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ORDINANCE NO. 2021 - 97

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE HYDRO-ALUMINUM PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2008-60, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated November 6, 2020 in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2020-21 Hydro**, for an amendment to the Hydro-Aluminum Planned Unit Development (PUD), Ordinance Number 2008-60, 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 within the Hydro PUD, shall proceed in accordance with Ordinance Number 2008-60, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "A" (Legal Description) Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Hydro-Aluminum PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

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

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

3. As modified, the Hydro 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 Hydro PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Text and Map for the Hydro PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Hydro PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2008-60, 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.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scriveners 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.

SECTION 6. That the terms of this modification to the Hydro PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. 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 21st **DAY OF** December **2021.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Henry Dean, Chair

Rendition Date: DEC 22 2021

ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller

BY: _____
Deputy Clerk

Effective Date: DEC 23 2021

EXHIBIT A
Legal Description
Hydro Aluminum PUD

A parcel of land situated in Sections 29, 30 and 44, Township 8 South, Range 30 East, St. Johns County, Florida and being more particularly bounded and described as follows:

COMMENCE at the Southwest Corner of said Section 44; thence North 01°10'28" East along the West Line of said Section 44, a distance of 1250.27 feet to the POINT OF BEGINNING for the herein described parcel; thence North 88°10'28" East, a distance of 932.78 feet; thence South 26°49'32" East, a distance of 901.73 feet; thence South 01°06'16" East, a distance of 511.51 feet to the South Line of said Section 44; thence North 88°29'02" West, along the South Line of said Section 44, a distance of 97.81 feet to the Northeast Corner of said Section 29; thence South 01°32'35" West, along the East Line of said Section 29, a distance of 531.51 feet; thence South 81°59'05" West, along the South Line of said Section 29 a distance of 848.29 feet to the Southeast Corner of said Section 30; thence South 89°32'25" West, along the South Line of said Section 30, a distance of 1,311.80 feet; thence North 01°09'35" West, along the West Line of Government Lot 8 of said Section 30, a distance of 434.57 feet; thence North 88°09'22" East, along the South Line of those lands described in Official Records Book 738, page 719 of said Public Records and its westerly extension thereof, a distance of 223.76 feet; thence North 01°50'38" West, along the East Line of said lands and its northerly extension thereof, a distance of 1600.00 feet; thence North 68°45'08" West, a distance of 8.17 feet; thence South 72°09'58" West, a distance of 32.23 feet; thence South 85°01'30" West, a distance of 45.71 feet; thence North 70°03'27" West, a distance of 33.78 feet; thence North 66°59'59" West, a distance of 36.16 feet; thence North 48°33'08" West, a distance of 55.79 feet; thence North 81°20'01" West, a distance of 21.32 feet to the West Line of Government Lot 1 of said Section 30; thence North 01°25'51" West, along the West Line of Government Lot 1 of said Section 30, a distance of 569.24 feet to the South Right of Way Line of Roehrs Road, as it currently exists; thence North 88°45'56" East, along said South Right of Way Line, a distance of 992.66 feet; thence South 01°10'28" West, along said West Line of said Section 44, a distance of 742.48 feet to the POINT OF BEGINNING.

The aforedescribed Parcel contains 4,523,128 square feet or 103.84 acres, more or less.

EXHIBIT B
Master Development Plan Text
Hydro Planned Unit Development

PART I - INTRODUCTION

This is a request for Major Modification the Hydro-Aluminum Planned Unit Development (PUD) approved by the Board of County Commissions by Ordinance 2008-60. The applicant desires to change the PUD name to Hydro Planned Unit Development, to increase building square feet within the existing Sub-phase IA industrial portion of the PUD, and to change the Phasing Schedule to a single 20-year Phase to allow for continuous facility buildout over a period of twenty (20) years based on market-driven conditions. Previously-depicted Phases are renamed to Sub-Phases within this MDP text and on the MDP Map included as Exhibit C. The Master Development Plan (MDP) text is presented in its original format as amended herein.

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as Attachment 1. This petition is filed on behalf of the applicant: Hydro Extrusion USA, LLC, 200 Riviera Blvd., St. Augustine, FL 32086. Owner's authorization to allow Ralph Westphal to sign on behalf of the company is provided in Attachment 2 Secretary Certificate.

A. **Location / Surrounding Uses:** The property to be rezoned consists of 103.84 acres, described by the Legal Description-Exhibit A. It is situated in east central St. Johns County, on Riviera Blvd., directly off Roehrs Road, approximately ¼ mile east of US 1 South, as indicated by the Location Map, Exhibit C. There is one (1) existing access driveway to the property from Riviera Blvd.

B. **Ownership:** The subject property is owned by Hydro Extrusion USA, LLC (Hydro) as shown by the Proof of Ownership (deeds) attached as Attachment 3. Said property owner has authorized Katie Kulik, AICP, Land Planner with LAN Associates, Inc., to act on its behalf and file the application for seeking the Major Modification to PUD rezoning change indicated. Authorization is attached as Attachment 4.

PART II - SITE DEVELOPMENT CRITERIA

A. **Project Description**: The real property to be considered for rezoning consists of approximately 103.84 acres located at 200 Riviera Blvd. The applicant is requesting the zoning change from Open Rural (OR) and Industrial Warehouse (IW) to Planned Unit Development (PUD) to allow for the continued use of the existing Hydro facilities which are currently used for manufacturing, processing and extrusion, distribution and allow for future expansion of the operations as well as transitional uses and buffers for residential development nearby. The development will be known as the **Hydro Planned Unit Development (Hydro PUD).**

The developed portion of the property was granted a St. Johns County Comprehensive Plan Future Land Use Amendment in 2006 designating it as "Industrial" on the Future Land Use Map (FLUM). That amendment allowed for the continued and legal use of the property for the existing aluminum extruding plant.

As a little history on the plant, Deltona Corporation originally built it in the early 1970's for the manufacture of the "manufactured" homes for the St. Augustine Shores development. In 1988, the property was zoned to Industrial Warehouse (IW) with conditions and in 1992 the subject property was again zoned to IW to correct the legal description, but with no changes to any other provisions of the adopting Ordinance, Ordinance No. 88-24. This ordinance provided that all IW uses were allowed except fertilizer manufacturing and pulp and paper mill operations (noting that there was no differential between light or heavy industrial uses). Subsequently, in 1990, the County adopted

the Future Land Use Map (FLUM) under the requirements of the 1985 Growth Management Act and the subject property was designated as "Residential C". Since the "Residential C" designation did not allow for industrial uses, this shifted the existing plant into being considered a non-conforming use. It should be noted that over these years, the plant continued to operate and adjacent residential development in the surrounding area continued to increase.

In late 2005, an adjacent property rezoning request brought to light the non-conforming status with regard to the FLUM and even more particularly, in the passage of the Land Development Code (LDC) in 1999. The new LDC "split" the industrial uses into two (2) categories (heavy and light industrial) thus pushing the existing plant further into non-conformance. Since the uses expanded beyond IW (now just light industrial) and the property was too large to rezone to Heavy Industrial (HI), nor were some of the uses within the HI category desirable, the applicant agreed to pursue a Planned Unit Development (PUD) rezoning. It was also recognized that the property was still designated as "Residential C", which also limited the existing plant from expanding its operations. The Economic Development Council, Board of County Commissioners, Planning and Zoning Agency and the County Staff, all recognized that the Hydro plant was a crucial component to the economic development of St. Johns County, so the county initiated the FLUM change to "Industrial" for the immediate area of the plant. As indicated, the need for this rezoning was recognized to provide for a Planned Unit Development that would incorporate the surrounding property purchased and bring the plant and its surrounding property into line with current codes in order to be removed from the non-conforming status.

Therefore, the 103.84 acres of land are planned to continue the existing mix of both heavy and light industrial Uses, including warehousing, manufacturing, and distribution (shipping and receiving) operations, as well as business and commerce uses that provide for offices and light commercial type activities. It will be a cohesive development to provide for adaptation and reuse of the property. The parcels containing the existing buildings, approximately 36.40 acres, function well for production, processing, packaging and distribution, similar to its current industrial use. The remaining property, approximately 67.44 acres in size, would then be the balance of the property.

The site is planned for a Single 20-year Phase with multiple Sub-Phases which will be developed under Incremental Master Development Plan Maps (Incremental MDP's), either individually or combined. There are central public utilities available as provided by St. Johns County Utilities; all of these parcels will use the central utilities.

Sub-Phase IA: Plans are to utilize, renovate and expand the existing approved facilities (334,832 square feet of buildings) for manufacturing, warehousing and distribution in Sub-Phase IA. Changes to Sub-Phase IA include increasing the allowable new building area from the originally approved 85,050 square feet to 267,051 (an increase of 182,001 square feet); Thereby increasing the total Sub-Phase IA area from 334,832 square feet to 601,883 square feet. Sub-Phase IA existing and proposed development is presented in the following Table "Sub-Phase IA, Existing and Proposed Development".

Total PUD entitlements are presented later in this Paragraph A, Table "Original PUD, ORD 2008-60 Entitlements vs. MAJMOD 2020000021".

Sub-Phase IA					
Existing and Proposed Development*					
Existing Buildings at PUD Approval (ORD 2008-60) Sub-Phase IA			**Proposed New Buildings Sub-Phase IA**		**Total Existing & Proposed Buildings Sub-Phase IA**
Description	*Sq. Ft. Approved*	*Sq. Ft. Corrected (1)*	*Description*	*Sq. Ft.*	*Sq. Ft.*
Casthouse	41,156	39,464	Cast House Homogenizer Exp	14,400	
FL Main Building	226,864	226,533	Cast House Future Eco-Fce Exp	10,000	
FL OPC Building	22,550	22,657	Future Fabrication and Paint Line	100,000	
FL CNC Building	13,936	12,803	Conduit Center Exp	16,500	
FL Cutting Building/Gen Fab.	36,000	36,925	Future Extrusion Press Exp	72,000	
FL Paint Building	23,500	23,653	Future Die Nitriding Rm	434	
Out Buildings	6,826	6,925	Emp. Ent/locker/Security	4,800	
Total Existing Bldgs. from PUD 2008-06	370,832	368,960	Addition to Main Building	840	
Total PUD 2008-06 Approved Existing Plant SF	334,832	334,832	Four tent structures/outbuildings	3,200	
			Ship Dock	10,749	
Correction/difference in PUD 2008-06 SF	36,000	34,128	Correction for calculation error on PUD 2008-06	34,128	
			Total New Buildings Sub-Phase IA	**232,923**	
Total Existing Approved Bldgs. Sub-Phase IA	**334,832**		**Total New Buildings Sub-Phase IA with Correction (includes 85,050 sf from original 2008-06 PUD)**	**267,051**	**601,883**
Existing Impervious Surface Sub-Phase IA			**Proposed New Impervious Surface (Buildings, Parking, Roads, etc.) Sub-Phase IA**		**Total Existing & Proposed Impervious Sub-Phase IA**
Description		*Sq. Ft.*	*Description*	*Sq. Ft.*	*Sq. Ft.*
Existing Paved Area in Sub-phase IA		994,697	New Admin Park lot- over grass *(2)*	23,853	
includes all existing roads,			Driveway loop over grass *(3)*	12,297	
parking, paved area and			Future Fabrication and Paint Line	100,000	
existing building footprints			Scrap Bunker B-15	5,138	
			New Scrap Bunkers over grass	298	
			Front End Loader Parking over grass	375	
			New Road over grass *(4)*	44,931	
Total Existing Impervious Sub-Phase IA		**994,697**	**Total New Impervious Sub-Phase IA**	**186,892**	**1,181,589**

(1) Square feet of all existing buildings corrected from original PUD, ORD 2008-60

(2) Proposed New Admin Parking Lot is 29,075 Sq. Ft. of which 23,853 Sq. Ft. will be over undeveloped/pervious surface, and 5,222 Sq. Ft. will be over existing impervious surface.

(3) Proposed Driveway Loop is 22,882 Sq. Ft. of which 12,297 Sq. Ft. will be over undeveloped/pervious surface/grass and 10,585 Sq. Ft. will be over existing impervious surface.

(4) Proposed New Road is 71,011 Sq. Ft. of which 44,934 Sq. Ft. will be over undeveloped/pervious surface/grass and 26,080 Sq. Ft. will be over existing impervious surface.

* "Development" is defined as horizontal impervious surface including building footprints, roads, pavement & parking

Sub-Phase IB (within Residential C) will include up to 30,000 square feet of new offices and all associated improvements.

Sub-Phases IIA and III will include the infrastructure for up to 130,000 square feet of Office and Professional Uses including offices and indoor storage, as well as service type businesses (within the Residential C areas) 65,000 square feet of which will be part of the plant in Sub-Phase III, and 65,000 square feet that may be used independent of the plant in Sub-Phase IIA. This is a reapportionment of the total 130,000 sf approved between these two Sub-Phases in the original PUD, ORD 2008-60 (previously apportioned at 40,000 square feet in Sub-Phase IIA and 90,000 square feet in Sub-Phase III).

Sub-Phase IIB is designated as open space and may provide for drainage and access drives for ingress/egress.

Sub-Phase IV will include 174,000 development square feet of light industrial space (within the Mixed Use area). Sub-Phase IV may include fabrication, light manufacturing, assembly, storage and warehousing, office showrooms, outdoor storage yards, as well as a possible new entrance/exit, with drives through the property, along with additional parking and drainage facilities.

Refer to the following Table "Original PUD, ORD 2008-60 Entitlements vs. MAJMOD 2020000021". Specific Sub-Phasing information is contained in Paragraph R. Permitted Uses for each Sub-Phase are provided in Paragraph G.2.

Original PUD, ORD 2008-60 Entitlements vs. MajMod 2020000021							
Original PUD, ORD 2008-60 Building Sq. Ft.				PUD MajMod 2020000021 Building Sq. Ft.			
Sub-Phase	Type Use	FLUM	Sq. Ft.	Sub-Phase	Type Use	FLUM	Sq. Ft.
IA*	Industrial	Industrial	334,832	IA*	Industrial	Industrial	334,832
IA	Industrial	Industrial	85,050	IA	Industrial	Industrial	267,051
IB	Office	Res C	30,000	IB	Office	Res C	30,000
IIA	Commer	Res C	40,000	IIA	Commer	Res C	65,000
III	Commer	Res C	90,000	III	Commer	Res C	65,000
IV	Industrial	Mixed Use	174,000	IV	Lt. Industrial	Mixed Use	174,000
Total Approved Building SF			753,882	Total Proposed Building SF			935,883
				Total Increase in Building SF			182,001
* Existing Prior to PUD approval							

Surrounding properties are zoned Planned Unit Development (PUD), Planned Special Development (PSD), Residential Mobile Home (RMH) and Open Rural (OR). Surrounding land to the north and east is single family residential, the St. Augustine Shores development, to the south is vacant property primarily owned by the St. Johns River Water Management District, and to the west is a multi-family development, an industrial PSD, a commercial PSD and a Mobile Home Park.

B. **Development Size**: The site contains 103.84 acres.

C. **Wetlands**: There are 12.12 acres of jurisdictional wetlands on site.

D. **Development Area**: Of the 103.84 total acreage, the project will use 91.72 acres of developable (upland) property. Wetland impacts are anticipated for drive access crossings in between Sub-Phases. The location of these crossings is unknown at this time however they will be addressed and depicted on future submittals of Incremental Master Development Plan Maps for each corresponding development Sub-Phase. The following is a description of acreage and square footage by Sub-Phase:

Total PUD Uplands, Wetlands & Buildings Development Area									
Sub-Phase	FLUM	Proposed Use	Units	Uplands Area	Wetlands Area	Total PUD Area	Existing Buildings	Proposed Buildings	Total Existing & Proposed Buildings Sq. Ft.
IA	Industrial	Heavy Industrial	*Acres*	36.40	0.00	36.40	7.69	6.13	601,883
			Square Feet	1,585,584	0	1,585,584	334,832	267,051	
IB	Residential C	Office and Professional Services	*Acres*	2.89	1.65	4.54	0.00	0.69	30,000
			Square Feet	125,888	71,874	197,762	0	30,000	
IIA	Residential C	Office and Professional Services	*Acres*	6.77	0.44	7.21	0.00	1.49	65,000
			Square Feet	294,901	19,166	314,068	0	65,000	
IIB	Mixed Use	Open Space	*Acres*	5.03	0.68	5.71	0.00	0.00	0
			Square Feet	219,107	29,621	248,728	0	0	
III	Residential C	Office and Professional Services	*Acres*	11.14	4.20	15.34	0.00	1.49	65,000
			Square Feet	485,258	182,952	668,210	0	65,000	
IV	Mixed Use	Light Industrial	*Acres*	29.49	5.15	34.64	0.00	3.99	174,000
			Square Feet	1,284,584	224,334	1,508,918	0	174,000	
Total (All Sub-Phases)			*Acres*	91.72	12.12	103.84	7.69	13.80	935,883
			Square Feet	3,995,323	527,947	4,523,270	334,832	601,051	

E. **Residential Use:** There are no residential uses on site.

F. **Non-Residential Use**: The 103.84 acres of land is planned to maintain the existing use of Aluminum Extrusion Company including its accessory uses which provide for business and commerce, warehousing, light and heavy manufacturing, and distribution operations. It may be divided into individual parcels or may develop as one entity to provide for adaptation and reuse of the property. The parcels containing the existing buildings, approximately 36.40 acres, will continue to function well for aluminum extrusion, distribution of the product (both shipping and receiving), supporting office and the like, all of which are similar to its historic and previous industrial use. Plans are to provide for the use of the existing facility buildings (334,832 square feet for manufacturing, warehousing and distribution in the first Sub-Phase) and then, in subsequent Sub-Phases, construct the buildings and infrastructure for the remainder of the industrial use (including the drives, drainage and other necessary infrastructure). Total building development at project build out (after a twenty (20) year time schedule) is anticipated to be 935,883 square feet to be spread throughout the 155 acres of Hydro- owned property. NOTE: a 40 +/- acre portion of the Hydro- owned property is already zoned PUD (Shores PUD) and is not a part of this rezoning application. Refer to Table in previous Paragraph A "Original PUD, ORD 2008-60 Entitlements vs. MAJMOD 2020000021".

G. **Site Development Criteria:**

1. **Building Area:** The total maximum Floor Area Ratios (FAR) and Impervious Surface Ratios (ISR) shall be as follows as required by the Comprehensive Plan per the Future Land Use Map (FLUM) designation:

    a. Industrial - maximum seventy-five percent (75%) ISR and seventy percent (70%) FAR.

    b. Residential C - maximum seventy percent (70%) ISR and fifty percent (50%) percent FAR and a maximum of 12,000 square feet per acre.

    c. Mixed Use District - maximum seventy-five percent (75%) ISR and seventy percent (70%) FAR.

Floor Area Ratio (FAR)									
Total PUD Area	Total PUD Area	Land Use	Sub-Phases within Land Use	Allowable Floor Area Ratio (FAR) (1)	Total Existing PUD Floor Area (2)	Estimated Future Floor Area	Total Estimated Floor Area at Buildout	Total Allowable Floor Area in Land Use	Total Estimated FAR at Buildout
Acres	*Sq. Ft.*	*Use*	*Sub-Phase*	*%*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*%*
103.84	4,523,270	Industrial	IA	70%	339,570	267,051	606,621	3,166,289	13.41
		Res C	IIA, IB, III	50% max	0	160,000	160,000	2,261,635	3.54
				12,000 sf/ac or 12,000 sf/ 43,560 sf= 27.5482%	0	160,000	160,000	1,246,080	3.54
		Mixed Use	IIB & IV	70%	0	174,000	174,000	3,166,289	3.85
(1) FAR per SJC 2025 Comprehensive Plan Land Use Element Policy A.1.11.3. (2) Includes additional story square feet.									

Impervious Surface Ratio (ISR)														
Total PUD Area	Total PUD Area	Existing PUD Impervious Surface	Allowable ISR (1)	Actual Existing Impervious Surface ISR	Future Impervious Surface Sub-Phase IA	Future Impervious Surface Sub-Phase IB	Future Impervious Surface Sub-Phase IIA	Future Impervious Surface Sub-Phase IIB	Future Impervious Surface Sub-Phase III	Future Impervious Surface Sub-Phase IV	Total New Impervious Surface All Sub-Phases	Total Impervious Surface at Buildout	Allowable Impervious Surface @ 70% ISR	Actual ISR at Total Project Buildout
Acres	*Sq. Ft.*	*Sq. Ft.*	*%*	*%*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*%*
103.84	4,523,270	994,697	70%	22%	186,892	30,000	65,000	0	65,000	174,000	520,892	1,515,589	3,166,289	33.51%
(1) Impervious Surface Ratio (ISR) per SJC LDC Article VI Part 6.01.00 Sec. 6.01.01 Table 6.01 Conservatively using 70% allowable ISR per RES C. ISR is 75% for Industrial and Mixed Use Districts. (SJC LDC XII-35) ISR is calculated by dividing the total Impervious Surface Area, exclusive of the surface area of any wet retention/detention areas, by the total area of the proposed Development site or Project.														

2. **Permitted Uses:** The development will be constructed in an orderly manner, and will allow the following uses compatible with Office and Professional, Light Industrial and Heavy Industrial Uses as defined within Section 2.02.01 of the St Johns County Land Development Code. The following uses include but are not limited to the following:

   a. **Industrial Uses (Limited Sub-Phases)**

      i. **Heavy Industrial Uses (existing aluminum extrusion facilities) (Sub-Phase IA only)**
         - o Heavy manufacturing
         - o Metal fabrication
         - o Painting/Coating and Finishing Processing facilities in an enclosed building
         - o Casting
         - o Extrusion
         - o Associated offices and parking
         - o Offsite/unpaved parking

      ii. **Light Industrial Uses (Sub-Phase IV only)**
         - o Warehousing, with or without distribution (buildings limited to southern portion of site) and associated offices and parking. Any warehouses/associated offices or parking shall be on the south half of the Sub-Phase IV property
         - o Offsite/unpaved parking
         - o "Clean" renewable energy sources (generation), including but not limited to an on-site solar farm, for on-site energy use

   b. **Office and Professional Uses (All Sub-Phases, including Sub-Phase IIA where buildings will be limited to southern portion and limited to plant use, and Sub-Phase III)**
      - o General Offices
      - o Professional Offices
      - o Government and Law Enforcement Offices
      - o Personal Services (laundry, cafeteria, medical clinics)
      - o Laboratories and research facilities
      - o Service businesses such as blueprint, printing, catering, mail and package services, and laundries
      - o Facilities to provide small equipment and supplies, devices, and similar items for personal use.
      - o Roads, parking, stormwater retention and the installation and maintenance of utilities.
      - o Offsite/unpaved parking

c. **Open Space (Sub-Phase IIB)**
   - Buffering
   - Access (driveways) Any road/access drive will be located in the eastern portion of the property
   - Drainage/stormwater facilities servicing access (driveways) only. Any drainage/stormwater facilities will be located on the southeast portion of the IIB property

3. **Setbacks:** In accordance with Table 6.01 of the Land Development Code, buildings shall be setback a minimum of fifteen (15') feet from all external project boundaries and maintain a minimum of ten (10') feet between buildings. As well, LDC Section 5.03.03.B.2 will be met by providing a minimum of twenty (20') setback for all buildings, parking and storage areas adjacent to the Roehrs Road right-of-way and residential Uses to the west. Should a conflict exist between buffering and building setbacks, the greater measurement of the two shall prevail.

4. **Building Height:** Building height for Heavy Industrial uses shall be limited to a maximum of sixty (60') feet and for Light Industrial uses shall be at a maximum of thirty-five (35) feet, with excluded portions of structures as defined by LDC Section 6.07.00 (including exhaust and/or smoke stacks) and measured by the definition of the Land Development Code. Building height for the office and professional uses shall be limited to a maximum of thirty-five (35') feet, with excluded portions of structures as defined by LDC Section 6.07.00 and measured by the definition of the Land Development Code.

5. **Parking:** Parking spaces and parking design will be provided in conformance with the St. Johns County Land Development regulations (Table 6.17) applicable at the time of permitting and as generally shown on the Master Development Plan Map, Exhibit C. Parking calculations for Sub-Phases II and III and IV development will be depicted on future Incremental Master Development Plan Maps (Incremental MDP Maps) for future Sub-Phases. Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked.

   Sub-Phase IA Parking Calculations: The Use type in Sub-Phase IA is Industrial. SJC LDC Article VI, Table 6.17 Industrial Use provides for "one space for each 3,000 square feet of gross Floor Area plus accessory commercial uses (e.g. office, showroom, etc.) shall meet the parking requirements provided for within the Code.

   Existing total Floor Area within Sub-Phase IA is 339,570 square feet (334,832 square feet of total buildings footprints plus 4,738 square feet of second/additional story use). The 339,570 square feet divided by 3,000 = 114 required parking spaces. At proposed facility buildout there will be 606,621 square feet of gross Floor Area in Sub-Phase IA. 606,621 square feet divided by 3,000 = 202 required parking spaces. Existing onsite and off-site parking provides for more than the required number of parking spaces for the PUD at project buildout, and the proposed new lot in Sub-Phase IA provides for 51 additional parking spaces.

   The facility currently has onsite parking as well as off-site parking as provided in SJC LDC Sec. 6.05.02.D.2a-f. There are 70 existing onsite parking spaces in the southern portion of Parking Lots A and B and 11 additional onsite parking spaces along the existing office building as depicted on the MDP Map in Exhibit C. There are 163 existing off-site parking places located in the northern portion of Parking Lots A and B; for a total of 244 existing parking spaces. The expansion of Sub-Phase IA includes a new parking lot that will provide an additional 51 parking spaces; for a total of 295 parking spaces.

Parking Spaces Calculation Sub-Phase IA									
Existing Gross Floor Area (GFA) Square Feet	1 space/ 3,000 sf GFA Square Feet (1)	Required # of Spaces for Existing GFA	Total Estimated GFA at Buildout Sqare Feet	Required # of Spaces at Buildout GFA	# of Existing Off-site Parking Spaces (2)	# of Existing Onsite Parking Spaces (3)	# of All Existing Parking Spaces	Proposed # of New Paking Spaces (4)	Total Existing and Proposal Parking Spaces at Buildout
339,570	3,000	114	606,621	202	163	81	244	51	295
(1) SJC LDC Article VI, Table 6.17 Industrial Use provides for "one space for each 3,000 square feet of gross Floor Area plus accessory commercial uses (e.g. office, showroom, etc.) shall meet the parking requirements provided for within the Code.									
(2) Lots A & B have 163 existing off-siteparking spaces. 70 existing onsite									
(3) Lots A & B have 70 existing onsite parking spaces. Lot C has 11 existing parking spaces to remain in place.									
(4) 51 proposed parking spaces at new Admin Parking Lot									

6. **Signage:** Signs will conform to the current St. Johns County Land Development Code requirements, per Section 7.02.01 On-Premise Sign Provisions.

   a. **Project Identification Signs:** The size and design of the ground signs shall be consistent with Section 7.02.01 of the LDC and shall be located along Riviera Blvd. in the general location shown on the Master Development Plan Map, Exhibit C. Such signs may be installed within the buffer consistent with the restrictions in Section 7.02.03. Dimensions shall be consistent with those allowable within the Land Development Code. The signs may be single or double-faced and may be internally or externally illuminated and landscaped.

   b. **Individual Parcel Identification Signs:** In addition to the Project Identification Signs above, each individual parcel or lot within the development shall be permitted one (1) on site ground sign. The size and design of the ground signs shall be consistent with Section 7.02.01 of the LDC and shall be located at the drive entrance to said business which shall be shown on the Incremental Master Development Plan Map(s). Such signs may be installed within the buffer consistent with the restrictions in Section 7.02.03. Dimensions shall be consistent with those allowable within the Land Development Code. The signs may be single or double faced and may be illuminated and landscaped.

   c. **Building Signs:** Buildings signs shall be designed in accordance with Section 7.02.01 of the LDC providing for signs for businesses calculated at 1.5 square feet per linear footage of Building Frontage. A maximum of one hundred fifty (150) square feet per Sign is permitted, not to exceed two hundred (200) square feet of Sign area per business.

   d. **Temporary Signs:** Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Article VII of the LDC.

   e. **Directional Signs:** Various directional and information signs shall be allowed in accordance with the requirements of the LDC.

7. **Fencing:** Fencing may be installed along the perimeter of the site consistent with the screening requirements provided for within the LDC, Section 6.06.04 and located interior to any required buffer. Fencing will be constructed to OSHA safestandards.

8. **Lighting:** The applicant will provide lighting in accordance with Section 5.03.06.H.6 of the LDC that minimizes impacts to the surrounding community and is shielded from the adjacent residential properties, while providing for recognition of the businesses and the safety of their customers. The lighting levels will not exceed the requirements of the Land Development Code.

9. **Noise:** It should be noted that the property has operated as an industrial use for over thirty (30) years and this PUD will allow for such uses to continue. Therefore, reasonable noise limits are required, reflecting the need to continue to operate while protecting the rights of present and future residential neighbors. The applicant has taken and will continue to take reasonable steps to attenuate the noise created from the industrial activities. These reasonable steps include the natural buffers, which exist and will remain, as well as the completion of the construction of the scrap yard attenuation wall recently constructed along the northeast portion of the main central plant site. This completion will consist of the addition of a ten (10) foot high section to be located atop the perimeter of this wall.

   It is understood that there will be peaks in noise levels from time to time, and that noise travels along the direction of the prevailing winds and can be more intense during colder periods. Accordingly, notwithstanding anything in the St. Johns county ordinances to the contrary, the noise limits at the Property Lines shall be as follows:

   a. 7:00 A.M. to 11:00 P.M.
   65 dB (decibels) LeqA60 (averaged over a 60 minute interval)
   b. 11:00 P.M. to 7:00 A.M.
   55 dB (decibels) LeqA60 (averaged over a 60 minute interval)

H. **Infrastructure:**

1. **Stormwater:** Stormwater will be retained/detained on site and is planned primarily for surface retention/detention areas, indicated by note on the Master Development Plan Map, Exhibit C, but also in depressional "swale" areas interspersed throughout the site as needed pending final engineering. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code in effect at the time of submittal, with the retention/detention area in combination with the swales sized to accommodate the retention/detention requirements for the entire site. Portions of the perimeter of the retention/detention pond may include bulkhead or stemwall construction with the required fencing. All stormwater facilities will be constructed and maintained in compliance with all appropriate state and federal permits, including the St. Johns River Water Management District (SJRWMD), the Florida Department of Environmental Protection (DEP), the U.S. Army Corps of Engineers (ACOE) and St. Johns County.

2. **Vehicular Access/Interconnectivity:** The project for development of Sub-Phase I and III will utilize one (1) main entrance/exit driveway, which exists on Riviera Blvd. at the driveway cut, as shown on the Master Development Plan Map, Exhibit C. This driveway is designed and permitted in accordance with current County standards and requirements and the applicant will provide any required improvements. Sub-Phases IIA, IIB development will be directly accessed by Roehrs Road and other internal development connections. Because development, which is directly a part of the Hydro facilities, will need to maintain the same security requirements that exist today, controlled secure entrances/exit points will be in place on Roehrs Road and possibly in the future Sub-Phase IV in the southwest corner of the development.

   At this time, it is anticipated the applicants will submit for review under separate cover to St. Johns County an application to vacate Riviera Boulevard, since: Hydro is the only property owner with frontage on this right-of-way. The project will provide an additional ten (10') feet of reserved right-of-way along the project frontage on Roehrs Road within Sub-Phase II in order to comply with the standards for Minor Collector roadways outlined in LDC Section 6.04.07. In addition, the applicant will provide a five (5') foot wide sidewalk along the Roehrs Road frontage during development of Sub-Phase II. At such time as the development generates the 2,001st vehicle per day on Roehrs Road, the project will be required to improve Roehrs Road to the requirements of the LDC for Minor Collector

classification from the Developments frontage on Roehrs Road. As part of Construction Plan approval for development that is anticipated to result in more than 2,000 vehicles per day (Sub-Phase III) on Roehrs Road, the project will be required to improve Roehrs Road to the requirements of the LDC for Minor Collector classification from Riviera Blvd. to the existing collector portion of Roehrs Road, including required auxiliary turn lanes at project entrances.

Per LDC Section 6.04.07.K, traffic signals along US I at Roehrs Road may be required if justified based upon traffic signal warrants as outlined by FDOT and/or the County Administrator. As previously agreed to, the applicants will provide their cost share for Hydro's responsible share of the intersection improvements, signal warrants study, design, materials and signal installation if FDOT and/or the County Administrator determine a traffic signal need.

The projects internal driveway connections will provide interconnection between and throughout internal uses and Sub-Phases per LDC Section 5.0.3.03.C.l. Interconnectivity for the project will be provided to the southwest via a planned future vehicular connection when needed as depicted on the Master Development Plan Map, Exhibit C Interconnectivity to the north is being provided through a direct connection to Riviera Blvd., which continues to Roehrs Road and Cacique Drive. Interconnectivity to the south is not feasible as there are significant jurisdictional wetlands on property, which is owned by the St. Johns River Water Management District. Interconnectivity to the east is not feasible, as there exists a conservation area and platted, developed single-family residential units. However, interconnectivity to the southwest is provided (within Sub-Phase IV) in the event a safer path to US 1 South becomes available.

3. **Pedestrian Access/Sidewalks and Pathways:** Per LDC Section 5.03.03.C.1 and 2, sidewalks will be provided along major internal roadways and pedestrian connections between uses and Sub-Phases where safe. Sidewalks a minimum of four (4) feet in width will be provided within the development along the building fronts and connecting the parking areas to the buildings. Sidewalks shall meet all the requirements of Florida Accessibility Code for Building Construction.

   The project will comply with the standards for Minor Collector roadways outlined in LDC Section 6.04.07 by providing an additional ten (10') feet of reserved right-of-way located along Roehrs Rd. within Sub-Phase II and by providing five (5') foot wide sidewalks along the Roehrs Rd. frontage during development of Sub-Phase II.

4. **Open Space:** Open space and green space will be provided throughout the development in those areas generally indicated on the Master Development Plan Map, Exhibit C. Buffers along the property boundaries will provide visual privacy and separation from the adjacent uses. The PUD will provide at a minimum twenty-five (25%) percent of the overall development area or 25.96 acres overall as defined by Section 5.03.03.A of the LDC. Any infrastructure improvements in Sub-Phase IIB (driveways, with associated drainage facilities, etc.) will not be considered in the computation for open space.

5. **Fire Protection:** Fire protection will be afforded in accordance with the Part 6.03.00 of the Land Development Code and applicable requirements of the Florida State Fire Prevention Code. The project will comply with ISO regulations in that the project will not contain more than three (3) buildings that are three (3) stories or thirty-five (35') or more feet in height.

6. **Solid Waste**: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste will be collected at dumpster locations as indicated on the Master Development Plan Map, Exhibit C and on subsequent incremental MDP's for future lot development. All dumpsters will be placed upon an accessible concrete pad and will be screened from view in accordance with Section 6.06.04.C.8 of the LDC.

7. **Utilities:** All electrical and telephone lines will be installed underground. Sub-Phase I will utilize these utilities as is. Upon development of subsequent projects, all electrical and telephone lines will be relocated/installed underground on the site. Electrical power will be provided by Florida Power and Light and the Water and Sewer will be provided by the St. Johns County Utility Department.

I. **Potable Water/Sanitary Sewer Service:** Central water and sewer service will be provided by the St. Johns County Utility Department, connecting to existing lines to all Sub-Phases. A tract will be designated for the lift station with direct roadway access. All connections and permits will be in accordance with the requirements of St. Johns County, including Florida Department of Environmental Protection permits by Sub-Phase.

In accordance with Section 5.03.02.G.l.i of the Land Development Code, the total water and sewer usages for this development at facility build out are estimated as follows:

Per "Schedule A (as amended) of County Ordinance 2013-13: Water and Sewer Flow and ERC Factors by Use Type", water and sewer use for known/anticipated development at the facility is calculated as follows:

For the category of Factories, Manufacturing or Fabrication Facilities (exclusive of Industrial Process Water and Wastewater): 15 gallons per day (GPD) per employee per 8 Hour Shift with (a) no showers provided and (b) 25 GPD with showers provided.

Year	No. of Employees	GPD / Employee / 8 Hour Shift	Total GPD
Current - No Showers	272	15	4080
No Showers (2023)	277	15	4155
Showers Provided (2026)	289	25	7225

No additional water or sewer flow is anticipated for the immediate future. Building plans for 2023 and beyond will include a request for additional flow from SJCUD at that time.

A Water and Sewer Availability Request form has been submitted to St. Johns County Utility Department. A copy of the request form with no current increase in usage and response letter from SJC Utilities is included as Attachment 5.

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

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

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

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

J. **Topography and Soils:** The property is located at the end (south) side of Riviera Blvd. and has an average elevation of 17.5 feet msl, which generally ridges in the center with slopes from west to east and east to west ranging from twenty-five (25) feet msl to ten (10) feet msl. The property is located mostly in Flood Zone X with portions along the southern and western portions in the XS and AE Zones.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service in 1983, identifies eight (8) soil types on the site: 2 Astatula fine sand, 0 to 8 percent slopes, 3 Myakka fine sand, 4 Myakka fine sand, depressional, 6 Tavares fine sand, 9 to 5 percent slopes, 7 Immokalee fine sand, 16 Orsino fine sand, 0 to 5 percent slopes, 18 Floridana fine sand, frequently flooded and 51 St. Augustine - Urban land complex more particularly described below.

2 **Astatula fine sand, 0 to 8 percent slopes:** This is an excessively drained, nearly level to sloping soil on knolls and narrow to broad ridges. Permeability is very rapid throughout and available capacity is low. The seasonal high water table is at a depth of more than 72 inches under natural conditions. Natural vegetation consists of live oak, bay, magnolia, cabbage palm, saw palmetto, hickory, sand pine, and American holly. The potential for community development is very high. The soil has either no limitations or slight limitation for dwellings, small commercial buildings and local roads and streets.

3 **Myakka fine sand:** This soil type occurs in the flatwoods and was formed by marine deposits of sandy material. The seasonal high water table is at a depth of less than 10 inches for 1 to 4 months of the year and at a depth of more than 40 inches during the drier seasons. Permeability is rapid. Vegetation includes longleaf pine, slash pine, saw palmetto, running oak, inkberry, and wax myrtle. Native grasses include pineland threeawn, bottlebrush threeawn, chalky bluestem, creeping blue stem lopsided Indian grass, and low panicum. The community development potential is medium.

4 **Myakka fine sand, depressional:** This soil type is a nearly level, very poorly drained soil that occurs in shallow depressions in the flatwoods. The soil is covered with 4 inches to 2 feet of standing water for (6) six to nine (9) months during most years. The natural vegetation is pond pine, tupelo gum, saw palmetto, wax myrtle, broom hedge blue stem, pineland threeawn (wiregrass), and panicum. The community development potential is very low.

6 **Tavares fine sand, 0 to 5 percent slope:** This soil type is a moderately well drained nearly level to gently sloping soil on narrow to broad low ridges and knolls. The seasonal high water table is between depths of 40 and 80 inches for 6 to 8 months, but recedes to 80 inches during periods of lower rainfall. Permeability is very rapid throughout. The potential for community development is very high. Potential for septic tank absorption fields is also very high with no fill material needed to raise filter fields above the high water table.

7 **Immokalee fine sand:** This is a somewhat poorly drained, nearly level soil on broad flats and low knolls in the flat woods, with slopes ranging from 0 to 2 percent. The seasonal high water table is at a depth of less than 10 inches for about two (2) months of the year and at a depth of 10 to 40 inches for more than eight (8) months of the year, receding to a depth of more than 40 inches during extended dry periods. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. In most areas, the natural vegetation includes slash pine, longleaf pine, saw palmetto, fetterbush, inkberry, and scrub oak, running oak, blackberry, and sumac. The potential for community development is medium if measures are taken to lower the

seasonal high water table. Potential for use of septic tank absorption facilities is medium with suitable fill material needed to raise the absorption field above the high water table.

16 Orsino fine sand, 0 to 5 percent slopes: This soil type is a moderately well drained, nearly level to gently sloping soil on low ridges and knolls and on slopes adjacent to soils on higher positions. The seasonal high water table is at a depth of 40 to 60 inches for more than 6 months during most years, but it recedes to a depth of more than 60 inches during periods of low rainfall. Permeability is very rapid. The natural vegetation includes southern magnolia, hickory, American holly, sand pine, sand live oak, and saw palmetto. Native grasses include pineland threeawn and panicum. Potential for community development is high, with only slight limitations for constructing dwellings without basements, small commercial buildings and local roads and streets. Potential for septic tank absorption fields is also high.

51 St. Augustine - Urban land complex: This map unit consists of nearly level, somewhat poorly drained St. Augustine soils that have been used for urban development. The water table is at a depth of 20 to 30 inches for 2 to 6 months. It rises to a depth of less than 20 inches briefly during times of high rainfall. Permeability is rapid in the surface layer and upper part of the underlying material and moderate to rapid in the lower part. St. Augustine soils, the open part of the unit, are used for lawns, parks, playgrounds, and open space. Potential for these uses is medium.

K. **Site Vegetation and Habitat:** The property has been evaluated by Environmental Resource Solutions, Inc. (ERS, Inc.). It was determined the site contains thirteen (13) land use types/communities comprise the on-site cover. They are: Pine Flatwoods (411), Sand Pine (413), Mixed Pine (415), Temperate Hardwoods (425), Live Oak (427), Upland Scrub, Pine and Hardwoods (436), Streams and Lake Swamps (Bottomland) (615), Mixed Wetland Hardwoods (617), Wetland Coniferous Forests (620), Wetland Forested Mixed (630), Vegetated Non- Forested Wetlands (640), Disturbed Land (7640) and Other Light Industrial (155). The attached Environmental Information, Exhibit I, which includes a FLUCFCS Map, shows the type and extent of vegetation on-site as it currently exists.

L. **Significant Natural Communities Habitat (SNCH) / Listed Species:** The property was evaluated for the potential presence of Significant Natural Community Habitat (SNCH) pursuant to Section 4.01.07 of the St. Johns County Land Development Code. During the field investigation ERS discovered Sand Pine (413) and Upland Scrub, Pine and Hardwoods (436) communities exist on the site. They are located along the eastern end of the property, within that portion of the Hydro-owned property which is not part of this zoning application as it is already zoned PUD (Shores PUD) and is used as "open space/conservation". Therefore these communities will be preserved in their entirety thus meeting LDC Section 4.01.07 and will maintain the minimum ten (10%) percent preservation of these communities. During the field assessment, ERS evaluated the site for evidence of utilization by FWC and FWS listed species and/or the presence of their critical habitat. Gopher Tortoise, listed as a threatened species with FWC, was identified on site mostly adjacent to the existing plant facilities on the east central area of the property. The approximate location of the habitat is mapped within Environmental Information, Exhibit I of this submittal. The applicant will comply with the requirements of the LDC, Article IV with regards to preservation on site, relocation on site and/or relocation off site of the Gopher Tortoise and will supply St. Johns County with the appropriate permits prior to construction plan approval for Sub-Phase IA and III.

M. **Historic Resources:** This project is located in "High and Medium" areas as defined by the Archaeological Predictable Model. A cultural resource assessment survey has been performed where no archeological sites were identified on the County Archeological Site Inventory and no evidence has been found of any historic sites on the property. In addition, the St. Johns County Historical Structures Inventory does not identify this area as having any historical structures. A copy of this study has been provided to the County Historical Resources Planner.

N. **Open Space/Buffers/Landscaping:** Perimeter buffers shall be as shown on the Master Development Plan Map, Exhibit C, as further defined below. These buffers may include fencing, driveway crossings and identification signs. A tree survey will be prepared in accordance with County regulations for future development of the additional Sub-Phases.

1. A minimum ten (10') foot natural/landscaped project perimeter buffer shall be provided along the external property lines in excess of the requirements of Section 5.03.03.A.4. Approximately 1,080 linear feet located at the northern end of Sub-Phase IA will not provide the ten (10') project perimeter buffer due to adjacent property being owned by Hydro. Please see paragraph T below for a waiver request for only this area.

2. A minimum thirty (30') feet buffer with a screening standard of "C" shall be provided along the north, east and the northern portions of the western project boundaries where adjacent uses are residential. The portion of the wall adjacent to Sub-Phase I along the east boundary will be built prior to the use of the existing structure(s) in Sub-Phase IA and IB. The six (6') foot high fence/wall will be provided along the interior boundary of the ten (10') foot perimeter buffer. This buffer shall have allowance for placement of the monument signage.

3. A twenty-five (25') foot averaged (minimum ten (10') foot) natural undisturbed upland buffer will be established adjacent to the contiguous wetland boundaries, which will be coupled with a twenty-five (25') foot upland buffer "building" setback, which will be provided in addition to the buffer.

4. A 5.71 acre parcel, labeled as open space, located in the northwest comer of the project boundary along Roehrs Road, will serve as a buffer in order to mitigate any potential compatibility issues that may arise between the Hydro uses and the multi- family condominium neighbor to the west (Winding Creek). This parcel may also be used for infrastructure, including drainage facilities as well as drives and access.

All common areas and open space will be grassed or landscaped. Landscape plans will be submitted with the Construction Plans and the development will conform to all land clearing and the tree inches/replacement requirements established within the Land Development Code, allowing for tree inch calculations for the buffer areas provided by the development.

O. **Special Districts:** This project is not located within any Special Districts as defined by Article III of the LDC

P. **Temporary Uses:** There may be a temporary construction trailer(s) located on the property until construction is complete in the location shown on the Construction Plans. Parking shall be provided for within temporary, but defined unpaved lots, within the area nearby per the requirements of the Land Development Code Part 2.02.04(10). Temporary construction trailers shall be removed within thirty (30) days of the issuance of a final certificate of occupancy for the final building on the site. On-Site Construction signage may be provided in accordance with Part 7.03.00 of the Land Development Code, including temporary signage relative to the future project. In addition, temporary sales, lease, contractor signs, etc. with each sign not exceeding thirty-two (32) square feet. There may be permitted a temporary construction entrance to be detem1ined on construction plans.

Q. **Ancillary and Accessory Uses:** Within the Industrial areas, standard industrial district accessory uses will be allowed per Section 2.02.04.D of the Land Development Code, as well as a gate house, administrative offices (to Hydro), parking areas for all Sub-Phases and uses, an existing sound wall located along the eastern edge of the development, and above ground storage tanks, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Within Office and Professional Use areas, standard

accessory uses will be allowed per Section 2.02.04.C of the LDC. In addition, ancillary uses, within the Industrial and Office and Professional use areas, including "clean" renewable energy sources (generation), including but not limited to an on-site solar farm, for on- site energy use. No accessory uses will be allowable within any of the proposed buffers.

R. **Phasing:** The overall Hydro PUD site shall be permitted in a single 20-year phase, indicated on the MDP Map as Sub-Phases. A waiver to request a single 20-year phase has been provided in Paragraph T. Waivers/Variances/Deviations. The project will be constructed in Sub-Phases, as indicated on the construction plans, accomplished over a period of twenty (20) years. Sub-Phases indicated on the MDP Map may be constructed in sequence as listed below or out of sequence. Market conditions and production demand will drive the Sub-Phased expansion of the facility.

1. **Sub-Phase I**: Sub-Phase I shall include the use and any renovations to the existing facilities as well as new construction within the existing facilities or surrounding the current facility, with all associated and necessary infrastructure, as shown on the MDP Map, Exhibit C.

   a. Sub-Phase IA - Industrial: Plans are to utilize, renovate and expand the existing approved facilities (334,832 square feet of buildings) for manufacturing, warehousing and distribution in Sub-Phase IA. Changes to Sub-Phase IA include increasing the allowable new building area from the originally approved 85,050 square feet to 267,051 (an increase of 182,001 square feet); Thereby increasing the total Sub-Phase IA area from 334,832 square feet to 601,883 square feet.

Sub-Phase IA					
Existing and Proposed Development*					
Existing Buildings at PUD Approval (ORD 2008-60) Sub-Phase IA			Proposed New Buildings Sub-Phase IA		Total Existing & Proposed Buildings Sub-Phase IA
Description	*Sq. Ft. Approved*	*Sq. Ft. Corrected (1)*	*Description*	*Sq. Ft.*	*Sq. Ft.*
Casthouse	41,156	39,464	Cast House Homogenizer Exp	14,400	
FL Main Building	226,864	226,533	Cast House Future Eco-Fce Exp	10,000	
FL OPC Building	22,550	22,657	Future Fabrication and Paint Line	100,000	
FL CNC Building	13,936	12,803	Conduit Center Exp	16,500	
FL Cutting Building/Gen Fab.	36,000	36,925	Future Extrusion Press Exp	72,000	
FL Paint Building	23,500	23,653	Future Die Nitriding Rm	434	
Out Buildings	6,826	6,925	Emp. Ent/locker/Security	4,800	
Total Existing Bldgs. from PUD 2008-06	370,832	368,960	Addition to Main Building	840	
Total PUD 2008-06 Approved Existing Plant SF	334,832	334,832	Four tent structures/outbuildings	3,200	
			Ship Dock	10,749	
Correction/difference in PUD 2008-06 SF	36,000	34,128	Correction for calculation error on PUD 2008-06	34,128	
			Total New Buildings Sub-Phase IA	**232,923**	
Total Existing Approved Bldgs. Sub-Phase IA	**334,832**		**Total New Buildings Sub-Phase IA with Correction (includes 85,050 sf from original 2008-06 PUD)**	**267,051**	**601,883**
Existing Impervious Surface Sub-Phase IA			Proposed New Impervious Surface (Buildings, Parking, Roads, etc.) Sub-Phase IA		Total Existing & Proposed Impervious Sub-Phase IA
Description		*Sq. Ft.*	*Description*	*Sq. Ft.*	*Sq. Ft.*
Existing Paved Area in Sub-phase IA		994,697	New Admin Park lot- over grass *(2)*	23,853	
Includes all existing roads,			Driveway loop over grass *(3)*	12,297	
parking, paved area and			Future Fabrication and Paint Line	100,000	
existing building footprints			Scrap Bunker B-15	5,138	
			New Scrap Bunkers over grass	298	
			Front End Loader Parking over grass	375	
			New Road over grass *(4)*	44,931	
Total Existing Impervious Sub-Phase IA		**994,697**	**Total New Impervious Sub-Phase IA**	**186,892**	**1,181,589**

(1) Square feet of all existing buildings corrected from original PUD, ORD 2008-60

(2) Proposed New Admin Parking Lot is 29,075 Sq. Ft. of which 23,853 Sq. Ft. will be over undeveloped/pervious surface, and 5,222 Sq. Ft. will be over existing impervious surface.

(3) Proposed Driveway Loop is 22,882 Sq. Ft. of which 12,297 Sq. Ft. will be over undeveloped/pervious surface/grass and 10,585 Sq. Ft. will be over existing impervious surface.

(4) Proposed New Road is 71,011 Sq. Ft. of which 44,934 Sq. Ft. will be over undeveloped/pervious surface/grass and 26,080 Sq. Ft. will be over existing imperious surface.

* "Development" is defined as horizontal impervious surface including building footprints, roads, pavement & parking

b. Sub-Phase IB - Office and Professional: Sub-Phase IB will include up to 30,000 square feet of new offices and associated storage and all associated improvements, including additional parking providing that improvements may be "staged" over time and horizontal as well as vertical construction will be done by building with the associated required infrastructure. This Sub-Phase is a support addition to the plant facility.

2. Sub-Phase II:

a. Sub-Phase IIA - Office and Professional: Sub-Phase IIA shall include improvements to the northwest parcel, which fronts on both Roehrs Road and Riviera Boulevard. Improvements will include up to 65,000 square feet of Office and Professional Uses and all associated infrastructure to serve the development.. This Sub-Phase is part of the plant facility and buildings will be limited to the southern portion of the Sub-Phase. As part of the 65,000 square feet, initial planned improvements include a 14,000 square foot new Administrative Building.

b. Sub-Phase IIB - Open Space: Sub-Phase IIB shall include maintaining the northwest parcel, which fronts on Roehrs Road which will generally remain in a natural state, but may provide for infrastructure, such as drainage for drives and access and/or such drives and access.

3. **Sub-Phase III:** Sub-Phase III shall include improvements to the southeastern parcel which is directly south of the existing facility. Development will include any necessary expansion of the existing facility and/or construction of up to 65,000 square feet of Office and Professional Uses and all infrastructure and improvements necessary to support the Sub-Phase. This Sub-Phase is a support addition to the plant facility.

4. **Sub-Phase IV: Sub-**Phase IV shall include improvements to provide for a secondary entrance (if permittable) the southwestern comer of the parcel. Development will include construction of up to 174,000 square feet of Light Industrial Uses (warehousing, light manufacturing, etc.) to include the future potential vehicle access located at the southwestern corner of the project if it is available as well as all other infrastructure to support the Sub-Phase. This Sub-Phase is not part of the plant facility and any warehousing buildings will be limited to the southern portion of the Sub-Phase.

Total PUD Development*		
Sub-Phase	**Use Type**	**Sq. Ft.**
IA	Industrial - Existing Buildings	334,832
IA	Industrial - Existing Parking & Driveway	610,948
IA	Industrial - New Buildings	267,051
IA	Industrial - Existing Impervious Surface	994,697
IA	Industrial - New Impervious Surface *(1)*	186,892
IA	Industrial - Total Impervious Surface	1,181,589
IB	Commercial - Office and Professional	30,000
IIA	Commercial - Office and Professional	65,000
IIB	Open Space - Buffering, Access, Drainage	
III	Commercial - Office and Professional	65,000
IV	Light Industrial	174,000
All Sub-Phases	Total Existing and Proposed Building Sq. Ft.	935,883
	Total Existing & Proposed Impervious	1,515,589
(1) 186,892 SF of New Impervious Includes 100,000 SF new fab. & paint line, 23,853 SF new parking over grass, 12,297 SF driveway loop over grass, 44,931 SF new road over grass, 5,138 SF scrap bunker B-15, 298 SF new scrap bunker and 375 SF FE loader parking * "Development" is defined as horizontal impervious surface including building footprints, roads, pavement and parking		

Construction shall include all necessary horizontal improvements for any such portion of the site where buildings will be built. Individual buildings may receive separate building permits and certificates of occupancy so long as sufficient infrastructure to support such individual buildings has been completed and approved.

Commencement shall be defined as application to the St. Johns County Development Services Department for construction permits and completion shall be defined as the installation of infrastructures for the work and approval of as-builts.

S. **Project Impact:** Industrial is a complementary and compatible future land use designation to the existing, neighboring, Mixed Use District land use in that both categories share many allowed uses such as Mining and Extraction (by special use permit), Neighborhood Public Service, Solid Waste and Correction Facilities. Industrial allows Residential as an accessory use while Mixed Use District permits Residential as a primary use. The property is currently zoned Industrial Warehouse (IW) and Open Rural (OR) which allows for a variety of uses including Industrial and has provided for an aluminum extruding and manufacturing plant for a number of years. The PUD is being requested in order to extend the aluminum extrusion and manufacturing plant use, which is currently allowable within the IW zoning category, but limited to light manufacturing, to the

remaining vacant portions of the site and to provide for an expansion of related uses. Surrounding properties are zoned Planned Unit Development (PUD), Planned Special Development (PSD), Residential Mobile Home (RMH) and Open Rural (OR). Surrounding land to the northwest, north and east are primarily in residential use as single and multi-family units. The property along the south property boundary follows along a significant wetlands system, which is owned by the St. Johns River Water Management District and to the southwest is a small mobile home park and commercial development. All will be significantly buffered from the proposed industrial use.

The Hydro PUD project will provide much needed service for the entire county by providing approximately 500 jobs currently with plans for expansion thereby raising its employee base. With rapid residential development resulting in the degeneration of available industrial property and its supporting uses, the areas for manufacturing and packaging of locally produced goods are limited. The manufacturing and distribution uses are compatible with existing activities and appropriate in areas distant and buffered from residential communities with access to main transportation facilities.

The property has excellent access to major roadways and transportation corridors and is located directly off of US 1 South, which provides access to 1-95 and points beyond and activities to the east and west, as well as to the north and south. The project will offer industrial and manufacturing and will not have the impact to the surrounding community that perhaps a strip commercial center or additional residential would have. This is a destination-oriented use where passers-by traffic is non-existent.

The applicant believes that the proposed Planned Unit Development will be of benefit to the future of St. Johns County economic base and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan to provide goods and services at a size and scale appropriate to serve the surrounding community. The PUD will allow for County control of the quality, scale and type of the development and provide for a more desirable environment than could be accomplished through traditional zoning.

The planning and design of this property will allow for an integrated development plan, affording better compatibility with the surrounding land uses than the existing industrial development, but providing for needed industrial light manufacturing for the area, as well as providing all necessary improvements to offset its impacts. The project will generate increased revenues without the demands that are commonly associated with residential development and will provide additional employment opportunities. A consistent and consolidated development plan will improve the appearance of the area and provide a location for industrial uses consistent with the County Comprehensive Plan.

T. **Waivers/ Variances/ Deviations:** The applicant requests the following deviation to specific requirements of the Land Development Code as follows:

- **Unified Sign Plan:** The applicant hereby requests a waiver from LDC, **Sections 5.03.03E and 7.00.02.B.2** requirements to provide a separate Unified Sign Plan, due to multi-phased, larger size and scope of the project. The requirements for the types, sizes, height and location of the signs have been provided within Section II, Paragraph G.8 of this MDP Text, Exhibit B, and as shown on the MDP Map, Exhibit C, where appropriate, to provide staff with the necessary guidelines to review and approve the signs. The requested waiver shall not affect the provision of Section 7.00.02.B.2 of the Land Development Code that allows a PUD to be considered a single parcel for purposes of signage.

- **Project Perimeter Buffer:** The applicant hereby requests a waiver from LDC **Section 5.03.03.A.4** requirements to provide a ten (10) foot project perimeter buffer along the zoning boundaries of the project located along a 1,080 linear foot segment adjacent to Sub-Phase I as depicted on the MDP Map, Exhibit C. This is justified because the applicants/owners, Hydro, own the adjacent property, which is currently, zoned PUD (Shores PUD), which is currently proposed for no development expansion.

- **A Single 20-year Project Phase:** The applicant hereby requests a waiver from project phasing schedule provisions in SJC LDC Section 5.03.02.G.1.r (Phasing). The request is for one single 20-year phase, developed incrementally over time as economic conditions warrant. Hydro has many facilities throughout the world, with 21 plants in the US and Canada alone. All plants, worldwide, must vie for capital funding for upgrades, retrofits and /or new production lines. They must have the ability to react to market conditions quickly and to be able to put projects in place in the shortest time possible. While the facility can plan for future additions, market conditions may change along the way. Hydro must have some flexibility within the general constraints of the PUD so that they do not have to modify the PUD each time something in the economy changes.

  The County emphasizes that "Economic development is the number one priority of the St. Johns County Board of County Commissioners. The Board shares a unified commitment to attract new business development, to encourage existing business expansion, to expand and diversify the tax base, and to created jobs for local residents."

  As previously stated, the County recognizes Hydro as being essential to the economic base of St. Johns County as follows:

  "It was also recognized that the property was still designated as "Residential C", which also limited the existing plant from expanding its operations. The Economic Development Council, Board of County Commissioners, Planning and Zoning Agency and the County Staff, all recognized that the Hydro plant was a crucial component to the economic development of St. Johns County, so the county initiated the FLUM change to "Industrial" for the immediate area of the plant. As indicated, the need for this rezoning was recognized to provide for a Planned Unit Development that would incorporate the surrounding property purchased and bring the plant and its surrounding property into line with current codes in order to be removed from the non-conforming status."

- **PUD Progress Report**. The applicant hereby requests a waiver from LDC Section 5.03.07 (PUD Progress Report) to waive the five (5)-year phase guideline and this Section requires a report based on the five (5)-year phase. The information sought with the progress report is tracked through the County construction plan submittal process.

  The Applicant requests no other waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD, however, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. **Ownership/Agreement:** The Hydro PUD will be owned and operated by the applicant. The applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to St. Johns County. The applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements stipulated herein.

The applicant also agrees to comply with all conditions and safeguards :stablished by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD as follows: To the extent that they do not conflict with the specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and

laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

V. **Future Land Use Designation:** The property is located mainly within Industrial land use designation with the western and southern parcels located in the Mixed Use District and Residential C designations on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan, as amended.

PART III - SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Hydro PUD** has been considered in accordance with the St. Johns County Land Development Code (LDC) and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: The Property, described in detail by the attached Exhibit A, Legal Description, is currently designated as Industrial, Mixed Use District and Residential C Areas on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. The area that contains existing development (Sub-Phase I) is designated Industrial. Such areas are appropriate for this zoning request as described within the ***Future Land Use Element, Goal A.I,*** "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/accommodate land uses, which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment" by allowing the County to encourage a cost-effective redevelopment with minimal impacts on the natural environment, as well as, encouraging the economic base of the area through the reuse of this property.

Also as described within ***Objective A.I,*** "The County will locate future land uses so that adjacent land uses are compatible and complementary. In addition, by 2005, the County shall develop a strategic plan which addresses those techniques that can be used to revitalize blighted areas, as defined by Chapter 163, F.S., including, but not limited to, maintenance, improvement, or replacement of existing structures; and the implementation of related policies contained in the Plan's Housing Element" and while this property is not necessarily as a blighted area; nonetheless it is an existing facility, where proper reuse could easily be encouraged. As well, Industrial is a complimentary and compatible future land use designation to the existing., neighboring, Mixed Use District in that not only does Mixed Use District allow "all land uses, as provided for in the Comprehensive Plan and County land development regulations" but both categories share many allowed uses such as Light Industrial, Mining and Extraction, Neighborhood Public Service, General Public Service, Solid Waste and Correction Facilities and Residential as may be allowed as an Accessory Use. The adjacent properties are either vacant or residential and it is conceivable that as long as nuisances such as inappropriate odors and noises are nonexistent or contained within the buildings, any future development on the lots would be compatible and able to co-exist as outlined in ***Policy A.1.3.12. Objective A.1.11 Provision of Efficient Compact Development*** "The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development. Any development application or subsequent rezoning will be consistent with ***Policy A.1.11.1 (e)*** which provides for light industrial, heavy industrial, mining and extraction, Neighborhood Public Service, General Public Service, Solid Waste and Correctional Facilities, and Residential (as an accessory use) and subsequent ***Policy A.1.11.3,*** which established the intensity and bulk of types of non-residential development and impervious surface ratios.

This rezoning application promotes efficient, compact and mix of uses within the Industrial Area as intended by the Comprehensive Plan by establishing an appropriate scale, development constraints and

buffers for future development in the area. Additionally, the Planned Unit Development (PUD) zoning, with the intended use for aluminum extrusion manufacturing, warehousing, light and heavy manufacturing and distribution operation meets the intent of the Comprehensive Plan to provide services and businesses within appropriate areas, which will be easily accessible to other similarly developed properties. The development will conform to the required buffers and separation as provided for within the land Development Code.

B. Location: The project is located primarily within an Industrial area on the FLUM, which allows for all types of industrial uses, including the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development of a typical commercial development under the criteria established within Article V of the Land Development Code.

D. Compatibility: The proposed uses are compatible with the area and the: overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties."

Further, LDC Section 5.03.02.D.c provides Compatibility to "be established through the use of, but not limited to, screening and buffering, consistent roof lines, controlled access, Building orientation, Building mass, scale and height and other site planning techniques". As well, compatibility should address the relationship of the Use on the adjacent Uses; specifically Residential Uses shall *generally* be separated from Industrial Uses by the placement of natural features."

Consequently, surrounding properties have a Mixed Use District, Residential C or Residential B land use classification and are zoned Planned Unit Development (PUD) or Open Rural (OR). The project will supply an internal thirty (30') foot buffer and fence/wall will provide a buffer to the neighboring single family residential to the north and east, and to the multifamily on the west thereby enlisting physical improvements to ensure compatibility via this buffer and the significant wetland system which will remain undisturbed. The proposed use of the property is compatible with the of uses within the area (this is a mixed use area containing residential, commercial and industrial) and the uses on the: adjacent properties and is in conformance with the criteria established within the Comprehensive Plan, whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area (the possibly incompatible industrial uses have been limited by the PUD); the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway the proposed permitted uses will not cause a public nuisance (as mentioned the objectionable uses under the industrial land use category have been removed and the industrial uses provided are similar to the existing activities previously allowed); and the proposed permitted uses, structures and activities within the PUD are allowable within the Industrial, Mixed Use District and Residential C Future Land Use designations respectively. The proposed rezoning will not change the allowable land uses and their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, centralized utilities and will provide on-site stormwater and drainage facilities for any increased development activities that would mitigate any off-site drainage impacts.

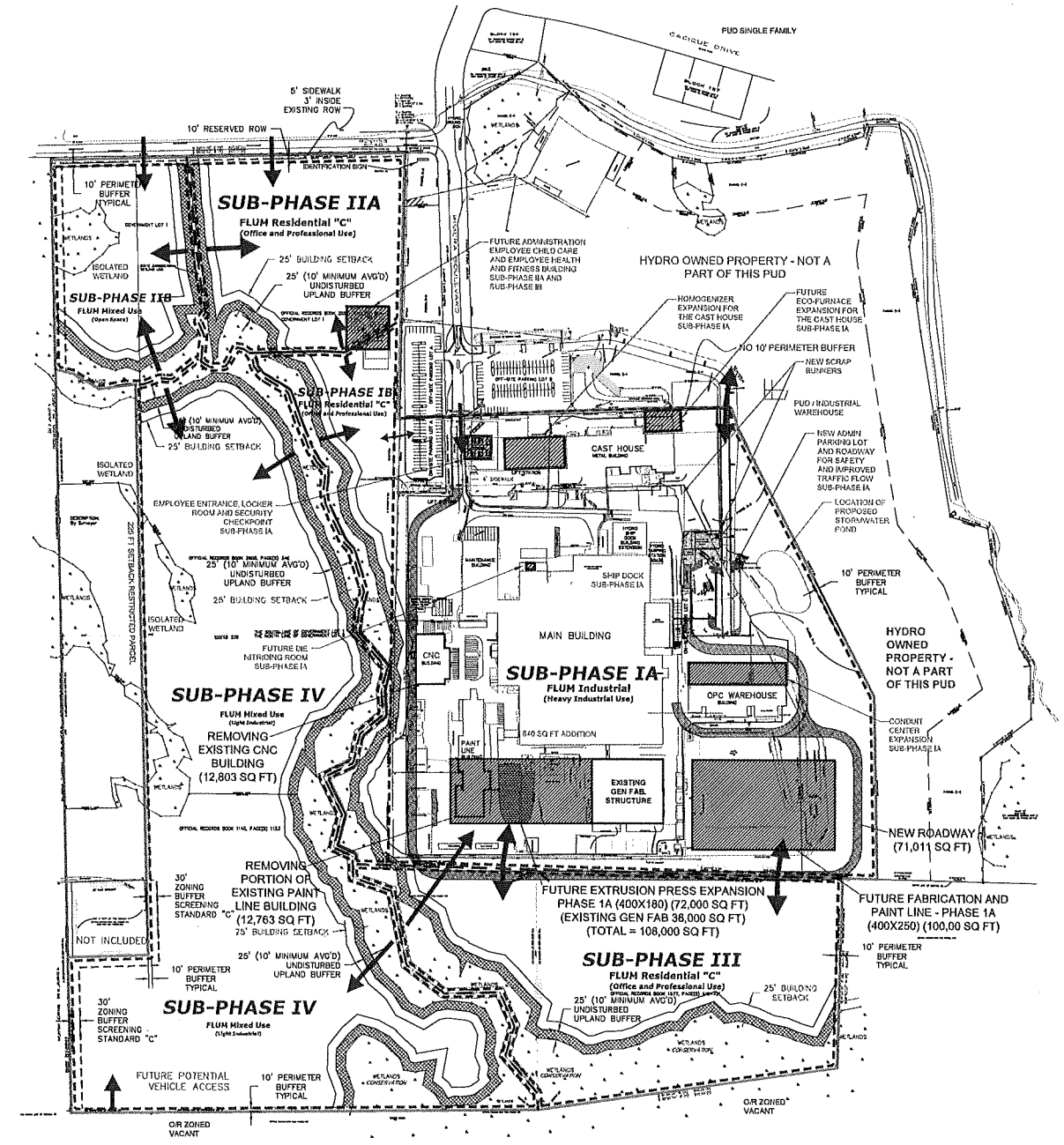
F. Relation of PUD Regulations and Zoning: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as those that may be waived pursuant to Section 5.03.02(F) of the Land Development Code.

G. Master Development Plan Required: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02(G) of the Land Development Code. The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. As a result of the conditions and safeguards included in the application, this development will provide for the continued use of a much needed facility and will be beneficial to the economic growth of St. Johns County and the area as a whole. It will be compatible, per Policy A.1.3.12 with the adjacent properties, through the site design and the provision of buffers and screening. It has been designed with the buildings and parking near the southern portion of the site, with buffers and screening to reduce the impact of activities on the any the adjacent land uses.

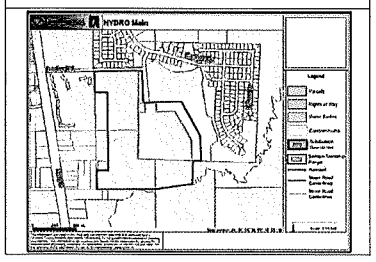
This project, as previously mentioned, does represent the use of an existing industrial site, providing a needed expansion of the existing use which includes light and heavy industrial/light and heavy manufacturing development to serve the area. Therefore, it is believed that the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area, and hereby request approval.

EXHIBIT C

SCALE 1:160



PROJECT LOCATION MAP



LEGEND

- 25' UNDISTURBED UPLAND BUFFER
- 25' BLDG SETBACK
- WETLANDS
- APPROXIMATE LOCATION OF FUTURE BUILDING
- SUB-PHASE BOUNDARY LINE
- PUD BOUNDARY LINE

*Development Area: Of the 103.84 total acreage, the project will use 94.0 acres of developable (upland) property. Wetland impacts are anticipated for drive access crossings in between SUB-PHASEs. The location of these crossings is unknown at this time however they will be addressed and depicted on future submittals of incremental Master Development Plan Maps for each corresponding development SUB-PHASE.

Hydro
HYDRO EXTRUSION
200 RIVIERA BLVD.
ST. AUGUSTINE, FL. 32086
904-794-1500

TITLE: EXHIBIT C
HYDRO MASTER DEVELOPMENT PLAN
(PRODUCED BY HYDRO FOR REVIEW)

DRAWN BY:	CHECKED BY:	SHEET:
N.S. LEKAS	ML	1 OF 2
DATE: 08/13/2020	DATE: 09/24/2021	DWG. NO:

EXHIBIT C

Site Data Table

	Sub-Phase						
	IA	IB	IIA	IIB	III	IV	Total
Total Area (Acres)	36.40	4.54	7.21	5.71	15.34	34.64	103.84
Wetlands	0.00	1.65	0.44	0.68	4.20	5.15	12.12
Uplands	36.40	2.89	6.77	5.03	11.14	29.49	91.72
Impervious Area (Acres)							
Total Existing Impervious	22.84	TBD	TBD	TBD	TBD	TBD	TBD
Existing Buildings	7.69	TBD	TBD	TBD	TBD	TBD	TBD
Existing Paved, Park & Drive	14.03	TBD	TBD	TBD	TBD	TBD	TBD
New Impervious Area (Acres)							
Total New Impervious	4.29	TBD	TBD	TBD	TBD	TBD	TBD
New Buildings	13.82	0.08	0.25	TBD	TBD	TBD	14.14
New Paved, Park & Drive*	2.00	TBD	TBD	TBD	TBD	TBD	TBD
* Includes scrap bunkers and front end loader parking							
Buffers							
Perimeter Buffer	0.61	0.07	0.24	0.28	0.31	0.82	2.33
25' Upland Buffer	0.25	0.65	0.39	0.54	0.91	2.04	4.79

DEED DESCRIPTION

DESCRIPTION (by Surveyor)
A parcel of land situated in Sections 29, 30 and 44, Township 8 South, Range 30 East, St. Johns County, Florida and being more particularly bounded and described as follows:
COMMENCE at the Southwest Corner of said Section 44; thence North 01°10'28" East along the West Line of said Section 44, a distance of 1250.27 feet to the POINT OF BEGINNING for the herein described parcel; thence North 88°10'28" East, a distance of 932.78 feet; thence South 26°49'32" East, a distance of 901.73 feet; thence South 01°06'18" East, a distance of 511.51 feet to the South Line of said Section 44; thence North 88°29'02" West, along the South Line of said Section 44, a distance of 87.81 feet to the Northeast Corner of said Section 29; thence South 01°32'35" West, along the East Line of said Section 29, a distance of 531.51 feet; thence South 81°59'05" West, along the South Line of said Section 29 a distance of 848.29 feet to the Southeast Corner of said Section 30; thence South 89°32'25" West, along the South Line of said Section 30, a distance of 1,311.80 feet; thence North 01°06'35" West, along the West Line of Government Lot 8 of said Section 30, a distance of 434.57 feet; thence North 88°09'22" East, along the South Line of those lands described in Official Records Book 738, page 719 of said Public Records and its westerly extention thereof, a distance of 223.76 feet; thence North 01°50'38" West, along the East Line of said lands and its northerly extention thereof, a distance of 1800.00 feet; thence North 88°45'08" West, a distance of 8.17 feet; thence South 72°09'58" West, a distance of 32.23 feet; thence South 85°01'30" West, a distance of 45.71 feet; thence North 70°03'27" West, a distance of 33.78 feet; thence North 88°59'59" West, a distance of 36.18 feet; thence North 48°33'08" West, a distance of 65.79 feet; thence North 81°20'01" West, a distance of 21.32 feet to the West Line of Government Lot 1 of said Section 30; thence North 01°25'51" West, along the West Line of Government Lot 1 of said Section 30, a distance of 569.24 feet to the South Right of Way Line of Roshns Road, as it currently exists; thence North 88°45'58" East, along said South Right of Way Line, a distance of 992.68 feet; thence South 01°10'28" West, along said West Line of said Section 44, a distance of 742.48 feet to the POINT OF BEGINNING.
The aforedescribed Parcel contains 4,523,128 square feet or 103.84 acres, more or less.

NOTE:

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X", "A" AND "AE".
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP PANEL NO. 12109C0-391-H FOR ST. JOHNS COUNTY, FLORIDA, COMMUNITY PANEL NO. 125147 AS REVISED 09/02/04.

Impervious Surface Ratio (ISR)

Total PUD Area	Total PUD Area	Existing PUD Impervious Surface	Allowable ISR (1)	Actual Existing Impervious Surface ISR	Future Impervious Surface Sub-Phase IA	Future Impervious Surface Sub-Phase IB	Future Impervious Surface Sub-Phase IIA	Future Impervious Surface Sub-Phase IIB	Future Impervious Surface Sub-Phase III	Future Impervious Surface Sub-Phase IV	Total New Impervious Surface All Sub-Phases	Total Impervious Surface at Buildout	Allowable Impervious Surface @ 70% ISR	Actual ISR at Total Project Buildout
Acres	*Sq. Ft.*	*Sq. Ft.*	*%*	*%*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*%*
103.84	4,523,270	994,697	70%	22%	155,892	30,000	65,000	0	65,000	174,000	530,892	1,515,589	3,166,289	33.51%

(1) Impervious Surface Ratio (ISR) per SJC LDC Article VI Part 6.01.00 Sec. 6.01.01 Table 6.01
Conservatively using 70% allowable ISR per RES C. ISR is 75% for industrial and Mixed Use Districts. (SJC LDC XII-35)
ISR is calculated by dividing the total Impervious Surface Area, exclusive of the surface area of any wet retention/detention areas, by the total area of the proposed Development site or Project.

Floor Area Ratio (FAR)

Total PUD Area	Total PUD Area	Land Use	Sub-Phases within Land Use	Allowable Floor Area Ratio (FAR) (1)	Total Existing PUD Floor Area (2)	Estimated Future Floor Area	Total Estimated Floor Area at Buildout	Total Allowable Floor Area in Land Use	Total Estimated FAR at Buildout
Acres	*Sq. Ft.*	*Use*	*Sub-Phase*	*%*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*Sq. Ft.*	*%*
103.84	4,523,270	Industrial	IA	70%	339,570	267,051	606,621	3,166,289	13.41
		Res C	IIA, IB, III	50% max 12,000 sf/ac or 12,000 sf/ 43,560 sf = 27.5482%	0	160,000	160,000	2,261,635	3.54
					0	160,000	160,000	1,246,080	3.54
		Mixed Use	IB & IV	70%	0	174,000	174,000	3,166,289	3.85

(1) FAR per SJC 2025 Comprehensive Plan Land Use Element Policy A.1.11.3.
(2) Includes additional story square feet.

Parking Spaces Calculation Sub-Phase IA

Existing Gross Floor Area (GFA) Square Feet	1 space/ 3,000 sf GFA Square Feet (1)	Required # of Spaces for Existing GFA	Total Estimated GFA at Buildout Squre Feet	Required # of Spaces at Buildout GFA	# of Existing Offsite Parking Spaces (2)	# of Existing Onsite Parking Spaces (3)	# of All Existing Parking Spaces	Proposed # of New Paking Spaces (4)	Total Existing and Proposal Parking Spaces at Buildout
339,570	3,000	114	606,621	202	163	81	244	51	295

(1) SJC LDC Article VI, Table 6.17 Industrial Use provides for "one space for each 3,000 square feet of gross Floor Area plus accessory commercial uses (e.g. office, showroom, etc.) shall meet the parking requirements provided for within the Code.
(2) Lots A & B have 163 existing offsite parking spaces. 70 existing onsite
(3) Lots A & B have 70 existing onsite parking spaces. Lot C has 11 existing parking spaces to remain in place.
(4) 51 proposed parking spaces at new Admin Parking lot

Original PUD, ORD 2008-60 Entitlements vs. MajMod 2020000021

Original PUD, ORD 2008-60 Building Sq. Ft.				PUD MajMod 2020000021 Building Sq. Ft.			
Sub-Phase	Type Use	FLUM	Sq. Ft.	Sub-Phase	Type Use	FLUM	Sq. Ft.
IA*	Industrial	Industrial	334,832	IA*	Industrial	Industrial	334,832
IA	Industrial	Industrial	85,050	IA	Industrial	Industrial	267,051
IB	Office	Res C	30,000	IB	Office	Res C	30,000
IIA	Commer	Res C	40,000	IIA	Commer	Res C	65,000
III	Commer	Res C	90,000	III	Commer	Res C	65,000
IV	Industrial	Mixed Use	174,000	IV	Lt. Industrial	Mixed Use	174,000
	Total Approved Building SF		753,882			Total Proposed Building SF	935,883
						Total Increase in Building SF	182,001

* Existing Prior to PUD approval

Total PUD Uplands, Wetlands & Buildings Development Area

Sub-Phase	FLUM	Proposed Use	Units	Uplands Area	Wetlands Area	Total PUD Area	Existing Buildings	Proposed Buildings	Total Existing & Proposed Buildings Sq. Ft.
IA	Industrial	Heavy Industrial	*Acres*	36.40	0.00	36.40	7.69	6.13	601,883
			Square Feet	1,585,584	0	1,585,584	334,832	267,051	
IB	Residential C	Office and Professional Services	*Acres*	2.89	1.65	4.54	0.00	0.69	30,000
			Square Feet	125,888	71,874	197,762	0	30,000	
IIA	Residential C	Office and Professional Services	*Acres*	6.77	0.44	7.21	0.00	1.49	65,000
			Square Feet	294,901	19,166	314,068	0	65,000	
IIB	Mixed Use	Open Space	*Acres*	5.03	0.68	5.71	0.00	0.00	0
			Square Feet	219,107	29,621	248,728	0	0	
III	Residential C	Office and Professional Services	*Acres*	11.14	4.20	15.34	0.00	1.49	65,000
			Square Feet	485,258	182,952	668,210	0	65,000	
IV	Mixed Use	Light Industrial	*Acres*	29.49	5.15	34.64	0.00	3.99	174,000
			Square Feet	1,284,584	224,334	1,508,918	0	174,000	
Total (All Sub-Phases)			*Acres*	91.72	12.12	103.84	7.69	13.80	935,883
			Square Feet	3,995,323	527,947	4,523,270	334,832	601,051	

Sub-Phase IA
Existing and Proposed Development*

Existing Buildings at PUD Approval (ORD 2008-60) Sub-Phase IA			Proposed New Buildings Sub-Phase IA		Total Existing & Proposed Buildings Sub-Phase IA
Description	*Sq. Ft. Approved*	*Sq. Ft. Corrected (1)*	*Description*	*Sq. Ft.*	*Sq. Ft.*
Casthouse	41,156	39,464	Cast House Homogenizer Exp	14,400	
FL Main Building	226,864	226,533	Cast House Future Exp-Fce Exp	10,000	
FL OPC Building	22,550	22,657	Future Fabrication and Paint Line	100,000	
FL CNC Building	13,936	12,803	Conduit Center Exp	16,500	
FL Cutting Building/Gen Fab.	36,000	36,925	Future Extrusion Press Exp	72,000	
FL Paint Building	23,500	23,653	Future Die Nitriding Rm	434	
Out Buildings	6,826	6,925	Emp. Ent/locker/Security	4,800	
Total Existing Bldgs. from PUD 2008-06	370,832	368,960	Addition to Main Building	840	
Total PUD 2008-06 Approved Existing Plant SF	334,832	334,832	Four tent structures/outbuildings	3,200	
			Ship Dock	10,749	
Correction/difference in PUD 2008-06 SF	36,000	34,128	Correction for calculation error on PUD 2008-06	34,128	
			Total New Buildings Sub-Phase IA	232,923	
Total Existing Approved Bldgs. Sub-Phase IA	334,832		Total New Buildings Sub-Phase IA with Correction (Includes 85,050 sf from original 2008-06 PUD)	267,051	601,883

Existing Impervious Surface Sub-Phase IA		Proposed New Impervious Surface (Buildings, Parking, Roads, etc.) Sub-Phase IA		Total Existing & Proposed Impervious Sub-Phase IA
Description	*Sq. Ft.*	*Description*	*Sq. Ft.*	*Sq. Ft.*
Existing Paved Area in Sub-phase IA	994,697	New Admin Park lot- over grass *(2)*	23,853	
Includes all existing roads,		Driveway loop over grass *(3)*	12,297	
parking, paved area and		Future Fabrication and Paint Line	100,000	
existing building footprints		Scrap Bunker B-15	5,138	
		New Scrap Bunkers over grass	298	
		Front End Loader Parking over grass	375	
		New Road over grass *(4)*	44,931	
Total Existing Impervious Sub-Phase IA	994,697	Total New Impervious Sub-Phase IA	186,892	1,181,589

(1) Square feet of all existing buildings corrected from original PUD, ORD 2008-60
(2) Proposed New Admin Parking Lot is 29,075 Sq. Ft. of which 23,853 Sq. Ft. will be over undeveloped/pervious surface, and 5,222 Sq. Ft. will be over existing impervious surface.
(3) Proposed Driveway Loop is 22,832 Sq. Ft. of which 12,297 Sq. Ft. will be over undeveloped/pervious surface/grass and 10,585 Sq. Ft. will be over existing impervious surface.
(4) Proposed New Road is 71,011 Sq. Ft. of which 44,934 Sq. Ft. will be over undeveloped/pervious surface/grass and 26,080 Sq. Ft. will be over existing impervious surface.
* "Development" is defined as horizontal impervious surface including building footprints, roads, pavement & parking

Total PUD Development*

Sub-Phase	Use Type	Sq. Ft.
IA	Industrial - Existing Buildings	334,832
IA	Industrial - Existing Parking & Driveway	610,948
IA	Industrial - New Buildings	267,051
IA	Industrial - Existing Impervious Surface	994,697
IA	Industrial - New Impervious Surface *(1)*	186,892
IA	Industrial - Total Impervious Surface	1,181,589
IB	Commercial - Office and Professional	30,000
IIA	Commercial - Office and Professional	65,000
IIB	Open Space - Buffering, Access, Drainage	
III	Commercial - Office and Professional	65,000
IV	Light Industrial	174,000
All Sub-Phases	Total Existing and Proposed Building Sq. Ft.	935,883
	Total Existing & Proposed Impervious	1,515,589

(1) 186,892 SF of New Impervious Includes 100,000 SF new fab. & paint line, 23,853 SF new parking over grass, 12,297 SF driveway loop over grass, 44,931 SF new road over grass, 5,138 SF scrap bunker B-15, 298 SF new scrap bunker and 375 SF FE loader parking
* "Development" is defined as horizontal impervious surface including building footprints, roads, pavement and parking

GENERAL DEVELOPMENT AND ENVIRONMENTAL NOTES

1. 26' WIDE DRIVE AISLES FOR PARKING LOTS.
2. SIDEWALKS HAVING A MINIMUM WIDTH OF 4' WIDE TO INCLUDE PASSING SPACE PER FACBC REGULATIONS.
3. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE/ PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
4. UPLAND BUFFERS ADJACENT TO TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
5. BUILDING HEIGHT NOT TO EXCEED 60' (NOT INCLUDING TOWERS, SMOKESTACKS, ETC. PER LDC PART 6.07.00)
6. SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 6.06.04.B.9
7. SCREENING OF MECHANICAL EQUIPMENT WILL BE IN COMPLIANCE WITH LDC SECTION 6.06.04.B.9.
8. CONSTRUCTION TRAILERS MAY BE LOCATED ON SITE PER LDC SECTION 5.03.02.G.1.P AND WILL BE SHOWN ON CONSTRUCTION PLANS.

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRO and other applicable land development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

Hydro
HYDRO EXTRUSION
200 RIVIERA BLVD.
ST. AUGUSTINE, FL. 32086
904-794-1500

TITLE
EXHIBIT "C"
HYDRO MASTER DEVELOPMENT PLAN
(PRODUCED BY HYDRO FOR REVIEW)

DRAWN BY:	CHECKED BY:	SHEET:
N.S. LEKAS	ML	2 OF 2
DATE: 08/13/2020	DATE: 09/24/2021	DWG. NO:

THE ST. AUGUSTINE RECORD
Affidavit of Publication

LAN ASSOCIATES, INC.
200 MALAGA STREET, SUITE 3

SAINT AUGUSTINE, FL 32084

ACCT: 58847
AD# 0003384714-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **SA Legal Classified** in the matter of **MAJMOD-2020-21** was published in said newspaper in the issue dated **10/22/2021.**

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

[X] physical presence or
[ ] online notarization

this ____ day of OCT 22 2021

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

_____
(Signature of Notary Public)

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

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on **11/18/2021 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 **12/21/2021 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 Hydro-Aluminum PUD (Ordinance 2008-60) to modify the name of the PUD, development area totals, project phasing, and facility build out dates.**

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE HYDRO-ALUMINUM PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2008-60, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is **200 Riviera Blvd.** 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, 1040 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.

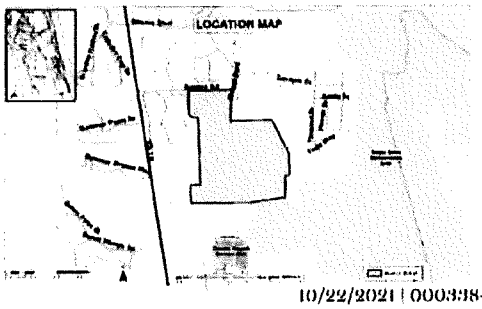
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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, 1040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEREMIAH R. BLOCKER, CHAIR
FILE NUMBER: MAJMOD-2020-21
PROJECT NAME: Hydro Planned Unit Development



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10/22/2021 | 0003384714

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 27, 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. 2021-97, which was filed in this office on December 23, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

FILED DEC 23 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK