Public Records of St. Johns County, FL
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ORDINANCE NUMBER: 2017-60

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NORTH FLORIDA INDUSTRIAL PARK PUD, ORDINANCE NO. 2008-37, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this major modification shall proceed in accordance with the application, dated June 1, 2017 in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2017-14 North Florida Industrial Park PUD**, for a Major Modification to the **North Florida Industrial Park PUD**, Ordinance 2008-37, 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. The development of lands within the **North Florida Industrial Park PUD**, described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2008-37, including the Application for Major Modification and attached hereto and made a part of hereof as Exhibit B, C.

SECTION 2. That the need and justification for modification of the **North Florida Industrial Park PUD**, Ordinance Number 2008-37, as amended has been considered in accordance with Sections 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after a public hearing with legal notice duly published as required by law.

2. As modified, **North Florida Industrial Park PUD** is consistent with Section 5.03.05.C of the Land Development Code, which provides conditions for Major Modifications to approved PUDS.

3. As modified, the **North Florida Industrial Park PUD** is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

4. As modified, **North Florida Industrial 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 **North Florida Industrial Park PUD** meet the all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, **North Florida Industrial 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 2008-37, not in conflict with the provision 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 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. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the **North Florida Industrial Park PUD** shall take effect immediately upon receipt of this 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 19th **DAY OF** December **2017.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Henry Dean

RENDITION DATE DEC 21 2017

Henry Dean, Chair

ATTEST: HUNTER S. CONRAD, CLERK

BY: Lynne King

Deputy Clerk

DEC 21 2017

EFFECTIVE DATE: _____

EXHIBIT "A-1"

A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F.J. FATIO GRANT, SECTION 40, WITH THE SOUTH LINE OF SAID SECTION 17; THENCE NORTH 89°36'28" WEST, ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.32 FEET TO THE LINE BETWEEN GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE NORTH 02°11'47" EAST, ALONG SAID LINE BETWEEN GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1066.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 57°47'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 817.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°13'00" EAST, A DISTANCE OF 256.50 FEET; THENCE SOUTH 74°36'51" EAST, A DISTANCE OF 437.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LEO MAGUIRE ROAD, A COUNTY ROAD (FORMERLY ELWOOD ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3191.67 FEET, A DISTANCE OF 159.12 FEET, MAKING A CENTRAL ANGLE OF 02°51'24" AND HAVING A CHORD BEARING OF SOUTH 19°04'26" WEST AND A CHORD DISTANCE OF 159.11 FEET; THENCE NORTH 78°39'32" WEST, A DISTANCE OF 514.34 FEET; THENCE NORTH 32°13'00" WEST, A DISTANCE OF 324.95 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE NORTH 57°47'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 201.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER, UNDER ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY;

A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F.J. FATIO GRANT, SECTION 40, WITH THE SOUTH LINE OF SAID SECTION 17; THENCE NORTH 89°36'28" WEST, ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.32 FEET TO THE LINE BETWEEN GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE NORTH 02°11'47" EAST, ALONG SAID LINE BETWEEN GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1066.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 57°47'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 817.80 FEET; THENCE SOUTH 32°13'00" EAST, A DISTANCE OF 256.50 FEET; THENCE SOUTH 74°36'51" EAST, A DISTANCE OF 357.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°07'31" EAST, A DISTANCE OF 170.01 FEET; THENCE SOUTH 74°36'51" EAST, A DISTANCE OF 80.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LEO MAGUIRE ROAD, A COUNTY ROAD (FORMERLY ELWOOD ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3191.67 FEET, A DISTANCE OF 170.03 FEET, MAKING A CENTRAL ANGLE OF 03°03'09" AND HAVING A CHORD BEARING OF SOUTH 16°07'10" WEST AND A CHORD DISTANCE OF 170.01 FEET; THENCE NORTH 74°36'51" WEST, A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-2"

A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS., FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SAID SECTION 17; THENCE NORTH 89°36'28" WEST ALONG SAID SOUTH LINE OF SECTION 17, 1220.32 FEET TO THE LINE BETWEEN GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE NORTH 02°11'47" EAST, ALONG SAID LINE BETWEEN GOVERNMENT LOTS 4 AND 5, 1066.99 FEET TO THE FORMER SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT OF WAY); THENCE SOUTH 57°47'00" WEST ALONG SAID FORMER SOUTHERLY RIGHT OF WAY LINE, 817.80 FEET; THENCE SOUTH 32°13'00" EAST 34.50 FEET TO THE MOST EASTERLY CORNER OF PARCEL 133 AS DESCRIBED IN OFFICIAL RECORDS BOOK 3633, PAGE 617 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE MOST WESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3128, PAGE 135 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 32°13'00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, 222.00 FEET. THENCE SOUTH 74°36'51" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE, 46.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°36'51" EAST, 391.28 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LEO MAGUIRE ROAD, A COUNTY ROAD (FORMERLY ELWOOD ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3191.67 FEET, A DISTANCE OF 159.12 FEET, MAKING A CENTRAL ANGLE OF 02°51'24" AND HAVING A CHORD BEARING OF SOUTH 19°04'26" WEST AND A CHORD DISTANCE OF 159.11 FEET THENCE NORTH 78° 39'32" WEST ALONG THE NORTHEASTERLY LINE AND THE SOUTHEASTERLY EXTENSION THEREOF OF TRACT "U", ST. JOHNS GOLF & COUNTRY CLUB UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 40, PAGES 39 THROUGH 71 INCLUSIVE OF SAID PUBLIC RECORDS, 368.90 FEET; THENCE NORTH 11°20'28' EAST, 185.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF LEO MAGUIRE ROAD AS NOW ESTABLISHED AS SAMPSON WAY.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER, UNDER ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY:

A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F.J. FATIO GRANT, SECTION 40, WITH THE SOUTH LINE OF SAID SECTION 17; THENCE NORTH 89°36'28" WEST, ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.32 FEET TO THE LINE BETWEEN GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE NORTH 02°11'47" EAST, ALONG SAID LINE BETWEEN GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1066.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 57°47'00" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 817.80 FEET; THENCE SOUTH 32°13'00" EAST, A DISTANCE OF 256.50 FEET; THENCE SOUTH 74°36'51" EAST, A DISTANCE OF 357.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°07'31" EAST, A DISTANCE OF 170.01 FEET; THENCE SOUTH 74°36'51" EAST, A DISTANCE OF 80.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LEO MAGUIRE ROAD, A COUNTY ROAD (FORMERLY ELWOOD ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3191.67 FEET, A DISTANCE OF 170.03 FEET, MAKING A CENTRAL ANGLE OF 03°03'09" AND HAVING A CHORD BEARING OF SOUTH 16°07'10" WEST AND A CHORD DISTANCE OF 170.01 FEET; THENCE NORTH 74°36'51" WEST, A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

NORTH FLORIDA INDUSTRIAL PARK
PLANNED UNIT DEVELOPMENT

Major Modification to Planned Unit Development
(Phases IA and IB)

October 26, 2017

Team Roster

Applicants:

C&K Asset Management, Inc.
Beth Breeding
5951 Arlington Expressway
Jacksonville, Florida 32211

DKB&L Properties, LLC
361 Sparrow Branch Circle
Jacksonville, Florida 32259

BFC Property Holdings, Inc.
Becky Hamilton
9540 San Jose Boulevard
Jacksonville, Florida 32257
(904) 448-3027

Land Planning/Civil Engineering/ Traffic Engineering:

Prosser, Inc.
Brad Davis, Tony Robbins, Tim O'Reilly, Austin Chapman
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224
(904) 839-3655

Legal:

Rogers Towers, P.A.
Ellen Avery-Smith
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 824-0879

Exhibit/Attachment List:

Exhibit "A" - Legal Description of the Phase I Property
Exhibit "A-1" – Legal Description of the Phase IA Property
Exhibit "A-2" - Legal Description of the Phase IB Property
Exhibit "C" - Master Development Plan
Attachment "D" – Phase I Property Conceptual Landscape Plan

PARCEL IDENTIFICATION NUMBER: 026341-0010

REVISED MASTER DEVELOPMENT PLAN TEXT
North Florida Industrial Park Planned Unit Development

This is an application for a major modification to the North Florida Industrial Park Planned Unit Development requesting one (1) additional land use and an increase of 8,000 square feet of development rights within Phase I of the existing project.

SECTION I
INTRODUCTION AND APPLICATION

This is an application for a major modification to the North Florida Industrial Park Planned Unit Development ("**PUD**"), St. Johns County Ordinances 93-55, 96-64 and 2008-37. This major modification application applies only to the parcels identified as Phase I within the PUD, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference (collectively, the "**Phase I Property**"). The land within Phase IA described in **Exhibit "A-1"** attached hereto and incorporated herein by this reference is sometimes referred to herein as the "**Phase IA Property**", and the parcel within Phase IB described in **Exhibit "A-2"** attached hereto and incorporated herein by this reference is sometimes referred to herein as the "**Phase IB Property**".

The Phase IB Property is owned by C&K Asset Management, Inc. The Phase IA Property is owned by DKB&L Properties, LLC. The owners of the Phase IA Property and the Phase IB Property are collectively referred to herein as the "**Applicants**". The contract purchaser of the Phase IB Property is BFC Property Holdings, Inc., a Florida corporation.

This application does not seek to amend the PUD text or Master Development Plan for Phases II, III and IV of the North Florida Industrial Park PUD. Those phases include a medical office building, a VyStar Credit Union, a dental office and other commercial, office and industrial uses. The Phase I Property and other lands located within the PUD, but not subject to this application, are sometimes referred to herein collectively as the "**PUD Parcels**".

The Phase I Property subject to this major modification application consists of approximately 3.1 acres. It is situated in St. Johns County, west of Interstate 95, south of County Road 210 and west of Sampson Way.

The Future Land Use Designation of the Phase I Property is Mixed Use, which allows for development of commercial, office, light industrial, residential, recreation and cultural facilities at a scale capable of serving large segments of the county and region.

The Applicants, on behalf of themselves and their successors and assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Applicants also agree to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners with respect to this PUD major modification application.

In order to allow comparison of the proposed revisions to the approved PUD text and this major modification text, **Exhibit "B"**, this document is not provided in the PUD format

suggested in the current St. Johns County Land Development Code (the "**Code**" or "**LDC**"). A waiver regarding this format is contained in Subsection II.E below. The Applicants contend that reformatting this text is not necessary and serves no purpose since all new development or redevelopment will conform to the Code provisions in effect at the time of construction plan review.

SECTION II
PHYSICAL SITE CHARACTERISTICS

The Phase I Property is located near the southwest corner of the intersection of County Road 210 and Sampson Way. The site is very flat, gently sloping to the southwest towards a ponded area, which is off-site. The PUD Parcels have been evaluated by Enviroflora, Inc., and no wetlands or any listed species or significant natural communities habitat were identified on site. The Soil Survey of St. Johns County, Florida identifies one (1) soil type for the site: 34 Tocoi fine sand. This is a poorly drained, nearly level soil typical in broad flatwood areas with slopes of 0 to 2 percent. During the rainy seasons, the seasonal high water table comes to within 10 inches of the surface, but is normally at 20 to 40 inches for the other times of the year. Permeability is rapid. The community development potential is medium. Vegetation on the PUD Parcels is primarily planted pine with saw palmetto and wax myrtle.

There are four (4) existing driveway cuts within the PUD (including all phases): two (2) along County Road 210 and two (2) located along Sampson Way, in the locations depicted on the Master Development Plan ("**MDP**") attached hereto as **Exhibit "C"** and incorporated herein by this reference. The Phase IA Property is currently entitled to include a maximum of 7,000 square feet of development rights for the uses set forth in Section III hereof, based on recent approval of SMADJ 2017-13. The Phase IB Property is currently entitled to include a maximum of 10,000 square feet of development rights for the uses set forth in Section III hereof, based on recent approval of SMADJ 2017-13. Phase II is entitled for a maximum 20,000 square feet of medical office space and a maximum of 10,000 square feet of shopping center space. Phase III is entitled for a 4,500-square-foot bank/financial institution with six (6) drive-thru lanes. Phase IV is entitled for a maximum of 10,000 square feet of shopping center space.

SECTION III
INTENDED PLAN OF DEVELOPMENT

A. Development Summary. The North Florida Industrial Park PUD (within the PUD Parcels) contains approximately 8.94 acres located at the southwest corner of the intersection of County Road 210 and Sampson Way, just west of Interstate 95 in northern St. Johns County. Until 2008, the PUD Parcels were zoned Planned Special Development ("**PSD**"). In 2008, the County Commission approved a rezoning of the PUD Parcels to Planned Unit Development, which included a maximum of 55,000 square feet of commercial, office, light industrial, shopping center and trucking uses, along with a bank/financial institution with a maximum of six (6) drive-thru lanes.

This major modification application seeks to add Car Wash Facilities as a permitted use within the Phase IB Property and to add 8,000 square feet of development rights to the Phase IA Property. Upon approval of this application, Phase IB will consist of a maximum of 10,000 square feet of development rights for the uses set forth in Section III.B hereof (no increase in

development rights) and will allow Car Wash Facilities as a permitted use. Phase IA will consist of a maximum of 15,000 square feet for development rights for the uses set forth in Section III.B hereof, which is an increase of 8,000 square feet of such development rights within the Phase IB Property. Overall, Phase I will consist of a total of 25,000 square feet of development rights.

Ingress and egress to and from the Phase IB Property will be via one shared driveway access on County Road 210 in the location depicted on the MDP, **Exhibit "C"**. Ingress and egress to and from the Phase IA Property will be via one shared driveway access onto Sampson Way, in the location depicted on the MDP. Phase IB Property also benefits from that certain Reciprocal Access & Maintenance Easement dated June 24, 2013 and recorded in Official Records Book 3751, Page 1847, Public Records of St. Johns County, Florida (the "**Shared Easement Agreement**") that allows shared accesses among certain of the PUD Parcels to Sampson Way and County Road 210, in the locations depicted on the MDP.

Development of the Phase I Property will not provide for urban sprawl or strip development. In addition, it will be developed with a consistent architectural style throughout (for all new development or redevelopment), which will be encouraged to include a compatible variety in the use of materials, colors and roof heights, and also encourage the use of awnings and/or individual shop recognitions. In addition, signage structures will be required to match the chosen architectural style.

The following section identifies the allowable uses within the Phase I Property:

B. Permitted Uses and Restrictions

Development of the Phase I Property may include the following land uses:

1. Outdoor storage yards and lots, provided such outdoor storage shall be allowed only in Phase IA and shall not be located closer than 75 feet from any public street and that such yard shall be completely enclosed by an opaque fence or wall not less than eight (8) feet tall except for entrance and exit openings and such openings shall be equipped with eight (8)-foot-high visual barrier gates. This provision shall not permit the storage, dumping or disposal of scallop shells, wrecking yards (including automobile wrecking yards), junk yards or yards used in whole or in part for scrap, salvage or second hand building materials, junk automotive vehicles, or second-hand automobile parts.

2. Vocational, technical, trade or industrial schools and similar uses.

3. Service establishments catering to commerce and industry including linen supply, laundry, communications services, business machine services, canteen services, hiring and union halls, employment agencies and sign companies, and pest control in Phase IA only.

4. Retail outlets for the sale of food and drugs with or without drive-thrus, restaurants with or without drive-thrus, 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, pet shops, a full service veterinary clinic (including boarding), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.

5. Service establishments such as shoe repair shops, restaurants with or without drive-thrus, 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-through for pick up/drop off) and similar activities.

6. Medical and dental offices and clinics.

7. Banks and financial institutions (including stand-alone, drive-up or walk-up ATM machines), travel agencies, employment offices, and similar establishments with drive-thru services allowed.

8. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.

9. Art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools, and similar uses.

10. Private schools and daycare facilities.

11. Car Wash Facilities.

12. On-premises and/or off-premises consumption of all alcoholic beverages in compliance with LDC Section 2.03.02. May be in conjunction with the service of food, which is ordered from a menu and prepared or served for pay for consumption, on-premises shall be permitted.

13. Accessory uses and structures shall be permitted, provided that such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted principle use of structure and unless otherwise provided are located on the same parcel as such principal use. Where a building or portion thereof is attached to a building or structure containing such principle use, such building or portion shall be considered a part of the principle building and not an accessory building. Outdoor seating in accordance with the requirements of the LDC shall be allowed as an accessory use.

C. Site Development Constraints

1. The total Floor Area Ratio ("**FAR**") to be occupied by all buildings and structures within the Phase I Property shall not exceed 70 percent. The total Impervious Surface Ratio ("**ISR**") shall be limited to 75 percent.

2. Buildings shall not exceed 35 feet in height.

3. Buildings shall be set back a minimum of 25 feet from the southwest property boundary, 40 feet from County Road 210 and 25 feet from Sampson Way. Buildings will have minimum separation of 20 feet, with all setbacks measured from wall to wall.

4. An approximately 22-foot vegetated buffer/scenic edge will be provided along the property boundary adjacent to County Road 210 within the Phase IB Property, and a 25-foot buffer/scenic edge will be provided along the Sampson Way frontage within the Phase IA Property; provided that such buffers/edges may include driveways and sign areas as depicted on the MDP. A 25-foot natural vegetated buffer/development edge will be provided along the southwestern property boundary. This buffer is inclusive of the ten (10)-foot project perimeter buffer required by LDC Section 5.03.03.A.4. Within the buffer along the western boundary, natural vegetation will be retained where practical and possible (with under-brushing/cleaning by hand allowed) but if removed, replaced with equal trees and shrubs. Any natural vegetation that remains may also be supplemented with additional plantings of native vegetation for enhancement; provided, however, the existing natural buffer along the southwest property boundary (in front of the retention pond) must remain to provide screening from Sampson Way. Along County Road 210, all protected trees will be preserved as practical; provided, however, clearing and under-brushing will be allowed, provided all tree (inches) mitigation and landscaping will meet or exceed Code requirements. The Applicants, or their predecessors in title to the Phase I Property, have dedicated approximately 16.8 feet of right-of-way for the widening of County Road 210, which resulted in a reduction of the buffer/scenic edge.

5. Decorative fencing will be allowed for screening and may be installed along property boundaries where needed for buffering purposes. Such fences may consist of a combination of wood and stone or coated (painted) aluminum. Interior fencing, which is required for outdoor storage yards, may be either wood stockade or chain-link woven with a weather resistant material and shall be a maximum of eight (8) feet in height.

6. Parking spaces will be provided in conformance with LDC Section 6.05.01. Minor changes to the MDP shall be allowed to compensate for landscape and engineering requirements. All new development and redevelopment will comply with the Code and will utilize drought tolerant plants where possible. All entrances/exists onto County Road 210 and Sampson Way and all visitor parking lots will be improved in accordance with County standards and requirements in effect at the time of construction plan approval.

7. Signage within Phase I will conform to applicable requirements of the LDC Part 7.02.00. Signage shall be coordinated throughout the development as follows:

(a) Locational, directional and informational type signs will be allowed throughout the site, limited to three (3) square feet each.

(b) Phase I will be allowed two (2) ground mounted monument signs, one (1) on the Phase IB Property and the other on the Phase IA Property, in the general locations depicted on the Master Development Plan, **Exhibit "C"**. Such signs may be two (2) sided, a maximum of 15 feet in height and contain a maximum advertising display area of 100 square feet. The sign may be lighted, either internally or externally and shielded from night traffic.

8. Temporary construction trailers will be allowed for a period of one (1) year from the time that building permits are received for the project.

9. Lighting shall comply with LDC Section 5.03.06.H.6.

D. Site Utilities

1. Central potable water and sanitary sewer services will be provided by JEA.

2. Fire protection will be provided in accordance with applicable provisions of LDC Part 6.03.00 for all new development and redevelopment.

3. Stormwater will be detained/retained on site in accordance with St. Johns County and St. Johns River Water Management District standards existing at the time of construction.

4. All electrical and telephone lines will be installed underground on the site. Electricity will be provided by Florida Power and Light Company.

5. Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste shall be collected in containers, which will be placed on easily accessible concrete pads, screened from public view in accordance with LDC Section 6.06.04.B.8. Any screening material (walls and/or fencing) will be consistent in architectural style and materials with the adjacent buildings.

6. Any chemical, petroleum or other hazardous wastes shall be treated and/or disposed of in a manner as may be required from time to time by all applicable State and Federal standards. Any necessary permits will be filed with the St. Johns County Fire Service.

7. Access to the Phase 1B Property will be provided via one (1) driveway entrance/exist from County Road 210, in the general location depicted on the MDP, **Exhibit "C"**. Access to the Phase IA Property will be provided via one (1) driveway entrance/exit from Sampson Way, in the general location depicted on the MDP. The Phase IB Property also is benefitted by the Shared Easement Agreement that allows a shared driveway onto County Road 210 and a shared driveway onto Sampson Way. The on-site driveways will be constructed in accordance with applicable Code

provisions in effect at the time of construction. A sidewalk will be constructed along County Road 210 within the Phase IB Property.

8. All plans will be submitted to St. Johns County for approval. Vehicular and/or pedestrian interconnectivity within the Phase IB, II, III and IV parcels is supplied to both County Road 210 and Sampson Way. Interconnections will be provided among the aforementioned parcels by the Shared Easement Agreement. The locations of such access points are depicted on the Master Development Plan, **Exhibit "C"**. Interconnectivity to the southwest is not feasible as the adjacent site is a golf course belonging to the St. Johns County Golf and Country Club, an adjacent PUD.

E. Waivers

1. The Applicants request a waiver to LDC Section 5.03.02.G.1 with regard to reformatting to current Code standards, to allow that the existing text of the prior PSD and PUD ordinances to be incorporated into this major modification ordinance. This application provides for a major modification to the PUD to add one (1) land use and additional commercial, office and light industrial square footage, but no specific language changes would be necessary and reformatting does not provide any information that would be relevant to the development and re-development of the Phase I Property. As indicated, the majority of the site has been developed and the infrastructure constructed, including the stormwater system, the entrances and exits and the buffers.

2. The Applicants hereby request a waiver from LDC Sections 5.03.03.E and 7.00.02.B.2 requirements to provide a separate Unified Sign Plan. The requirements for the types, sizes, heights and locations of proposed signs will conform to applicable Code provisions. The requested waiver shall not affect the provision of LDC Section 7.00.02.B.2 that allows a PUD to be considered a single parcel for purposes of signage.

3. The Applicants hereby request a waiver from the requirement to provide a reduced scenic edge along County Road 210. The Applicant's predecessors in title dedicated approximately one (1) acre of right-of-way for the widening of County Road 210 and the County Commission recognized the need to reduce the scenic edge in Ordinance 2008-37.

4. The Applicants hereby request a waiver from the requirement to provide a reduced development edge along the western boundary of the Phase IB Property and along Sampson Way within the Phase IA Property. The Applicants have provided enhanced landscaping within the applicable development edges, as shown on the submitted Landscape Plan, pursuant to Comprehensive Plan Land Use Element Policy 2.1.3(a). This PUD includes only non-residential development, and the aforementioned Policy allows for reduced edges for such uses.

5. The Applicants hereby request waivers from the requirements in LDC Sections 6.06.03.G.1 and 6.06.03.G.2 to provide (i) a reduction in the width of one (1) terminal island within the Phase IB Property from 15 feet to five (5) feet; and (ii) the elimination of a tree within one (1) terminal island within the vacuum area for the Car Wash Facility proposed on the Phase IB Property due to the location of a canopy over this portion of the site, both as show on the Conceptual Landscape Plan attached as **Attachment "D"**. The Applicants will provide significantly more landscaping within the Phase IB Property than required by the Code, as shown in the Conceptual Landscape Plan, in order to mitigate for the requested waivers.

SECTION IV
SCHEDULE OF DEVELOPMENT

The North Florida Industrial Park PUD for the Phase I Property shall be constructed in one (1) phase over a period of ten (10) years. The Applicants shall commence construction within the Phase I Property no later than December 31, 2020, and shall complete construction within 10 years of commencement. "Commencement" shall mean the County's approval of construction plans for horizontal infrastructure to serve the Phase I Property. "Completion" shall mean the County's approval of As-Built survey of such horizontal improvements.

SECTION V
OWNERSHIP AND MAINTENANCE

The Applicants, on behalf of themselves and their successors and assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Applicants also agree to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners with respect to this Planned Unit Development major modification application. The Applicants will be responsible for all improvements made to the Phase I Property and shall maintain the Phase I Property in a clean and orderly manner in accordance with all provisions of the Planned Unit Development and conditions included within the adopting ordinance. All facilities will remain privately owned and maintained and will not be dedicated to St. Johns County.

SECTION VI
SUMMARY AND CONCLUSION

The Phase I Property is located within the Mixed Use District of the St. Johns County Comprehensive Plan, which allows the office, light industrial and commercial uses included in this application. These types of uses are compatible with the surrounding zoning and are consistent with the St. Johns County Comprehensive Plan as well as the overall development trend for the area. It is the Applicants' desire to modify the uses to add one (1) land use - Car Wash Facility - and to increase non-residential square footage within the Phase I Property by 8,000 square feet, consistent with development trends in the area. The Applicants believe that the proposed Planned Unit Development major modification will be of benefit to the future occupants of

the project and to the County to control development of a significant tract of land in a rapidly expanding area.

Justification for approval of this Planned Unit Development major modification for Phase I, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, includes the following:

1. The project 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.

2. The project will not adversely affect the health, safety and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or development of adjacent properties or the general neighborhood.

3. The project will accomplish the objectives, standards and criteria set forth in the St. Johns County Land Development Code.

4. When developed in accordance with the conditions stipulated in this PUD major modification application and imposed by this Ordinance, the proposed PUD will be consistent with the development of property in the area and will be compatible with the desired future development of the area.

5. The land described by the attached **Exhibit "A"** — Legal Description, are within the Mixed Use District as designated on the Future Land Use Map of the St. Johns County Comprehensive Plan and so described within the text to:

"Provide for large concentrated areas of commercial, office, manufacturing, high density residential, recreation, and cultural facilitates at a scale which is capable of servicing large segments of the County and the Region. Mixed Use Areas (and Centroids) reflect established or emerging development areas along major roadway corridors."

A mixture of land uses is encouraged by the establishment of the conceptual guidelines in the Plan, which are intended to represent the mixed used goal towards which is the Mixed Use Areas will develop. Accordingly, the area is comprised of a mixture of retail commercial, highway commercial and existing industrial uses.

Exhibit "A"

Legal Description of the Phase I Property

EXHIBIT "A-1"

Legal Description of the Phase IA Property

EXHIBIT "A-2"

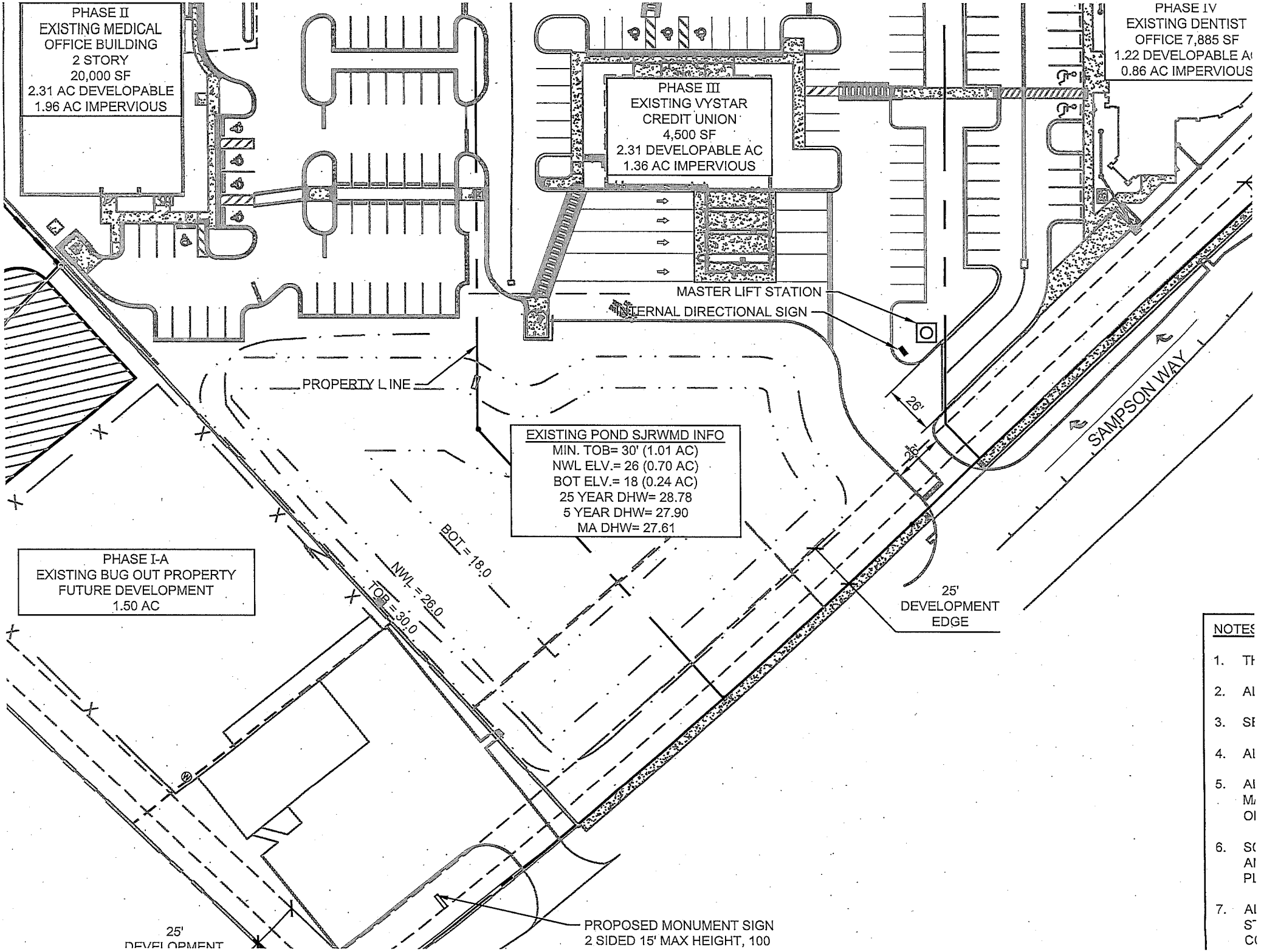
Legal Description of Phase IB Property

Exhibit "C"

Master Development Plan

Attachment "D"

Phase I Property Conceptual Landscape Plan


PHASE II
EXISTING MEDICAL
OFFICE BUILDING
2 STORY
20,000 SF
2.31 AC DEVELOPABLE
1.96 AC IMPERVIOUS
PHASE III
EXISTING VYSTAR
CREDIT UNION
4,500 SF
2.31 DEVELOPABLE AC
1.36 AC IMPERVIOUS
PHASE IV
EXISTING DENTIST
OFFICE 7,885 SF
1.22 DEVELOPABLE A
0.86 AC IMPERVIOUS
MASTER LIFT STATION
INTERNAL DIRECTIONAL SIGN
PROPERTY LINE
EXISTING POND SJRWMD INFO
MIN. TOB= 30' (1.01 AC)
NWL ELV.= 26 (0.70 AC)
BOT ELV.= 18 (0.24 AC)
25 YEAR DHW= 28.78
5 YEAR DHW= 27.90
MA DHW= 27.61
BOT = 18.0
NWL = 26.0
TOB = 30.0
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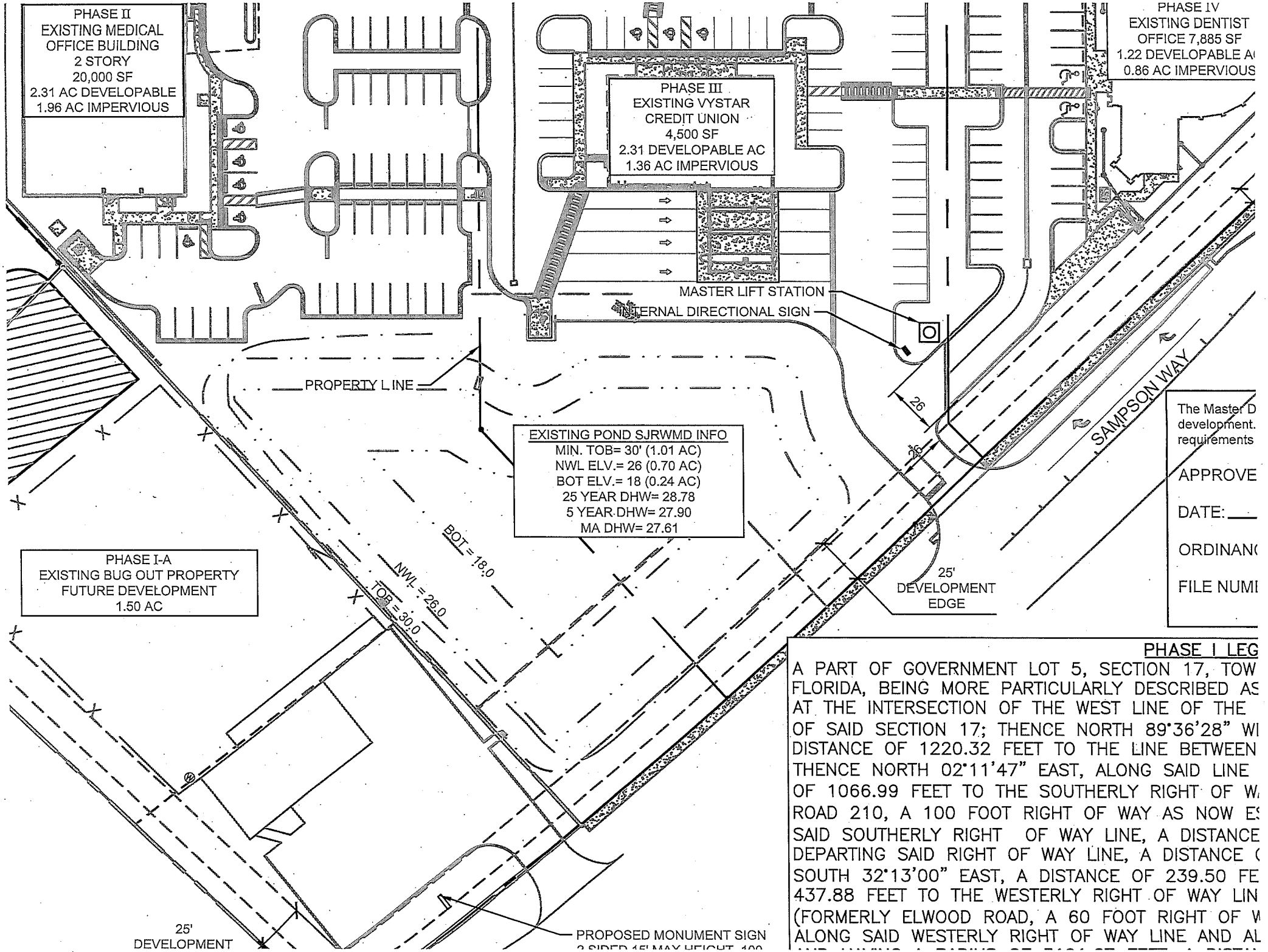

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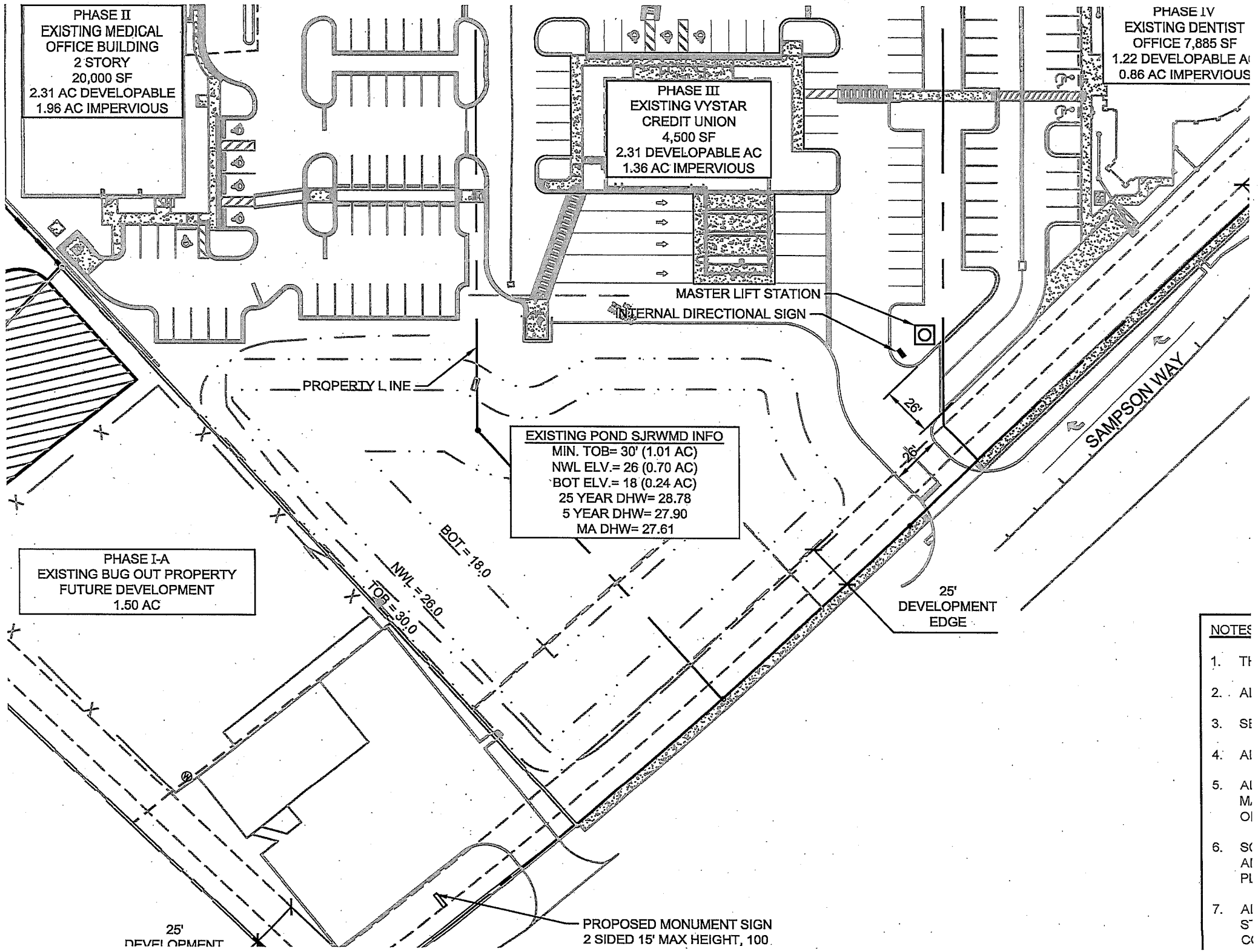
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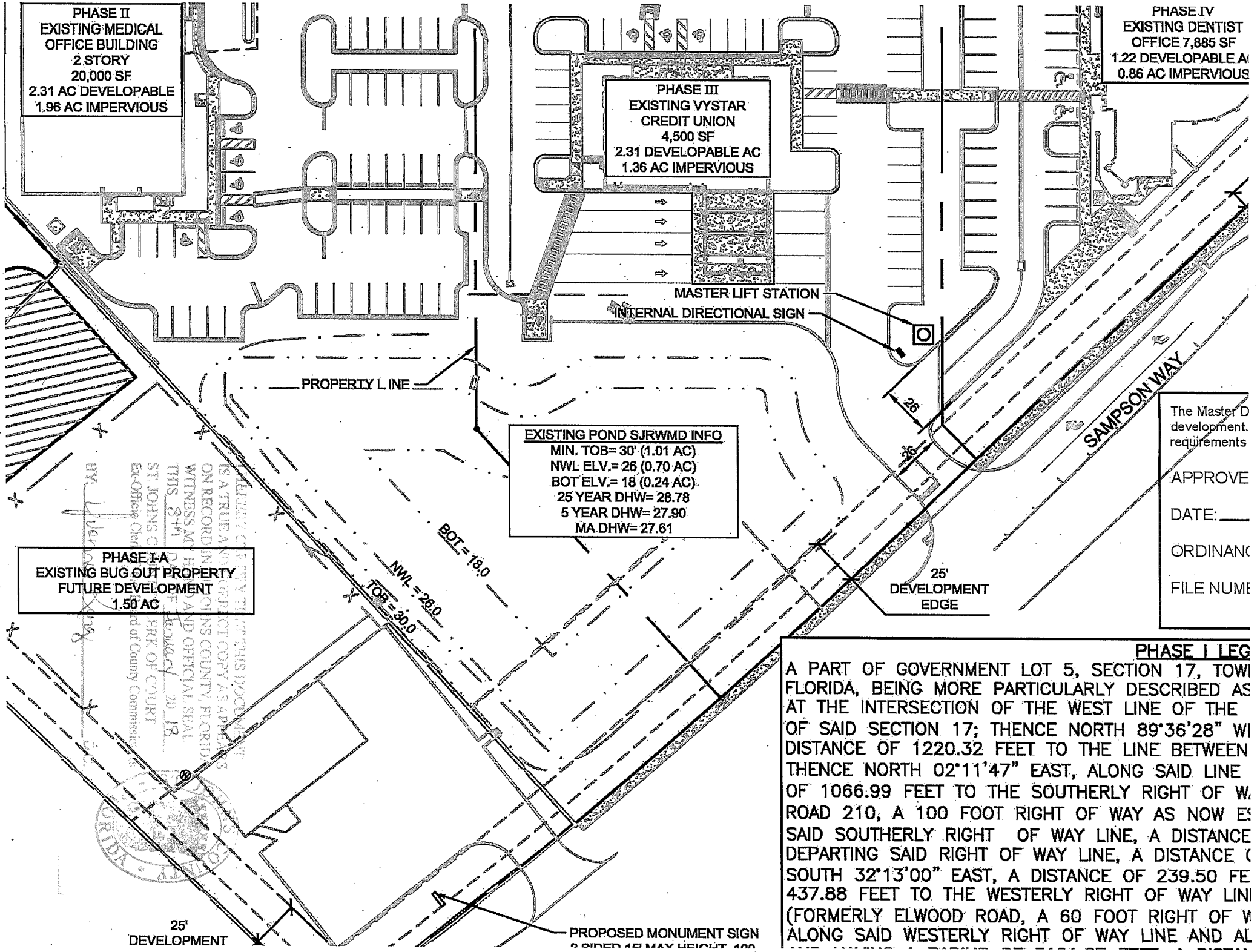
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THE ST. AUGUSTINE RECORD

ROGERS TOWERS
ATTN TINA BENTLEY
1301 RIVERPLACE BLVD STE 1500
JACKSONVILLE FL 32207

Ref.#: 17453492D
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS** who on oath says that he/she is an Employee 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 of **MAJMOD 2017-14 NFL I - MAJMOD 2017-14 NFL INDU** was published in said newspaper on **10/13/2017**

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 newspape heretofore has 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 City of St. Augustine, in said St. Johns County, for a period of one year prece the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any disc rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this _____ day of OCT 1 3 2017

by Jamie Williams who is personally known to me
or who has produced as identification

ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com

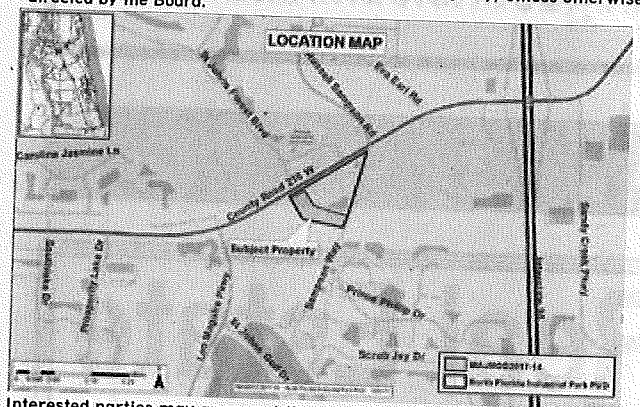
(Signature of Notary Public) (Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/2/2017 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 12/19/2017 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request for a Major Modification to the North Florida Industrial Park Planned Unit Development (PUD) to add an additional 13,000 square feet of commercial, office, and industrial development to Phase I, and to add Car Wash Facilities as an allowed use within Phase I.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NORTH FLORIDA INDUSTRIAL PARK PUD, ORDINANCE NO. 2008-37, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION AND PROVIDING AN EFFECTIVE DATE.

The subject property is located on the southern side of County Road 210 West, across from the intersection at County Road 210 West and St. Johns Forest Boulevard. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES K. JOHNS, CHAIR

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
JEFF MARTIN, CHAIR
FILE NUMBER: MAJMOD-2017000014
PROJECT NAME: North Florida Industrial Park PUD
17453492D October 13, 2017

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 21, 2017

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2017-60, which was filed in this office on December 21, 2017.
Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED DEC 21 2017
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
www.dos.state.fl.us