Public Records of St. Johns County, FL
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ORDINANCE NUMBER: 2020-43

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE LAST MILE DISTRIBUTION FACILITY PLANNED UNIT DEVELOPMENT (PREVIOUSLY APPROVED AS FLORIDIAN AT ST. AUGUSTINE PUD, ORDINANCE NO. 2006-136, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated June 30, 2020 in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2020-09 Last Mile Distribution Facility PUD (fka Floridian at St. Augustine PUD),** for a Major Modification to the Last Mile Distribution Facility PUD, Ordinance 2006-136, as amended, as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands, described in the attached Exhibit "A," within the Last Mile Distribution Facility PUD, shall be zoned and proceed in accordance with Ordinance Number 2006-136, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (Master Development Plan Text) and Exhibit "C" (Master Development Plan Map).

SECTION 2. That the need and justification for modification of the Last Mile Distribution Facility PUD, Ordinance Number 2006-136, as amended, 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 has been fully considered after public hearing with legal notice duly published as required by law.

2. As modified, the Last Mile Distribution Facility PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Last Mile Distribution Facility 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 Last Mile Distribution Facility 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 Text and Map for the Last Mile Distribution Facility PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Last Mile Distribution Facility 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.

7. The PUD 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.

SECTION 3. That all other provisions of Ordinance 2006-136, as amended, 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 Last Mile Distribution Facility 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 15 DAY OF September 2020.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

BY: Yvonne King
Deputy Clerk

RENDITION DATE: SEP 17 2020

EFFECTIVE DATE: SEP 17 2020

Exhibit A

Legal Description

DESCRIPTION: (per Commitment for Title Insusrance, issued by First American Title Insurance Company, Commitment No. NCS-1017034-MPLS, commitment date of June 4, 2020 at 8:00 a.m.)

PARCEL 1:

A portion of Section 5, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:
BEGINNING at the Southeast corner of those certain lands described in deed recorded in Official Records Book 769, Page 238 of the public records of said County, said point being situate on the East line of said Section 5, the same being the West line of the Martin Hernandez Grant, Section 53, said Township 7 South, Range 29 East; thence S.06°01'40"E., along the division line between said Section 5 and 53, a distance of 1458.07 feet; thence S.87°12'47"W., 713.24 feet; thence S.02°47'13"E., 768.30 feet; thence S.86°58'07"W., 340.25 feet to the Easterly right of way line of Inman Road (a 60 foot right of way); thence N.02°34'47"W., along said Easterly right of way line, 2259.51 feet to the Southwest corner of said lands in Official Records Book 769, Page 238; thence N.89°14'07"E., along the South line of said last mentioned lands, 963.48 feet to the POINT OF BEGINNING. EXCEPTING therefrom that portion thereof conveyed in Official Records Book 1362, Page 1394, of said public records.

AND

PARCEL 2:

A portion of Section 5, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:
Commencing at the Southeast corner of those certain lands described in deed recorded in Official Records Book 769, Page 238 of the public records of said County, said point being situated on the East line of said Section 5, the same being the West line of the Martin Hernandez Grant, Section 53, said Township 7 South, Range 29 East; thence S.06°01'40"E., along the division line between said Section 5 and 53, a distance of 1458.07 feet for a POINT OF BEGINNING; thence continue S.06°01'40"E., along said last mentioned line, 1178.74 feet; thence S.85°40'18"W., 101.19 feet; thence N.80°35'11"W., 50.40 feet; thence N.78°02'48"W., 310.63 feet; thence N.73°01'03"W., 103.77 feet: thence N.67°52'38"W., 334.76 feet; thence N.41°14'03"W., 18.32 feet; thence N.07°12'42"W., 20.49 feet; thence N.01°53'41"W., 47.54 feet; thence N.03°19'49"W., 35.25 feet; thence N.07°18'11"W., 27.07 feet; thence N.86°58'07"E., 86.85 feet; thence N.02°47'13"W., 768.30 feet; thence N.87°12'47"E., 713.24 feet to the POINT OF BEGINNING.

EXHIBIT B

MASTER DEVELOPMENT PLAN TEXT
Last Mile Distribution Facility PUD

Section 5.03.02 (G) (1)

a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.

This PUD is proposed on behalf of the Fountains of St. Augustine, LLC ("Owner"), and requests a Major Modification rezoning to Planned Unit Development (PUD) Ordinance 2015-12. The proposed PUD, located approximately ½ mile north of SR-16 on the east side of Inman Road, will convert the existing approved Class A Motorhome Vacation Resort and accessory Commercial Uses to a Warehouse/Distribution use for the purpose of developing the site as generally depicted on the Master Development Plan (MDP) map. The previous PUD was approved in February 2015, but the site remains vacant and undeveloped, with the exception of previous limited agricultural uses and infrastructure.

It is anticipated that the design, character and architectural style of the proposed distribution facility demonstrates an innovative, unified, cohesive and compatible plan of development in that it will:

- Provide an environment, which is compatible with the surrounding land use fabric and compliments the commercial and industrial uses in the area, as well as service and employment opportunities for the residents of the area and greater St. Johns County.
- Permit a creative approach for the development of this site to accomplish a more desirable plan than would be possible through the strict application of the standard LDC requirements.
- Allow for site design, architectural style and low impact development principals in keeping with the latest technology and functional aspects of a modern distribution facility and infrastructure.

b. The total number of acres included within the project requested in the application.

58.74 acres (+/-).

c. ***The total number of Wetland acres included within the project as requested in the application.***

There are 32.40 (+/-) acres of wetlands.

d. ***The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.***

The total site area is 58.74 acres (+/-). Total upland area is 26.34 (+/-) acres. The wetlands total 32.40 (+/-) acres. There will be approximately 0.07 acres of wetlands impacted and filled, which will be permitted pursuant to State and Federal regulations to accommodate certain portions of the parking lot as depicted on the MDP Map. It is anticipated that approximately 32.33 acres of wetlands will remain on site after the impacts are permitted.

e. ***The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.***

This PUD will have no residential uses.

f. ***The total square footage and intensity of non-residential development.***

Warehouse/Distribution: A maximum of 125,000 square feet.

g. ***The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.***

The development will adhere to the following minimum site development standards listed below and as depicted on the MDP Map:

1. Structure Setbacks: 15' front, 15' side and 15' rear; similar to IW Zoning District.

2. Parking: Shall meet LDC Section 6.05.02 for the proposed use.

3. Building Height: Shall not exceed 50'. Buildings over 35' shall be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire prevention Code, NFPA 13, and the LDC.

4. Accessory Structures: Shall meet applicable requirements of the LDC.

5. Signage: Shall meet LDC Section 7.00.00.

6. Screening: West- Type "10/A" on the west boundary abutting Inman Road, the IW zoned distribution facility and residential uses in the mixed-use PUD west of the 60' ROW;

   South- Type "10/A" on the south boundary abutting OR and PS zoned St. Johns County owned property and Utility Department Warehouse;

   North- Type "10/A", including a screening wall of minimum height of 6', on the north boundary abutting the existing OR zoned St. Johns County Fraternal Order of Police (FOP) shooting range and lodge;

   East- Type "10/A" on east boundary abutting the OR zoned Twelve Mile Swamp Conservation Area owned by the St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP). A waiver is requested in Section T of this PUD.

7. Maximum ISR: 75%, similar to IW Zoning District

8. Maximum FAR: 70%, similar to IW Zoning District

9. Lighting: Shall meet applicable requirements of LDC Section 6.09.02.

h. ***The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.***

Drainage

Drainage will be provided by way of pipe, ditch and/or culvert to storm water management facilities either, which may include ponds, swales and or subsurface systems on site to treat storm water runoff. All storm water facilities will adhere to St. Johns County and St. Johns River Water Management District regulations. Pursuant to Comprehensive Plan Policies D.3.2.13 and E.2.6.8, storm water ponds will be designed and constructed, wherever feasible, to use natural vegetation, trees, understory plantings and groundcover to create wildlife habitat and passive recreation areas.

Access & Interconnectivity

Vehicle access and circulation will be provided on site connecting to Inman Road for parking and loading as depicted on the MDP map, including one (1) dedicated truck/trailer ingress/egress, one (1) dedicated employee ingress/egress, and two (2) dedicated delivery van ingress/egress points. Intersection improvements at Inman Road and SR 16 will comply with FDOT and St. Johns County requirements, as determined by the traffic analysis.

The unimproved portion of Inman Road will be improved to St. Johns County standards as a Minor Collector, or other standard as determined, to serve as a roadway for the PUD and existing adjacent uses. Pedestrian access and interconnectivity will be made possible by a 5' sidewalk along the western road frontage to connect existing uses and developments abutting to the north and south. A 4' internal sidewalk is proposed along the parking frontage within the 10' perimeter buffer for employees connecting the parking area to other areas of the development as depicted on the MDP map.

Open Space & Recreation

The minimum open space will be provided throughout the PUD per the requirements of the LDC as depicted on the MDP Map. No recreation is planned as part of this PUD.

Utilities & Solid Waste

Water and sewer will be a centralized system provided by St. Johns County Utility Department. Solid waste will be provided by the licensed franchisee in the area.

Fire Protection

Fire protection will comply with LDC Part 6.03.00 and meet the current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

i. The amount of water and sewer use based upon the project population and the public utility providers, if applicable.

St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a new 125,000 square feet distribution center with a total anticipated usage of 3,750 gallons per day of water and 3,750 gallons per day sewer. The water and sewer service will be provided by the CR 214 Water Treatment Plant and SR16 Wastewater Treatment Plant, respectively.

All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.

Utility connection points shall be installed as listed in the Availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in the public right-of-way shall require an easement/restoration agreement.

No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipes.

j. The type of underlying soils and its suitability for development of the proposed project

The USDA Natural Resource Conservation Service soil survey describes the site to generally have Smyrna-Smyrna Wet Fine Sand, Ona-Ona Wet Fine Sand, St. Johns Fine Sand, and Tomoka Muck. A detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase.

k. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal

The site includes 32.33 (+/-) acres of Wetland Forested Mixed (6300) and Cypress (6210). The remaining 26.41 (+/-) acres are made up of man-made pond (5300), ditch (5100), upland mixed coniferous/hardwood (4340), crops and agricultural (2143, 2140, 1510) as further depicted on the FLUCCS map exhibit included as part of this PUD application.

l. The type and extent of any significant natural communities habitat as defined by this code

There are no known species of special concern or significant natural communities habitat on site.

m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply

There are no known or observed historic resources on site. The archaeological review is complete pursuant to the PREAPP 2020-055 comment from Mercedes Herrold. However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Historic Resource Management office contacted immediately (Objective A.1.4.6, St. Johns County Comprehensive Plan).

n. The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.

A minimum 10' perimeter buffer and 10/A screening standards shall be provided along the PUD boundary, including a screening wall of minimum height of 6' along the North property boundary abutting the existing FOP shooting range. An additional 20' reservation for future ROW expansion will be provided along the western property boundary abutting Inman Road. Additional trees will be added abutting the western property boundary along Inman Road to provide additional screening and buffering.

An average 25' undisturbed upland buffer, plus a 25' building setback is required between developed areas and contiguous wetlands. However, all interior drive and parking areas, infrastructure and accessory uses are allowed in the setback.

o. PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.

Not applicable.

p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.

Temporary signage shall be allowed within the Property and shall comply with LDC Section 7.02.00. Provided a permit for construction or development has been issued, pursuant to LDC Section 2.02.05.B.5, temporary construction trailers may be utilized and placed on the site in the location shown on the construction plans. Temporary construction trailers will be allowed to remain until completion of the last building and must be removed no later than thirty (30) days of approval of the certificate of occupancy for the last building. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets the LDC requirements.

q. The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, set-backs, swimming pools, fencing, and similar uses.

Accessory structures will meet the applicable requirements of the LDC.

r. A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.

The project will be completed within a single one-year phase. Construction is planned to commence immediately from the date of approval of this PUD Ordinance and applicable County, State and Federal permits.

s. The projected impact of the project upon St. Johns County, an explanation of the project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the project.

The Major Modification from PUD to PUD Zoning will allow for a development compatible with the existing Mixed-Use Future Land Use designation in an appropriate location adjacent to and integrated into the existing mixed-use nodal interchange development at I-95 and SR-16. This development will provide opportunities for commercial growth, service to the surrounding residential communities, economic development and employment generation within St. Johns County.

The Property is located in a constant growing part of St. Johns County. This development will compliment the growth and activity near this Interstate 95 and SR-16 interchange area that has taken place since the mid-1980s based on market demand and its prime location factors. Numerous changes to the commercial and industrial warehouse zoning districts have occurred to accommodate development to serve St. Johns County, including almost every parcel of land along Inman Road, SR-16 and 15 modifications to the St. Augustine Centre mixed-use PUD since its adoption.

t. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.

There are three (3) waivers requested as part of this PUD.

1) A waiver from LDC Sections 6.06.04.A&B for a reduction of the buffer and screening standard from Type 30/B to 10/A around the perimeter of the property. The western property line abuts the 60' Inman Road right-of-way; the northern property line abuts an existing shooting range and lodge owned by the St. Johns County Fraternal Order of Police (FOP); the eastern property line abuts approximate 22,000 acre Twelve Mile Swamp Conservation Area owned by the SJRWMD/FDEP that acts as a buffer from development, the southern property line abuts public land owned and operated by St. Johns County's Utility Department as a warehouse and storm water pond. Based on the aforementioned surrounding property data, the normal buffer and

screening standard would constrain and burden the needed internal vehicular use areas and parking infrastructure needed to serve the distribution facility.

2) A waiver from LDC Sections 6.04.05, 6.04.05.C.2 and 6.04.05.H.1.a.1 for the use of an access road to serve a portion of the site, to allow up to four (4) driveway connections to accommodate the separate vehicle parking, staging and loading areas required for the development, and eliminate the right turn lane requirement on Inman Road. An access easement will be provided, if needed, with the roadway improvements to assure continued access to the abutting property owners. The normal access and driveway connection standards would hinder the ability to develop the site and impact more wetlands based on the requirements of the distribution facility. Furthermore, driveway connections from the site to Inman Road are located from Outlet Center Drive to the north and will function to primarily serve the PUD along with limited traffic from the FOP shooting range.

3) A waiver from LDC Section 6.06.03.G.2a for a reduction in the amount and size of interior landscape tree islands within the parking lot and vehicular use area, as the required Code amount is technically infeasible due to the distribution facility requirements for vehicle parking. The reduction in amount of trees in the parking lot and vehicular use area will be offset by adding the same amount of trees along the western boundary fronting Inman Road and perimeter buffer where feasible.

u. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.

The Applicant hereby stipulates and agrees to proceed with the descriptions listed in this MDP text in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD. Changes to the MDP map pursuant to final engineering and permitting requirements imposed by local or State agencies related to civil infrastructure, utilities and/or storm water management systems will be allowed by way of an administrative Small Adjustment concurrent with construction plan review and approval as long as the overall spirit and intent of the MDP text is met for this PUD.

v. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be

provided depicting the boundaries between the designations and provide the total upland and wetland acres for each land use designation.

Not applicable.

LEGAL DESCRIPTION: (PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE (PER COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1017034-MPLS, COMMITMENT DATE OF JUNE 4, 2020 AT 8:00 A.M.)

PARCEL 1: A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE S.06°01'40"E.,ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET; THENCE S.07°12'47"W., 713.24 FEET; THENCE S.02°47'13"E., 768.30 FEET; THENCE S.86°58'07"W., 340.25 FEETTO THE EASTERLY RIGHT OF WAY LINE OF INMAN ROAD (A 60 FOOT RIGHT OF WAY); THENCE N.02°34'47"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 2233.51 FEET TO THE SOUTHWEST CORNER OFSAID LANDS IN OFFICIAL RECORDS BOOK 769, PAGE 238; THENCE N.89°14'07"E., ALONG THE SOUTHLINE OF SAID LAST MENTIONED LANDS, 963.48 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 1362, PAGE 1394, OF SAID PUBLIC RECORDS.

AND

PARCEL 2: A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATED ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE S.06°01'40"E.,ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.06°01'40"E., ALONG SAID LAST MENTIONED LINE, 1178.74FEET; THENCE S.85°40'18"W., 101.19 FEET; THENCE N.80°35'11"W., 50.40 FEET; THENCE N.78°02'49"W.,310.63 FEET; THENCE N.73°01'03"W., 103.77 FEET; THENCE N.67°52'38"W., 334.76 FEET; THENCEN.41°14'03"W., 18.32 FEET; THENCE N.07°12'42"W., 20.49 FEET; THENCE N.01°53'41"W., 47.54 FEET;THENCE N.03°19'49"W., 35.25 FEET; THENCE N.07°18'11"W., 27.07 FEET; THENCE N.86°58'07"E., 86.85FEET; THENCE N.02°47'13"W., 768.30 FEET; THENCE N.87°12'47"E., 713.24 FEET TO THE POINT OF BEGINNING.

NOTES:

1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
2. PROJECT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH ST. JOHNS COUNTY CRITERIA.
3. TEMPORARY CONSTRUCTION TRAILER MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
4. PROPOSED SIGNAGE TO BE DESIGNED AND PERMITTED BY OTHERS AND SHALL MEET THE REQUIREMENTS OF ARTICLE 7 OF THE LDC.
5. DUMPSTER/WASTE AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN ACCORDANCE WITH LDC, SECTION 6.06.04.B.8, 6.06.04.B.9, AND 6.01.03.H.2.
6. OUTDOOR LIGHTING WILL COMPLY WITH LDC SECTIONS 5.03.06.H.6 AND 6.09.00.
7. BICYCLE PARKING SHALL CONFORM TO STANDARDS OF LDC 6.05.02 (M).
8. SIDEWALKS SHALL PROVIDED PURSUANT TO LDC SECTIONS 3.03.02.G.1.h, 5.03.02.G.2.g, AND 6.02.06.
9. STORMWATER RUNOFF WILL BE CONVEYED, STORED, AND TREATED ON-SITE AND OFFSITE AS DETERMINED BY ENGINEERING DESIGN AND PERMITTING AND IN ACCORDANCE WITH ST. JOHNS COUNTY, SJRWMD AND STATE REGULATIONS

LEGEND

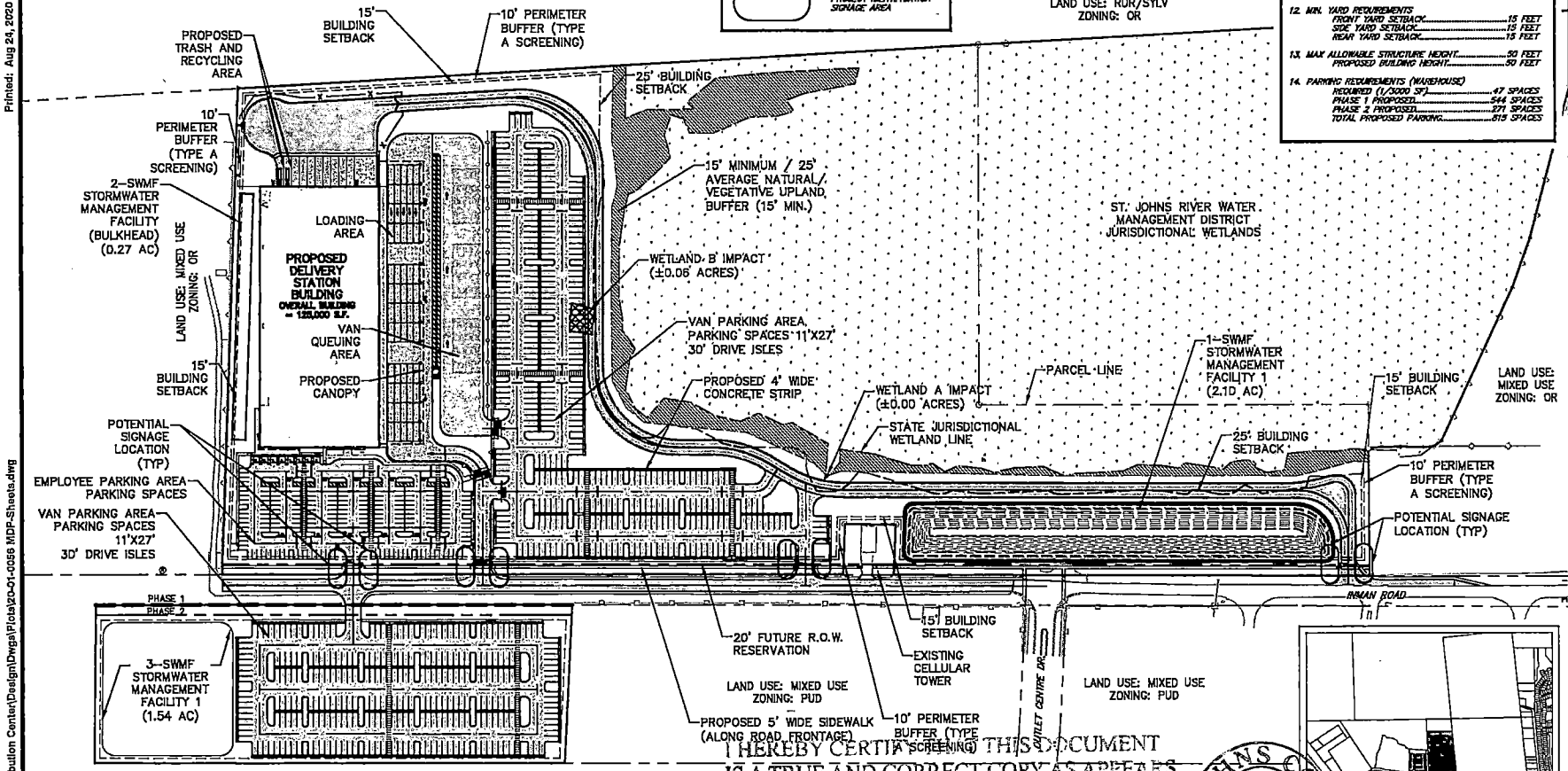
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTIONAL WETLANDS

PROJECT IDENTIFICATION SIGNAGE AREA

150'

PROJECT SUMMARY/DEVELOPMENT CRITERIA

1. PARCEL #.....086510 0000 & 086520 0130
2. TOTAL SITE AREA.....55.46 ACRES
   PHASE 1.....54.74 ACRES
   PHASE 2.....0.72 ACRES
3. PROPOSED DEVELOPMENT.....WAREHOUSE DISTRIBUTION, 1 STORY
4. ZONING.....PUD
5. FUTURE LAND-USE.....MIXED-USE
6. FLOOD ZONE.....“X” & “A”
   (PANEL 12109C0292J DATED 12/7/2018)
7. WETLANDS
   EXISTING.....32.40 ACRES
   IMPACTED.....0.07 ACRES
   REMAINING.....32.33 ACRES
8. UPLAND BUFFER
   REQUIRED.....1.96 ACRES
   PROPOSED.....1.97 ACRES
9. STORMWATER MGMT. FACILITY.....X.91 ACRES
   PHASE 1.....2.37 ACRES
   PHASE 2.....1.54 ACRES
10. MAX. BUILDING COVERAGE (FAR).....70%
    PROPOSED COVERAGE.....4.4%
11. MAX. IMPERVIOUS SURFACE RATIO (ISR).....75%
    PHASE 1 PROPOSED IMPERVIOUS.....22%
    PHASE 2 PROPOSED IMPERVIOUS.....54%
12. MIN. YARD REQUIREMENTS
    FRONT YARD SETBACK.....15 FEET
    SIDE YARD SETBACK.....15 FEET
    REAR YARD SETBACK.....15 FEET
13. MAX ALLOWABLE STRUCTURE HEIGHT.....50 FEET
    PROPOSED BUILDING HEIGHT.....50 FEET
14. PARKING REQUIREMENTS (WAREHOUSE)
    REQUIRED (1/3000 SF).....47 SPACES
    PHASE 1 PROPOSED.....544 SPACES
    PHASE 2 PROPOSED.....271 SPACES
    TOTAL PROPOSED PARKING.....815 SPACES



LAND USE: RUR/SYLV
ZONING: OR

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF PUD / PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

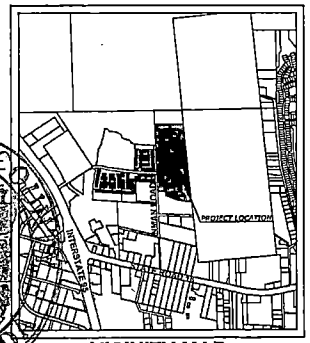
ORDINANCE NUMBER: _____

FILE NUMBER: _____

PARKING BREAKDOWN	
EMPLOYEE PARKING	185
ADA PARKING	8
VAN PARKING - PHASE 1	351
VAN PARKING - PHASE 2	271
TOTAL PARKING PROVIDED	815

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 22nd DAY OF September, 20 20
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners
BY: Yvonne Kirby D.C.

ST. JOHNS COUNTY FLORIDA



VICINITY MAP
N.T.S.

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

EXHIBIT "C"
MASTER DEVELOPMENT PLAN

LAST MILE DISTRIBUTION FACILITY
ST. JOHNS COUNTY

PREPARED FOR
RYAN COMPANIES US, INC.

Reg. Engineer

Project No.: 20-01-0056
Designed: Drawn:
Checked: D.C.:
Date: August 24, 2020
Scale: 1" = 150'
Sheet

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

J:\20\20-01-0056 Inman Road Distribution Center\Design\Dwgs\Plots\20-01-0056 MDP-Sheets.dwg Printed: Aug 24, 2020 - 10:21am Printed By: eprill

THE ST. AUGUSTINE RECORD
Affidavit of Publication

DRIVER MCAFEE PEEK & HAWTHORNE
ONE INDEPENDENT DR, STE 1200

JACKSONVILLE, FL 32202

ACCT: 18899
AD# 0003295091-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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-2020000009** was published in said newspaper on **07/27/2020.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper 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 the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

[X] physical presence or
[ ] online notarization

this _____ day of JUL 27 2020

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

Kimberly M Reese
(Signature of Notary Public)

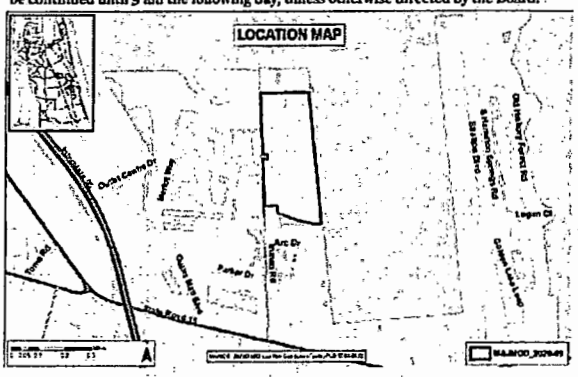
Notary Public State of Florida
Kimberly M Reese
My Commission GG 312209
Expires 03/17/2023

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **8/20/2020 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 **9/15/2020 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 Floridian at St. Augustine PUD (Ordinance 2006-136, as amended) to change the name to Last Mile Distribution Facility PUD and allow a 125,000 square foot Warehousing and Distribution facility.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE LAST MILE DISTRIBUTION FACILITY PLANNED UNIT DEVELOPMENT (PREVIOUSLY APPROVED AS FLORIDIAN AT ST. AUGUSTINE PUD, ORDINANCE NO. 2006-136, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is 3960 Inman Road. 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.

In accordance with Executive Order 20-69, and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely, under communication media technology (CMT) without a physical quorum of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or http://www.sjcfl.us/GTV/watchgtv.aspx]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandept@sjcfl.us. A designated access point to this CMT meeting is located at 500 San Sebastian View.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandept@sjcfl.us
Phone number: 904.209.0675

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. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFER, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEB S. SMITH, CHAIR

FILE NUMBER: MAJMOD-2020000009
PROJECT NAME: Last Mile Distribution Facility PUD

0003295091 July 27, 2020

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

September 17, 2020

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2020-43, which was filed in this office on September 17, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED SEP 17 2020
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