

ORDINANCE NUMBER: 2007- 11

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A REZONING AND MAJOR MODIFICATION TO THE HILDEN BUSINESS PARK PUD ORDINANCE NUMBER 2004-70, 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 Doug Skiles, on behalf of Kimberly Cullom, the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2006-13 for a rezoning and Major Modification to the Hilden Business Park PUD, Ordinance Number 2004-70 as amended, an application dated May 16, 2006, as described hereinafter, and after required notice was published, a public hearing was held on the 6<sup>th</sup> day of March, 2007, at 9:00AM on said application.

SECTION 1. That development of lands within the Hilden Business Park PUD shall proceed in accordance with Ordinance No. 04-70, as amended, including the Application for Major Modification dated May 16, 2006 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification and rezoning of the Hilden Business Park 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 and rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Hilden Business Park PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Hilden Business Park 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 Hilden Business Park 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 Hilden Business Park PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Hilden Business Park 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 Number 04-70, 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. In cases of conflicts between the PUD text and PUD map the text shall control development.

**SECTION 5.** That the terms of this rezoning and modification to the Hilden Business Park 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** 6th **DAY OF** March **2007.**

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

BY: \_\_\_\_\_

**Ben Rich  
Chairman**

**RENDITION DATE** 03/08/07

**ATTEST CHERYL STRICKLAND, CLERK**

BY: \_\_\_\_\_

**Deputy Clerk**

**EFFECTIVE DATE:** 03/12/07



POLYGRAPHED SIGN  
MAX 150 SQ.FT.  
PER LDC AND FUD

DRIVEWAY ACCESS  
AS PER FDOT STANDARDS

POLYGRAPHED SIGN  
MAX 150 SQ.FT.  
PER LDC AND FUD

Exhibit "A"

PARCEL 1 (PHASE 2)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°42'10" 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°28'44" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 834.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HILDEN ROAD (FORMERLY FATTO'S ROAD) HAVING A RIGHT-OF-WAY WIDTH OF 100.00 FEET AS IT IS NOW ESTABLISHED; THENCE SOUTH 48°18'50" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1013.64 FEET TO THE EAST LINE OF THAT LAND FORMERLY OF REVISION AS NOW RECORDED IN OFFICIAL RECORDS BOOK 654, PAGE 1171 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 35°21'20" WEST, ALONG SAID EAST LINE 988.41 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00°27'34" EAST ALONG THE DIVING LINE BETWEEN THE SOUTHWEST 1/4 AND AFORESAID GOVERNMENT LOT 2 OF SECTION 13, A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING, CONTAINING 4.20 ACRES, MORE OR LESS.

PARCEL 2 (PHASE 1)

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°42'10" 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°28'44" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 844.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HILDEN ROAD (FORMERLY FATTO'S ROAD) HAVING A RIGHT-OF-WAY WIDTH OF 100.00 FEET AS IT IS NOW ESTABLISHED AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 39°28'44" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 450.50 FEET TO THE NORTHEAST CORNER OF SECTION 37 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 42°16'03" WEST, ON THE NORTHEAST LINE OF SAID SECTION 37, A DISTANCE OF 804.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 34°14'30" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 804.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HILDEN ROAD; A DISTANCE OF 459.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD DIXIE HIGHWAY AND TO THE POINT OF BEGINNING, CONTAINING 5.16 ACRES, MORE OR LESS.

BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORD VOLUME 592 PAGE 328, AND OFFICIAL RECORD VOLUME 58 PAGE 681 AS RECORDED IN THE PUBLIC RECORD OF ST. JOHNS COUNTY, FLORIDA.

PHASE 3 LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 28 EAST, AND ALSO A PORTION OF GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ALL OF THE DIVING NORTHEASTERLY OF U.S. HIGHWAY NO. 1 AND SOUTHERLY OF HILDEN SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HILDEN ROAD AS NOW ESTABLISHED FOR A 30 FOOT RIGHT-OF-WAY WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 34°14'30" WEST, A DISTANCE OF 204.72 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 TO A POINT 3/8 INCH REBAR; THENCE NORTH 63°02'00" EAST, A DISTANCE OF 162.15 FEET TO A CONCRETE MONUMENT ON THE DIVING LINE BETWEEN SOUTHWEST 1/4 AND SAID GOVERNMENT LOT 2; THENCE SOUTH 35°21'20" EAST, A DISTANCE OF 808.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID HILDEN ROAD; THENCE SOUTH 48°18'50" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1413.64 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS REWRITTEN TO MATCH MONUMENTATION AND POSSESSION. THE LEGAL DESCRIPTION FURNISHED DID NOT MATHEMATICALLY CLOSE. MONUMENT MONUMENTATION AND POSSESSION INDICATE THESE LANDS TO BE THE SAME LANDS AS INTENDED TO HAVE BEEN DESCRIBED IN FURNISHED DESCRIPTION.

\* Editor's note: This legal description of the lands described in the ordinance as Exhibit A, subject to this major modification are included on the recorded MDP map herein; however, this page has been added for ease of reference for the reader because through scrivener's error, the property description was not labeled Exhibit A.

**EXHIBIT C**  
**Master Development Plan Text**  
**Hilden Business Park PUD**

- a. **Project Description/Location:** The Hilden Business Park PUD consists of 12.66+/- 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 12.66+/- 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 12.66+/- 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 definitions of "Light Industrial", "Shopping Center" and "Specialty Retail" as contained in the ITE Trip Generation Handbook, 7<sup>th</sup> Edition for the land use codes of 110, 820 and 814, respectively. 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 for the "Light Industrial" (Phases 1 and 2) is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing. All of the "Specialty Retail" (Phase 3) will be office/commercial.~~

The proposed development will consist of a maximum of 125,856 square feet of Light Industrial, Shopping Center and Specialty Retail 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 stationary, leather goods, 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 for 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 and 20 feet from Hilden Road (Fatio Road).  
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 two (2) main signs on Highway U.S. 1 to identify the businesses located on the property, one for Phase 1 and one for Phase 3. In addition, two (2) smaller signs may be erected at the driveway entrances to the development from Hilden Road. 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 Highway U.S. 1, 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 five (5) 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 60 foot right-of-way total) per St. Johns County standards. Improvement 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 application would like the option to install two (2) project entrances off of Highway U.S. 1 and three (3) 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 both sides of Hilden Road as well as between Phase 1 and Phase 2 development and between Phase 2 and Phase 3 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 and commercial storage yard, to the south is vacant timberland and jurisdictional wetlands, 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 and the north project boundary.

At this time, it cannot be determined if a traffic signal will be necessary at the intersection of Hilden Road and Highway 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.

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.

A minimum of 25% of the site is required to be open space per LDC Section 5103.02.G.1.h. Open space does not include retention ponds.

- i. **Potable Water/Sanitary Sewer:** St. Johns County Utilities shall provide central water and sewer utilities for the development. The projected sewer usage will be approximately 15,000 gpd and the projected water usage will be approximately 15,000 gpd.
- j. **Topography and Soils:** Predominate soils on the site, as determined by the SCS Soil Survey of St. Johns County are Immokalee fin sand (7) and Myakka fine sand (3). Immokalee soils are poorly drained, nearly level that occur on broad flats and low knolls in 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 the perimeter buffers, environmental buffers, ponds and other open spaces located throughout the development.
- 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 3 phases. Phase 1 and 2 of the development have commenced. 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 as-built plans.

The projected development of each Phase is as follows:

Projected Phasing Schedule

Phase 1	2005-2006	55,124 square feet
Phase 2	2005-2006	43,200 square feet

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:

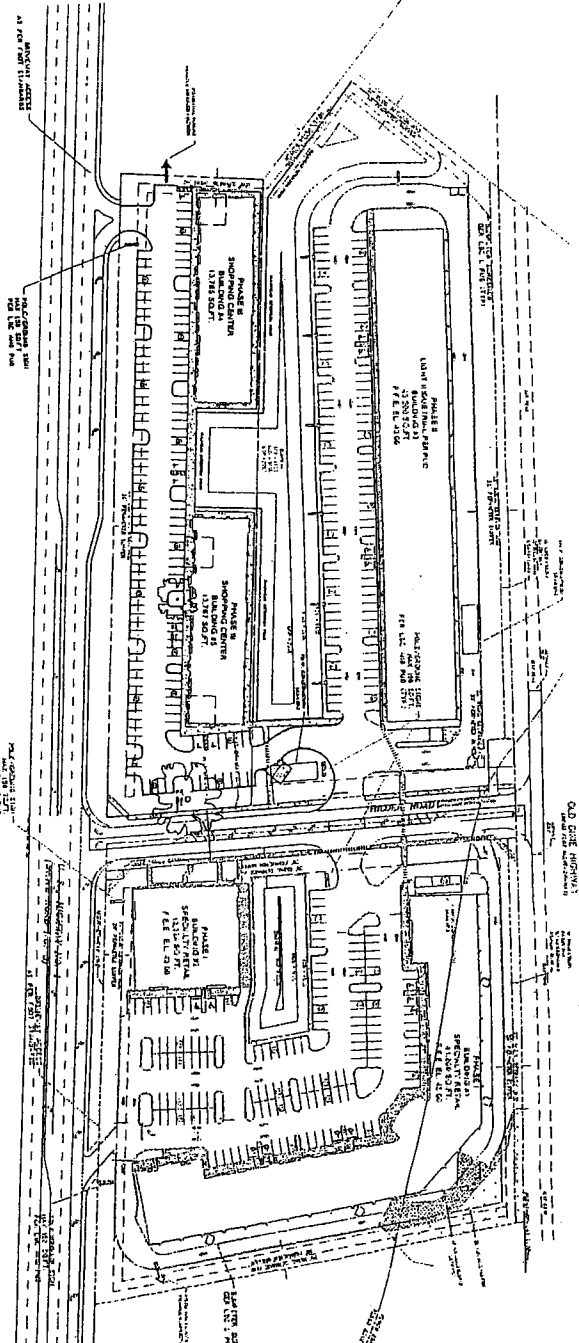
- Permit a creative approach to the development of the land; and
- Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County Land Development Regulations; and
- Provide for an efficient use of land resulting in smaller 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 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.

PROJECT DATA:	PARKING REQUIRED:	PARKING PROVIDED:
FLOOD ZONE: "X" AND "Y"	PHASE 1: BLDG #1 12,125, 124 SQ. FT. 1 SPACE PER 500 SQ. FT. TOTAL REQUIRED SPACES: 111 SPACES	PHASE 1: STANDBY SPACES PROVIDED: 114 SPACES
ZONING: M-10	PHASE 2: BLDG #2 14,200 SQ. FT. 1 SPACE PER 500 SQ. FT. TOTAL REQUIRED SPACES: 148 SPACES	PHASE 2: STANDBY SPACES PROVIDED: 148 SPACES
MIN. BLDG. SETBACKS: 30 FEET FRONT, 30 FEET SIDE, 30 FEET REAR	PHASE 3: BLDG. #3 14,957, 213 SQ. FT. 1 SPACE PER 500 SQ. FT. TOTAL REQUIRED SPACES: 130 SPACES	PHASE 3: STANDBY SPACES PROVIDED: 124 SPACES
MAX. BLDG. HEIGHT: 35 FEET	TOTAL REQUIRED SPACES: 407 SPACES	TOTAL PROVIDED SPACES: 406 SPACES
PHASE 1: EXISTING SETBACK BETWEEN BLDGS: 10'	TOTAL SITE PROVIDED: 36 SPACES	TOTAL SITE PROVIDED: 36 SPACES
PROJECT AREA: 51,410 SQ. FT. (12.66 AC)		
BLDG. 5 (TOTAL): 13,455 SQ. FT. (3.09 AC)		
MAX. IMPERVIOUS (%): 111,000 SQ. FT. (25.46 AC)		
TOTAL IMP. AREA (CONV.): 58,151 SQ. FT. (13.34 AC)		



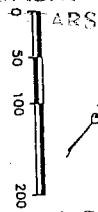
- GENERAL NOTES:**
- SCREENING OF DWAPSTER, ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH LDC 8.04 (B) AND (B)(9) AND SHALL BE SHOWN ON THE ARCHITECTURAL PLANS.
  - SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, IS REQUIRED IN COMPLIANCE WITH SECTION 4.04 OF THE ST. JOHNS CO. LOC AND SECTION 15. "AS-BUILT" OF THE DEVELOPER ON THE FIRE MARSHALL SCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPT. PRIOR TO BEGINNING THE REMAINING WALL CONSTRUCTION.
  - ST. JOHNS CO. DEVELOPMENT REVIEW INSPECTOR SHALL BE CONTACTED 24 HRS PRIOR TO ALL NECESSARY SITE WORK, INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.
  - APPROVAL OF THESE PLANS DOES NOT INCLUDE APPROVAL FOR THE REMAINING WALL, A SEPARATE AND ADDITIONAL PERMIT IS REQUIRED FROM THE BUILDING DEPT. PRIOR TO BEGINNING THE REMAINING WALL CONSTRUCTION.
  - URPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
  - URPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/PROTECTIVE BARRIERS PRIOR TO ANY LAND CLEARING.
  - THE OWNER WILL BE RESPONSIBLE PARTY IN THE EVENT THAT THERE IS AN UNAUTHORIZED IMPACT TO URPLAND BUFFERS.
  - CONSTRUCTION TRAILS WILL MEET ALL STRUCTURE SETBACKS AND WILL NOT BE LOCATED WITHIN THE BUFFERS.
  - ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC WITHIN FOOT RIGHT-OF-WAY.
  - ALL PAVEMENT MARKINGS WITHIN FOOT RIGHT-OF-WAY TO BE IN ACCORDANCE WITH FOOT INDEX 400 AND 41734.
  - MAINTENANCE OF TRAFFIC WITHIN FOOT RIGHT-OF-WAY TO BE IN ACCORDANCE WITH FOOT INDEX 400 SERIES.
  - ANY PAVEMENT STRIPING REMOVED WITHIN FOOT R.O.W. IS TO BE REMOVED BY PROBO BLASTING.
  - ALL WORK AND MATERIALS WITHIN FOOT R.O.W. SHALL CONFORM TO BE IN ACCORDANCE WITH CURRENT FOOT STANDARDS AND SPEC.
  - ALL DISTURBED EXISTING AREAS WITHIN FOOT R.O.W. SHALL BE SOODED, CENTREFEED SOO IN DUTILITY STRIP OR BEMUDA SOO IN ALL OTHER AREAS.
  - ALL ROADWAY UNLESS NOTED WITHIN PARKING AREA.
  - CORNER CLIPS - RADII SHALL BE COMPLIANT WITH S.C.L.C.

**PHASE 1:** 1. ALL SIGNS (GROUND AND Pylon) SHALL BE AS ALLOWED BY P.U.D. AND S.C.L.C. 2. CONTRACTOR SHALL PROVIDE A LOCATION WITHIN PROJECT BOUNDARIES 3. CONTRACTOR SHALL PROVIDE TO RESURFACE OF ANY C/O. 4. CONTRACTOR SHALL COMPLY WITH ALL AT LEAST 30 DAYS PRIOR TO FINAL INSPECTION 5. MODIFICATIONS MAY BE MADE IN ACCORDANCE WITH LDC SEC. 8.04 (B) TO MEET REQUIREMENTS OF PREWRITING AGENCIES 6. PROJECT LIES IN FLOOD ZONE "X" & "Y" PER FEMA MAP NO. 21090CING 7. THIS MAP REFLECTS THE FLOOD ZONING CHANGES TO PUD PHASE 1 AS AN INCORPORATED PART OF PHASE 1 AND PHASE 2. 8. THESE CHANGES TO PHASE 1 AND PHASE 2 ARE TO BE CONSISTENT WITH PUD 2004-70, 70%-60% INDUSTRIAL/WAREHOUSE, 30%-30% RETAIL COMMERCIAL.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY ON RECORD FOR THE CITY OF ST. JOHNS. WITNESS MY HAND AND SEAL THIS 15th DAY OF OCTOBER, 2004.

CHERYL STEIN  
Ex-Officio Clerk of the Board

*Cheryl Stein*



The Master Development Plan Map is a general representation of the approved plan of development. It does not constitute an engineering plan and must conform to the requirements of the F.U.D.P.D. and other applicable land development regulations.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

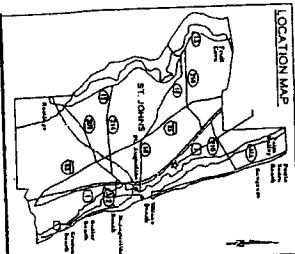
FILE NUMBER: \_\_\_\_\_

**SKILES ENGINEERING, P.A.**  
CIVIL ENGINEERING AND PLANNING

1633 SAN MARCO BLVD, SUITE 5  
JACKSONVILLE, FL 32202  
WWW.SKILESENGINEERING.COM  
PH: 904/396-6115 - FX: 904/396-6151  
CERTIFICATE OF AUTHORIZATION NO. 25B60

**Master Development Plan**

The Shoppes of St. Johns Oaks/Hilden Business Park  
Property ID#: 026010-0000, 025980-0000, 025990-0000  
PUD# 2004-70; File# PUD-2004-14



Date	Submitted
10/09/04	163P

Sheet Number: **C-1**

FEB 21 2007

# 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 a **NOTICE OF HEARING**

in the matter **MAJMOD 06-13 HILDEN BUS PK**

was published in said newspaper in the issues of

**FEBRUARY 19, 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 **19TH** day of **FEBRUARY, 2007.**

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

*Patricia A. Bergquist*  
(Signature of Notary Public)



Patricia A. Bergquist  
St. Johns County Commission D0275991  
Expires December 18, 2007

(Seal)

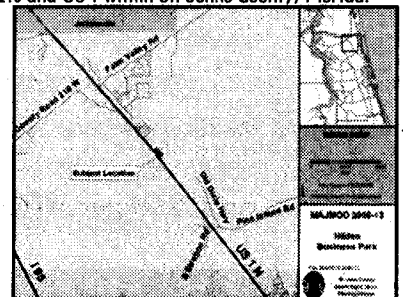
PATRICIA A. BERGQUIST

COPY OF ADVERTISEMENT

### NOTICE OF A PROPOSED REZONING AND MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, March 6, 2007 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Industrial Warehouse (IW) and Open Rural (OR) to Planned Unit Development (PUD) and to consider a Major Modification to the development plan of the Hilden Business Park PUD. 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 at 2 miles south of CR 210 and US 1 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 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 2006-13  
Hilden Business Park  
L440-7 Feb 19, 2007**



**FLORIDA DEPARTMENT of STATE**

**CHARLIE CRIST**  
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

**KURT S. BROWNING**  
Secretary of State

March 12, 2007

Ms. Cheryl Strickland  
Clerk of the Circuit Court  
St. Johns County  
4010 Lewis Speedway  
St. Augustine, Florida 32084-8637

CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

07 MAR 16 AM 7:39

FILED

Attention: Yvonne King, Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 9, 2007 and certified copies of St. Johns County Ordinance Nos. 2007-11 and 2007-12, which were filed in this office on March 12, 2007.

Sincerely,

Liz Cloud  
Program Administrator

LC/jru

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250  
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dhis.dos.state.fl.us>

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