

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE CENTRE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1997-23, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Records of St. Johns County, FL
Clerk number: 2021126549
BK: 5425 PG: 1898
11/22/2021 12:32 PM
Recording \$299.00

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 May 26, 2021, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2021-09 St. Augustine Centre PUD**, for a Major Modification to the St. Augustine Centre Planned Unit Development (PUD), Ordinance 1997-23, as amended, and 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 St. Augustine Centre PUD, shall be zoned and proceed in accordance with Ordinance Number 1997-23, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the St. Augustine Centre PUD, Ordinance Number 1997-23, 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 St. Augustine Centre PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the St. Augustine Centre 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 St. Augustine Centre 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. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during

codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

6. The Master Development Plan Text and Map for the St. Augustine Centre PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
7. As modified, the St. Augustine Centre 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 1997-23, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

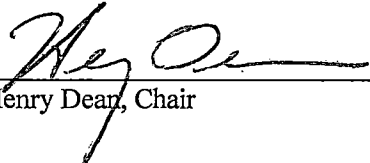
SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and 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 St. Augustine Centre PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

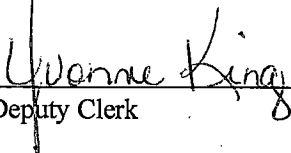
SECTION 6. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 16th DAY OF November, 2021.

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

BY: 
Henry Dear, Chair

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

BY: 
Deputy Clerk



RENDITION DATE: NOV 18 2021

EFFECTIVE DATE: NOV 19 2021

EXHIBIT "A"

Legal Description of Property

A PART OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 02°02'27" EAST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 921.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE, SOUTH 33°23'45" EAST, A DISTANCE OF 1104.56 FEET; THENCE SOUTH 56°36'15" WEST, A DISTANCE OF 1350.00 FEET TO A POINT ON THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, STATE ROAD NO. 9 (A VARYING RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 90.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°47'23" WEST AND A CHORD DISTANCE OF 90.29 FEET TO A POINT ON SAID CURVE AND A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE (A 90 FOOT PRIVATE RIGHT-OF-WAY); THENCE DEPARTING SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, NORTH 56°36'15" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 307.90 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 33°23'45" WEST, A DISTANCE OF 93.75 FEET; THENCE NORTH 22°44'16" WEST, A DISTANCE OF 218.65 FEET; THENCE NORTH 33°23'45" WEST, A DISTANCE OF 1093.87 FEET; THENCE NORTH 56°36'15" EAST, A DISTANCE OF 994.41 FEET; THENCE SOUTH 33°23'45" EAST, A DISTANCE OF 377.94 FEET TO THE POINT OF BEGINNING.

ROBERT. HAMMACK & WICKMAN, INC.
September 2, 1999
97-248

TOGETHER WITH EASEMENTS BENEFITTING THE INSURED LAND AS SET FORTH IN THE FOLLOWING DOCUMENTS:

Development Agreement between St. Augustine Associates, Inc., a Florida corporation, as Trustee under Land Trust Agreement for St. Augustine Centre Land Trust dated June 15, 1998 and FOM St. Augustine Limited Partnership recorded July 13, 1998 in Official Records Book 1333, Page 416, Public Records of St. Johns County, Florida.

Declaration of Reciprocal Easements, Rights and Maintenance Covenants for the St. Augustine Centre DRI/PUD, by St. Augustine Associates, Inc., a Florida corporation, as Trustee under Land Trust Agreement for St. Augustine Centre Land Trust dated June 15, 1998 recorded July 13, 1998 in Official Records

Book 1333, Page 347, Public Records of St. Johns County, Florida, and First Amendment to Declaration of Reciprocal Easements, Rights and Maintenance Covenants for the St. Augustine Centre DRI/PUD by St. Augustine Associates, Inc., a Florida corporation, as Trustee under Land Trust Agreement for St. Augustine Centre Land Trust dated June 15, 1998, recorded July 13, 1998 in Official Records Book 1333, Page 384, Public Records of St. Johns County, Florida. [Note: The easements established pursuant to this Declaration include, but are not limited to, an access easement into, out of, on, over and across the areas described in the Declaration as Belg Outlet Boulevard and Outlet Centre Drive, as same is created pursuant to Paragraph 7 of the Declaration.]

St. Augustine Centre Road and Utilities Improvements Construction Agreement between St. Augustine Associates, Inc., a Florida corporation, as Trustee under Land Trust Agreement for St. Augustine Centre Land Trust dated June 15, 1998 and FOM St. Augustine Limited Partnership recorded July 13, 1998 in Official Records Book 1333, Page 434, Public Records of St. Johns County, Florida.

Declaration of Drainage Easement by St. Augustine Associates, Inc., a Florida corporation, as Trustee under Land Trust Agreement for St. Augustine Centre Land Trust dated June 15, 1998, recorded July 13, 1998 in Official Records Book 1333, Page 388, Public Records of St. Johns County, Florida.

Declaration of Restrictive Covenants and Easement Agreement made by FOM St. Augustine Limited Partnership dated September 23, 1999.

Grant of Easements and Covenants Running with the Land between FOM St. Augustine Limited Partnership and St. Augustine Outlet World, Ltd., dated September 23, 1999.

Exhibit "B"

St. Augustine Centre Planned Unit Development ("PUD")
Application for Major Modification

June 2, 2021
Revised August 23, 2021
Revised September 14, 2021

adopted by Ordinance 97-23 and
as amended by the following:

- a) Ordinance 97-23, recorded at Ordinance Book 19, Page 426, and PUD Official Records Book K, Page 604 (the "**Original PUD**")
- b) Planning and Zoning Agency Resolution 99-007 (Feb. 4, 1999) (minor modification)
- c) MM-00-0004 (June 15, 2000) [not in document, copy requested from County] [also PZA Resolution 2000-07]
- d) PZA Resolution 2002-01/MINMOD 2001-14 (Jan. 3, 2002)
- e) PZA Resolution 2003-01/MINMOD 2002-000013 (Feb. 20, 2003) [not in Document, requested from County]
- f) Ordinance 2003-95/MAJMOD 2003-07
- g) Ordinance 2004-50/MAJMOD 2004-10
- h) Ordinance 2005-15/MAJMOD 2004-17
- i) Ordinance 2005-117/MAJMOD 2005-22
- j) Ordinance 2006-34/MAJMOD 2006-02
- k) Ordinance 2007-13/MAJMOD 2006-32
- l) Ordinance 2007-39/MAJMOD 2006-30
- m) Ordinance 2007-51/MAJMOD 2007-02
- n) Ordinance 2007-72/MAJMOD 2007-08
- o) Ordinance 2008-22/MAJMOD 2008-03 (incorporated by reference)
- p) Ordinance 2012-21/MAJMOD 2012-04
- q) Ordinance 2014-47/MAJMOD 2013-14
- r) Ordinance 2021-11/MAJMOD 2020-20
- s) Ordinance 2021-17/MAJMOD 2020-17

PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION APPLICATION
ST. AUGUSTINE CENTRE

1. Request. The purpose of this Major Modification application is to provide for the redevelopment of the property commonly known as the St. Augustine Outlets, which is owned by LVP St. Augustine Outlets LLC (the "**Applicant**") and has St. Johns County Parcel Identification No. 086535-0000 (the "**LVP Property**"). The existing outlet mall located on the LVP Property (containing approximately 414,772 square feet) has been struggling for some time, and the Applicant proposes to redevelop the site, or a portion thereof, with a mixed-use project containing a maximum of 99,500 square feet of retail/commercial space and a maximum of 350 multi-family residential units (the "**LVP**

Development”). The details of the proposed redevelopment and permitted land uses are set forth in Sections 7.A and 7.I hereof.

The existing outlet mall located on the LVP Property is vested for 328 p.m. peak hour trips (collectively, the “**Vested Trips**”). The proposed mixed-use LVP Development will not generate more than the Vested Trips. A detailed site access and operational analysis will be required prior to construction plan approval to determine if any improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed LVP Development on the LVP Property.

Impacts from this PUD Major Modification application will not in any way adversely affect the rights of Highland Pointe, LLC, a Florida limited liability company, as master developer of the PUD (the “**Master Developer**”) to complete development of land owned by the Master Developer within the PUD boundaries in accordance with this Ordinance, nor will the development rights associated with the LVP Property be deducted from any existing, unbuilt development rights held by the Master Developer in the PUD. The uses of the LVP Property will not result in additional traffic mitigation being due from development of land owned by the Master Developer, nor will impacts from development of the LVP Property in any way adversely affect in any material way the rights of other landowners within the PUD boundaries to develop or redevelop their properties in accordance with this Ordinance.

2. Legal Description: See Exhibit “A” attached hereto for a legal description of the LVP Property subject to this Major Modification application.
3. Site Location: The 315.3-acre St. Augustine Centre PUD is located just northeast of the Interstate 95-State Road 16 intersection, in central St. Johns County.
4. Site Description and Context [from Ord. 97-23]. The site can best be described as a large row crop farm with a narrow, mostly forested wetland traversing the site from northeast to southwest. Much of the old farm has been drained into a system of ditches that ties into the wetland, which is known as Six Mile Swamp. In general terms, 245 acres or 78 percent of the site is in uplands, 59 acres or 19 percent of the site is in wetlands, and 11 acres or 3 percent is in open water or ditches. The open water includes a ditch in the heart of Six Mile Swamp and several borrow pits remaining from the construction of 1-95. The main ditch functions as a natural conveyance system that collects water from large wetland areas to the east and south of State Road 16, as well as from portions of land to the west of 1-95 that drain through culverts into a ditch on the easterly side of 1-95. This ditch eventually connects to Turnbull Swamp, which is several miles northwest of the site. As is stated in the drainage section of this PUD, this ditch system will remain in its present location and will continue to function as a drain for off-site waters entering the site from the south.

Because the site has been used as a farm for many years, the dominant existing land use is row crop ground cover, including potatoes, tomatoes, beans, corn and various weeds like ragweed and chickweed. Much of the wetland is low quality. In fact, over half of the wetland areas have been logged and drained.

The site is located in a fast-growing part of St. Johns County. Central and northern parts of the county have experienced development in recent years due to proximity to Jacksonville employment centers and to Interstate 95. The site is a five (5)-minute drive from downtown St. Augustine, 15 minutes from the commercial and office nodes of south Jacksonville, and 30 minutes from downtown Jacksonville. The area immediately around the site is rapidly transitioning from small-scale commercial uses serving interstate travelers to a large-scale commercial, industrial, and residential node. There are several service stations, restaurants, and hotels along State Road 16 around the interstate intersection. An existing outlet mall, which recently expanded, is across the Interstate from the site. Inman Road, which is east of the site, is lined with industrial uses.¹ Another large mixed-use retail, industrial, and residential use located south of State Road 16 west of the interstate has received recent County approval for PUD zoning.

5. Area Zoning and Land Uses:

	<u>Zoning</u>	<u>Comp Plan Design</u>	<u>Existing Land Use(s)</u>
Site	OR/IW	Mixed Use District	Mixed Use
North	OR (owned by SJRWMD)	Mixed Use District	Undeveloped
East	PUD/IW	Mixed Use District	Industrial
South	CHT	Mixed Use District	Retail
West	CHT/PUD	Mixed Use District	Retail

6. Historic Resources: There are no known historic or archeological resources on site. Per the Comprehensive Plan, A.1.4.6, if archaeological or historical resources are encountered while public or private development is underway, the Property owner shall cease development activities for the minimum time necessary and cooperate with appropriate agencies to allow for evaluation of their historic significance.

7. Development Plan. Site development shall generally conform with the attached sketch plan. All other applicable aspects of this development not mentioned in this development plan or shown on the concept plan, including but not limited to signage and landscaping, will conform to current Land Development Code (the “Code”). Development shall conform to the following development plan.

A. General Description.

I. *Retail Sales.* Commercial uses will be located in Areas A, B, C, D and E. All of these areas are served by a road called Outlet Mall Boulevard that connects to State Road 16. Area A includes the 98.7-acre site where the existing outlet mall owned by the Applicant is located and where the mixed-use LVP Development is proposed. The proposed LVP

¹ Note that as of 2020, development along Inman Road contains a mixture of development uses including residential and warehouse/distribution uses.

Development located within Area A will be comprised of a maximum of 99,500 square feet of retail/commercial space and a maximum of 350 multi-family residential units. The recently approved medical center (St. Johns County Ordinance No. 2021-11) (the “**Medical Center Property**”) is located within Area A and may include a medical center, consisting of any or all of the following: acute care hospital, emergency room, imaging services, ambulatory surgery center, urgent care facility, primary care, healthy living center, medical offices, other medical services, and related ancillary restaurant and retail space, which such related ancillary restaurant and retail space shall not be in stand-alone buildings and shall be primarily targeted to people visiting or utilizing the hospital or medical uses. Areas A-E may also include a multi-screen theater, up to 10 screens and 2,600 seats. Up to 400 hotel rooms will also be located in Commercial Areas A-E. Vehicle sales and service bays may be developed within Areas B, C and the 20 acre outparcel in Area A to the extent that such is consistent with the approved Phasing Schedule provided that large vehicles other than RVs and buses, such as semi-trucks, tractor-trailer vehicles, dump trucks and other similar vehicles will not be sold and serviced within these areas of the PUD.^{2,3} Bus sales will be limited to Parcel Number 086536-0050, the 2.86 acre parcel along Interstate 95 in front of Gander Mountain.⁴ In addition, boats and boat trailers, ATVs and kayaks can be displayed and sold outdoors within Area A of the DRI on the parcel identified herein as Exhibit 1 (Parcel No. 086536-0051).⁵

[See also Ordinance 2008-2 (MAJMOD 2008-03), recorded at O.R. Book 3082, Page 1457, for changes to building elevations, its site plan and signage relating to the outlet mall within the project.]

- II. *Light Industrial.* Light Industrial uses (showroom warehouse and distribution) would be allowed on Area H unless Area H is instead developed with residential uses.⁶

² See Ord. 2005-15 (MAJMOD 2004-17). Prior to its amendment in Ordinance 2012-21 (MAJMOD 2012-04), the remainder of this sentence read as follows: “... in Areas B, C and the 20 acre outparcel in Area A to the extent that such is consistent with the approved Phasing Schedule provided that vehicles sold and serviced shall have a gross weight of under 11,000 pounds.”

³ See Ord. 2012-21.

⁴ Id.

⁵ The last sentence was added by Ord. 2007-13 (MAJMOD 2006-32); see “Exhibit 1 as referenced in Ord. 2007-13,” attached.

⁶ This section previously stated “An area assigned to industrial use (showroom warehouse and distribution) will be located in Area F, a 35.6 acre area located in the eastern and central portion of the site, north of Commercial Area E. A 540,000 square foot facility is planned for this area.” This language was superseded by a change to the master

III. *Residential.* Planned units will be multi-family in nature, and may include a variety of rental units, styles from garden-apartment to townhome style units. Buildings will be a maximum of three (3) stories in height or less; provided, however, that multi-family buildings within the LVP Property (in Area A) shall be permitted to be a maximum of 60 feet in height and four (4) stories due to their location adjacent to commercial and medical center uses and near I-95. Amenities may include pools, tennis courts, playgrounds, clubhouses and other active and passive recreation facilities. These recreation areas shall be for the use of the residents only, and will not be open to the general public. Within Area H, single-family detached dwellings may be developed through use of the conversion table attached as Exhibit 4. Multi-family dwellings (including townhome) uses are also allowed on Area H, with or without use of the conversion table. However, if Area H is developed with residential uses, then industrial uses would not be allowed on Area H.

A. Design criteria for Area H, Single-Family Detached. Notwithstanding anything in this PUD or the Code to the contrary, the design criteria for single-family detached uses within Area H are as follows:

1. Front Setback: 20 feet to face of garage doors and 10 feet to face of home for front-load garage design; 10 feet to side of garage or face of home for courtyard or rear-yard garage design
2. Second Front Setback (corner lots): 10 feet, except where the garage access is located on the second front, the minimum setback to the face of the garage shall be 20 feet
3. Side Setback: Five (5) feet, but may be reduced to three (3) feet when the use of the adjacent Lot has been restricted on the Neighborhood Site Plan and construction plans to ensure that at least 10 feet will separate the two structures
4. Rear Setback: 10 feet
5. Minimum Lot Area: 4,500 square feet
6. Minimum Lot Width: 50 feet
7. Maximum Height: 35 feet

plan approved by Ordinance 2003-95 to relocate the industrial area to Area H and to designate Area F for residential uses.

8. Maximum Impervious Surface Area: 70 percent of gross lot area
9. Maximum Coverage of Lots by Buildings for Individual Lots: 60 percent of gross lot area, subject to an overall maximum lot coverage by all buildings which shall not exceed 0.45.⁷ See Future Land Use Element Policy A.1.11.3, note 6, limiting max lot coverage to 0.45.⁷
10. Lot Yard measurements and requirements are to be measured, and allowed reductions to minimum yard requirements may be taken, in accordance with section 6.01.03 of the Code, March 2014. All structures must have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure in accordance with Section 6.03.01 of the Code, March 2014. For lots that abut the northerly boundary of the PUD on Area H, at least 30 feet of defensible space shall be clear of flammable vegetation between the homes and the Twelve Mile Swamp Wildlife Management Area.
11. Up to five (5) flag lots may be allowed on cul-de-sacs and curves within Area H, provided that such lots have a minimum width and minimum road frontage of 25 feet. Shared driveways may be used for flag lots.

B. Design criteria for Area A, Multi-Family (Apartments). Notwithstanding anything in this PUD or the Code to the contrary, the design criteria for Multi-Family uses within Area A are as follows (as measured from the parcel property line):

1. Front Setback: 10 feet
2. Side Setback: Five (5) feet
3. Rear Setback: 10 feet
4. Minimum Lot Area: N/A
5. Minimum Lot Width: N/A
6. Maximum Height: 60 feet

⁷ See Future Land Use Element Policy A.1.11.3, note 6, limiting max lot coverage to 0.45 in any residential developments.

7. Maximum Impervious Surface Area: 70 percent per parcel
8. Maximum Lot Coverage by Buildings: 60 percent per parcel

C. The following additional standards and criteria shall apply to all residential development within Areas A and H (single or multi-family), notwithstanding any provisions in this PUD to the contrary:

1. Model homes and sales offices are allowed as a temporary use. Sufficient parking to serve any model homes or sales offices will be located on driveways, or angled or 90-degree on-street parking, or adjacent stabilized lots until model homes/sales offices have been sold or upon subdivision buildout. As part of construction plan approval, any on-street parking for a model home shall illustrate a segment of the road where no parking may occur that is of sufficient size for emergency vehicles to access the property.
2. All parking and interconnecting sidewalks will comply with the requirements of the Code except as approved within this text.
3. Outdoor lighting will be provided either through streetlights or in compliance with Section 5.03.06.H.6 of the Code.
4. Residential development, related model homes and sales offices and accessory uses are not required to adhere to a Mediterranean or other particular architectural style.
5. A 10-foot natural/landscaped buffer shall be provided where Area H abuts the PUD boundary. Other perimeter buffers and visual screen requirements shall not apply other than the yard requirements in section 7(A)III(A), any upland buffers required adjacent to preserved wetlands under the Code and the defensible space requirement set forth in subsection 7(A)(111)A(10) above.
6. Nothing in these standards is intended to limit the ability of the landowner to continue bona fide silvicultural operations on Area H where construction has not commenced.
7. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be

allowed subject to permitting development. Prior to any clearing activity, the Developer shall provide the County a tree inventory or tree survey of protected trees (as defined in the Code) within the limits of the clearing. The Developer shall mitigate for any protected trees to be removed by such early clearing activities as required by the Code.

- B. Signage. As described below, certain project identification signs shall be allowed at the intersection of Outlet Mall Boulevard and State Road 16 and located west of the main access road, adjacent to the Easterly right-of-way of I-95, approximately 50 feet north of the Interstate sign for the existing McDonald's restaurant (hereinafter "**Interstate Sign**"). The project identification sign located within the median of Outlet Mall Boulevard at State Road 16 shall not exceed 45 feet in height and have a display area not exceeding 300 square feet per sign face per side⁸ with the following additional signage that may be attached or separate from such sign in the median:

Entrance Signage at Outlet Mall Boulevard. To be able to inform motorists that Camping World and other uses on this 40-acre parcel exist within the St. Augustine Centre DRI, and to direct those coming from Interstate 95 to this 40-acre site, the PUD Master Developer requests approval of signage at the State Road 16 (Outlet Mall Boulevard) entrance to either be pole-mounted or attached to the existing sign within the median of Outlet Mall Boulevard, with a maximum Advertising Display Area of 161 square feet. If such signage is part of a pole-mounted sign separate from the existing sign, it shall be located directly below the existing sign or at such location as otherwise mutually approved by the St. Johns County Administrator (or designee) and the applicant⁹

A project Interstate Sign is allowed adjacent to the easterly right-of-way of I-95, approximately 50 feet north of the Interstate sign for the existing McDonald's restaurant. Such Interstate Sign shall not exceed 65 feet in height and shall have a display area not exceeding 300 square feet per sign face per side.¹⁰

Monument Sign at NE Quadrant of Outlet Mall Blvd and SR 16 (Part of MAJMOD 2013-14). An additional project identification sign may be placed at the northeasterly quadrant of Outlet Mall Boulevard and State Road 16, and shall be a monument type sign having a size, design, height and area that is generally consistent with the sketch entitled "Internally Illuminated Monument Sign." The maximum advertising display area of such sign shall not exceed 170 square feet and the maximum height shall not exceed 17 feet. Such sign shall be internally illuminated. This sign shall not project within the triangular

⁸ In place as of 7/24/2014.

⁹ Added by Ord. 2005-15, with edits made in this version for clarity as to the location of this sign. This sign is in place as of 7/24/14.

¹⁰ A pylon exists at this location as of 7/24/14.

area formed by the street right-of-way and a line connecting such points 25 feet from the corner formed by the intersection of the street right-of-way line. No portion of the sign may extend into the right-of-way.¹¹ For this proposed monument sign, the following waivers are requested:

Waiver for a third sign on the street frontage of SR 16 at its intersection of Outlet Mall Boulevard (7.02.01.A). The proposed third sign and existing two signs are on property having approximately 153 feet of frontage on SR 16 and well over 500 feet of frontage on Outlet Mall Boulevard. Given the relatively large size of this retail and hotel development (over 500,000 sf), additional advertising display area (“ADA”) is needed beyond the standard maximums. Further, unlike many retail centers where the buildings themselves (and their wall signs) are visible from roads where an entrance to the center is located, St. Augustine Centre’s entry signs are the only clear indication that customers can reach these retail and hotel uses at this point of entry. Having additional sign area helps to offset the natural market advantage that exists for strip-oriented shopping centers fronting area roads. The proposed waiver helps to further the County’s preference for the clustering of retail uses.

Waiver from maximum square footage requirement (7.02.01.B). An additional 20 square feet of ADA from the allowed 150 square feet of ADA is requested. The relatively large number of end users for which signage on SR 16 is needed, combined with the lack of visibility of these end users from SR 16, makes it necessary to have additional ADA so that the individual sign panels for users are legible and sufficiently visible.

In addition to the project identification signs, each individually developed out parcel may have 1 ground monument/pole sign not exceeding 20 feet in height, and having a display area not exceeding 300 square feet per sign face per side. The location of these individual ground monument/pole signs shall be shown on the Final Development Plans approved for the individual out parcels.

Except as otherwise allowed in this MDP, as amended, no other signs shall be permitted on the individual out parcels other than small directional signs (not exceeding 2 feet by 3 feet in size) and signs on the walls and facades of the individual buildings, as permitted by the Sign Ordinance in effect at the time of permitting, including but not limited to signage for residential development on Area H.¹²

Outparcel Signage. Under the current [now former] PUD (see Minor Modification Resolution 99-007), outparcels are allowed one ground monument/pole sign not exceeding 300 square feet in sign face per side.

Following discussions with staff, the PUD Master Developer requests that a cumulative total of 300 square feet of ADA for ground monument/pole signs be allowed for use on

¹¹ See LDC section 7.00.02(B)(2) allowing On-Premises Signs in PUDs.

¹² This first paragraph of subsection B amended and restated in PZA Resolution 99-007, which edits part of the 2014 application to add an entrance sign at Inman Road and SR 16.

the outparcels within the 40-acre site, with one sign per outparcel not exceeding 20 feet in height. The PUD Master Developer requests that in addition to these allowed outparcel signs, that one interstate pole sign of up to 85 feet in height and with a maximum Advertising Display Area of 250 square feet be allowed on the northern 20-acre portion of the 40-acre site as shown on the attached Concept Plan.¹³ Other signage on the 40 acre site shall be regulated by the Land Development Code.¹⁴

- I. The parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051) is situated between 500 feet and one-half (0.5) mile of the interstate system interchange right-of-way and shall be allowed one (1) Pole Sign measuring 85 feet in height with a maximum ADA of 250 square feet.¹⁵ Additionally, the parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051)¹⁶ shall be allowed ground monument signs for the purposes of individually identifying the "subproject" areas as those areas are identified in Exhibit 1. The ground monument signs shall not exceed 75 square feet in area and 14 feet in height. Further, the parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051) shall be allowed to have wall signage up to a total of 662.32 square feet as proposed in the Unified Signage Plan. This wall signage would be at a ratio of 2.65 feet of signage to every one (1) foot of building width.¹⁷
- II. Area B of the Map H Development Plan, as shown on Attachment B of the St. Augustine Centre PUD, Ordinance 97-23; shall be allowed additional project signage in the form of a pole sign up to 85 feet in height with a maximum advertising display area of 250 square feet.¹⁸ Further, Area B shall be allowed to have wall signage up to a total of 400 square feet. This wall signage would be at a ratio of 2.65 feet of signage to every one (1) foot of building width.¹⁹
- III. The parcel within Area A identified herein as Exhibit 1 (Parcel 086536-0052), shall be allowed additional project signage in the form of one pole

¹³ In place as of 7/24/14 (Camping World).

¹⁴ This paragraph added by Ord. 2005-15 (MAJMOD 2004-17).

¹⁵ In place as of 7/24/14 (Gander Mountain).

¹⁶ See Exhibit entitled "Exhibit 1 as referenced in Ord. 2007-13 regarding allowed signage," attached.

¹⁷ This paragraph added by Ord. 2007-13 (MAJMOD 2006-32)

¹⁸ In place as of 7/24/14 (Fields Cadillac).

¹⁹ This paragraph added by Ord. 2007-51 (MAJMOD 2007-02).

sign up to 85 feet in height with a maximum advertising display area of 250 square feet.²⁰

(part of III above) Additionally, the size of the monument sign authorized by Ordinance 2005-15(MAJMOD 2004-17) for this parcel would be increased to allow a monument sign up to 40 feet in height with a maximum advertising display area of 250 square feet specific to the design as was depicted in the presentation by the PUD Master Developer at the September 18, 2007 public hearing and further as shown by Exhibit D.

In addition to the Interstate Sign and other pole signs allowed under this PUD, up to six (6) pole signs having a maximum height of 85 feet and having a maximum Advertising Display Area of 250 square feet may be placed on Business Sites located within the lands described on the attached Exhibit 2, with not more than one pole sign of this type per Business Site. Such Business Sites must be situated between 500 feet and one-half (0.5) mile of the interstate system interchange right-of-way.²¹

For signage relating to the outlet mall site, see also Ordinance 2008-22/MAJMOD 2008-03.

- C. Design Controls. Buildings will be designed around a “St. Augustine theme”, with stucco exteriors, and Spanish, Mission or Mediterranean style architectural elements, such as turrets, arches and barrel tile roofs. Buildings along the south and east access roads shall be oriented to these roads, and shall not present blank walls, but windows and/or architectural ornamentation.

- D. Drainage. Stormwater runoff for on-site developed areas will be directed to on-site retention ponds (Areas E and F will share a pond). The ponds will discharge into the south-to-north ditch. Runoff from off-site areas will continue to discharge to or will be conveyed to outran into the south-to-north ditch. The drainage system will consist of a system of storm inlets and catch basins connected by storm pipes and draining into various stormwater ponds. The St. Johns County criteria, requiring a five (5)-year frequency storm, will be used in the design of this storm drain system. The retention-detention stormwater ponds will be designed for a 25-year frequency storm to satisfy both St. Johns River Water Management District (SJRWMD) and St. Johns County criteria. All ponds will provide treatment for the first 2.5 inches of runoff from the impervious area and a permanent pool volume with a minimum residence time of 14 days during the wet season, as prescribed by the SJRWMD. Drawdown of the treatment volume shall

²⁰ Paragraph III and following paragraph (relating to site of the Bozard Ford dealership) added by Ord. 2007-72 (MAJMOD 2007-08). See attached “Location Map for Bozard Ford Parcel, Ord. 2007-72” and “Exhibit D to Ord. 2007-72 (Bozard Ford).” In place as of 7/24/14 (Ford dealership).

²¹ This paragraph added by Ordinance 2007-39/MAJMOD 2006-30. Exhibit 2 as referenced in this paragraph was the then-current MDP Map. This amendment applied to certain parcels within the project only – See map entitled “Parcels Eligible for 6 Pole Signs Approved by Ordinance 2007-39.” One of these 6 pole signs is in place as of 7/24/14 (Fairfield Inn & Suites).

be designed so that no more than one half of the volume will be discharged in the 48 to 60 hours following a storm event. The actual design of the stormwater system will implement the latest and current criteria as set forth by the SJRWMD and the St. Johns County Engineering Department. As proposals for the development of various parcels are finalized, detailed drainage design for each stormwater system will be provided. All systems will meet criteria as discussed above and will be permitted through appropriate agencies.

- E. Utilities. Water and sewer will be provided by the County. The County will serve this property from existing service along S.R. 16 and Inman Road. There is a water storage tank just east of the site on Parker Road. Existing water, sewer, and reuse lines are presently on the north side of State Road 16, and a water line runs approximately 1,600 feet up Inman Road from 16. All utilities will be underground. All new utility construction projects shall be subject to the current construction standards set forth in the Manual of Water, Wastewater and Reuse Design Standards & Specifications at the time of review. New utility connection points shall be installed as listed in the availability letter or in the St. Johns County Utility Department ("SJCUD") standards 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 SJCUD for ownership that are not in the public right-of-way shall require an easement/restoration agreement. No new 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. New landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.
- F. Site Access and Circulation. As the sketch plan indicates, the development will be accessed by two main (private) roads. One road will intersect State Road 16 approximately 1,000 feet east of the intersection of 16 and 1-95. It is anticipated that this intersection will eventually be signalized, and will have inbound and outbound turn lanes at the main road/State Road 16 intersection. This four-lane road will have a 110-foot right-of-way, a landscape median with turn lanes, turn lanes for each parcel, and will access all retail sales parcels as well as the outlet mall site. The second road, a two-lane road with an 80-foot right-of-way and turn lanes for each parcel, will access the residential and industrial parcels from Inman Road, approximately 3,000 feet north of State Road 16. This road provides a second access point to the outlet mall. The developer will add off-site, inbound and outbound turn lanes at the intersection of Inman Road and State Road 16. Parcels will have internal driveway systems that connect to the two main roads with one access point for each parcel.

Both roads will have sidewalks/bikeways (minimum five (5)-foot-wide) on each side of the road, separate from the roadway. The residential parcels will connect to the pedestrian system. This system, as shown on the sketch plan, will include a pathway that begins at Parcel H and parallels the wetland to travel south to the two roadways. Pedestrians may use this system to access all parcels. Sidewalks will be constructed at the time the main roads are built, by the end of 1999.

St. Augustine Centre proposes road-related improvements during the development of the project as set forth in the ADA application table on the next page: The DRI Development Order and corresponding PUD provisions will control the timing of road improvements. It is anticipated that any Phase 1 improvements required would be mitigated for under DRI rules or under construction prior to certificate of occupancy for Phase 1 development.

Specifications for street design shall conform to the rules and regulations adopted by the County.

- G. Parking. With the exception of the parking variance request listed in this subsection, parking will be in conformance with the St. Johns County Zoning Ordinance and shall be determined at the time of Final Development Plan approval.

In regard to the minimum required parking, planning staff have instructed us that the outlet mall must meet minimum parking standards for shopping centers, while other commercial areas in the development must meet minimum parking standards for “business, commercial or personal service establishment (not otherwise listed).” The development also has a planned 70,500 s.f. building planned for multiple retail uses, which would fall under the shopping center classification.

The County’s minimum parking standards for shopping centers are 1 space per 150 square feet of non-storage retail space. We believe that this is an excessive standard, particularly since it does not allow common mall walkways to be excluded from the parking calculations. Our client devotes about 20 percent of total mall space to such walkways, and devotes the same proportion of store space for storage. Using the County’s standard, and excluding 20 percent of store space, but not excluding 20% of total mall floor space for walkways, the adjusted square footage of shopping center buildings (outlet mall and the outlying shopping center building) is 523,386. Required parking for this building area is 3,439, based on the County’s space-per-150-nonstorage-space standard. When the 20 percent of building space devoted to walkways is factored out, the gross leasable square feet (GLSF) of these buildings is 537,436.²² The ratio of spaces per GLSF in this case is 6.5 spaces per 1,000 GLSF. The following table compares this standard to similar “spaces-per-GLSF” standards used by other Florida jurisdictions.

Jurisdiction	Parking Spaces Required per Gross Leasable Square Footage
Escambia County	2
Ocala	3

²² This “non walkways” total is different from the non-storage total, because the 70,500 s.f. building will not have internal walkways.

Pensacola	
Indian River County	
Brevard County	4
Hillsborough County	
Sarasota County	
Seminole County	
Gainesville	5
Indian River County	
Palm Beach County	
Volusia County	
Naples	5.5
Alachua County	
Clay County	
St. Johns County (as applied to St. Augustine Centre development)	6.5

The Urban Land Institute determined in 1995 that the median parking ratio for shopping centers with over 600,000 s.f. was 5.4 to 5.4 spaces per 1,000 GLSF. The *Shopping Center Development Handbook* published by the same national real estate research institute, recommended that large shopping centers provide five (5) spaces per 1,000 GLSF, which will “serve patrons and employee needs at the 20th busiest hour of the year, and allow a surplus during all but 19 of the remainder of the more than 3,000 hours during which a typical (shopping) center is open annually.” Belz Outlet Center, this outlet mall developer, uses the 5 space-per-1,000 GLSF standard in 11 other malls and has not experienced parking shortages.

We are proposing in our amended PUD an alternative parking standard for the County’s standard for minimum required parking for shopping centers. Instead of 1 space per 150 non-storage s.f., we propose to use 1 space per 170 non-storage s.f. This will reduce required parking for the outlet mall and the 70,500 s.f. building from 3,489 to 3,079. This will result in a parking ratio of 5.7 spaces per 1,000 GLSF, which is still well above the ratios set by other jurisdictions and by expert organizations like the ULI.

By eliminating 411 parking spaces, the project will reduce paved area by almost two (2) acres, and increase open and green space accordingly.

With respect to the LVP Property within Area A, parking for the multi-family (apartment) units will be provided as: (1) 1.5 spaces per one (1) and two-(2) bedroom dwelling unit, (2) two spaces per three (3)-bedroom dwelling unit, and (3) an additional guest parking space per each four (4) individual dwelling units.

H. Unified Control and Common Maintenance. Legal documents which assure adequate management and maintenance of the open space areas shall be provided by the developer at the time of Final Development Plan submittal for areas proposed for common ownership by, the developer or parcel owners within the PUD. Common ownership areas shall include the two main roads, retention ponds, pedestrian/bikeway system, and wetland areas. Owners of the residential parcels will be responsible for the provision and maintenance of recreation areas provided for residents. Owners of individual parcels shall be responsible for the management and maintenance of open space not included in the above areas. Legal instruments provided for dedications, covenants, owners associations, and development controls shall:

- place title of common property in a form of common ownership by the developer or parcel owners within the PUD; e.g. a duly constituted and legally responsible owners association;
- appropriately limit the use of common property;
- place responsibility for management and maintenance of common property;
- place responsibility for enforcement of covenants; and
- permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

I. Phasing: Phasing shall be in accordance with the Phasing Schedule attached as Exhibit 3; however, uses may be converted in accordance with the Conversion Table attached as Exhibit 4.

I. *Retail Sales.* Non-residential uses listed in Section 7.A will be located in Areas A – E (which includes the Property subject to this application). All of these areas are served by Outlet Mall Boulevard, which connects State Road 16 to Area A. Area A includes the site where the existing outlet mall owned by the Applicant is located and where the proposed mixed-use LVP Development is proposed. The proposed mixed-use LVP Development located within Area A will be comprised of a maximum of 99,500 square feet of retail/commercial space and a maximum 350 multi-family residential units on the LVP Property. The recently approved medical center (St. Johns County Ordinance No. 2021-11) (the “Medical Center Property”) is located within Area A and may include a medical center, consisting of any or all of the following: acute care hospital, emergency room, imaging services, ambulatory surgery center, urgent care facility, primary care, healthy living center, medical offices, other medical services, and related ancillary restaurant and retail space, which such related ancillary restaurant and retail space shall not be in stand-alone buildings and shall be primarily targeted to people visiting or utilizing the hospital or medical uses. Outparcels within Area A may include retail and outlet retail use in accordance with the approved Phasing Schedule, approved as part of Ordinance 2004-50, as may be subsequently amended (the “Phasing Schedule”). Retail development in areas B, C, D, and E will be developed according to the Phasing

Schedule. Areas A-E may also include a multi-screen theater, up to 10 screens and 2,600 seats. Hotel uses are also allowed on Commercial Areas A-E.²³

II. *Industrial.* Industrial uses are allowed on Area H, but if Area H is instead developed as residential, then industrial uses are not allowed on Area H.²⁴

III. *Residential.* Moderate density residential development is planned for Areas A (within the LVP Property), G and H.²⁵ Road access to Area A will be via Outlet Mall Boulevard. Road access to Areas G and H is also by Outlet Mall Boulevard and Inman Road. Area A shall only be permitted to include multi-family residential units. Area G is a 52.3-acre area located between the east-west access road and the wetland branch to the north, and Area H is a 22.4 acre area located north of the wetland branch, abutting the north property line of the greater site. Planned units will be multi-family in nature and may include a variety of rental styles from garden apartments to townhomes. Buildings will be 3 stories or less. Amenities may include pools, tennis courts, and other active and passive recreation facilities. Area H may include single family detached uses and related model homes and sales centers. **Prior to and as a condition of approval of the first of either residential plat or vertical construction of residential uses on Area H, the adjacent firing range shall permanently cease operation.**

J. Temporary Uses and Construction Activities. Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. Site development activities such as land clearing, grading, drainage construction, and other sitework may also occur prior to final development plan approval. Temporary uses and site development activities will be depicted on preliminary development plans. *Revised 2/13/97*

Businesses in the development may hold occasional outdoor/promotional sales or activities. This shall be regulated through the County's Temporary Permit process (Section 10-12 of the Zoning Ordinance).

K. Developer's Agreement. The developers of St. Augustine Centre PUD and their successors agree to proceed with the proposed development in accordance with the approved PUD ordinance and regulations and any such conditions and

²³ See Ord. 2005-15.

²⁴ This paragraph was superseded by a map change approved in Ordinance 2003-95 to make Area A a light industrial parcel and to make Area F a residential parcel. The 2014 application would again allow residential uses on Area H.

²⁵ See Note 12.

safeguards as may be set by the Board of County Commissioners in respect to its approval. All detailed plans submitted for development shall be in accordance with the approved Master Site Plan. Private facilities, areas, and systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors. The owners of the property agree to bind any successors in title to all commitments made in this agreement.

L. Allowable Uses. Proposed uses will generally be in conformance with the CG, IW and RG-2 zoning districts, respectively.

I. Retail Sales (based on CG district):

- retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods, and luggage, jewelry (including watch repair but not 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;
- service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker;
- medical and dental offices and clinics;
- libraries;
- professional and business offices;
- medical centers;
- hospitals;
- free-standing emergency rooms/departments;
- primary care and urgent care facilities;
- medical offices;
- dental and orthodontic offices;
- medical laboratories and imaging centers;
- healthy living centers;
- assisted and independent living facilities associated with hospitals and medical offices;
- hospice and palliative care centers;
- bank and financial institutions (including drive-through), travel agencies, employment offices, and similar establishments;
- retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware, and similar uses;
- commercial indoor - recreational facilities such as motion picture theater, billiard parlor, swimming pool, bowling alley, and similar uses;
- hotels and motels;
- indoor skating rink in completely enclosed building;
- sale of alcoholic beverages with content not more than 14% for consumption off premises;

- automobile service station;
- nightclubs, package store or sale of alcoholic beverages, bar or tavern for on-premises consumption of alcoholic beverages in accordance with the provisions of St. Johns County Municipal Code Sections 6-126 and 7-16-13;
- drive-in restaurants;
- retail plant nurseries;
- retail outlets for tires, batteries, and automobile accessories;
- radio or television broadcasting offices, studios, transmitters, or antennas;
- special events, as allowed by county regulations;
- RV Sales and service bays on the northern portion of Area A not already developed as part of the Outlet Mall;
- vehicle sales and service bays within Areas B and C, within the 20-acre outparcel in Area A, as shown on the Concept Plan approved under Ordinance 2005-15 and attached as Page 2 of Exhibit B²⁶, and within the LVP Property in Area A; provided that large vehicles other than RVs and buses, such as semi-trucks, tractor-trailer vehicles, dump trucks and other similar vehicles will not be sold and serviced within these areas of the PUD. Bus sales will be limited to Parcel Number 086536-0050; the 2.86 acre parcel along Interstate 95 in front of Gander Mountain.²⁷
- outdoor boats and boat trailers, ATVs and kayaks within Area A of the DRI on the parcel identified herein as Exhibit 1 (Parcel No. 086536-0051)²⁸

II. Industrial (based on IW district):

- wholesaling, warehousing, storage, or distribution establishments and similar uses;
- light manufacturing, processing, including vegetable food processing, packaging, or fabrication (animal food processing shall not be included or allowed hereby);
- printing, lithographing, publishing, or similar establishments;
- vocational, technical, trade, or industrial schools and similar uses;
- miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages; and
- radio or television broadcasting offices, studios, transmitters, or antennas.

III. Residential (multi-family uses based on RG-2 district):

- Multiple-family dwellings (including on Areas A and H), and related sales centers and amenities;

²⁶ Same as the illustration entitled “the 40 Acre site.”

²⁷ See Ord. 2012-21, Ord. 2005-117; the 2.86 acre parcel is identified on the attached illustration entitled “Parcel referenced in Ord. 2012-21 (2.86 acre Nations Bus site) re allowed uses and buffers.”

²⁸ Added by Ord. 2007-13; affected area shown on the attached illustration entitled “Exhibit 1 as referenced in Ord. 2007-13.”

- on Area H, single-family detached dwellings, model homes and sales centers in accordance with the Code and performance criteria set forth herein.
- recreational facilities to serve on-site residents, including: pools, clubhouse, laundry facilities, tennis courts, playgrounds, basketball courts, bike racks, and boat storage.
- **Prior to and as a condition of approval of the first of either residential plat or vertical construction of residential uses on Area H, the adjacent firing range shall permanently cease operation.**

M. Buffers. Buffers shall be considered landscaped areas where development is not allowed. St. Augustine Centre will have four types of buffers: *roadway buffers*, *perimeter buffers*, *parcel buffers*, and *wetland buffers*.

- I. *Roadway buffers* shall be established 20 feet off the right-of-way lines of internal roads within the development. Roadway buffers in residential areas shall include a minimum six (6)-foot-high opaque fence or hedge.
- II. *Perimeter buffers* shall range between 20 feet from property lines in commercial areas, 30 feet in industrial areas, 40 feet in residential areas within Area H and 20 feet in residential areas within Area A. The buffer from Inman Road for Area H shall be a minimum of ten (10) feet. The bus sales parcel (Parcel Number 086536-0050; the 2.86-acre parcel along Interstate 95 in front of Gander Mountain) will be allowed to provide for a minimum 12.5-foot landscaped buffer along the western boundary, where pavement currently exists, but will provide the full 20-foot buffer along the remainder of the frontage as outlined in Section 7, Development Plan, N. Landscaping, II. Buffers.²⁹
- III. *Parcel buffers* shall include areas of at least 10 feet on each side of (internal) parcel property lines.
- IV. *Wetland buffers* shall include upland buffer areas of at least 25 feet adjacent to jurisdictional wetland edges.

N. Landscaping.

- I. *Vehicular Use Areas.* Each vehicular use area shall dedicate at least 10 feet of the area to landscaping, which would include buffers that abut vehicular use areas. Interior landscape areas shall be dispersed so as to create aisles and limit unbroken rows of parking to a maximum of 100 feet. Landscape islands shall be at least 150 square feet, and shall contain a shade tree for every 75 square feet of island area. Where parking lots or other vehicular use areas are adjacent to rights-of-way, a hedge shall also be provided within the landscape buffer. This hedge shall be around 2.5-3 feet high at the time of planting, and four (4) feet within one (1) year. All

²⁹ Ord. 2012-21.

parking bays shall terminate with a landscape island. All vehicular use areas and landscape islands shall have curbs. These requirements do not apply to outside storage areas in Industrial uses, including vehicle storage associated with commercial vehicles and for employees driving commercial vehicles.

- II. *Buffers.* Trees shall be planted approximately every 40 linear feet and shrubs and other landscaping shall be planted between trees (*EXCEPT IN WETLAND BUFFERS*). *TREES SHALL HAVE A MINIMUM CALIPER OF FOUR (4) INCHES AND A HEIGHT OF 12 FEET AT THE TIME OF PLANTING.* A minimum six (6)-foot-high visual screen shall also be required for the east perimeter buffer, from S.R. 16 frontage to Inman Road. The 20-foot-wide perimeter buffer for the bus sales parcel (referenced in Section 7, Development Plan, M. Buffers, III. Perimeter Buffers), will be planted with Non-canopy trees 12 feet tall at the time of planting and 25 feet tall at mature growth, spaced 20 feet apart, along with native bunch grasses two (2) feet tall at the time of planting and three (3) feet tall within one (1) year of growth, planted three (3) feet on center. The 12.5-foot portion of the perimeter buffer will be planted with Native bunch grasses, a minimum of two (2) feet tall at the time of planting and three (3) feet tall within one (1) year, planted three (3) feet on center.³⁰

- III. Area B of the Map H Development Plan, as shown on Attachment B of the St. Augustine Centre PUD, Ordinance 97-23, shall be allowed an unbroken row of parking more than 100 feet in length but less than 120 feet in length for the parking row immediately fronting the primary entrance to the sales building. In exchange one additional tree will be required on the site. All other landscaping requirements of this Section N must be met.³¹

- O. Open Space and Recreation. Open space and recreation areas in the project shall include recreation areas, in the residential parcels, open space, in residential and nonresidential parcels, and conservation areas. Open space, recreation areas and conservation areas shall be recorded upon the final development plan of the PUD.
 - I. *Recreation Areas.* The residential parcels shall have sufficient recreation areas, which may include swimming pools, playgrounds, tennis courts, pedestrian and bicycle ways, and passive recreation areas. These areas shall be located within the residential parcels and shall be utilized by residents - they will not be available to the general public. Recreation areas will also include the bikeway/pedestrian pathways through the development.

³⁰ Ord. 2012-21

³¹ This paragraph III is from Ordinance 2007-51/MAJMOD 2007-02. See attached exhibit entitled "Parcel referenced as Area B of the Map H Development Plan as shown in Attachment B," (the Parker Cadillac site).

- II. *Open Space.* At least 15 percent of the area of all parcels shall be in open space, which shall be landscaped areas that include buffers. Open space is the amount of the site that is devoted to passive recreation and/or landscaped buffers. Open space shall include unpaved and undeveloped areas only, including: lawns, stormwater retention ponds, passive recreation areas (in non-residential areas), wooded areas, buffers, and water courses. Open space does not include driveways, parking lots, or other surfaces designed for or intended for vehicular travel.
- III. *Conservation Areas.* Conservation areas shall include preserved wetlands, as shown on the sketch map. Protection and maintenance of conservation areas shall be the responsibility of the property owners' association, a responsibility that will also be required in covenants and/or deed restrictions for properties within this project.

P. Miscellaneous Requirements.

	<u>Retail Sales</u>	<u>Industrial</u>	<u>Multi-Family Residential (Except Areas A and H)</u>
Front Setback	20 ft.	20 ft.	20 ft.
Side Setbacks	10 ft.	10 ft.	10 ft.
Rear Setbacks	10 ft.	10 ft.	20 ft.
Building Height	60 ft.	40 ft.	50 ft. ³²
Maximum Impervious Lot Coverage	75%	75%	75%
Maximum Lot Coverage by Buildings	50%	40%	25%

From MAJMOD 2004-17/Ord. 2005-15 (Ord. Book 35, Page 745):

Outparcel Creation. As shown on the attached Concept Plan, two new outparcels would be created under this [approved] Application. The first outparcel is shown with conceptual detail as to parking areas, building footprints and the like, and is approximately 20 acres in size. The second outparcel is the site labeled "out parcel" on the Concept Plan and is also approximately 20 acres in size. The final configuration and site planning detail for these sites would be reviewed under the incremental master development plan process. The PUD Master Developer further requests that to the extent that the second outparcel (the one labeled "out parcel") is further subdivided, that such

³² Maximum building height within the LVP Property, which is located in Area A, shall be 60 feet. Buildings over 35 feet in height will be protected with automatic sprinkler systems in accordance with NFPA 13.

subdivision may be approved by staff through the incremental master development plan process.³³

Q. Waiver.

The PUD Master Developer requests a waiver from the provisions of LDC Section 9.04.05.A to allow for more than one amendment to the St. Augustine Centre PUD in one year. Other property owners within the PUD have filed applications for a major modifications (MAJMOD 2020-017/Ordinance No. 2021-17 and MAJMOD 2020-20/Ordinance No. 2021-11). This application and the other do not affect the same land within the PUD boundaries.

R. Fire Protection.

The project will comply with applicable provisions of LDC Part 6.03 and the most current version of the Florida Fire Prevention Code.

8. Review of Applicable Criteria: As a PUD this project should largely meet both PUD Intent and Criteria. The proposed PUD meets the intent and standards for PUDs as described in the Zoning Code. The following discussion lists those criteria and responds to each criterion:

- *Permit a creative approach to the development of land.* St. Augustine Centre provides a mixed-use development of retail, industrial, and residential uses, linked by vehicular and pedestrian pathways. Potential uncomplimentary use problems are eliminated due to strategic placement of the residential units in the northeast quadrant of the site, buffered from the industrial and retail uses, but close enough for residents to walk to employment and shopping. Landscape buffers and landscaping requirements, stricter than the County's requirements, guarantee that this development will be a green and attractive area. The preserved and enhanced wetland will serve as a centerpiece for the development, in an aesthetic and functional way. Buildings will be designed to take advantage of the wilderness view, pedestrian pathways will skirt its edges, and the retention ponds will treat runoff going into the wetland.
- *Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the Zoning Ordinance.* Developments in Mixed Use Districts are required to seek a PUD zoning classification, according to the Comprehensive Plan. Instead of developing individually zoned pods, this development provides an integrated mix of uses, unified by common maintenance, design controls, excess landscaping throughout the development, and vehicular and pedestrian linkages. This will accomplish a more desirable environment than strict code interpretation would.
- *Provide for an efficient use of land, resulting in smaller networks of utilities and streets and thereby lower development costs.* The site is served by two major

³³ From Ord. 2005-15.

roads: Interstate 95 and State Road 16, and is also served by water, sewer, and reuse lines that are of adequate capacity to serve the site. This existing infrastructure allows for efficient use of the land by eliminating the need for excess or additional streets and utilities.

- *Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities and the provision of recreation areas and open space in excess of existing zoning and subdivision requirements.* Most wetlands will be preserved in their natural or existing state, and degraded wetlands will in fact be restored to the original appearance and function. The site will have underground utilities. Recreational facilities will be provided for the multi-family areas, including swimming pools, playgrounds, tennis courts, pedestrian and bicycle ways, and passive recreation areas. These facilities will not be open to the general public.
- *Provide an opportunity for new approaches to ownership.* St. Augustine Centre provides opportunities for ownership along with unified control of common facilities. This allows private ownership with the guarantee that retention ponds, pedestrian paths/bikeways, and wetland areas will be maintained or preserved by the owners' association.
- *Provide an environment of stable character compatible with surrounding residential areas.* While there are currently no surrounding residential areas, this development will provide a stable environment, as it will comply with all county zoning, landscape, parking, and other requirements, and will develop according to a county-approved agreement and schedule.
- *Retain property values over the years.* Due to the continued investment and maintenance of this site set forth in the contract between the owner and the County, property values will in fact increase over the years.

9. Conformance with Zoning Code and Comprehensive Plan. The following St. Johns County Comprehensive Plan Goals, Objectives, and Policies are applicable to this application.

- *Goal A.1: To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.*

Nationwide, it is evident that there is an increasing demand for off-price outlet centers. The National Research Bureau found that outlet centers grew more than 246 percent between 1984 and 1994³³. The preferred location for outlet centers is at interstate interchanges, which provides the high level of accessibility and visibility needed to successfully operate. This development will provide the county with over 1,000 new jobs. The mix of uses will offer new opportunities for shopping, working, and living; and the preservation and enhancement of the on-site and off-site wetlands will improve environmental conditions.

- *Policy A.1.9.2: Mixed Use Districts are not intended to provide for linear strip commercial development, but rather to incorporate commercial, light industrial, office, and residential uses in a manner that promotes a diversity of residential and nonresidential activities in a concentrated area. It is intended that the highest land use intensities occur at the center of the Mixed Use Districts with decreasing intensity of uses proceeding outward toward the adjacent land use designations. When not appropriate, development of the Mixed Use District shall ensure compatibility with the adjacent properties. Adequate buffering can be shown to alleviate incompatibilities and protect existing community character.*

The project will be served the County with centralized water and sewer services. The following Comprehensive Plan objectives and policies are also related to this application, and are paraphrased below.

- *Policy A.1.2.1.* The County shall only issue development orders or development permits consistent with the provisions of the County Concurrency Management System, as provided in the Land Development Code.
- *Policy A.1.7.7.* The County shall continue to enforce its land development regulations, which at a minimum, contain provisions for the following: (a) protection of environmentally sensitive lands; (b) safe and convenient on-site traffic circulation; (c) provision of adequate on-site parking; (d) protection of wellheads; (e) regulation of subdivisions; (f) regulations for areas subject to seasonal and periodic flooding; (g) drainage and stormwater management; and (h) provision of open space and landscaping; (i) regulations of roads, water and sewer infrastructure.
- *Policy A.1.9.3.* To encourage a mixture of land uses, development parcels within Mixed Use Districts equal to or greater than 40 upland acres in size shall be required to have at least 10 percent Open Space and at least two uses chosen from Commercial, Office, Industrial or Residential; Commercial, Office, Industrial and/or Residential uses may range from 10 percent to 90 percent of the upland portions of the project. Wetland areas may be used to meet 10 percent Open Space requirements. When residential uses are provided, the project shall include parks, recreation and open space. Residential uses may not be appropriate in all mixed use projects. While the County requires a mixture of uses on 40 acres or greater, the County recognizes not all development sites and projects may be appropriate for mixed use development, in such cases, the County may consider a single use project on 40 acres or greater. In such cases, the applicant must justify the single use project. Such justification may include but is not limited to, the existing surrounding area is comprised of an adequate mix of uses, the proposed project is designed to achieve economic development, minimum trip generation, street interconnectivity within and outside the project site, or the single use project enhances an existing streetscape or creates a vibrant individual streetscape.

- *Policy B.1.6.1.* The County shall encourage mixed-use developments in designated development areas within the County to provide for an adequate mix of residential and non-residential uses.
- *Policy E.2.1.6.* The County shall continue to implement its LDRs that encourage all development to be designed in accordance with the limitations of the natural environment and require the conservation of water resources and use of innovative land development techniques to decrease water use.
- *Policy F.1.3.8.* Developments of Regional Impact (DRIs), Planned Developments (PUDs), PRDs) and other developments shall provide neighborhood-sized parks and playing fields within the development for their residents that meet the County LOS standard.
- *Objective H.1.3.* St Johns County Capital Improvement Element (CIE) and Capital Improvement Schedule (CIS) shall be updated as required by Florida Statutes. Funding not provided by the county (i.e., from a developer, other governmental agency or funding pursuant to referendum) for the proposed capital improvements must be guaranteed in the form of Developers Agreement or an Inter-local Agreement.

Other Comprehensive Plan standards and criteria are discussed below.

The St. Johns County Comprehensive Plan Map designates this area as a Mixed Use Corridor. Mixed Use Districts (“MUDs”) are defined in the Plan as those areas that are generally centered adjacent to existing or proposed major County or state arterial roadways. MUDs are intended to allow the development of high-intensity, mixed use development, fully supported by urban services (water and sewer). All land uses may be permitted with the MUDs, which are intended to provide for large, concentrated areas of commercial, office, manufacturing, high density residential, recreation, and cultural facilities at a scale which is capable of serving large segments of the County and the region. MUDs reflect established or emerging development areas along major roadway corridors. The plan establishes the following goals for mixture of land uses in MUDs: 40-49 percent commercial; 15-21percent industrial; and 25-30 percent residential. The same land use breakdown for the proposed development is 45 percent commercial, 11 percent industrial, and 24 percent residential. This proportion is very close to the Comp. Plan’s recommendations of use mixture.

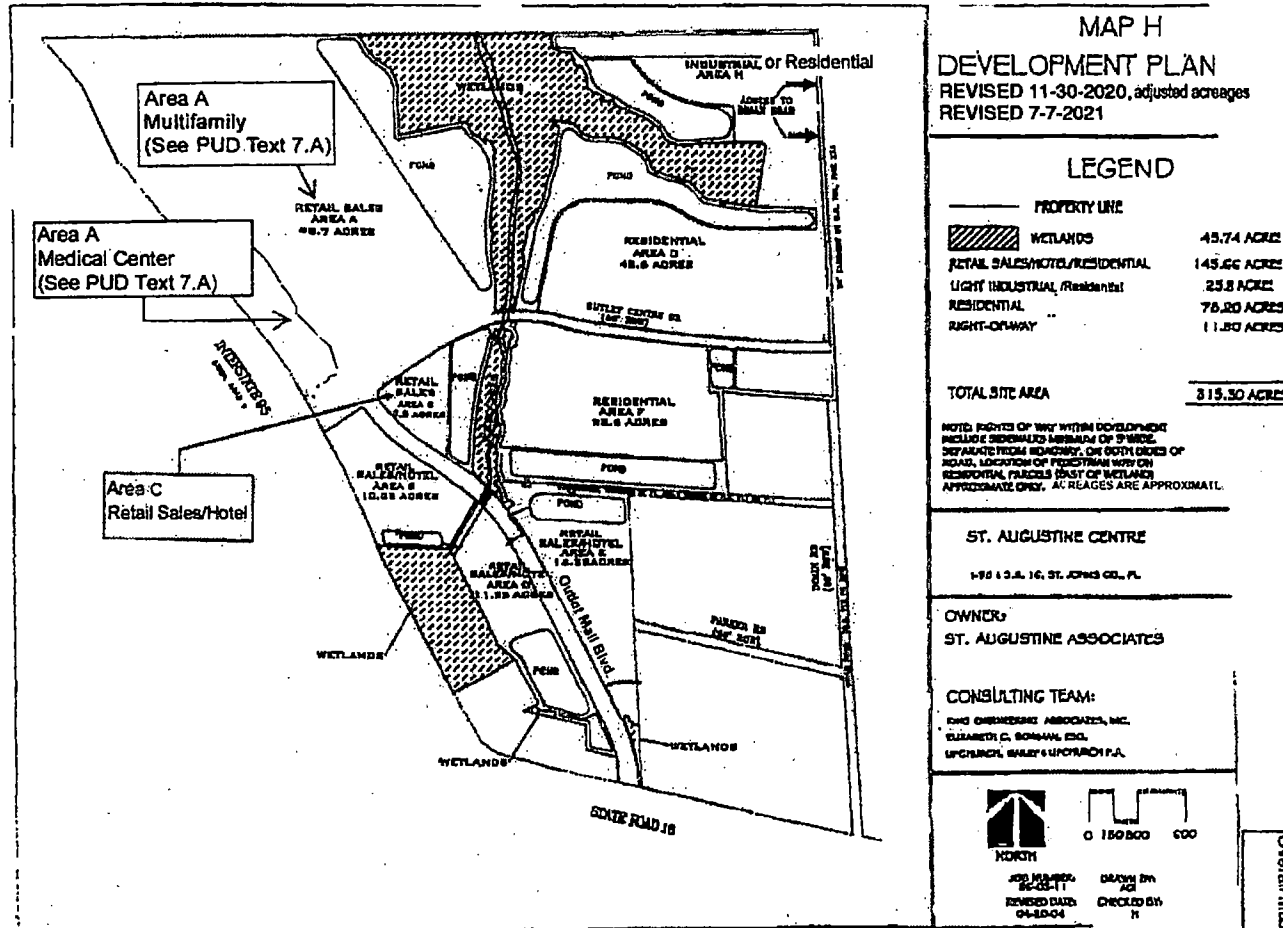
The Comp Plan states that development patterns in MUDs should proceed from the center, with most intense uses, to the periphery, with least dense (residential) uses. This site follows this pattern, with more intense retail development along the interstate and the State Road 16 commercial corridor, and less intense residential uses away from these roads, in the site’s northeast quadrant.

The Comp. Plan states that buffers should be provided at the edges of MUDs consisting of 5 percent to 20 percent of land area. The site will have a minimum 40 feet external

buffer (averaged over the whole site), resulting in a total buffer area of more than 17 acres, which is around 5.5 percent of the site.

10. Summary: St. Augustine Centre is a mixed-use development under unified control. The development will offer a variety of employment opportunities, as well as a quality residential environment. Vehicle trips will be reduced due to the close proximity of residences to shopping and work. The development will link up with State Road 16 and Inman Road in an organized manner, and the developers will improve area roads to minimize the impact of increased traffic. On-site wetlands will be protected and enhanced to the greatest degree possible by the use of a conservation easement. Off-site wetlands mitigation will more than make up for lost wetland area. Internal and external buffers will eliminate problems caused by uncomplimentary land uses. All parts of the site will be linked by a road system, as well as a pedestrian/bikeway system that will also follow the most interesting natural feature in the site: the transitional area between wetlands and uplands. The project is, and will be, in compliance with the Zoning Code and the Comprehensive Plan. In summary, the project promises to be a positive contribution to St. Johns County.

Exhibit C:



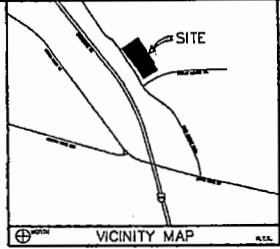
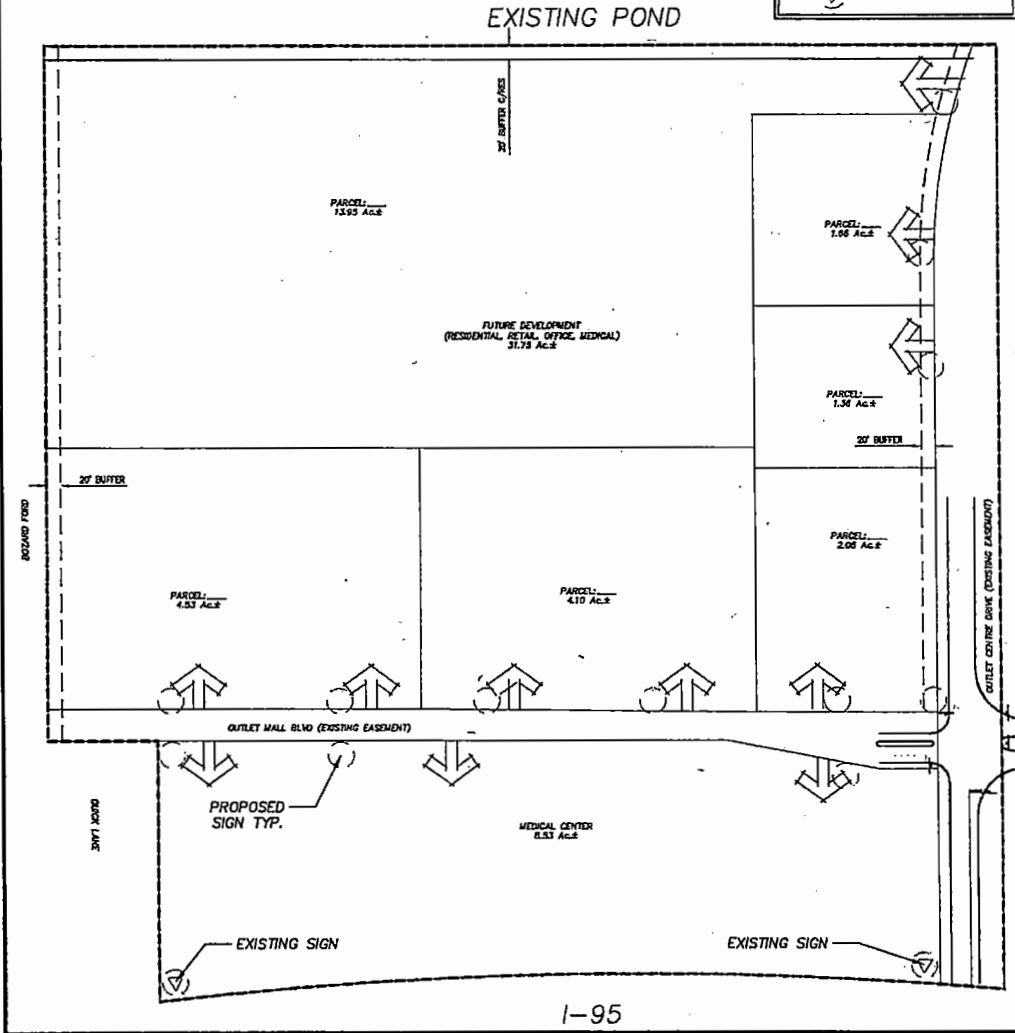
Revised pursuant to CLTR 2020-158
 St. Augustine Centre. DRI/Request for DRI Exemption
 Determination, dated October 22, 2020 to add in 100,000
 square feet of medical center uses, exempt from DRI review
 pursuant to Section 380.0651(2)(a), Florida Statutes.

revised 4-29-14 from Map H as approved in Res. 2006-96
 to add residential as an allowed use on Area H and add
 hotel as an allowed use on Area C

PUD ORDINANCE NO: 2021-17

LEGEND

- PROJECT BOUNDARY
- DRIVEWAY ACCESS
- POTENTIAL SIGN LOCATION
- POTENTIAL SIGN LOCATION



SITE DATA TABLE

A. ZONING DESIGNATION: MIXED USE
 B. PARCEL ID NUM: 0973300000, 0006300000
 C. SUB. ORDINANCE NUMBER: 2021-17
 D. DATA SUMMARY

1. TOTAL PROJECT AREA: 40.28 AC±
- 1.1. LANDSCAPE BUFFERS: 10% VUA
- 1.2. DEVELOPMENT AREAS: 19% (RES/C)
2. MAX. FLOOR AREA RATIO (FAR): 70%
3. MAX. IMPERVIOUS SURFACE RATIO (ISR): 75% (MEASURING OVER ENTIRE PUD)
4. RETAIL SALES SETBACKS:
 - 4.1. FRONT: 20' FEET
 - 4.2. SIDE: 10' FEET
 - 4.3. REAR: 10' FEET
 - 4.4. HEIGHT: 8'0" FEET
 - 4.5. LOT COVERAGE BY BUILDING: 60%
5. MULTI-FAMILY SETBACKS:
 - 5.1. FRONT: 10' FEET
 - 5.2. SIDE: 0' FEET
 - 5.3. REAR: 10' FEET
 - 5.4. BUILDING HEIGHT: 8'0" FEET
 - 5.5. MAXIMUM LOT COVERAGE BY BUILDING: 60%
6. PARKING REQUIREMENTS:
 - 6.1. 1.5 SPACES PER 1 / 2 BEDROOM UNITS
 - 6.2. 2 SPACES PER 3 OR MORE BEDROOM UNITS
 - 6.3. 1 GUEST SPACE PER EVERY 4 UNITS
7. FLOOD ZONE: X
 7.1. DURESS LAND USE: MIXED USE
 * BUILDING EXCEEDING 35' SHALL BE PROTECTED W/AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED & INSTALLED IN ACCORDANCE W/ LATEST EDITION ADOPTED BY FLORIDA FIRE PREVENTION CODE AND NFPA 13R.
8. ACCESSIBLE PARKING REQUIREMENTS:
 - 8.1. PER FLORIDA STATUTE 316.1655 & 316.1656
 - 8.2. PER ADAAG 5.06.5

- GENERAL NOTES:**
1. PARCEL LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.06.04.
 2. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
 3. SIGNAGE SHALL BE ALLOWED BY THE UNIFIED SIGN PLAN AND THE LAND DEVELOPMENT CODE.
 4. STOCKPILE WILL BE DEPICTED ON CONSTRUCTION PLANS.
 5. THIS PROJECT LIES WITHIN FLOOD ZONE "X", BASED UPON FEMA FIRM MAP COMMUNITY NO. 121000291A, REVISION 12/7/2016.
 6. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH OPEN SPACE AND RECREATION AREAS.
 7. TEMPORARY CONSTRUCTION TRAILER WILL BE PLACED ON SITE AWAY FROM ANY CONSTRUCTION ACTIVITIES. TRAILER MUST BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPATION BY THE COUNTY.
 8. SOLID WASTE STORAGE CONTAINERS SHALL BE SCREENED IN ACCORDANCE WITH LDC SEC. 5.06.04. DETAILS SHALL BE PROVIDED WITH THE BUILDING PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
 9. ON-SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
 10. STRUCTURES EXCEEDING FORTY-FIVE (45) FEET MUST CONTAIN AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION ADOPTED BY THE ST. JOHNS COUNTY FIRE PREVENTION CODE OF NFPA 13 OR EQUIVALENT STANDARD AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE OR AS OTHERWISE APPROVED BY ST. JOHNS COUNTY FIRE RESCUE.
 - 10.a. THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOISTING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT, NOR TO CHURCH SPIRES, STEEPLES, BELTETS, CUPOLAS, DOWNS, MONUMENTS, WATER TOWERS, SIGHTLIGHTS, FLAG POLES, VENTS OR TOWER SIMILAR STRUCTURES WHICH MAY BE ERRECTED ABOVE THE HEIGHT LIMIT, NOR TO FIRE OR PARAPET WALLS PROVIDED THAT SUCH WALLS SHALL NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE ROOF.
 11. BICYCLE PARKING WILL BE PROVIDED PURSUANT TO SECTION 6.05.02LM, LDC.
 12. CROSS CONNECTIONS PERMITTED BETWEEN ALL USES AND MAY BE SHOWN ON SUPPLEMENTAL MDP.

PLANS PREPARED UNDER THE DIRECTION OF:

REGIONS:

EW. NO. 19-192

DESIGNED BY: S.A.S.

DESIGNED BY: K.A.S.

DRAWN BY: L.K.

DATE: MAY 2021

P.E. NUMBER:

Engineer: **Thibault & Lattimer, Inc.**
 14000 NW 22nd Street
 Fort Lauderdale, FL 33324
 TEL: (954) 344-3333
 FAX: (954) 344-4444
 CA-00002534 LC-000018

ETM
 VISION • EXPERIENCE • RESULTS

**MASTER DEVELOPMENT PLAN
 FOR
 BY AUGUSTINE CENTRE REDEVELOPMENT
 LIGHTSTONE GROUP**

DRAWING NUMBER
1 OF 1

Exhibit C:

PLOTTED: August 10, 2021 - 2:37 PM BY: Stephen Shin

Exhibit 3
Phasing Schedule

	Phase 1 1997-2003		Phase 2 ³⁴ 2004-2005		Phase 3A 2005-2031			
	(12/31/03 end date)		(12/31/05 end date)		(8/22/2031 end date)		Total	
Use	Gross Sq. Ft.	Units	Gross Sq. Ft.	Units/Rooms	Gross Sq. Ft.	Units/Rooms	Gross Sq. Ft.	Units
Retail Service	0		211,235		316,758		527,993	
Including Retail Outlet	0		77,235		49,858		127,093	
Hotel	--		--	--	N/A	234		234
Residential	N/A	250	N/A	222	N/A	695	N/A	1,167
Industrial	--		--		300,000	N/A	300,000	N/A
Movie Theater			(Retail Outlet Includes)	2,600 seats			(Retail Outlet Includes)	2,600 seats

This Phasing Schedule is subject to allowed conversions of development rights that comprise part of Phases 1, 2 and 3A using the Conversion Table attached as Exhibit 5. Hospital uses are exempt from DRI review and are not subject to limitation under this Phasing Schedule.

The Phasing Schedule incorporates a 2017 conversion of 25,142 sf of Outlet Retail to 88 Hotel Rooms recognized in DRI LUE 2017-03 and SMADJ 2017-63.

The Phasing Schedule incorporates a 2021 conversion of 414,772 square feet of Outlet Retail to 99,500 square feet of Retail Service and 350 multi-family units recognized in DRI MOD 2021-04.

³⁴ Any unused Phase 2 development rights may be used in Phase 3A.

Exhibit 4 — Conversion Table, rev. 5/24/21

**St. Augustine Centre DRI - Phase 1, 2 and 3A
LAND USE EXCHANGE TABLE**

FROM	TO		Outlet Mall * SF	COMMERCIAL SF	Hotel Rooms	Multi-Family DUs	Single-Family DUs
			0.790	2.034	0.226	0.361	1.089
	Outlet Mall * SF	0.790	1.0000	0.3884	0.0035	0.0022	0.00073
	COMMERCIAL SF	2.034	2.5747	1.0000	0.0090	0.0056	0.0019
	Hotel Rooms	0.226	286.0759	111.1111	1.0000	0.6260	0.2076
	Multi-Family DUs	0.361	N/A	N/A	N/A	1.0000	0.3315
	Single-Family DUs	1.089	N/A	N/A	N/A	N/A	1.0000

Code-Land Use	Trip Rates	Minimums and Maximums			
		Units	Approved Development Before Conversion	Conversion Minimum	Conversion Maximum
823 – Outlet Mall *	0.79	Per 1,000	567,007	127,093	497,414
820-Commercial/Retail	2.034	Per 1,000	301,400	178,737	527,993
310 – Hotel Rooms	0.226	Per Room	146 ³⁵	144	398
220/230 – Multi-Family	0.361	Per DU	817	647	1,167
210 – Single-Family Residential (Single-Family and Multi-Family)	1.089	Per DU	0	0	70
			817	547	1,167

*Includes Movie Theater
Sources:

Approved 3A Trip Generation Table included in the St. Augustine Centre DRI 2004 NOPC Analysis
Table 2 of Land Use Exchange Table Technical Memorandum
Table 3 of Land Use Exchange Table Technical Memorandum

³⁵ Allowed hotel rooms increased to 234 through a conversion of 25,142 sf of outlet retail uses in September 2017.

EXAMPLE: How many Hotel Rooms can be built instead of 10,000 SF of Outlet Mall?
from Outlet Mall *to* Hotel Rooms: $10,000 \times 0.0035 = 35$ Hotel Rooms
 10,000 SF of Outlet Mall = $10,000/1,000 * 0.790 = 7.9$ PM peak hour trips
 35 Hotel Rooms = $35 * 0.226 = 7.9$ PM peak hour trips.

EXAMPL
 E: How
 many
 Multi-

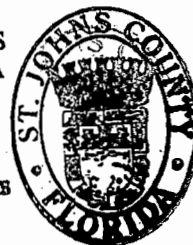
Family Units can be built instead of 10,000 SF of Outlet Mall
from Outlet Mall *to* Multi-Family Units: $10,000 \times 0.022 = 22$ Multi-Family Units
 Check: 22 Multi-Family Units = $22 * 0.361 = 7.9$ peak hour trips

Restrictions and Notes on use of these Tables:

1. Residential uses cannot be converted to non-residential uses.
2. Use of the conversion table shall be limited to prevent additional school impacts as follows: no more than 20.4 students can be generated from the remaining undeveloped residential units as of May 15, 2014 (170 multi-family units), using a student generation rate of 0.27 students per single-family unit and 0.12 per multi-family unit. If student generation from the remaining undeveloped residential units is exceeded using the above student generation rates, the Applicant will be required to meet school concurrency through a Planned Unit Development modification application or other mechanism acceptable to the County and School District for the applicable property.
3. The additional 350 multi-family units proposed for the land owned by LVP St. Augustine Outlets, LLC ("LVP") within Area A will generate 126 p.m. peak hour trips, which is equal to the traffic generation from 159,494 square feet of outlet retail owned by LVP. The additional 99,500 square feet of general retail space proposed for land owned by LVP within Area A will generate 202 p.m. peak hour trips, which is equal to the traffic generation from 255,278 square feet of outlet retail space.

Conversions made as of March 1, 2021: 25,142 sf of Outlet Retail to 88 hotel rooms in September 2017, recognized by DRI LUE 2017-03 and SMADJ 2017—63. This conversion should be taken into account when reviewing the remaining, available conversion rights.

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 November 2021
 ST. JOHNS COUNTY CLERK OF COURT
 In Office Clerk of the Board of County Commissioners



Juanne King DC

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ROGERS, TOWERS
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003378374-01
PO#

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

SCANNED

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 SA Legal Classified in the matter of MAJMOD 2021-09 was published in said newspaper in the issue dated 09/16/2021.

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.

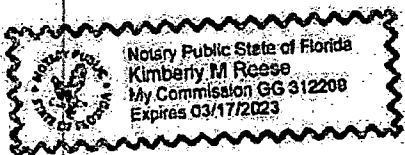
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of SEP 16 2021

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

Kimberly M. Reese
(Signature of Notary Public)



NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/7/2021 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 11/16/2021 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 St. Augustine Centre PUD (ORD 1997-23, as amended) to allow for the redevelopment of the outlet retail portion of Area A with a mixed-use project containing a maximum of 99,500 square feet of retail/commercial space and 350 multi-family residential units:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE CENTRE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1997-23, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is East of Interstate 95, north of State Road 16. 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.

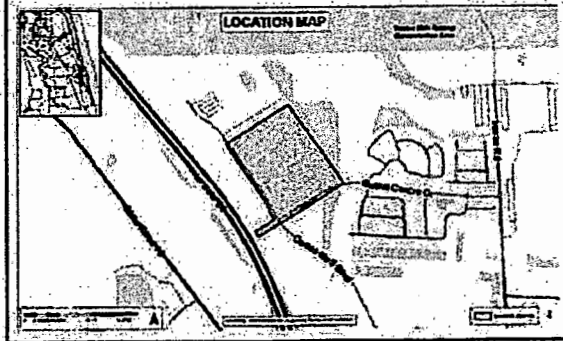
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR JEREMIAH R. BLOCKER, CHAIR
FILE NUMBER: MAJMOD-2021-49
PROJECT NAME: St. Augustine Centre PUD





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

November 19, 2021

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. 2021-83, which was filed in this office on November 19, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED **NOV 19 2021**
ST. JOHNS COUNTY
CLERK OF COURT

BY: *Yvonne King*
DEPUTY CLERK