8	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

12/21/2021

BCC MEETING DATE

TO: **Hunter S. Conrad, County Administrator** **DATE:** **November 29, 2021**

FROM: **Teresa Bishop, AICP, Planning Division Manager** **PHONE:** **904 209-0268**

SUBJECT OR TITLE: **MAJMOD 2020-21 Hydro PUD**

AGENDA TYPE: **Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Major Modification to the Hydro Aluminum PUD (Ord. 2008-60) to modify PUD name, change the project phasing, increase building square footage in Sub-Phase IA by 182,001 square feet for facility buildout. The subject property is located at 200 Riviera Road. The Planning and Zoning Agency heard this request at their regularly scheduled public hearing on November 18, 2021.The item was recommended for approval with a vote of 5 to 1.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to enact Ordinance 2021-____, MAJMOD 2020-21 HydroPUD, based upon six (6) findings of fact as provided in the Staff Report.

DENY: Motion to deny MAJMOD 2020-21 Hydro PUD, based upon seven (7) findings of fact as provided in the Staff Report.

For Administration Use Only:
Legal: Christine Valliere 11/29/2021 **OMB: Sarah Newell 11/29/2021** **Admin: Joy Andrews 12/13/2021**

Growth Management Department

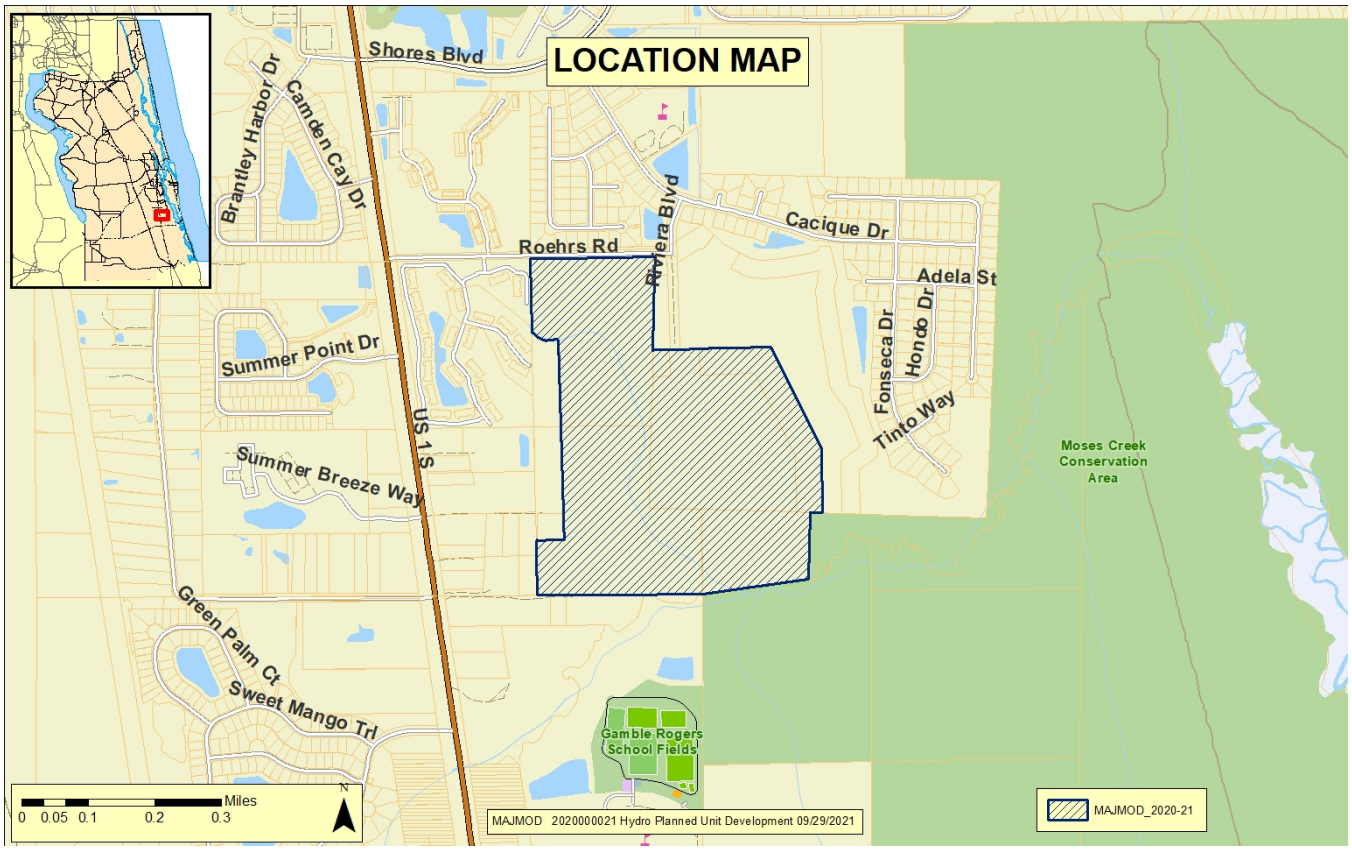
PLANNING DIVISION REPORT

Application for PUD Major Modification
MAJMOD 2020-21 Hydro-Aluminum PUD

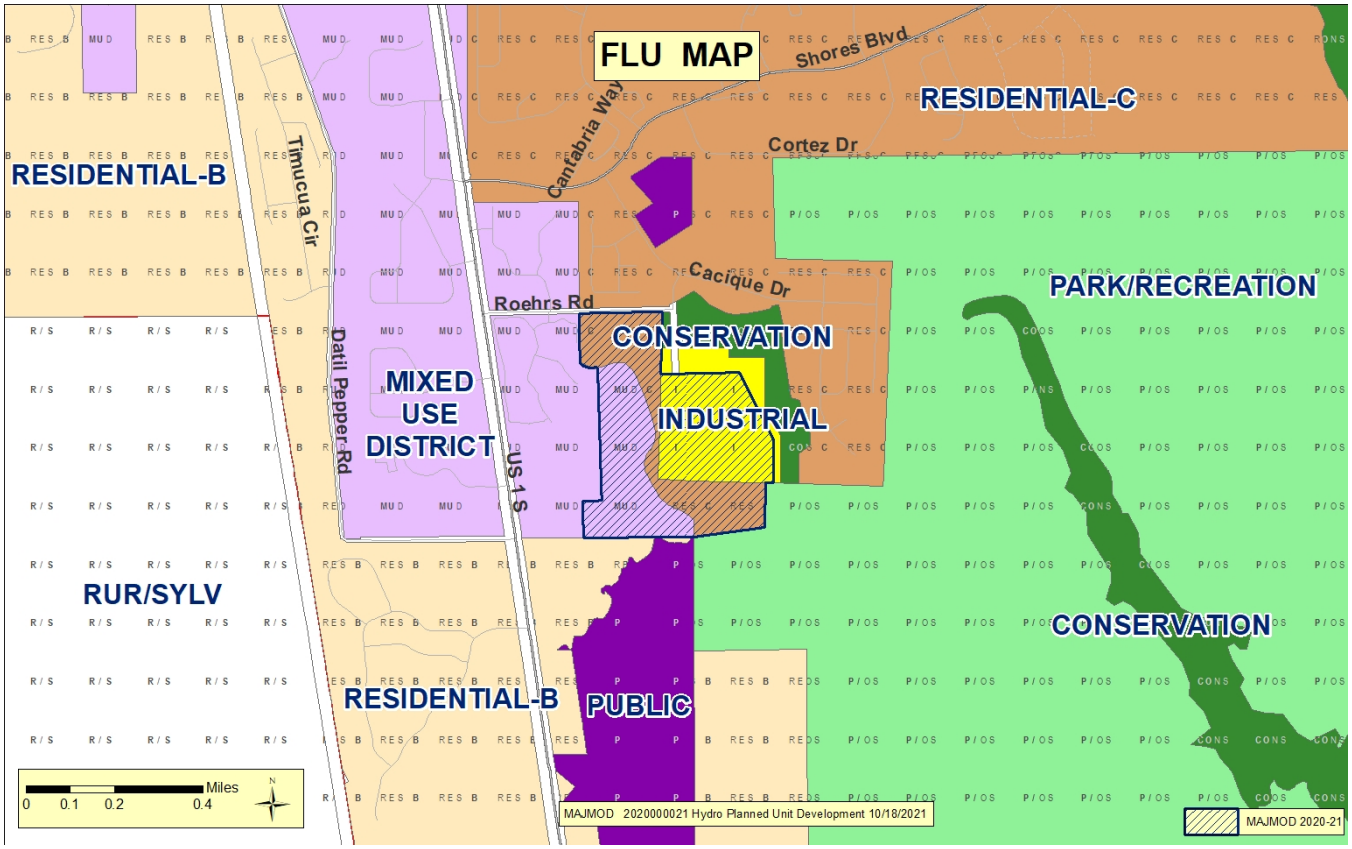
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Teresa Bishop, AICP, Planning Division Manager
Date:	November 29, 2021
Subject:	**MAJMOD 2020-21 Hydro-Aluminum PUD,** a request for a Major Modification to the Hydro-Aluminum PUD (Ord. 2008-60) to modify PUD name, change the project phasing, increase building square footage in Sub-Phase IA by 182,001 square feet for facility buildout. The subject property is located at 200 Riviera Road.
Owner(s):	Hydro Extrusion USA, LLC
Applicant(s):	Katie Kulik, AICP, LAN Associates, Inc
Hearing Date(s):	Planning and Zoning Agency – November 18, 2021 Board of County Commissioners – December 21, 2021
Commissioner District:	District 3

MAP SERIES

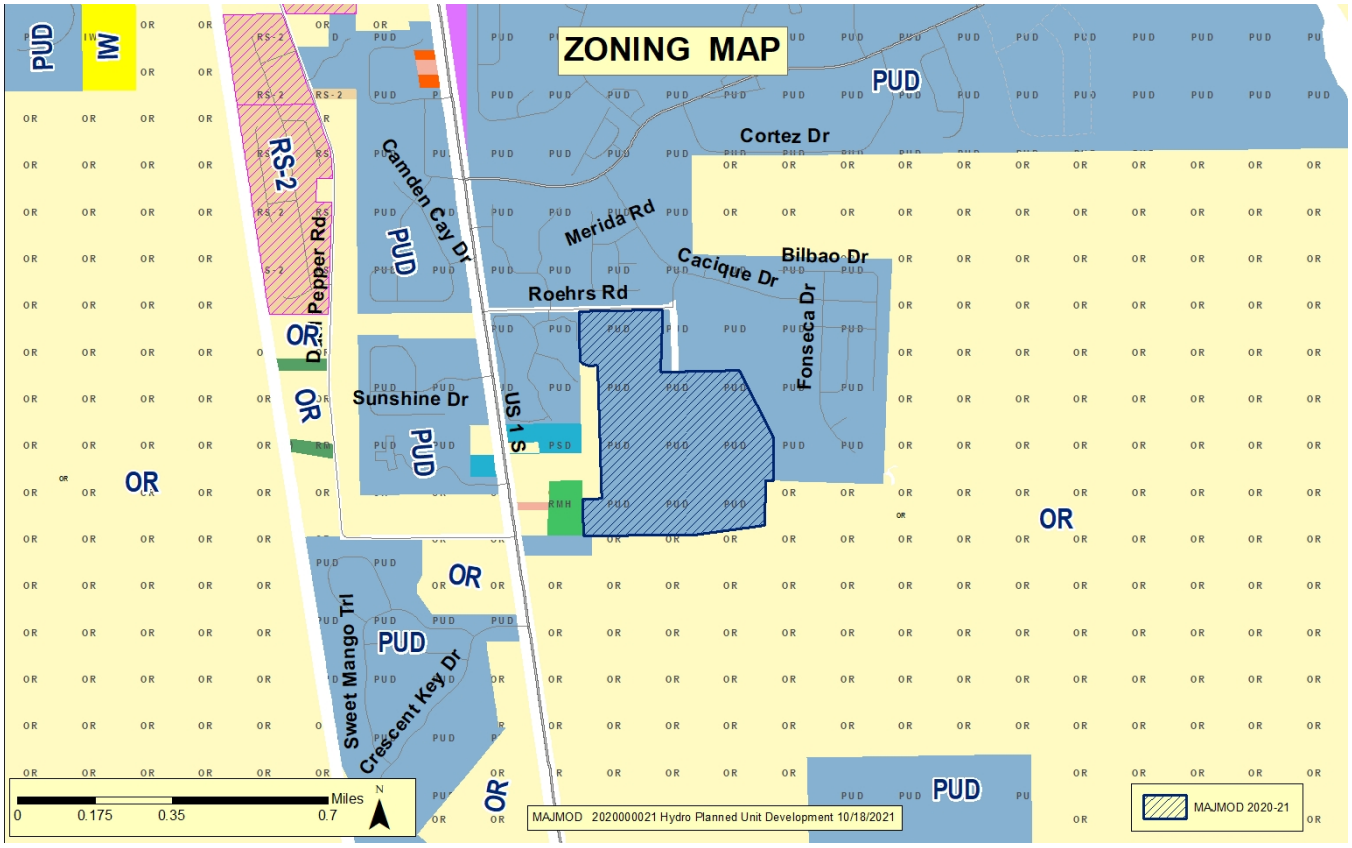
Location: The subject property is located on the eastern side of US 1 S where it intersects with Roehrs Road.



Future Land Use: The subject property maintains an Industrial, Residential-C, and Mixed Use Future Land Use Map designation. The surrounding landuses consist of Mixed Use, Residential-C, and Conservation Future Land uses.

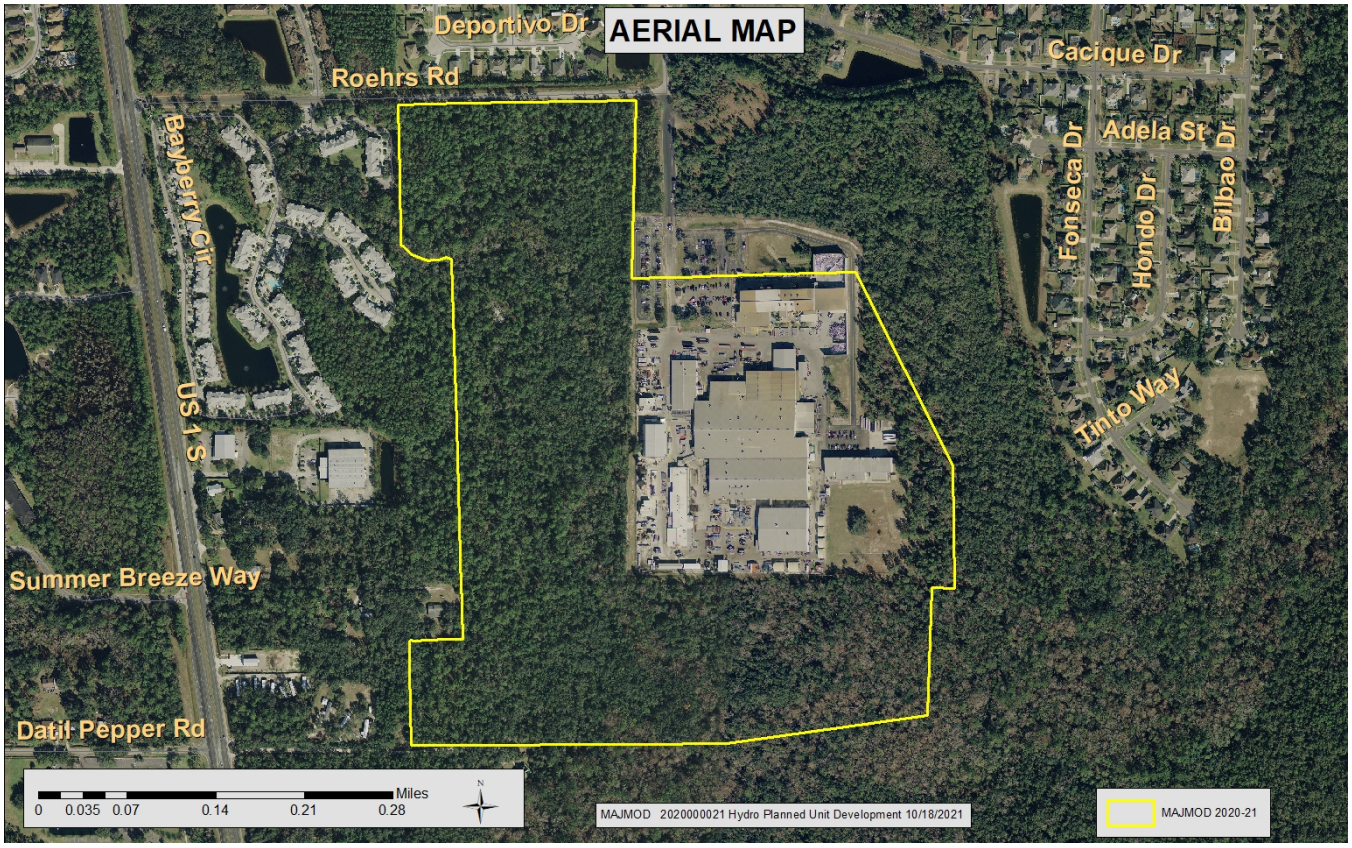


Zoning District: The subject property is zoned Planned Unit Development (PUD), specifically the Hydro-Aluminum PUD, enacted through Ordinance 2008-60. The surrounding areas to the north, east and west are zoned PUD while properties to the south maintain an Open Rural (OR) zoning designation.

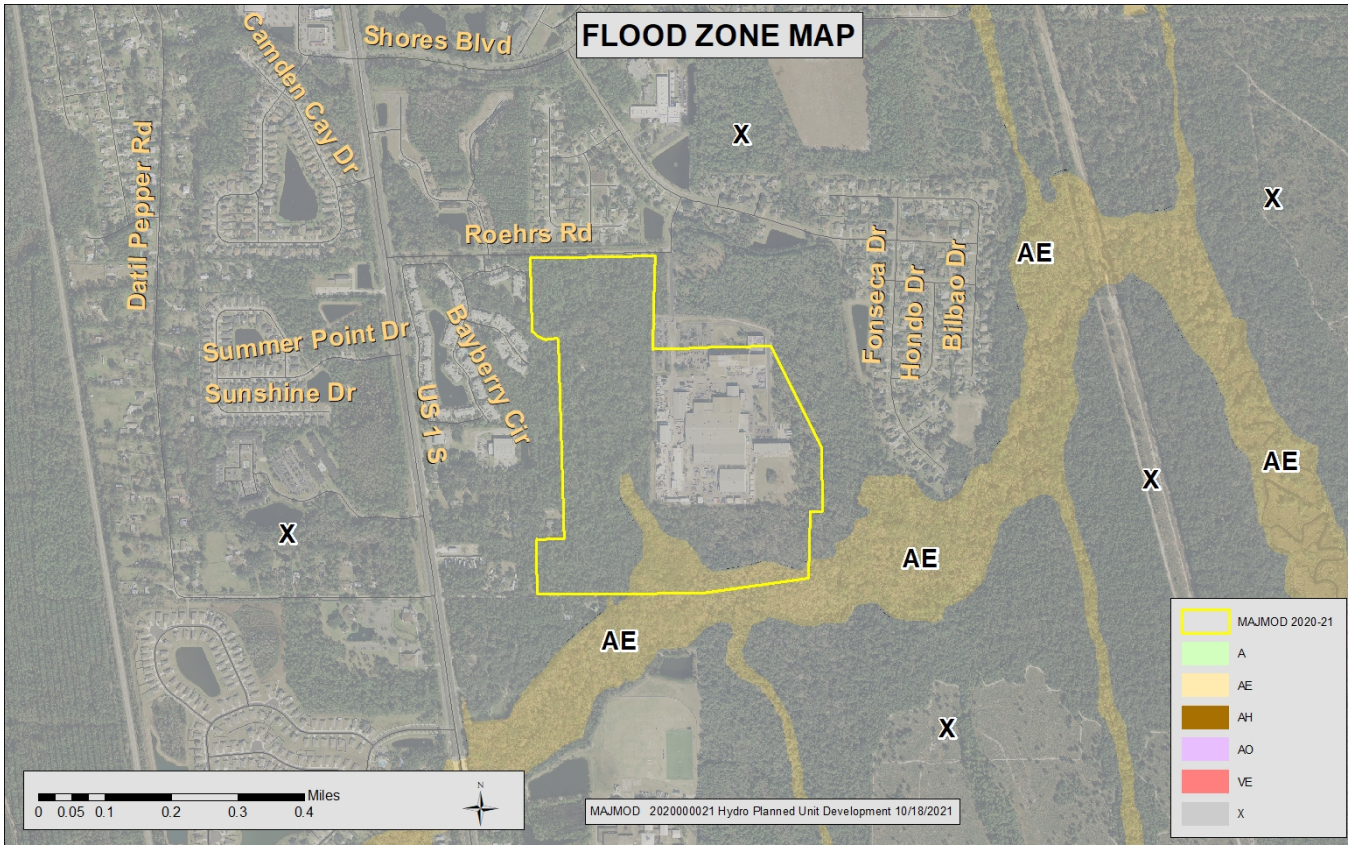


Aerial Imagery: The entire parcel consists of 103.84 acres located at 200 Riviera Road. There are existing structures onsite that function as an aluminum extrusion plant that consists of production, processing, packaging, and distribution. The existing facility is located on an approximate 36.40 acre tract, while the other 67.44 acres are currently vacant. The applicant is wishing to add additional square footage to the facility and provide for office and light industrial on the vacant portions of the parcel in subsequent phases.

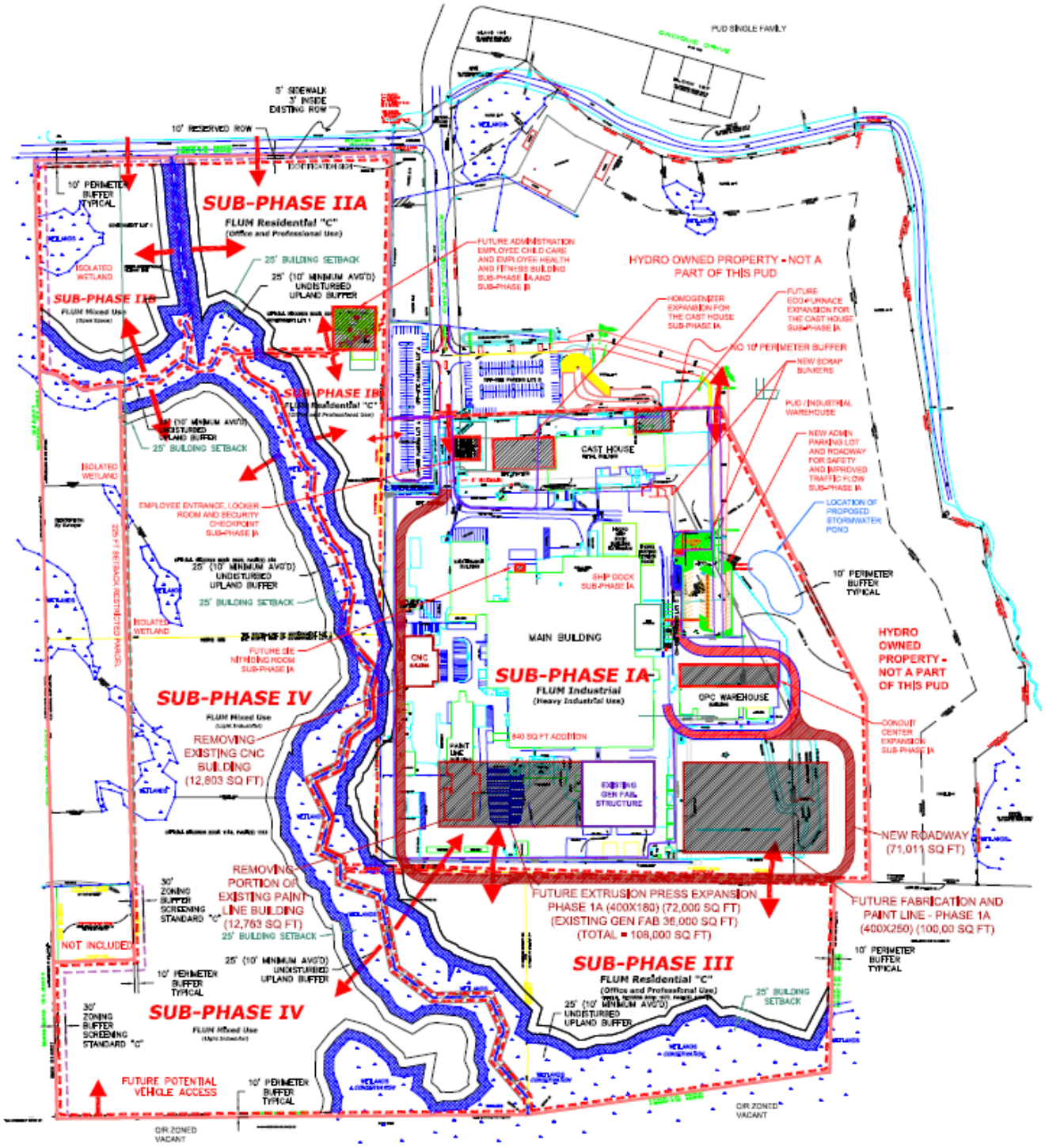
The Hydro facility has been in operation since the mid 1970's as an industrial use and is bordered to the north and east by the St. Augustine Shores PUD. Over the years, the plant has continually been in use adjacent to the residential development, as the residential area continually grew in number of dwelling units and supporting non-residential development. The parcel is bounded by a large swath of conservation land, designated Conservation on the Future Land Use Map, to the north and east, which continually acts as a buffer to the adjacent residential.



Flood Zone Map: The subject property is located within flood zone X and AE.



Proposed Master Development Plan (MDP) Map (provided in part):



APPLICATION SUMMARY
This is a request to modify the Hydro-Aluminum PUD with the following changes:

- To amend the PUD name from "Hydro-Aluminum" to "Hydro"
- To increase the Building square footage in Sub-phase IA (existing Industrial portion of parcel) by 182,001 square feet
- To change phasing schedule to a single 20 year phase

BACKGROUND
The 103.84 acre parcel is presently developed with heavy industrial uses and operates as an aluminum extrusion facility. In 1990, St. Johns County adopted the Comprehensive Plan Future Land Use Map under the requirements of the 1985 Growth Management Act the subject property was designated Residential-C (RES-C). Since the Res-C land use did not allow Industrial uses, the operation of the industrial extrusion facility was rendered nonconforming. In 2006, St. Johns County administratively amended the FLUM from Res-C to Industrial to remove the nonconforming use.

In 2008, Hydro-Aluminum was approved for a PUD rezoning to allow for the continuation of the current use and allow a future expansion. A Major Modification was approved later that year (Ord. 2008-60) to allow for an additional 85,050 square feet of Industrial uses in **Phase IA**, 30,000 square feet of Office uses in **Phase IB**, 40,000 square feet of Office in **Phase IIA**, 90,000 square feet of Office in **Phase III**, and 174,000 square feet of Light Industrial in **Phase IV**. Existing Entitlements Include:

Sub Phase IA (existing facility)	334,832	Industrial
Sub Phase IA	85,050 sf	Industrial
Sub Phase IB	30,000 sf	Office
Sub Phase IIA	40,000 sf	Office
Sub Phase III	90,000 sf	Office
Sub Phase IV	174,000 sf	Industrial

REQUEST
The Applicant has submitted an application to allow its expansion of Industrial Uses in Phase IA. Development in Phase IA is planned to be constructed within a single twenty (20) year phase. Presently, Phase IA includes the existing facility that consists of 334,832 square feet of Industrial uses. The applicant states that the plans for sub-phase IA are to utilize, renovate, and expand the existing facilities (334,832 s.f.) for manufacturing, warehousing, and distribution and to construct an additional 182,001 square feet of heavy industrial uses in Phase IA. In 2008, Ord. 2008-60 approved an additional 85,050 square feet of Industrial Uses in Phase IA. Should this request be approved, Phase 1A may be developed with up to 601,883 square feet of industrial uses.

Additionally, the applicant has included off-site parking to their list of allowable uses as there currently exists 163 parking spaces on the adjacent Hydro owned property that is not a part of this PUD.

WAIVER
The applicant has requested one new waiver to address phasing. The applicant has requested a 20-year phasing. This is justified by Hydro being a major economic and job center in St. Johns County. The industrial complex may change over time as needed based on economic and market conditions.

The standard PUD phasing of 10 years does not allow for the flexibility to adapt to these changes, as may occur.

Currently approved waivers per Ordinance 2008-60 are for signage and perimeter buffering adjacent to the property owned by Hydro.

DEPARTMENTAL REVIEW
The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:
This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468. Pursuant to Section 5.03.05 of the Land Development Code, Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Technical Division Review:
All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Planning and Zoning Division Review:
The applicant is requesting a Major Modification to the Hydro-Aluminum PUD (Ordinance 2008-60, as amended). The application includes:

- change the name of the PUD from "Hydro-Aluminum" to "Hydro"
- addition of 182,001 square feet of Industrial uses in sub-phase IA
- allow the construction of the entire parcel within a single continuous twenty (20) year phase

The subject parcel is located on Riviera Road where it currently takes access from and located adjacent to the St. Augustine Shores subdivision. According to the St. Johns County Property Appraiser records, the subject parcel totals approximately 103.84 acres in area. Phase IA currently has 36.40 acres with 334,832 square feet of existing structures. The other 67.44 acres is currently vacant and undeveloped, however was approved for Office/Professional and Light Industrial uses as outlined within the MDP text (Exhibit B to the Ordinance).

The 36.40 acres within sub-phase IA historically maintained light and heavy Industrial uses on this portion of the overall PUD since the early 1970s. In 1990 the County amended the Future Land Use Map of this parcel to Residential-C, rendering the Industrial operations on this parcel as a nonconforming use. In 2006, St. Johns County initiated an administrative Comprehensive Plan amendment to change the FLUM from Residential-C to Industrial, and the eastern portion of the parcel to Conservation. This would allow for the continued and legal use of the property as an existing aluminum extruding plant, and establish a Conservation FLUM designation to function as a buffer for the adjacent residential neighborhoods.

The Hydro PUD currently maintains four Land Use designations: Industrial, Conservation, Mixed Use, and Residential-C. In 2008, Hydro-Aluminum rezoned 103.84 acres to PUD to allow for the continued mix of both heavy and light Industrial uses on that portion of the parcel with an underlying Industrial and Mixed Use land use designation, and allow for Office and Professional Uses on the western portion of the parcel that maintained an underlying land use of Residential-C. Overall, the parcel is currently approved for the following nonresidential entitlements:

Sub Phase IA	334,832 s.f. Industrial (existing) and 85,050 s.f. (undeveloped)
Sub Phase IB	30,000 s.f. Office/Professional
Sub Phase IIA and III	130,000 s.f. Office/Professional
Sub Phase VI	174,000 Industrial

If approved, this request will allow for an additional 182,001 square feet of industrial uses. There is a mixture of single-family, multi-family, and light industrial uses to the west of the subject parcel. The approved MDP map indicates a 30 foot-wide incompatibility buffer along this portion of the parcel to mitigate any potential impacts on neighboring properties. Additionally, there is an approximate 215 to 225-foot swath of land along a majority of the western boundary owned by the applicant but not a part of the PUD that would further mitigate any potential impacts on neighboring properties. Additionally, the large conservation parcel to the east that is also owned by the applicant is designated Conservation FLUM and currently not developable. The applicant provided this portion of their parcel in 2006 to mitigate potential impacts on the neighboring St. Augustine South development. Existing compatibility mitigation includes curtailing of noise using vegetative buffers and the construction of a scrap yard attenuation wall, along the northeast portion of the main central plant.

Figure 1 below provides a compatibility analysis of adjacent lands. The subject property is surrounded by residential development.

Figure 1: Compatibility Analysis

Criteria	Subject Property	North	South	East	West
FLUM	INDUSTRIAL	CONSERVATION RES-C	PARK/REC PUBLIC	CONSERVATION RES-C	MU
Zoning	PUD	PUD	OR	PUD	PUD OR RMH
Present / Proposed Use	Industrial	-Conservation -Residential Subdivision	-Conservation -Public School	-Conservation -Single Family	-Single Family -Vacant OR -Multifamily -Light Industrial

PLANNING AND ZONING AGENCY

The Planning and Zoning Agency (PZA) heard this request during their regularly scheduled public hearing on November 18, 2021. The item was recommended for approval with a vote of 5 to 1. The Agency discussed the noise, lights, traffic flow, and the phases of the project. There was public comment that discussed the noise, traffic, odors, and displaced wildlife.

CORRESPONDENCE/PHONE CALLS

At this writing, staff received one letter in opposition.

ACTION

Staff offers six (6) findings of fact to support a motion to approve or seven (7) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. Hydro Historic Ordinances

Findings of Fact **MAJMOD 2020-21 Hydro PUD**	
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	**1.** The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. The request is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.	**2.** The request is not consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. The request 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.	**3.** The request is not 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. The request 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.	**4.** The request is not 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 modification to the Master Development Plan Map and Text meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	**5.** The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. The request does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.	**6.** The request does adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.
	7. Consistent with *Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469*, the Board finds a legitimate public purpose in keeping the existing zoning.

BEGIN DOCUMENTS TO BE RECORDED

ORDINANCE NO. 2021 - _____

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 _____ DAY OF _____2021.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Henry Dean, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

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)**

- Heavy manufacturing
- Metal fabrication
- Painting/Coating and Finishing Processing facilities in an enclosed building
- Casting
- Extrusion
- Associated offices and parking
- Offsite/unpaved parking

ii. Light Industrial Uses (Sub-Phase IV **only)**

- 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
- Offsite/unpaved parking
- "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)

- General Offices
- Professional Offices
- Government and Law Enforcement Offices
- Personal Services (laundry, cafeteria, medical clinics)
- Laboratories and research facilities
- Service businesses such as blueprint, printing, catering, mail and package services, and laundries
- Facilities to provide small equipment and supplies, devices, and similar items for personal use.
- Roads, parking, stormwater retention and the installation and maintenance of utilities.
- 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-site 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									

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 safe standards.

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 impervious 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.

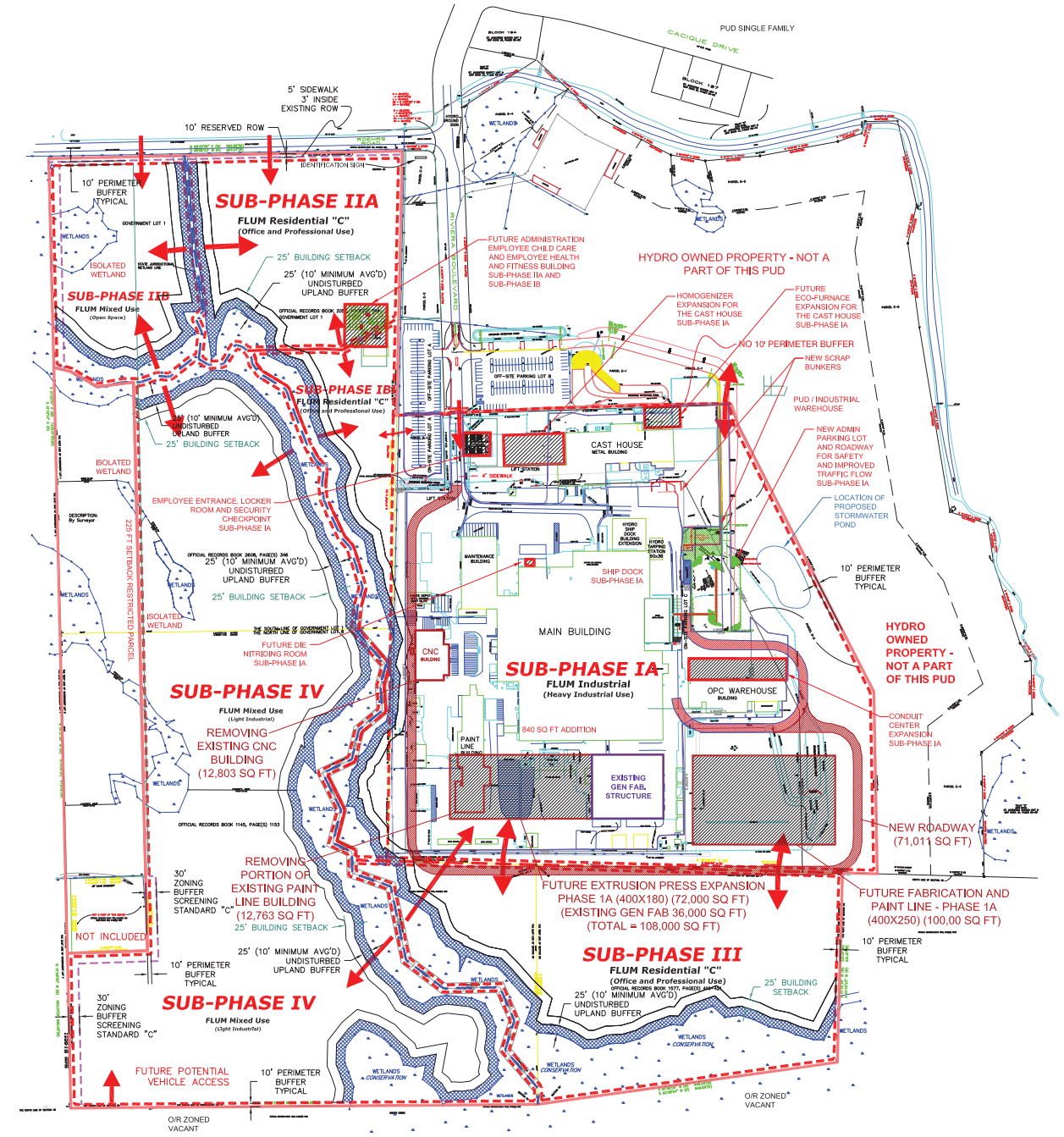
F. Relation of PUD Regulations and Zoning: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as those that may be waived pursuant to Section 5.03.02(F) of the Land Development Code.

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.

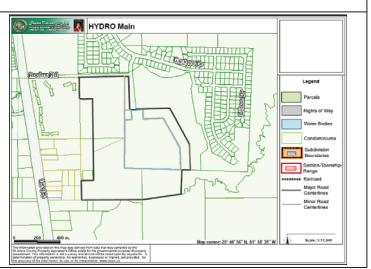
This project, as previously mentioned, does represent the use of an existing industrial site, providing a needed expansion of the existing use which includes light and heavy industrial/light and heavy manufacturing development to serve the area. Therefore, it is believed that the type of uses included 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°06'16" 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 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 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.

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. 12109C0391H 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%	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.

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.

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-site 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

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

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	

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/PRD 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:

END DOCUMENTS TO BE RECORDED

APPLICATION AND

SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: Major Modification to PUD

Date: 9/23/21

Property Tax ID No: 183080-0010, 183110-0000, 183310-0000, 184410-0000, 184410-0010

Project Name: Hydro-Aluminum Planned Unit Development

Property Owner(s): Hydro Extrusion USA, LLC

Phone Number: 904-794-4901

Address: 200 Riviera Blvd.

Fax Number:

City: St. Augustine State: FL Zip Code: 32086

e-mail: Ralph.Westphal@hydro.com

Are there any owners not listed? ☐ No ☐ Yes If yes please provide information on separate sheet.

Applicant/Representative: Applicant: Hydro Extrusion USA, LLC/ Rep: Katie Kulik, AICP, LAN Associates, Inc.

Phone Number: 904-540-2288

Address: 200 Malaga Street, Suite 3

Fax Number:

City: St. Augustine State: FL Zip Code: 32084

e-mail: kkulik@lan-fl.com

Property Location: 200 Riviera Blvd., St. Augustine, FL 32086

Major Access: US 1 S to Roehrs Rd. to Riviera Blvd.

Size of Property: 103.84

Cleared Acres (if applicable):

Zoning Class: PUD

No. of lots (if applicable): N/A

Overlay District (if applicable): N/A

Water & Sewer Provider: St. Johns County Utilities

Future Land Use Designation: Industrial, Res-C and Mixed Use

Present Use of Property: Industrial and open space

Proposed Bldg. S.F.: 182,001

Project Description (use separate sheet if necessary)

Major Modification to existing Planned Unit Development ORD 2008-60 to modify PUD name, change project phasing and increase building square footage in Sub-Phase IA by 182,001 square feet for facility build out.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD: MAJMOD 2020000021, Hydro-Aluminum PUD, ORD 2008-60

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s): Ralph B. Westphal, Plant Manager, Senior Director of Manufacturing, St. Augustine and Gainesville

Revised August 24, 2015

Correspondence

Cheri Ng

From: Kimberly Daniels
Sent: Friday, November 5, 2021 2:32 PM
To: Cheri Ng; Jacob F. Smith
Subject: FW: Hydro-Aluminum Modification
Attachments: Hydro Aluminum Modification.pdf

I believe this is for MAJMOD 2020-21.

Kimberly Daniels
Application Review Technician
St. Johns County Planning and Zoning Department
4040 Lewis Speedway
St. Augustine, Fl. 32084
Phone: (904) 209-0675
kdaniels@sjcfl.us

Hours of operations are Monday – Friday 7:30 AM to 4:30 PM

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From: Betsy Clarkson <betsyclarkson@bellsouth.net>
Sent: Friday, November 5, 2021 2:08 PM
To: Kimberly Daniels <kdaniels@sjcfl.us>
Subject: Hydro-Aluminum Modification

CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you believe this message is fraudulent or malicious, please contact MIS for further assistance.

November 4, 2021

I am writing in regards to the requested Major Modification (File # MAJMOD-2020000021) by Hydro Aluminum. There are several reasons I am opposed to this modification.
I have been a permanent resident of St. Johns County since 1969; I worked for the St Johns County Parks and Recreation Department for 30 years. I have seen and experienced major changes to our county; I even remember when the Crescent Beach bridge was a wooden bridge!

1. I was the first resident at Cottages at Winding Creek moving in on November 18, 2007. One of the many amenities that attracted me to the property was the environmental element of the property, the woodlands surrounding the property, the preserves located within the property and the green spaces. The woodlands that separate Hydro from Cottages at Winding Creek are the home to deer, gopher tortoises, turkey, wild pigs, owls, other birds, and numerous small animals and reptiles. The woodlands are low and flood (holding water for several days) during heavy rains. I do not see Winding Creek indicated on the map. What is Hydro going to do with the creek? Are there not wetlands associated with the creek?
2. Hydro-Aluminum operates 24 hours a day, 7 days a week, 365 days a year. The noise from the plant caused one of my neighbors to install double pane windows so that she could sleep in her bedroom. The woods offer a buffer between the plant and the residents of East Pine Hollow Trail. The woods are approximately 50-100 feet from our front doors.
3. Hydro is surrounded by residential properties, 184 units in Cottages at Winding Creek, Grand Ravines (still being built out) and Tuscany. Roehrs Road is a two lane residential road used primarily by the above mentioned developments along with the parents of W.D. Hartley Elementary School, employees of Hydro and the 18 wheelers coming to and from Hydro. This heavily travelled 2 lane residential road has made the intersection of Roehrs Road and US 1 a very dangerous intersection. There have been numerous fender-benders, some cars totaled and the deaths of 2 Winding Creek residents. Neither this road nor the intersection were designed to handle such traffic.
4. As stated before, Hydro is located in the middle of a residential area and borders on Moses Creek Conservation area. Should Hydro receive approval of the request or any modification, the property values of the residents would be severely affected. For myself and the other residents of East Pine Hollow Trail, having an industrial complex 50-100 feet from our front doors would certainly give any potential buyer cause to pause.

I understand the necessity for industrial businesses in St. Johns County but I firmly believe that approval of such expansion in a heavily residential area does not serve the citizens who live in close proximity to Hydro-Aluminum.
Thank you for taking the time to read my letter.

Sincerely,

Mary Elizabeth (Betsy) Clarkson
115 East Pie Hollow Trail #103
St. Augustine, FL. 32086
904.794.7869
904.671.4373

HYDRO ZONING HISTORY

(24)

Public Records of
St. Johns County, FL
Clerk # 2009000001,
O.R. 3151 PG 477-500
01/02/2009 at 08:31 AM,
REC. $97.00 SUR. $108.50

ORDINANCE NUMBER: 2008- 60

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM INDUSTRIAL WAREHOUSE (IW) AND OPEN RURAL (OR) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the revised PUD application, dated July 18, 2008 in addition to supporting documents and statements from the applicant **which are a part of Zoning File PUD 2008-06 Hydro-Aluminum PUD,** as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Services Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

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

2. The PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.

3. The PUD is consistent with the Future Land Use Designations of Residential-C, Mixed Use District and Industrial.

4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.

5. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

6. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

7. The PUD would not adversely affect the orderly development of St. Johns County

SECTION 2. Pursuant to this application File Number PUD 2008-06 Hydro-Aluminum PUD, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. To the extent they do not conflict with the specific provisions of this 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 except where allowed by the Land Development Code; 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 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 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 16th **DAY OF** December **2008.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Cyndi Stevenson
Cyndi Stevenson, Its Chair

RENDITION DATE 12/18/08

ATTEST: CHERYL STRICKLAND, CLERK

BY: Wenne King
Deputy Clerk

EFFECTIVE DATE: 12/19/08

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.

PROPOSED FINDINGS OF FACT PUD 2008-06 Hydro-Aluminum PUD	
APPROVE	**DENY**
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically, Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
2. The PUD is consistent with the St. Johns County Comprehensive Plan specifically, Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the Future Land Use Designation of Mixed Use District, Residential-C, and Industrial.
3. The PUD is consistent with the Future Land Use Designation of Mixed Use District, Residential-C, and Industrial.	3. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.12 as it relates to compatibility of the project to the surrounding area.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.	4. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	5. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.
6. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.	6. The PUD would adversely affect the orderly development of St. Johns County.
7. The PUD would not adversely affect the orderly development of St. Johns County	

EXHIBIT C
Master Development Plan Text
Hydro-Aluminum Planned Unit Development

PART I - INTRODUCTION

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 Exhibit B. This petition is filed on behalf of the applicant: Matthew Dionne, Hydro-Aluminum, 200 Riviera Blvd., St. Augustine, FL 32086.

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 E. There is one (1) existing access driveway to the property from Riviera Blvd.

B. Ownership: The subject property is owned by Halna, Inc./Hydro Aluminum North America as shown by the Proof of Ownership (deeds) attached as Exhibit F. Said property owners have authorized Karen M. Taylor, Land Planner to act on their behalf and file the application for seeking the rezoning change indicated. Authorization is attached as Exhibit G. Adjacent property owners for notification purposes are included as Exhibit H.

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 Aluminum 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-Aluminum Planned Unit Development (Hydro-Aluminum 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 40.03 acres, function well for production, processing, packaging and distribution, similar to its current industrial use. The remaining property, approximately 63.81 acres in size, would then be the balance of the property.

The site is planned for multiple phases and 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. Plans are to provide for the use of the existing facilities (334,832 square feet) for manufacturing, warehousing and distribution in the first phase with some expansion in a corresponding sub phase to the heavy and light industrial uses including an addition to the Cast House, a new Paint Line building, an addition to the General Fabrication Building, and associated parking areas for a total addition of 115,050 square feet in the first phase (within the Industrial Land Use) including 85,050 square feet of industrial uses plus 30,000 square feet of additional office space and parking areas to be used by the plant (within the Residential C area). Then provide for construction, in three (3) subsequent phases: the infrastructure for up to 130,000 additional square feet of Office and Professional Uses including offices and indoor storage, as well as service type businesses (within the Residential C areas), 90,000 square feet of which will be part of the plant and 40,000 square feet that may be used independent of the plant, and ~~100,000~~ 174,000 square feet of light industrial space (within the Mixed Use area) which would not necessarily be directly associated with the plant, within the second and fourth phases; to 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, with all of this anticipating a twenty (20) year period for build out. Specific phasing information is contained in Paragraph P below.

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 9.84 acres of jurisdictional wetlands on site.

D. 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 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 phase. The following is a description of acreage by phase:

	FLUM	**Proposed Use**	**Uplands**	**Wetlands**	**Total**
Phase IA	Industrial	Heavy Industrial	40.03 acres	0.00 acres	40.03 acres
Phase IB	Residential C	Office and Professional Services	4.65 acres	1.65 acres	6.30 acres
Phase IIA	Residential C	Office and Professional Services	6.77 acres	0.44 acres	7.21 acres
Phase IIB	Mixed Use	Open Space	5.03 acres	0.68 acres	5.71 acres
Phase III	Residential C	Office and Professional Services	11.14 acres	4.20 acres	15.34 acres
Phase IV	Mixed Use	Light Industrial	26.38 acres	2.87 acres	29.25 acres
Total (All Phases)			94.0 acres	9.84 acres	103.84 acres

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 40.03 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 it's historic and previous industrial use. Plans are to provide for the use of the existing facilities (334,832 square feet for manufacturing, warehousing and distribution in the first phase) and then, in subsequent phases and sub phases, construct the infrastructure for the remainder of the industrial use (including the drives, drainage and other necessary infrastructure). Total development at project build out (after a twenty (20) year time schedule) will be 753,882 square feet to be spread throughout the 155 acres of Hydro-Aluminum owned property. NOTE: a 40 +/- acre portion of the Hydro Aluminum

owned property is already zoned PUD (Shores PUD) and is not a part of this rezoning application.

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.

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 phases)

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

ii. Light Industrial Uses (Phase IV only)
- 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 Phase IV property
- "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 phases, including Phase IIA where buildings will be limited to southern portion and limited to plant use, and Phase III)
- General Offices
- Professional Offices
- Government and Law Enforcement Offices
- Personal Services (laundry, cafeteria, medical clinics)
- Laboratories and research facilities

- Service businesses such as blueprint, printing, catering, mail and package services, and laundries
- Facilities to provide small equipment and supplies, devices, and similar items for personal use.

c. Open Space (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 D. Parking calculations for Phases II and III and IV development will be depicted on future Incremental Master Development Plan Maps (Incremental MDP Maps) for future 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.

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 D. 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 safe standards.

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 D, 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 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 D. This driveway is designed and permitted in accordance with current County standards and requirements and the applicant will provide any required improvements. 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 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-Aluminum 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 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 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 (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 1 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 Aluminum'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 phases per LDC Section 5.0.3.03.C.1. 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 D. 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 in 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 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 Phase II and by providing five (5') foot wide sidewalks along the Roehrs Rd. frontage during development of 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 D. 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 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 D 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. 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 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 phase.

In accordance with Section 5.03.02.G.1 of the Land Development Code, the total water and sewer usages for this development at project build out are estimated to be 43,241 gpd for water and 43,241 gpd for sewer use. This calculation is based on the following:

- 160,000 square feet of office estimated to use estimated to use 15 gallons per day per 100 square feet; and
- 593,882 (of which 334,832 square feet exists today) square feet of industrial (factory) estimated to use 15 gallons per employee per eight-hour shift.

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 Aluminum 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 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 D, 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 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 Phase IA will not provide the ten (10') project perimeter buffer due to adjacent property being owned by Hydro Aluminum. 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 Phase I along the east boundary will be built prior to the use of the existing structure(s) in 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 corner 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 Aluminum 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 determined 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-Aluminum), parking areas for all 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 Aluminum PUD site shall be permitted in four (4) phases, but constructed in sub phases, as indicated on the construction plans, accomplished over a period of twenty (20) years, as follows:

1. Phase I: 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 D.

a. Phase IA – Industrial: Phase IA shall include the use and any renovations to the existing Industrial facilities (334,832 square feet for aluminum extrusion, manufacturing, warehousing and distribution) including the construction of an 85,050 square foot of additions, including an addition to the shipping dock

(10,125 square feet), expansion of the OPC Warehouse building (25,650 square feet), expansion to the Cast House (16,200) and Fabrication buildings (10,800) and as well as a new Paint Line building (22,275 square feet). Construction will commence within five (5) years of approval of the PUD and shall be complete within five (5) years of commencement, 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.

b. Phase IB – Office and Professional: Phase IB will include up to 30,000 square feet of new offices and associated storage and all associated improvements, including additional parking, with construction commencing within five (5) years of approval of the PUD and shall be complete within five (5) years of commencement, providing that improvements may be "staged" over time and horizontal as well as vertical construction will done be by building with the associated required infrastructure. This sub-phase is a support addition to the plant facility.

2. Phase II:

a. Phase IIA – Office and Professional: Phase IIA will commence within ten (10) years of approval of this PUD, **but no sooner than three (3) years**, and shall include improvements to the northwest parcel, which fronts on both Roehrs Road and Riviera Boulevard. Improvements will include up to 40,000 square feet of Office and Professional Uses and all associated infrastructure to serve the development. This phase will be permitted and constructed as one (1) phase. This sub-phase is part of the plant facility and buildings will be limited to the southern portion of the phase.

b. Phase IIB –Open Space: 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. Phase III: Phase III will commence within fifteen (15) years of approval of this PUD and 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 90,000 square feet of Office and Professional Uses and all infrastructure and improvements necessary to support the phase. This phase is a support addition to the plant facility.

4. Phase IV: Phase IV will commence within twenty (20) years of approval of this PUD and shall include improvements to provide for a secondary entrance (if permittable) the southwestern corner 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 phase. This sub-phase is not part of the plant facility and any warehousing buildings will be limited to the southern portion of the phase.

Construction shall include all necessary horizontal improvements for any such portion of the site where buildings will be built. Notwithstanding the projected phasing schedule, future phases (or a

moving to the next phase. 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 approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructures for the phase and approval of as-builts. Completion of the infrastructure for each phase shall be within five (5) years of approval of commencement for said phase.

S. Project Impact: Industrial is a complimentary 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-Aluminum 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 I-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:

1. **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 C, and as shown on the MDP Map, Exhibit D, 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.

2. **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 Phase I as depicted on the MDP Map, Exhibit D. This is justified because the applicants/owners, Hydro Aluminum, own the adjacent property, which is currently, zoned PUD (Shores PUD), which is currently proposed for no development expansion.

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-Aluminum 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 established 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-Aluminum 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 (Phase I) is designated Industrial. Such areas are appropriate for this zoning request as described within the ***Future Land Use Element, Goal A.1***, "To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage/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.1,*** "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

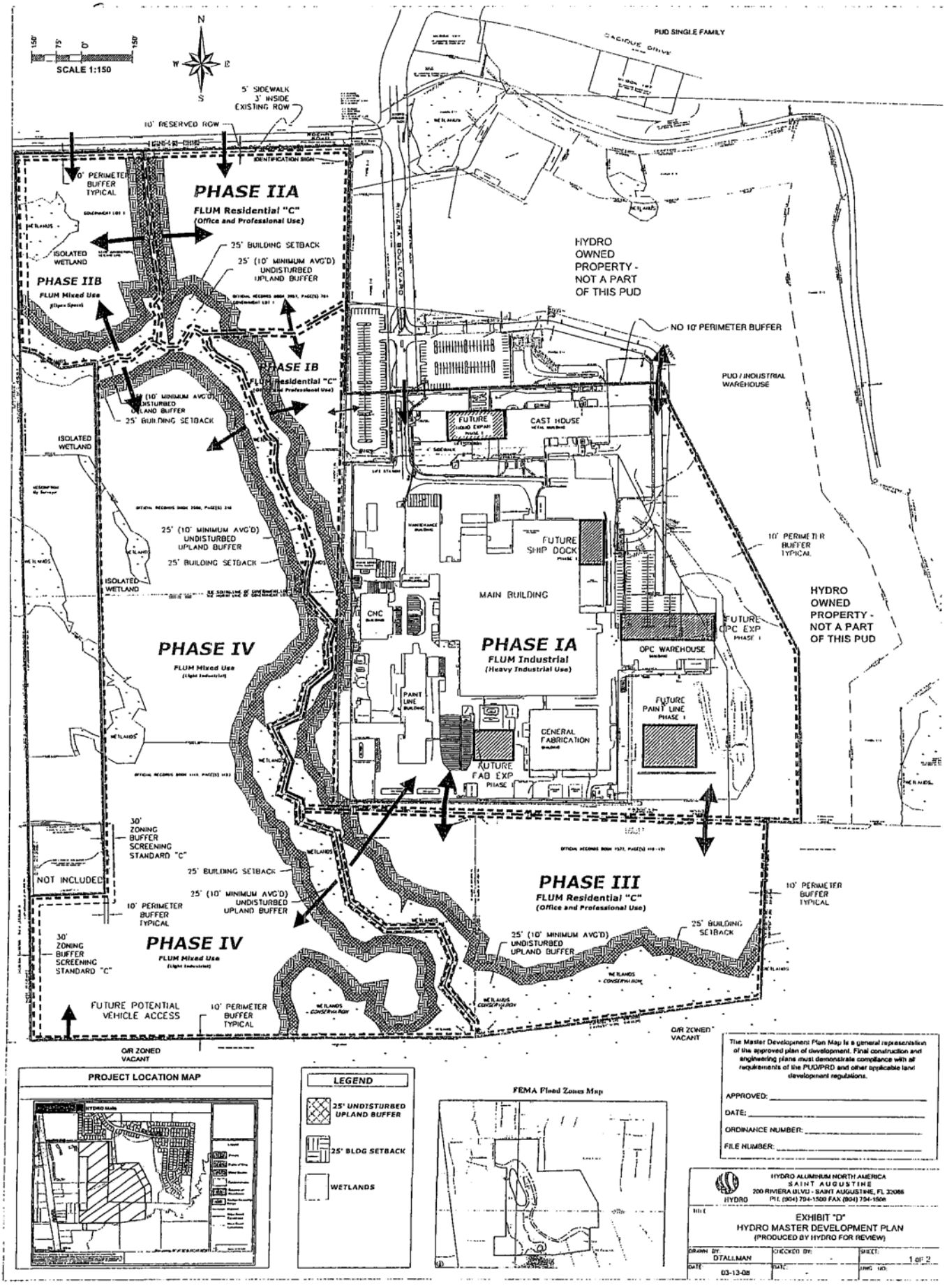
unreasonable impact on the wear and tear of any public roadway the proposed permitted uses will not cause a public nuisance (as mentioned the objectionable uses under the industrial land use category have been removed and the industrial uses provided are similar to the existing activities previously 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. The development will proceed only upon receipt of a Certificate of Concurrency, indicative that there are adequate public facilities to accommodate the development.

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.


SCALE 1:150
N
W
E
S
5' SIDEWALK 3' INSIDE EXISTING ROW
10' RESERVED ROW
10' PERIMETER BUFFER TYPICAL
IDENTIFICATION SIGN
PUD SINGLE FAMILY
CACIQUE DRIVE
PHASE IIA
FLUM Residential "C"
(Office and Professional Use)
25' BUILDING SETBACK
25' (10' MINIMUM AVG'D) UNDISTURBED UPLAND BUFFER
ISOLATED WETLAND
PHASE IIB
FLUM Mixed Use
HYDRO OWNED PROPERTY - NOT A PART OF THIS PUD
NO 10' PERIMETER BUFFER
PHASE IB
FLUM Residential "C"
PUD / INDUSTRIAL WAREHOUSE
CAST HOUSE
FUTURE
ISOLATED WETLAND
25' (10' MINIMUM AVG'D) UNDISTURBED UPLAND BUFFER
25' BUILDING SETBACK
FUTURE SHIP DOCK
10' PERIMETER BUFFER TYPICAL
MAIN BUILDING
CNC
PHASE IV
FLUM Mixed Use
PHASE IA
FLUM Industrial
(Heavy Industrial Use)
FUTURE OPC EXP
OPC WAREHOUSE
PAINT LINE BUILDING
FUTURE PAINT LINE
GENERAL FABRICATION
FUTURE FAB EXP
30' ZONING BUFFER SCREENING STANDARD "C"
NOT INCLUDED
PHASE III
FLUM Residential "C"
(Office and Professional Use)
10' PERIMETER BUFFER TYPICAL
25' BUILDING SETBACK
25' (10' MINIMUM AVG'D) UNDISTURBED UPLAND BUFFER
PHASE IV
FLUM Mixed Use
FUTURE POTENTIAL VEHICLE ACCESS
WETLANDS CONSERVATION
C/R ZONED VACANT
C/R ZONED VACANT
PROJECT LOCATION MAP
LEGEND
25' UNDISTURBED UPLAND BUFFER
25' BLDG SETBACK
WETLANDS
FEMA Flood Zones Map
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/PRD and other applicable land development regulations.
APPROVED:
DATE:
ORDINANCE NUMBER:
FILE NUMBER:
HYDRO ALUMINUM NORTH AMERICA
SAINT AUGUSTINE
200 RIVIERA BLVD - SAINT AUGUSTINE, FL 32086
PH: (904) 794-1500 FAX (904) 794-1506
EXHIBIT "D"
HYDRO MASTER DEVELOPMENT PLAN
(PRODUCED BY HYDRO FOR REVIEW)
DRAWN BY: DTALLMAN
CHECKED BY:
SHEET: 1 OF 2
DATE: 03-13-08
DWG NO:

CURRENT INFORMATION

SITE DATA TABLE

	Phase						
	IA	IB	IIA	IIB	III	IV	Total
Total Area	40.03	6.30	7.21	5.71	15.34	29.25	103.84
• Wetlands	0	1.65	0.44	0.68	4.20	2.87	9.84
• Upland	40.03	4.65	6.77	5.03	11.14	26.38	94.00
Total Impervious		21.56	TBD		TBD	TBD	TBD
• Buildings		8.11	TBD		TBD	TBD	TBD
• Parking and Driveway		13.45	TBD		TBD	TBD	TBD
Perimeter Buffer	0.29	0.30	0.20	0.28	0.31	0.88	2.28
25' Upland Buffer	0.83	0.34	0.23	0.54	0.88	2.04	4.86
Retention		0.70	TBD		TBD	TBD	TBD

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°11'28" 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°06'15" 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 331.51 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 730, page 719 of said Public Records and its easterly 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 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 66°59'59" West, a distance of 36.16 feet; thence North 48°33'08" West, a distance of 55.79 feet; thence North 01°20'01" West, a distance of 21.37 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 Roscoe 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°11'28" 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

Description	Sq. Ft.
Total Plant Square Footage	334,832
Casthouse Total	41,156
FL Main Building Total	226,864
FL OPC Building Total	22,550
FL CNC Building Total	13,936
FL Cutting Building (Fab Saws)	36,000
FL Paint Building Total	23,500
Out Buildings Total	6,826

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.

I HEREBY CE... ...MENT
IS A TR...
ON R...
WITNE...
THIS 31st December 20 08
CHERYL STE...
Ex-Officio Clerk of the Board of County Commissioners
BY: Yvonne King D.C.

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/PRD and other applicable land development regulations.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

HYDRO ALUMINUM NORTH AMERICA
SAINT AUGUSTINE
200 RIVIERA BLVD - SAINT AUGUSTINE, FL 32080
PH. (904) 794-1500 FAX (904) 794-1509

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

DRAWN BY:	CHECKED BY:	SHEET:
DTALLMAN	-	2 OF 2
DATE: 03-13-08	DATE: 03-13-08	DWG. NO:

The St. Augustine Record

COP

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**

who on oath says that she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF PROPOSED REZONI**

In/the matter of **PUD2008-06 HYDRO ALUMINIUM**

L 3566-8 was published in said newspaper **DECEMBER 4, 2008**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 4th **day of DEC 2008.**

by Ulinda E Verstraate **who is personally known to me**
or who has produced **PERSONALLY KNOWN** as identification

Jeanette Bradley
(Signature of Notary Public)
JEANETTE BRADLEY

Notary Public State of Florida
Jeanette Bradley
My Commission DD837877
Expires 11/12/2012

(Seal)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, December 16, 2008 at 9:00 a.m.** by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian Way, St. Augustine, Florida, to issue a decision on

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM INDUSTRIAL WAREHOUSE (IW) AND OPEN RURAL (OR) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located off of US 1 South, south of Roehrs Rd, within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

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

This matter is subject to court imposed quasi- judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32085.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
CYNDI STEVENSON, VICE CHAIRMAN
FILE NUMBER: PUD 2008-06 Hydro-Aluminum
L3566-8 Dec 4, 2008

Recorded in Public Records St. Johns County, FL
Clerk # 92005247 O.R. 927 PG 1620 12:03 02-26-92
Recording 13.00 Surcharge 2.00

Draft #2

VERIFIED BY

ORDINANCE NO. 92- 3

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE NO. 88-24 REZONING CERTAIN LANDS BELONGING TO VAW OF AMERICA, INC. TO CORRECT THE LEGAL DESCRIPTION ATTACHED TO ORDINANCE NO. 88-24 AS DESCRIBED MORE FULLY BELOW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 24, 1988, the Board of County Commissioners of St. Johns County, Florida passed ordinance no. 88-24 rezoning certain lands owned by VAW of America, Inc. to IW with certain conditions;

WHEREAS, the application submitted by VAW of America, Inc. for the rezoning to IW with certain conditions included a legal description of 36.26 acres of land as shown in Exhibit A attached to this ordinance;

WHEREAS, during the public hearing held on the application before the Board of County Commissioners on May 24, 1988, the applicant's requested the rezoning of the 36.26 acres of land described on Exhibit A attached to this ordinance;

WHEREAS, during the public hearing held on May 24, 1988, the motion to adopt ordinance no. 88-24 did not include reference to reducing the acreage contained in the application;

WHEREAS, however, when ordinance no. 88-24 was sent to the Department of State for filing and when ordinance no. 88-24 was recorded in the official public records of St. Johns County, Florida, the legal description attached to the ordinance incorrectly described the land being rezoned as containing 26.98 acres, which legal description was attached in error;

WHEREAS, upon the request of VAW of America, Inc., November 19, 1991, requesting a correction of the legal description, the file on ordinance no. 88-24 was reviewed; the minutes of the May 24, 1988 meeting were reviewed; and the complete recorded discussion at the May 24, 1988 meeting of the Board of County Commissioners relating to the rezoning was heard;

Ret to:
Fima Pacetti-
BCC Secretary
(3) Rec 13.00 +2 (CR)
1 BCC

WHEREAS, the Board of County Commissioners is of the opinion that the legal description attached to ordinance no. 88-24 was in fact attached in error,

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

Section 1. Pursuant to the letter request of VAW of America, Inc. dated November 12, 1991, ordinance no. 88-24 is amended by changing the legal description on the attached schedule A from the following:

A parcel of land lying in and being a part of the F. J. FATIO Grant, being SECTION 44, TOWNSHIP 8 SOUTH, RANGE 30 EAST, St. Johns County, Florida,

being more particularly described as follows:

BEGIN at the southwest corner of said Section 44; run thence North 01°10'28" East, along the west boundary line thereof, a distance of 1040.00 feet; thence, leaving said section line, run North 88°10'28" East a distance of 140.00 feet; thence run North 01°49'32" West a distance of 210.00 feet; thence run North 88°10'28" East a distance of 240.00 feet; thence run South 01°49'32" East a distance of 210.00 feet; thence run North 88°10'28" East a distance of 430.00 feet; thence run South 26°49'32" East a distance of 720 feet; thence run South 01°06'16" East a distance of 454.37 feet to a point on the south boundary line of said Section 44; thence run North 88°27'52" West, along said south boundary line, a distance of 1165.00 feet to the Point of Beginning.

Containing 26.98 acres, more or less.

to the following correct legal description:

A parcel of land lying in and being a part of the F.J. Fatio Grant Section 44, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 44 for the Point of Beginning of the herein described parcel; thence run North 01 degrees 10 minutes 28 seconds East along the West line of said Section 44 a distance of 1250.19 feet; thence leaving said section line, run North 88 degrees 10 minutes 28 seconds East a distance of 932.82 feet; thence run South 26 degrees 49 minutes 48 seconds East a distance of 901.44 feet; thence run South 01 degrees 07 minutes 08 seconds East a distance of 511.98 feet to the South line of Section 44; thence run North 88 degrees 28 minutes 34 seconds West along said South line a distance of 1375.28 feet to the Point of Beginning. Containing 36.26 acres of land, more or less.

Section 2. This amendment is limited to the correction of the legal description, and shall not effect the remainder of ordinance no. 88-24, which shall remain in full force force and effect.

Section 3. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Department of State to the Clerk of the Board of County Commissioners that same has been filed.

Section 4. This ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official public records of St. Johns County, Florida, and indexed under the names of the property owners, VAW of America, Inc.

Passed this 14th day of January, 1992.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: _____
Its Clerk

Adopted: January 14, 1992

Effective: January 30, 1992

The St. Augustine Record

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared SHERRY L. RAUCH who on oath says that she is ACCOUNTING CLERK of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a NOTICE OF CONSIDERATION OF ADOPTING AN ORDINANCE in the matter of ORIDNANCE NO. 88-24 in the Court, was published in said newspaper in the issues of December 26, 1991

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sherry L. Rauch

Sworn to and subscribed before me Zoe Ann Johns

this 27th day of December

A.D. 19 91

(SEAL) Notary Public 8/22/93

COPY OF ADVERTISEMENT

NOTICE OF CONSIDERATION OF ADOPTING AN ORDINANCE AMENDING ORDINANCE NO. 88-24 TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION ATTACHED TO ORDINANCE NO. 88-24

The Board of County Commissioners of St. Johns County proposes to adopt an ordinance amending ordinance no. 88-24 to correct an error in the legal description attached to Ordinance 88-24.

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida will hold a public hearing on Tuesday, January 14, 1992 at 9:00 a.m. o'clock in the County auditorium, County Administration Building, 4020 Lewis Speedway (CR 16A) and U.S. #1 north, St. Augustine, Florida. The purpose of the public hearing will be to consider the passage of the following ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE NO. 88-24 REZONING CERTAIN LANDS BELONGING TO VAW OF AMERICA, INC. TO CORRECT THE LEGAL DESCRIPTION ATTACHED TO ORDINANCE NO. 88-24 AS DESCRIBED MORE FULLY BELOW AND PROVIDING AN EFFECTIVE DATE.

The legal description will be changed from the following:

A parcel of land lying in and being a part of the F.J. FATIO Grant, being SECTION 44, TOWNSHIP 8 SOUTH, RANGE 30 EAST, St. Johns County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of said Section 44; run thence North 01°10'28" East along the west boundary line thereof, a distance of 1040.00 feet; thence, leaving said section line, run North 88°10'28" East a distance of 140.00 feet; thence run North 01°49'32" West a distance of 210.00 feet; thence run North 88°10'28" West a distance of 240.00 feet; thence run South 01°49'32" East a distance of 210.00 feet; thence run North 88°10'28" East a distance of 430.00 feet; thence run South 26°49'32" East a distance of 720 feet; thence run South 01°06'16" East a distance of 454.37 feet to a point on the south boundary line of said Section 44; thence run North 88°27'52" West, along said south boundary line, a distance of 1165.00 feet to the Point of Beginning.

Containing 26.98 acres, more or less.

to the following correct legal description:

A parcel of land lying in and being a part of the F.J. Fatio Grant Section 44, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 44 for the Point of Beginning of the herein described parcel; thence run North 01 degrees 10 minutes 28 seconds East along the West line of said Section 44 a distance of 1250.19 feet; thence leaving said section line, run North 88 degrees 10 minutes 28 seconds East a distance of 932.82 feet; thence run South 26 degrees 49 minutes 48 seconds East a distance of 901.44 feet; thence run South 01 degrees 07 minutes 08 seconds East a distance of 511.98 feet to the South line of Section 44; thence run North 88 degrees 28 minutes 34 seconds West along said South line a distance of 1375.28 feet to the Point of Beginning. Containing 36.26 acres of land, more or less.

A draft of the proposed ordinance is on file in the office of the Clerk of the County Commission at the St. Johns County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095 and may be examined by interested parties prior to the public hearing.

All parties having an interest in the ordinance will be afforded an opportunity to be heard at the public hearing.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO ANY MATTER CONSIDERED AT THE MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES, HE 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.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By Carl "Bud" Markel, Clerk
By Yvonne Carter
Deputy Clerk

L356 Dec. 26, 1991

88 13519

ORDINANCE NO. 88-24

O.R. 784 PG 1246

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESET ZONING CLASSIFICATION TO IW WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, VAW of America, Inc. filed application for clarification of zoning on lands hereinafter described and subsequently requested rezoning to IW with conditions, and after required notice was published, a public hearing was held on May 24, 1988 at 2:00 o'clock p.m. on said application; and,

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, found, as to the requested rezoning classification of IW with conditions as follows: (a) the proposed rezoning promotes the public welfare and complements the St. Johns County Comprehensive Plan; (b) the requested change of zoning is justifiable or fairly debatable without special conditions; (c) the proposed rezoning is desirable at this time and in this general location; (d) prior to the enactment of this Ordinance and in the interest of the public health, safety and general welfare, and without promise, prerequisite, or inducement to the enactment of this Ordinance, applicants agreed to limit their use of said lands and have consented to restrictions or limitations on the applied for rezoning of IW with conditions as hereinafter provided; and (e) such restrictions or limitations are for the benefit of the general public and not just the applicants, and they are reasonable and nondiscriminating;

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

SECTION 1. Pursuant to the application of VAW of America, Inc. zoning classification on the following described lands:

Legal Description:

See attached Schedule A

is hereby changed to IW subject to the following condition:

1. All uses permitted under the IW zoning classification shall be permitted, excluding fertilizer manufacturing and pulp and paper mill operations.

which condition shall remain in full force and effect at all times until amended or changed by further ordinance of this Body.

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations, or requirements not applicable to all other land in the zoning district wherein said lands are located, except as provided in Section 1 above.

SECTION 3. The Zoning Inspector is authorized to issue construction permits allowed by classification as rezoned and conditioned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Department of State to the Clerk of the Board of County Commissioners that same has been filed.

SECTION 5. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official public records of St. Johns County, Florida, and indexed under the names of the property owners described on page one hereof.

PASSED THIS 24th DAY OF May, 1988

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY Lawrence O. Hartley
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK
BY: Carl "Bud" Markel

Adopted regular meeting May 24, 1988

Effective JUNE 2, 1988

SCHEDULE "A"

Legal Description

A parcel of land lying in and being a part of the F. J. FATIO Grant, being SECTION 44, TOWNSHIP 8 SOUTH, RANGE 30 EAST, St. Johns County, Florida,

being more particularly described as follows:

BEGIN at the southwest corner of said Section 44; run thence North 01°10'28" East, along the west boundary line thereof, a distance of 1040.00 feet; thence, leaving said section line, run North 88°10'28" East a distance of 140.00 feet; thence run North 01°49'32" West a distance of 210.00 feet; thence run North 88°10'28" East a distance of 240.00 feet; thence run South 01°49'32" East a distance of 210.00 feet; thence run North 88°10'28" East a distance of 430.00 feet; thence run South 26°49'32" East a distance of 720 feet; thence run South 01°06'16" East a distance of 454.37 feet to a point on the south boundary line of said Section 44; thence run North 88°27'52" West, along said south boundary line, a distance of 1165.00 feet to the Point of Beginning.

Containing 26.98 acres, more or less.

VERIFIED BY

1998 JUN -2 PM 2:37

CLERK OF CIRCUIT COURT

The St. Augustine Record

PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
LINDA MURRAY who on oath says that he is
ACCOUNTING CLERK of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County. Florida; that the attached copy of advertisement, being a _____
NOTICE OF PUBLIC HEARING
_____ in the matter of _____
V.A.W. OF AMERICA
_____ in the _____ Court,
was published in said newspaper in the issues of _____
APRIL 18, 1988

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day, except Sundays, 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 next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me _____
this 17th day of MAY
A.D. 19 88

_____
(SEAL) Notary Public

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 24 DAY OF MAY 1988 AT 2:00 o'clock PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF IW/PUD TO IW WITH THE POSSIBILITY OF ADDED CONDITIONS.

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

SECTION 1. Pursuant to the application of VAW of America, Inc. owners of the following described land, zoning classification of IW/PUD on the following described lands:

A parcel of land lying in and being a part of the F.J. Fatio Grant Section 44, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 44 for the Point of Beginning of the herein described parcel; thence run North 01 degrees 10 minutes 28 seconds East along the West line of said Section 44 a distance of 1250.19 feet; thence leaving said section line, run North 88 degrees 10 minutes 28 seconds East a distance of 923.82 feet; thence run South 26 degrees 49 minutes 48 seconds East a distance of 901.44 feet; thence run South 01 degrees 07 minutes 08 seconds East a distance of 511.98 feet to the South line of said Section 44; thence run North 88 degrees 28 minutes 34 seconds West along said south line a distance of 1375.28 feet to the Point of Beginning. Containing 36.26 acres of land, more or less.

Is hereby changed to IW with the possibility of added conditions.

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located, except as provided in Section 1 above.

SECTION 3. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
BY: s/ Carl "Bud" Markel
clerk

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

L365 April 18, 1988

RECEIVED
ST. JOHNS COUNTY, FLORIDA

'88 JUN -2 A10:10

Carl "Bud" Markel
CLERK, COUNTY COMMISSION

FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427

May 31, 1988

Honorable Carl "Bud" Markel
Clerk of Circuit Court
St. Johns County - Post Office Drawer 300
St. Augstine, Florida 32085

Attention: Connie E. McDaniel, D. Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of May 27, 1988
   and certified copy/ies of St. Johns
   County Ordinance(s) No. 88-24 and 88-25

2. Receipt of _____ County Ordinance(s)
   relative to:
   (a) _____
   which we have numbered _____
   (b) _____
   which we have numbered _____

3. We have filed this/these ordinances in this office
   on May 31, 1988.

4. The original/duplicate copy/ies showing the filing date is/are being returned for your records.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/ mb