION

SUBMITTAL DATE:

August 25, 2004

Revised September 21, 2004
Revised October 12, 2004
Revised November 3, 2004
Revised November 17, 2004
Revised November 24, 2004
Revised January 11, 2005
Revised January 14, 2005
Revised January 28, 2005

SUBMITTED ON BEHALF OF:

Century Professional Park, LLC
1100-4 S. Ponce De Leon Blvd.
St. Augustine, FL 32084
(904) 826-0096
Attn: Colin Boal

AUTHORIZED AGENT FOR THE APPLICANT

P&A Consulting Engineers, Inc.
3000 N. Ponce de Leon Blvd.
Suite A&B, St. Augustine, Florida, 23084
(904) 824-3755 FAX (904) 824-3756

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EXHIBITS

EXHIBIT A	Application Form
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EXHIBIT D	Proof of Ownership (Deeds attached)
EXHIBIT E	Authorization
EXHIBIT F	Adjacent Property Owners

SECTION I - INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as Exhibit A. This petition is filed on behalf of the applicant:

Century Professional Park, LLC, 1100-4 S. Ponce De Leon Blvd., St. Augustine, FL 32084

A. Location / Surrounding Uses:

The property sought to be rezoned consists of 87,500 square ft., described by the Legal Description – Exhibit B. It is situated in St. Johns County, on the north side of State Road 16 and between Fourth and Fifth Street as shown on the Location Map, Exhibit C.

The property is accessed directly from both Fourth and Fifth Street, which is an existing, somewhat improved thirty (30) foot right-of-way. The existing pavement is seventeen (17) feet wide and will be improved to County standards from the northern most entrances of the project to SR 16.

Surrounding properties are developed with residential structures to the east (zoned for commercial neighborhood uses) and along both Fourth and Fifth Street to the north are a number of residential homes, and commercial activities further to the east and west and across State Road 16 to the south. Surrounding Zoning consists of Commercial Neighborhood (CN), Residential – Three (RS-3) and Open Rural (OR) to the east, Commercial Intensive (CI) and OR to the west, RS-3 to the north and Commercial General (CG) and Planned Unit Development (PUD) to the south. In the initial application process, the property was located within a Mixed Use Area of the previous St. Johns County Comprehensive Plan. This designation has recently been changed to a Residential “C” category, which allows for neighborhood and community commercial development pursuant to the Planned Unit Development regulations, which includes those uses proposed within this application.

B. Ownership / Agreement to Comply:

Penninsular Florida District Council Assembly of God owns the subject property and under contract to Century Professional Park, LLC, and ownership of the property is as shown by the Proof of Ownership (deed) attached as Exhibit D. Said property owner has authorized Century Professional Park, LLC and P&A Consulting Engineers, Inc., to act on its behalf and file the application for seeking the rezoning change indicated. Authorizations are attached as Exhibit E. Adjacent property owners for notification purposes are included as Exhibit F.

The applicant, its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant, its successors and assigns, also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD as outlined in the Agreement to Comply – Exhibit G and outlined as follows:

Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County including, without limitation any Concurrency Management Ordinances 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.

SECTION II - SITE DEVELOPMENT CRITERIA

The real property to be considered for rezoning consists of 2.01 acres or 87,500 square feet located directly on the north side State Road 16. The property is zoned Residential Single Family 3 (RS-3)

Therefore, this request is for a zoning change from Residential Single Family 3 (RS-3) to Planned Unit Development (PUD) to allow for community commercial office use, along with the associated required parking and drainage facilities. The development will be known as the Century Professional Park Planned Unit Development.

The Master Development Plan – Exhibit H, for this property indicates construction of the site in one (1) phase. Upon completion of all construction the site will have a total of 20,346 square feet of Professional office space. The property will be accessed from both Fourth and Fifth Street via State Road 16. Central water and central sewer will serve the project. The following requirements and conditions shall be met for development of the site.

A. Development Size:

The site contains 2.01 acres or 87,500 square feet.

B. Wetlands:

There are no jurisdictional wetlands on the property. The site has been cleared and developed as a Church and other associated uses.

C. Development Area:

The project will use 2.01 acres or 87,500 square feet for development, including drainage facilities, buffers, open space, buildings and associated parking and drives.

D. Building Criteria / Permitted Uses:

- 1. Building Area:** The total ground area to be occupied by buildings and structures shall not exceed twenty-five percent (25%). The total impervious surface area shall not exceed seventy percent (70%) at any time.

2. Permitted Uses: The development will be constructed in an orderly manner, and allow the following community commercial uses (derived from the definitions within the St. Johns County Land Development Code): Establishments within the Century Professional Park will be a condominium center consisting of a real estate office, title company, insurance, mortgage banking center, construction development office and show room, architectural & engineering firm, appraiser, surveyor, land planner and environmental services, and any other type of related service provider.

F. Site Development Criteria:

1. Setbacks: Building setbacks shall be measured from the farthest architectural feature 30" or more of grade; such as eaves or bay windows and buildings shall be setback a minimum of twenty (20) feet from State Road 16 and ten (10) feet from Fourth and Fifth Street (to accommodate existing building), a minimum of twenty (20) feet from the North property line. In addition, a six foot fence is required setback ten (10) feet along the north boundary (residential property). All fire regulations will be adhered to and approved by the St. Johns County Fire Service.

2. Building Height: Buildings shall not exceed thirty-five (35) feet in height.

3. Parking: Parking spaces will be provided in conformance with the St. Johns County Land Development Regulations applicable at the time of permitting, and will be paved to the standards required by the Land Development Code.

Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked, whereby stalls, access aisles and ramps for the accessible spaces shall meet Florida Accessibility Code for building construction.

4. Signage: Signs will conform to the Land Development Code requirements in effect at the time of permitting. It is the intent of the applicant to provide:

a. Two (2) Freestanding business identification signs (indicating all of the tenants within the park will be allowed to be placed within the landscape buffer area along State Rd. 16, as shown on the Master Development Plan. These signs will be at least five (5) feet from any property line, will be lighted (providing lights are not directed towards traffic) and shall not obstruct visibility. The maximum square footage per free standing sign is 150 square feet with a maximum height of 30 feet.

b. Building frontage wall signs facing both SR 16 and Fifth Street, at one (1) per business. Signs will be allowed at each building at 1.5 square feet per linear foot of building frontage. Maximum 150 square feet per sign, not to exceed 200 square feet of Sign Area per business.

c. Various locational and directional signs shall be allowed on site to direct traffic and indicate the locations of various activities.

5. Lighting: The applicant will establish a lighting plan for the entire site that minimizes impact to the surrounding community while providing for recognition of the businesses and the safety of their customers. This lighting plan shall comply with Section 5.03.03H.6 of the Land Development Code and will be provided for the Construction Plan review.

G. Infrastructure:

1. Stormwater: Stormwater will be retained on the site within retention area at the north end of the property. The retention area shall be constructed in order to accommodate the increased impervious surface requirements of the additional building and paving. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code in effect at the time of submittal, with the retention area sized (and constructed) to accommodate the retention requirements for the entire site.

2. Access: Initially, two (2) entrance/exit driveway will be allowed on Fourth and Fifth Street in the location shown on the Master Development Plan. This driveway will serve as access for all activity, for the site. The second set of entrance/exit driveway will be constructed for the rear building along both Fourth and Fifth Street, nearer the rear of the site for service, delivery and some employee parking, as shown on the Master Development Plan, Exhibit H. These driveways will be designed and permitted in accordance with current County standards and requirements and the applicant will provide any required improvements. The site is connected to adjacent parcels by either Fourth or Fifth Streets. If required, Fourth and Fifth Streets will be improved to SJC standards from the northern most entrances to SR 16. Direct access to the property is not feasible to the rear due to existing structures.

3. Sidewalks: Sidewalks (a minimum of 3 feet in width) will be provided within the development, from the building fronts, connecting to the parking area. A minimum of four (4) feet in wide sidewalk will be provided from the building area to the sidewalk in SR 16 as shown on the MDP.

4. Fencing: Fencing will be provided interior of the 10' buffer, to provide additional buffering to the residential property. Fencing will be a minimum of six (6) feet high and constructed of wood, or a combination of wood with concrete block pilasters.

5. Utilities: All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light (FPL).

6. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste will be collected at a central dumpster location, initially in the parking lot and then moving to a loading/unloading area to the rear of the building. The dumpster will be placed upon an accessible concrete pad and will be screened from view by a wall, fence, landscaping or combination thereof.

H. Sewer / Water / Fire Protection:

1. Potable Water: Potable water will be provided by City of St. Augustine Utility Department via connections located along State Road 16. All extensions or connections to existing facilities shall be in accordance with the requirements of the Utility and construction will be in accordance with current permit standards.

2. Fire Protection: Fire protection will be afforded by a fire hydrant connected to a central water supply system. Hydrant installation and all building construction shall conform to current permit standards and requirements of the Land Development Code in effect at the time of permitting. A fire hydrant is adjacent to the site on Fifth Street.

3. Sanitary Sewer: Sanitary sewer service will be provided by City of St. Augustine Utility Department via connections located along State Road 16. All extensions or connections to existing facilities shall be in accordance with the requirements of the Utility and construction will be in accordance with current permit standards

I. Topography and Soils:

The property is located on the North side of State Road 16 and has an average elevation of 36 feet msl with virtually no change throughout the site.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service in 1983, identifies one (1) soil type (Immokalee-Urban land complex). This is poorly drained, nearly level Immokalee soils and Urban land. Urban land consists mainly of streets, sidewalks, parking lots, buildings and other structures which obscure or alter the soils to such a degree that identification of the soil is not feasible. Immokalee soils have a seasonal high water table at a depth of less than 10 inches. Permeability is rapid. Potential for community development is medium. Immokalee soils can be limited by excessive wetness, however, this can be overcome by adequate water outlets. Potential for septic tank absorption fields is medium. Due to the extensive urban development in these areas, this soil type is not given a woodland ordination symbol.

J. Site Vegetation and Habitat:

The majority of the site has been cleared and there are no identifiable wetlands.

K. Open Space and Buffers: Buffers/Landscaping:

Perimeter buffers shall be as shown on the Master Development Plan, Exhibit H as further defined below. These buffers may include fencing, driveways, identification signs and the retention area. A tree survey will be prepared in accordance with County regulations and every effort will be made to maintain the existing trees on the site and augment the existing natural buffer vegetation materials with native vegetation. However, since much of the site has been cleared, landscaping will be installed within the buffers, in accordance with County requirements.

1. A ten (10) foot natural/augmented buffer along the north property line. Fencing will be provided along the buffer area. The landscape area of this buffer must be augmented

with native vegetation to achieve the requirements outlined within Section 6.06.04 of the Land Development Code. Should the natural buffer be disturbed during construction, the applicant will be responsible for restoring the buffer to its pre-construction state.

2. A ten (10) foot landscape area along the south property line, adjacent to State Road 16, which will include the main identification sign, as well as landscape materials.

3. A ten (10) foot landscape area along Fourth and Fifth Street.

These buffers will maintain the existing vegetation (trees) and allow additional landscaping to meet the County requirements. Landscape plans will be submitted with the Construction Plans and the development will conform to all land clearing and the tree credit / replacement requirements established within the Land Development Code.

L. Accessory Uses:

The applicant hereby requests the standard accessory uses as outlined for community commercial activities within the Land Development Code. No accessory uses will be allowable within any of the proposed buffers.

M. Phasing:

The Century Professional Park PUD is to be permitted and constructed in one (1) phase over a period of five (5) years and shall commence within one year (by 2006) of approval of the PUD. Commencement shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the approval of as-built survey drawings. The overall development will be in one phase per PUD requirements. Portions of the project maybe phased due to construction requirements and would be detailed on the construction drawings if required.

N. Project Impact:

The property is located within the Residential "C" of the St. Johns County Comprehensive Plan, which allows the types of uses included within the application when contained within a Planned Unit Development. Recognizing the provision of and need for commercial services along State Road 16, this project replaces a pervious Church use with a more community commercial type activity.

The site is located within an established commercial district, as there are commercial activities along both sides of SR 16. It is located on a major transportation facility (State Road 16). As such, it has been designed in a transition manner, providing buffering to the residential uses to the north (on-site). The property is located on a major transportation facility and has excellent access to major roadways and transportation corridors including State Road 16 to the east and west, further to U.S. One to the east and the Interstate 95 Interchange to the west.

To the north of this site is a small single-family residential neighborhood, as described within the Location section of this application). This project is located on a major transportation facility

(State Road 16). This project site is not feasible for strict single-family residential purposes. The existing Church buildings (and has existed for many years) and would not function for as a residential use.

The applicant believes that the proposed Planned Unit Development will be of benefit to the future owner/occupants of the park and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan to provide goods and services within areas with a mixture of land uses; allow for County control of the quality, scale and type of type of the development; and provide for a more desirable environment than could be accomplished through traditional zoning.

The planning and design of this property will allow for an integrated development plan, affording better compatibility with the surrounding land uses and providing community commercial services. The project will generate increased revenues without the demands that are commonly associated with residential development and will provide additional employment opportunities, as well as many professional service opportunities for the surrounding residential communities. A consistent and consolidated development plan will improve the appearance of the area and combined with the rear buffer, will provide screening for the residential uses to the north.

O. Waivers / Variances / Deviations:

The applicant is not requesting any waivers:

P. Ownership and Maintenance:

The **Century Professional Park PUD** will be managed and operated as a business condominium. The applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site through a common maintenance agreement signed by all future owners. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to St. Johns County. The applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreements(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements stipulated herein. Legal documents and agreements for common ownership by property owners and/or a master property association, shall meet the requirements of the St. Johns County Zoning Ordinance in effect at the time.

SECTION III - SUMMARY AND CONCLUSIONS

The need and justification for approval of the Planned Unit Development has been considered in accordance with the St. Johns County Land Development Code Section and the Comprehensive Plan, whereby, it is found that:

A. Development of the subject project is consistent with the St. Johns County Comprehensive Plan.

B. The subject project meets the standards and criteria of the Land Development Code Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

C. The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

D. The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

E. This project meets all applicable specific criteria in Section 5.03.03 of the Land Development Code.

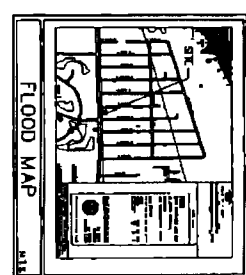
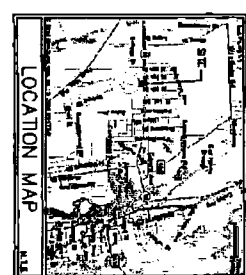
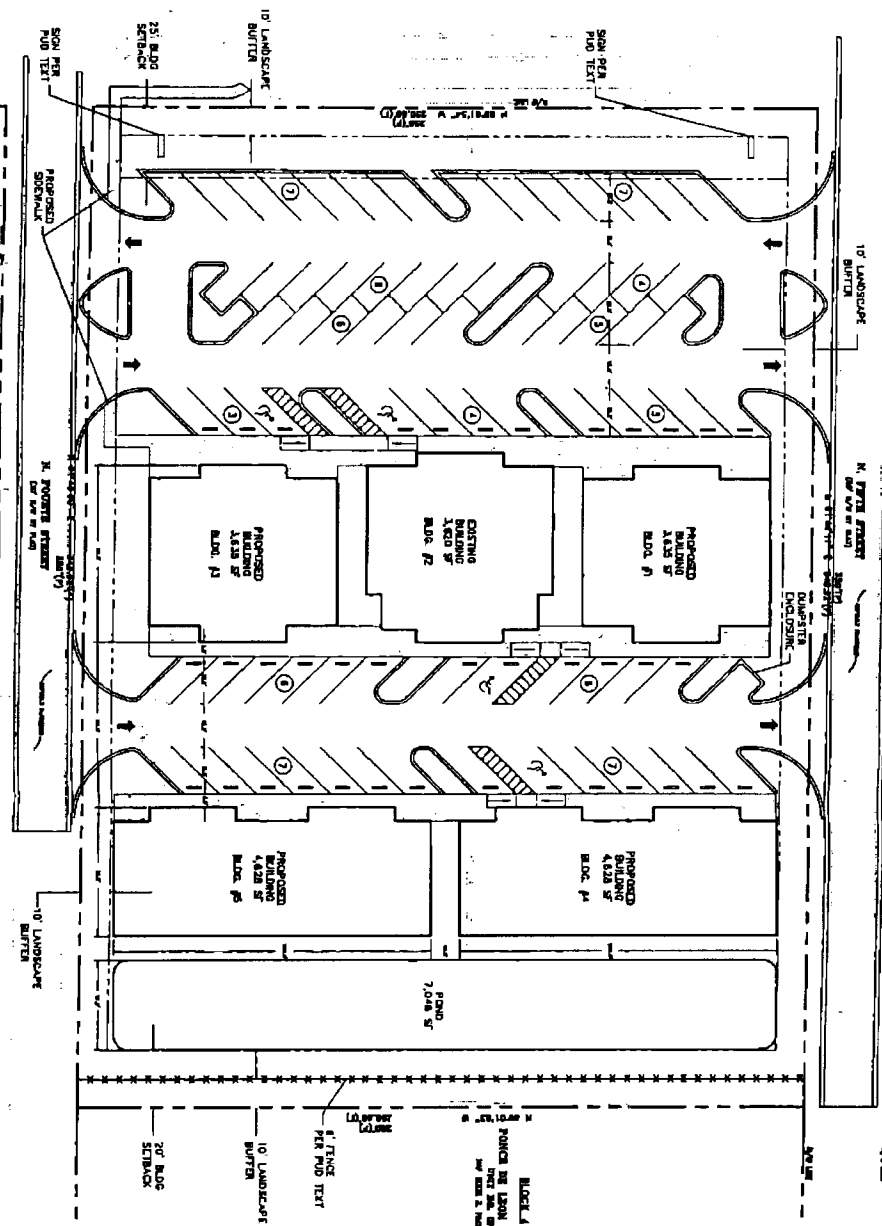
In addition, the project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application and in fact, will be beneficial to the area as a whole.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has requested a Certificate of Concurrency which will assure that available and adequate public facilities and services are available to support the proposed PUD. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area. This project represents an emerging development corridor and is in an area with a mixture of commercial land uses designated to serve the traveling public, but which is compatible with the overall community.

Therefore, we feel that the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area, and hereby request approval.

TABLE 1
 10' LANDSCAPE BUFFER
 20' MUD SCRATCH
 5' FENCE PER FOOT TEXT

TABLE 2
 10' LANDSCAPE BUFFER
 20' MUD SCRATCH
 5' FENCE PER FOOT TEXT



NO.	REV.	DESCRIPTION
1	01-04-04	ISSUED FOR PRELIMINARY COMMENTS
2	01-12-04	ISSUED FOR PRELIMINARY COMMENTS
3	02-19-04	ISSUED FOR PRELIMINARY COMMENTS

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FLORIDA LAND DEVELOPMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FLORIDA LAND DEVELOPMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.

DATE	02/19/04
BY	ROB A. MATTHEWS, P.E.
CHECKED BY	ROB A. MATTHEWS, P.E.
DATE	02/19/04

MASTER DEVELOPMENT PLAN
CENTURY PROFESSIONAL PARK
 ST. JOHNS COUNTY, FLORIDA

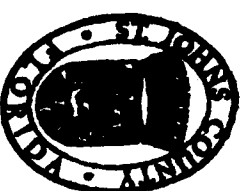
PREPARED FOR: CENTURY PROFESSIONAL PARK, LLC

REVISIONS:
 1. 01-04-04 ISSUED FOR PRELIMINARY COMMENTS
 2. 01-12-04 ISSUED FOR PRELIMINARY COMMENTS
 3. 02-19-04 ISSUED FOR PRELIMINARY COMMENTS

REVIEWED BY:
 ROB A. MATTHEWS, P.E.
 FL #30425 CA #2911

P&A CONSULTING ENGINEERS, INC.
 Civil Engineering & Environmental Services
 TEL: 904-824-3755 • FAX: 904-824-3756
 WEBSITE: www.pando-engrs.com • E-mail: admin@pando-engrs.com
 3000 N. Parlane Dr., Suite A & B, St. Augustine, FL 32084

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF September 2004
 CHERYL STRICKLAND, CLERK
 Et-Officio Clerk of the Board of County Commissioners



BY: *[Signature]* D.C.

7

FEB - 2 2005

COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

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

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 NOTICE OF HEARING in the matter of PUD 04-30 CENTURY PROF PK was published in said newspaper in the issues of FEBRUARY 1, 2005.

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 2ND day of FEBRUARY, 2005.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Patricia A. Bergquist]



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

(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 Thursday, February 17, 2005 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency and on Wednesday, March 9, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Residential, Single Family (RS-3) to Planned Unit Development (PUD) for professional office park and retail services.

The subject property is located at 2800 through 2806 North Fifth Street within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084 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. 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.

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA RONALD S. SCHUMAKER, CHAIR BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA BRUCE A. MAGUIRE, CHAIR

FILE NUMBER: PUD 2004-30 Century Professional Park L259-5 Feb 1, 2005