

3

AGENDA ITEM
Planning & Zoning

Meeting

3/21/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: March 11, 2024

FROM: Keisha Fink, AICP, Principal Planner

PHONE: 904 209-0598

SUBJECT OR TITLE: PUD 2023-24 St. Marks Industrial Park

AGENDA TYPE: Ex Parte Communication, Resolution, Business Item, Recommendation

PRESENTER: Karen Taylor, Land Planner

BACKGROUND INFORMATION:

Request to rezone approximately 7.43 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow a maximum 78,000 square feet of Business Commerce, Light Manufacturing, Warehousing, and Outdoor Storage uses.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVAL - Motion to recommend approval of PUD 2023-24 St. Marks Industrial Park, based on nine (9) findings of fact, as provided within the Staff Report.

DENY: Motion to recommend denial of PUD 2023-24 St. Marks Industrial Park, based on ten (10) findings of fact as provided within the Staff Report



Growth Management Department
Planning Division Staff Report
Application for Planned Unit Development Rezoning
File Number: PUD 2023-24 St. Marks Industrial Park

To: Planning and Zoning Agency

From: Keisha Fink, AICP Principal Planner

Date: March 12, 2024

Subject: **PUD 2023-24 St. Marks Industrial Park**, Request to rezone approximately 7.43 acres of land from Industrial Warehousing (IW) to Planned Unit Development (PUD) to allow a maximum 78,000 square feet of Business Commerce, Light Manufacturing, Warehousing, and Outdoor Storage uses. Property is located at the corner of St. Marks Blvd. and International Golf Parkway, west of US 1 N.

**Applicant/
Representative:** Karen Taylor | Land Planner

Owner: ST. Marks Industrial, LLC

Hearing dates: Planning and Zoning Agency – March 21, 2024
Board of County Commissioners – April 16, 2024

**Commissioner
District:** District 5

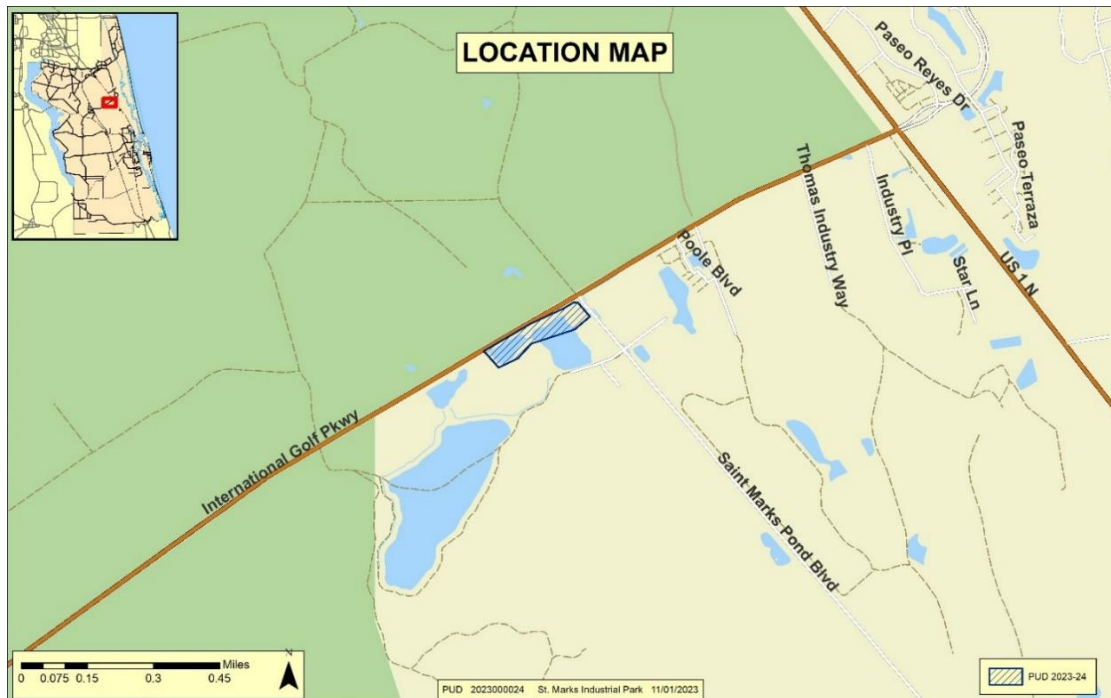
SUGGESTED MOTION/ACTION:

APPROVE: Motion to recommend approval of **PUD 2023-24 St. Marks Industrial Park**, based on nine (9) findings of fact, as provided within the Staff Report.

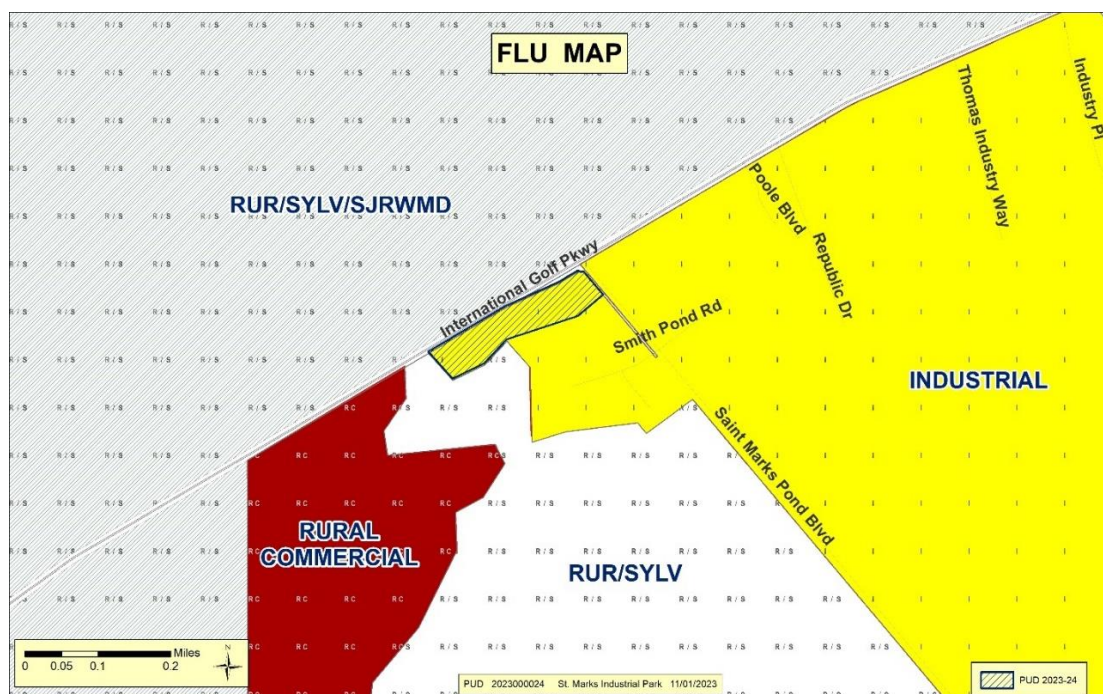
DENY: Motion to recommend denial of **PUD 2023-24 St. Marks Industrial Park**, based on ten (10) findings of fact as provided within the Staff Report.

MAP SERIES

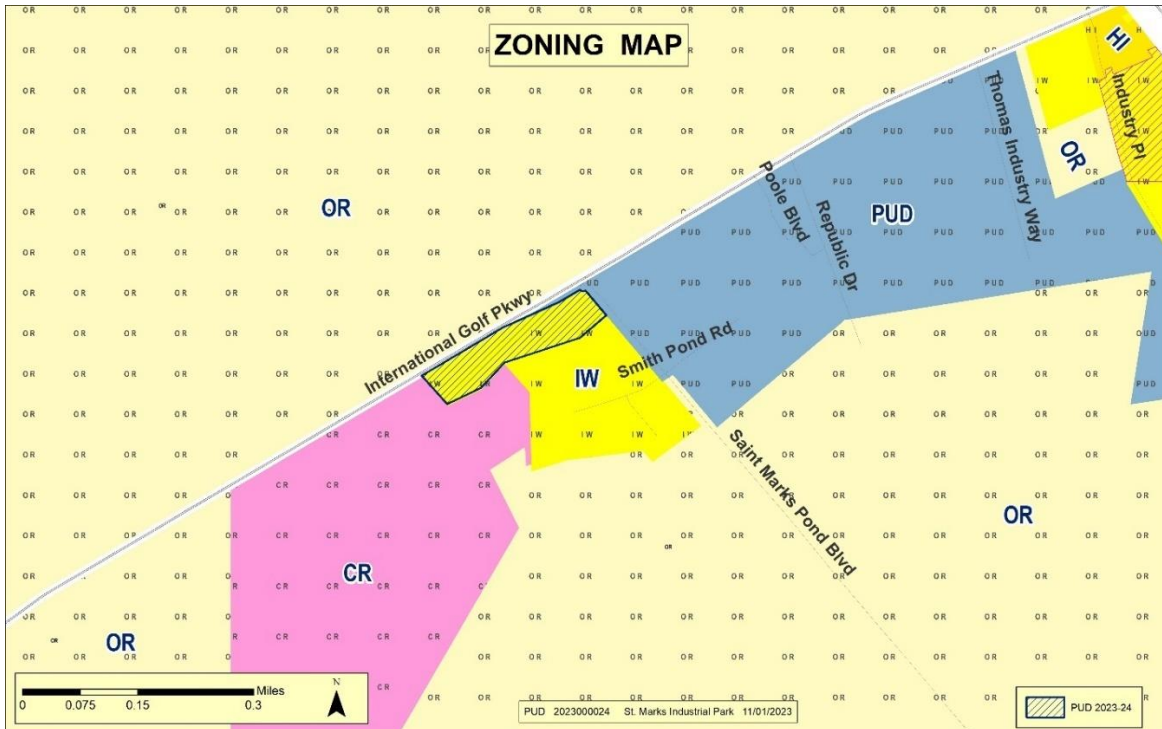
Location: The subject property is located on the south side of International Golf Pkwy, on the corner of International Golf Pkwy and Saint Marks Pond Blvd, and 0.82 miles west of the intersection of US 1 N and International Golf Pkwy.



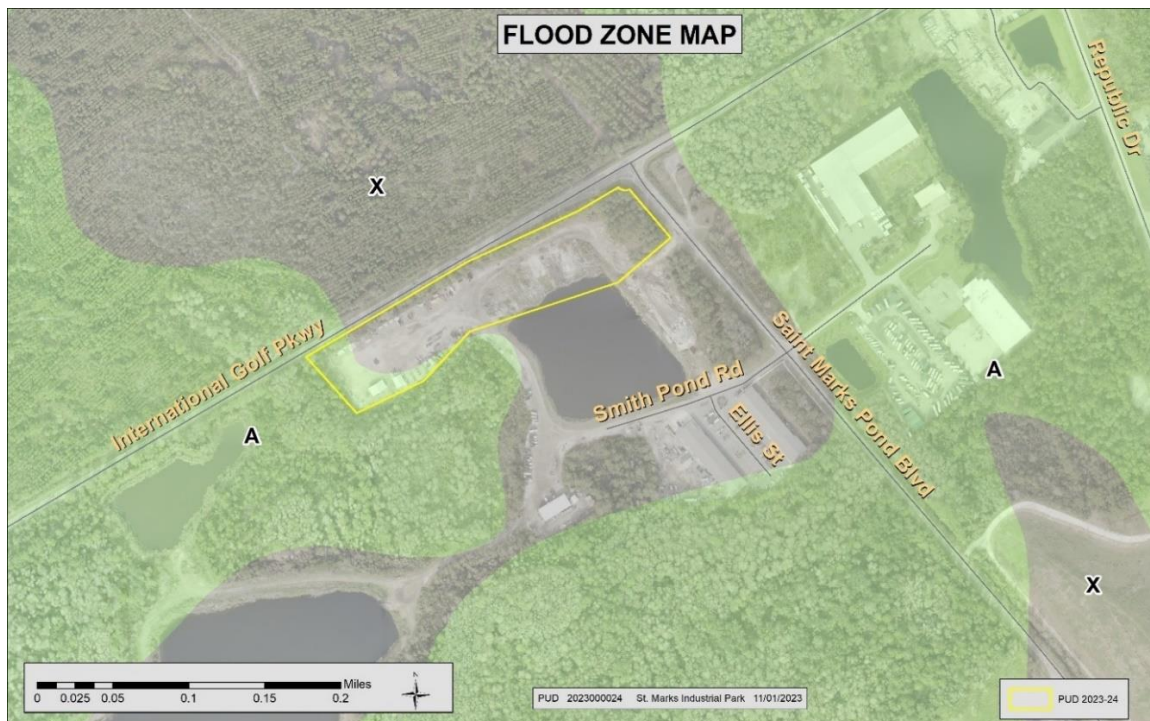
Future Land Use: The subject property has a Future Land Use designation of Industrial. Lands to the east are designated Industrial, to the south and west are designated Rural/Silviculture and Rural Commercial.



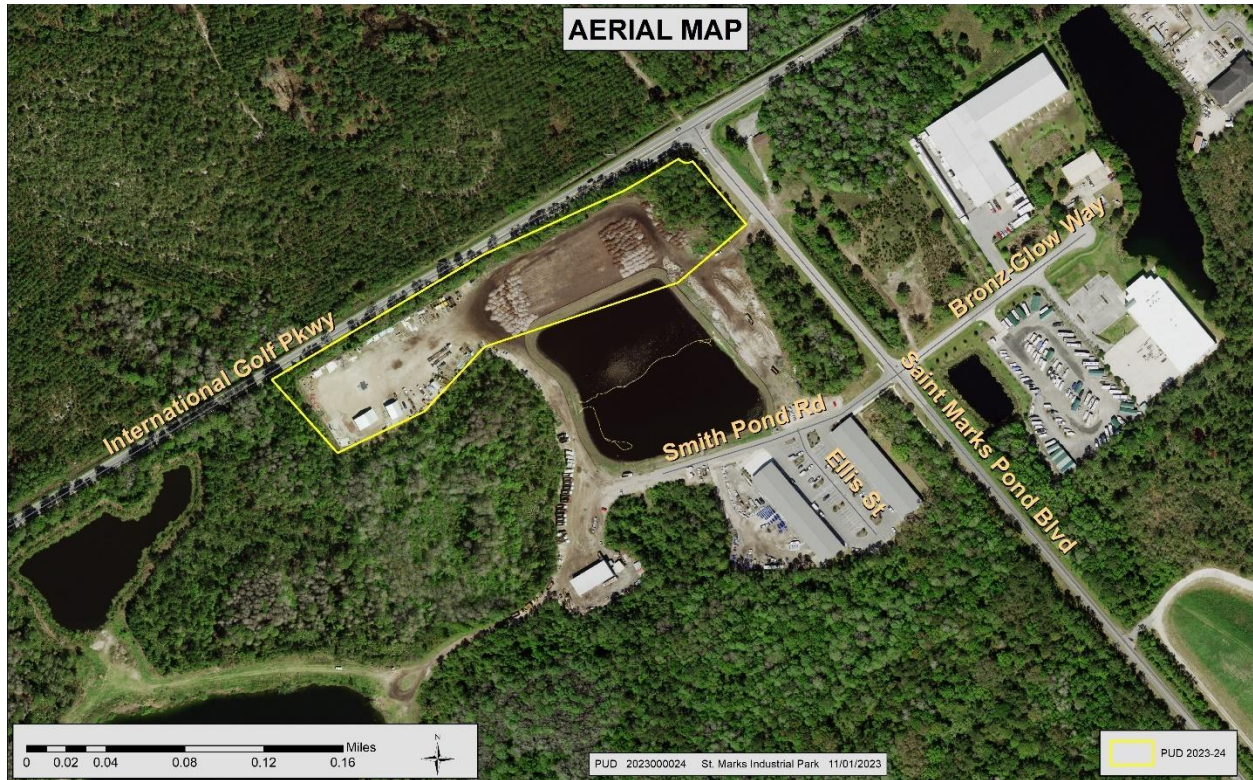
Zoning District: The subject property is currently zoned Industrial Warehouse (IW). The applicant is requesting to change the subject property from Industrial Warehouse to PUD.



Flood Zone: Portions of the subject property are located within Flood Zones X and A. Flood Zone X indicates an area where the annual flood risk is **between 1% and 0.2%.**



Aerial Imagery: The subject property is approximately 7.43 acres in size and is currently under construction per COMM 2022-17, for the construction of two (2) 24,000 sf. single story warehouse buildings and one (1) two-story 30,000 sf. office building. The adjoining land to the west is the location of the St. Marks Pond Mitigation Bank, an area used to offset environmental impacts from other projects located within the County so that there is no net loss to the environment. The lands to the north are the Twelve Mile Swamp Conservation Area owned by St. Johns River Water Management District (SJRWMD) a State of Florida agency. Lands to the east are located of a one (1) story office building and the Greenery, landscape company.



FLOOD MAP

LOCATION MAP

LEGAL DESCRIPTION
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 87°17'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 6, A DISTANCE OF 33.4 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1 - NORTH 87°02'52" EAST, 353.33 FEET; TO THE POINT OF BEGINNING; COURSE NO. 2 - CONTINUE NORTH 87°02'52" EAST, 853.33 FEET; COURSE NO. 3 - NORTH 87°17'57" EAST, 435.00 FEET; COURSE NO. 4 - NORTH 87°02'52" EAST, 164.48 FEET; TO THE SCATTEREDLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD (BROADWAY PART A), AS NOW ESTABLISHED, AND TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID SCATTEREDLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 43.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°28'22" EAST, 38.06 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°02'52" EAST, CONTINUING ALONG SAID LAST LINE, 221.75 FEET; THENCE SOUTH 87°02'52" WEST, 245.14 FEET; THENCE SOUTH 17°42'07" WEST, 543.33 FEET; THENCE SOUTH 47°02'07" WEST, 237.10 FEET; THENCE SOUTH 67°02'07" WEST, 288.63 FEET; THENCE NORTH 47°04'07" WEST, 283.34 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7.43 ACRES, MORE OR LESS.

HATCH LEGEND

PAVEMENT	[Pattern]
COURTESY	[Pattern]
WETLANDS	[Pattern]
WETLAND IMPACTS	[Pattern]

SITE DATA

	7.43 AC	323,851 SF
DEVELOPMENT AREA	0.87 AC	38,387 SF
WETLAND IMPACTS	126.60 SF	36.88%
OPEN SPACE	121,227 SF	65.64%
CONCRETE SURFACES	29,848 SF	9.21%
LANDSCAPE SURFACES	35,848 SF	11.08%
OTHER OPEN SPACES	55,531 SF	17.35%
TOTAL FLOOR AREA	76,000 SF	24.10%
TOTAL PERIMETER	121,227 SF	65.64%
TOTAL IMPERVIOUS SURFACE	152,433 SF	46.88%
UNPAVED BUILDING AREA	85,000 SF	26.21%
MAX LOT	-	25%
MAX PARK	75%	-
ZONING (EXISTING)	M-1	-
PLUM	PERMIT REQUIRED	-
PRINCIPAL NUMBER(S)	STJ0000000	-
PT. ADDRESS	221 ST. MARKS POND BOULEVARD	-
NEAR MODEL NUMBER	170000000	-
FLOOD ZONE	XZB-A & B	-
MAX BUILDING HEIGHT	45'	-
MIN SETBACKS (FRONT/REAR/SIDE)	(20)/10/10'	-

PARKING CALCULATIONS

	=	1 SPACE / 1000 SF	35,380 SF	65 SPACES
USE: BUS SERVICES				
USE: COMMERCIAL OFFICE		1 SPACE / 1000 SF	35,380 SF	65 SPACES
USE: INDUSTRIAL		1 SPACE / 2000 SF	35,380 SF	10 SPACES
TOTAL REQUIRED				130 SPACES
TOTAL PROVIDED				30 SPACES
ADA REQUIRED				6 SPACES
ADA PROVIDED				7 SPACES

GENERAL NOTES

1. THIS PLAN IS FOR INFORMATION ONLY. ANY PROPOSED STRUCTURES ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNMENT.
2. SETBACKS WITHIN FLOOD ZONE A & B.
3. PLANS REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE ON AN INFORMAL BASIS WITH ADDITIONAL REQUIREMENTS OF ANY APPLICABLE REGULATORY AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL APPLICABLE COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS DESIGN.
4. UPLAND BUFFER ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
5. ALL UPLAND BUFFER WILL BE IDENTIFIED AND SETBACK WITH MIT PRICES AND PROTECTIVE MEASURES.
6. THE APPLICANT AND ARCHITECT OR ENGINEER SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
7. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACILITY). ACCESSIBLE ROUTE TO EACH BUILDING, FLOORED AT ALTITUDE AND BASED ON THE ADA REASONABLE FOR ACCESSIBLE DESIGN AND INCLUDING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DOCUMENTS.
8. ALL WETLANDS CANNOT ARE RELATIVE.
9. ALL MINIMUM SHALL BE IN ACCORDANCE WITH SECTION 7.02 OF THE LDC. THE LOCATED HEREIN SHALL BE IN ACCORDANCE WITH SECTION 7.02 OF THE LDC, WITHIN THE GENERAL LOCATION INDICATED ON THIS MAP.
10. THE PROPOSED BUFFER IS TO REMAIN NATURAL, OR AS IT BE UNDESIRABLE.
11. DEVELOPMENT SHALL COMPLY WITH ALL APPROPRIATE ACCESSIBILITY REQUIREMENTS PER LDC 8.04 B & 8.04 C AND WITH MECHANICAL ACCESSIBILITY REQUIREMENTS PER LDC 8.04 B & 8.04 C.
12. PER LDC 8.04 B, THE PROPOSED BUFFER SHALL BE USED FOR CONCRETE OR ASPHALT DRIVE OR MEDIAN OR SIDEWALK, FUTURE MEDIAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LDC.
13. POTENTIAL AREA FOR OUTSIDE TRUCK USE PRIMARILY FOR ACCESSORY TYPE USE, WHICH WILL MEET ALL ACCESSIBILITY AND SUPPLEMENTARY REQUIREMENTS (INCLUDING ANY REQUIRED PERMITS).
14. 30' TYP. BUFFER ADJACENT TO (PARTIALLY) WITHIN NON-CONSERVATION.

EXHIBIT C MASTER DEVELOPMENT PLAN MAP

St. Marks Industrial Park Planned Unit Development

OVERALL ST. MARKS INDUSTRIAL PARK

APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 7.43 acres of land from Industrial Warehouse (IW) to Planned Unit Development (PUD) to provide for the development of two (2) one-story 24,000 sf./each warehouse buildings and one (1) two-story 30,000 sf./total office building. Provided below are the development standards proposed within the provided MDP Text for St. Marks Industrial Warehouse.

Figure 1: Proposed Development Standards	
Maximum Lot Coverage	70%
Maximum Impervious Surface	75%
Minimum Open Space	131,221 sq. ft. or 40.54% per PUD
Maximum Building Height	40 ft. Maximum Building Height. Buildings over 35 feet will be protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
Minimum Distance	10 ft. between buildings per LDC Sec. 5.03.03.B.2 20 ft. for buildings, parking and/or storage adjacent to ROW
Minimum Lot Area	7.43 ac or 323,651 sq. ft.
Parking	Per SJC Land Development Code (LDC) Sec. 5.03.02.G Use: Bus/Service = 1 Space/500sf - 24,000sf 48 Spaces Use: Comm RE/Office = 1 Space/300sf - 24,000 80 Spaces Use: Industrial = 1 Space/3000 - 30,000sf 10 Spaces Total Required: 138 Spaces Total Provided: 291 Spaces ADA Required: 6 Spaces ADA Provided: 7 Spaces
Lighting	Per SJC Land Development Code (LDC) Sec. 6.09.01
Minimum Building Setbacks	-Front: 15 feet -Second Front 8 feet on St. Marks Pond Blvd. -Side: 15 feet -Rear: 15 feet (except in areas that abuts the existing stormwater pond).
Buffers	-10' perimeter buffer along International Golf Parkway - 8' perimeter buffer along St. Marks Pond Blvd. - Elimination of the required 10' perimeter buffer along the rear property line adjacent to the existing stormwater pond.
Phasing	One (1) phase; construction shall commence within five (5) years of PUD approval.

On March 11, 2022, Construction Plan application (COMM 2022-17) was received and subsequently approved for the construction of two (2) 24,000 sf industrial warehouse building and a 30,000 sq. ft., (2-story) office building which are currently under development.

The following year, on March 8, 2023 a Modification to Construction Plans (MODCP 2023-32) for St. Marks Industrial Park - IGP development was received and approved. This modification included additional clearing up to the right-of-way line on International Golf Parkway with associated landscape revisions. It was stated by the applicant that the *“Additional clearing is necessary due to safety concerns with keeping the pines in a saturated area.”* This modification also includes a proposed monument sign along IGP.

The applicant has proposed the Allowed Uses within the PUD to be defined within the Industrial Warehouse (IW) Zoning Category, specifically those uses as defined in the Residential, Light Industrial, Neighborhood Public Service, and General Public Service Use Categories as outlined in Section 2.02.01 of the SJC Land Development Code. This will include the allowed Special Uses, including those uses allowed by right and those allowed by Special Use (without the conditions of a Special Use). Section 2.03.02 Alcohol Sales and 2.03.58 Microbrewery will be required to meet the Special Use requirements. Additionally, the applicant will also include those uses allowed as Temporary Uses, per Section 2.02.05 of the SJC Land Development Code.

REQUESTED WAIVERS

The applicant has requested two (2) waivers to provisions within the Land Development Code for which the Planning and Zoning Agency will make a recommendation on the approval to the Board of County Commissioners.

- **LDC, Sections 5.03.03.A.4 Buffers**

The applicant is requesting a waiver from a minimum ten (10) foot natural/landscaped project perimeter buffer along the external property lines in conformance with the requirements of section 5.03.03. A.4. The applicant is asking for a waiver to this section to allow for two (2) areas: one on the southern property line along the existing retention pond and the second along the eastern property line along St. Marks Pond Boulevard.

Areas along the southern property line that abuts the existing stormwater pond, the requirement for a ten (10) foot natural/landscaped perimeter buffer will be eliminated.

Along St. Marks Pond Blvd, the required ten (10) foot perimeter buffer will be reduced to an eight (8) foot minimum natural/landscaped perimeter buffer.

- **LDC, Section 5.03.03.B.2 Setbacks**

The applicant is requesting this waiver to allow for a minimum of 15' setback for Buildings, parking and/or storage areas along property lines adjacent to International Golf Parkway, a minimum 8' setback for St. Marks Pond Blvd and the elimination of the 15' setback along portions of the southern property line which abuts the existing stormwater pond.

DEPARTMENTAL REVIEW

This application was routed to all appropriate reviewing departments. There are no remaining open comments.

Office of the County Attorney Review:

1. Applicant needs to fully address all of the issues presented by the various departments, then this office will make further legal review and comment.

2. This application is subject to the general standards outlined in *Board of County Commissioners of Brevard County v. Snyder*, 627 So. 2d 468. Planned Unit Developments are considered rezoning, and therefore the Applicant bears the initial burden for approval 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 Agency/Board may approve or deny the proposed request to rezone if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose for keeping the existing zoning may include 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 nuisance, and impact on environmentally sensitive features.

3. 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.

4. 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).

Planning and Zoning Division Review:

The subject property is located in an area along International Golf Pkwy (IGP) and St. Marks Pond Blvd which has historically been designated for industrial type uses. Industrial shall mean light and heavy industrial uses along with other uses complimentary or compatible to industrial activities. The site is currently zoned Industrial Warehouse (IW), which allows for light Industrial type uses which includes, but not limited to, vegetable food processing, production, packaging and assembly plants warehousing, lumberyards, business and commerce parks, personal property mini warehousing and indoor kennels and other animal boarding facilities. The proposed PUD would allow for two (2) 24,000 sf warehouse type buildings and one (1) office type building on a 7.43 acer parcel and to specifically list allowable uses within the PUD. It should also be noted

that the subject site directly fronts International Golf Pkwy (IGP) a designated Major Collector Roadway, Exhibit 3 of the SJC LDC.

Buffer Wavier:

The applicant has requested a wavier to Sec. 5.05.03.A.4 Specific Standards, which requires a ten (10) foot natural/landscaped perimeter buffer along project property lines. The applicant has requested a wavier to Sec. 05.05.03.A and further states that *"The applicant is asking for a waiver to this section to allow for an exception for 2 small areas: one where the buffer falls within the existing retention pond and the other along St. Marks Pond Boulevard. The retention pond is existing so, a buffer cannot be established in the water, and since this property will still be a part of the overall industrial park, a buffer would not be needed to its companion use, which is basically the same. Secondly, the project was designed and permitted under IW zoning standards, before the PUD was contemplated. The applicant has installed an 8' buffer along the St. Marks Pond Boulevard frontage, but cannot move or reduce the size of the drive isle that runs parallel to the roadway to allow for the 10' required."*

Setback Waver:

The applicant has requested a waiver from the required twenty (20) foot setback for building, parking and/or storage areas along property lines adjacent to road right-of-way and adjacent to residential use. The applicant states *"The project will not be able to meet the required setback for the frontage along St. Marks Pond Boulevard and IGP. As noted, the project was planned and permitted prior to contemplation of a PUD rezoning, which is what requires the setback. It is currently under construction and it only meets the 8' setback/buffer that was allowed for the IW zoning along St. Marks Pond Boulevard and a 15' setback along IGP, which was also allowed in IW zoning. As noted, as the project is under construction, so there is no way to alter that area to meet the 20' required, and the applicant is requesting a waiver. The waiver would be for a 5' reduction along IGP (for a 15' setback) and a 12' reduction along St. Marks Pond Boulevard (for an 8' setback).*

To mitigate the proposed reduced buffer and setback waivers, additional perimeter landscaping along St. Marks Pond Blvd. and IGP may be considered. Such enhanced buffering and screening should provide for trees, shrubs and similar materials to provide for a 75 percent opacity. Such buffering and screening standards will be depicted on and reviewed with construction plans.

Loading Areas:

The applicant does not have designated loading areas within the project site. Per the applicant's comments *"Building 1 and 2 have been designed to have the "public" use areas and access along the front of the buildings (North side) and have employee parking and overflow parking along the rear (South side) with the loading area taking place within the drive isles along the back of the building."* It appears designated loading zones may assist to prevent interference with pedestrian and vehicular movements.

Permitted Uses:

The applicant has stated *"Permitted uses include a limited amount of light assembly, processing and distribution uses which are often combined with office functions. These are intended to facilitate the expansion of existing industries which desire an industrial park setting, new industrial businesses and the development of multi-tenant buildings that may be suited to small business which by necessity must combine office, distribution and light assembly or processing at a single location. In this case, in accordance with the LDC, such uses would include office and warehouse space, business and commerce space, manufacturing space, office showrooms, and outdoor storage and would allow for additional uses such as commercial recreation, personal property mini-warehousing, and possible technical and trade schools, and similar uses. Additionally, some of the other uses contemplated are either not specifically defined in the LDC or require subsequent applications for Special Uses."* The Planning and Zoning Agency may recommend that Permitted Uses are limited

to those stated in the submitted MDP Text. This will include the allowed Special Uses, including those uses allowed by right and those allowed by Special Use. Section 2.03.02 Alcohol Sales and 2.03.58 Microbrewery will be required to meet the Special Use requirements. The PUD will also include those uses allowed as Temporary Uses, per Section 2.02.05 of the SJC LDC.

Figure 1: Compatibility Map

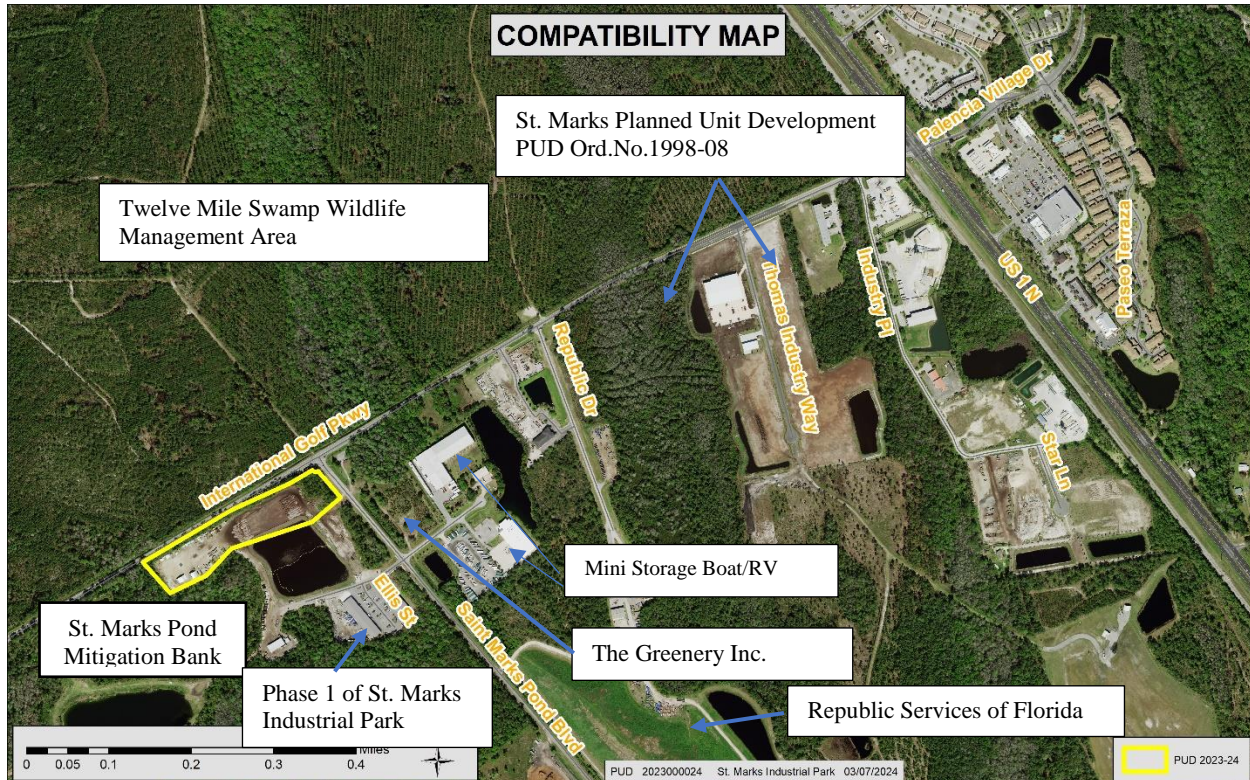


Figure 3 (below) provides a comparison of the currently permitted Use Categories within the current Industrial Warehouse (IW) zoning use proposed as a part of this PUD rezoning.

Figure 2: Zoning Designation Comparison

Permitted Use Categories	IW	PUD
Residential	X*	X*
Light Industrial	X	X
Mining and Extraction	X	
Neighborhood Public Service	X	X
General Public Service	X	X

*Accessory Use per Section 2.02.04

Prior Approvals:

COMM 2019-16 St. Mark Industrial Park Phase I - Development of a 43,000 SF office for an industrial park for trucking and related contracting business.

MODCP 2019-137 St. Marks Industrial Park – Phase 1 - These plans represent modifications to the site to modify buildings B and C within Phase 1B from 2 buildings with a total square footage of 18,900 sf to a single 20,790 square foot building. All pre-post requirements will still be met.

ZVAR 2020-14 St. Marks Industrial Park - Request for a Zoning Variance to LDC, Section 2.03.43.C to allow a primary commercial recreation activity to operate during the hours of operation of the permitted Light Industrial uses at St. Marks Industrial Park, located on the west side of St. Marks Pond Boulevard and south of International Golf Parkway.

SUPMAJ 2020-08 St. Marks Industrial Park - Request for a Special Use Permit to allow Commercial Recreation uses pursuant to Land Development Code, Section 2.03.43 in the St. Marks Industrial Park, a 25-acre parcel on the west side of St. Marks Pond Boulevard and south of International Golf Parkway.

COMM 2022-17 St. Marks Industrial Park -IGP - Next phase of the St. Marks Industrial Park development to include (2) 24,000 sf industrial warehouse building and a 15,000 sf (2-story) office building.

MODCP 2023-32 St. Marks Industrial Park -IGP - Proposed modification of St. Marks Industrial Park - IGP development to include additional clearing up to the right-of-way line for International Golf Parkway with associated landscape revisions. Additional clearing is necessary due to safety concerns with keeping the pines in a saturated area. This modification also includes a proposed monument sign along IGP.

MODCP 2024-02 St. Marks Industrial Park -IGP - Proposed modification of St. Marks Industrial Park - IGP development to include an automatic fire sprinkler service to buildings 1 and 2 as well as a relocation of the sanitary sewer lift station behind building 3.

Transportation/Concurrency Division Review:

Per Sec. 11.00.05 of the St. Johns County Land Development Code, adopted August 7, 2018. Non-Residential Developments are exempt from Transportation Concurrency.

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.

CORRESPONDENCE/PHONE CALLS

Staff has not received any correspondence or phone calls at the time of the writing of this Staff Report.

FINDINGS OF FACT/ACTION

Staff has provided nine (9) findings of fact to recommend approval and ten (10) findings of fact to recommend denial of the requested PUD rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

FINDINGS OF FACT
PUD 2023-24 St. Marks Industrial Park

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 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 2025 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 goals, policies and objectives of the 2025 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 Designation of Industrial.	3. The PUD is not consistent with the Future Land Use Designation of Industrial by not providing a well-balanced mix of uses in the area under Policy A.1.9.5.
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 is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, including Section 5.03.06.A through H which provides standards for review and approval of Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. 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 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, including, but not limited to inadequate drainage systems. Requested waivers are not approved.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. 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, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.

9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.	9. The PUD as proposed is not consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.
	10. Consistent with <i>Board of County Com'rs of Brevard County v. Snyder</i> , 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning of Industrial Warehouse (IW).

ATTACHMENT 1
APPLICATION and
SUPPORTING
DOCUMENTS



St. Johns County Development Review

Application for: Rezoning

Date October 20, 2023

Property Tax ID No 072490-0046

Project Name St. Marks Industrial Park

Property Owner(s) St. Marks Industrial, LLC

Phone Number 904-545-4841

Address 701 Market Street, Suite 111 #221

Fax Number

City St. Augustine

State FL

Zip Code 32095

e-mail glenn@smithtrucking.net

Are there any owners not listed?

☒ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative Karen M. Taylor

Phone Number 904-826-0600

Address 77 Saragossa Street

Fax Number 904-501-4373 cell

City St. Augustine

State FL

Zip Code 32084

e-mail taylorplanner@bellsouth.net

Property Location At corner of intersection @ St. Marks Pond Boulevard and IGP and west of US Highway One

Major Access IGP

Size of Property 7.43

Cleared Acres (if applicable) 7.0

Zoning Class IW

No. of lots (if applicable)

Overlay District (if applicable)

Water & Sewer Provider

St. Johns County

Future Land Use Designation I

Present Use of Property Industrial / Business Park

Proposed Bldg. S.F. 78,000

Project Description (use separate sheet if necessary)

Request is for a Planned Unit Development to outline and define specific uses and activities, particularly within Light Industrial Uses and Business and Commerce Park Uses in the northernmost section of the St. Marks Industrial Park. Although the property is already zoned Industrial Warehouse (IW), some of the particular uses under the zoning are not necessary and a number of the Special Uses will be appropriate for this section of the overall Industrial Park. See MDP Text, Exhibit B.

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:

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) Karen M. Taylor Land Planner

Revised December 22, 2011

**EXHIBIT E
AUTHORIZATION
ST. MARKS INDUSTRIAL PARK PUD**



Owner's Authorization Form

Karen M. Taylor

is hereby authorized TO ACT ON BEHALF OF

St. Marks Industrial LLC

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Rezoning/Modification

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated (deed), have been notified of the PUD rezoning

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Signature of Owner

Print Name

Telephone Number

State of Florida County of St. Johns

Signed and sworn before me on this 20th day of October 20 23

By Glenn C. Smith

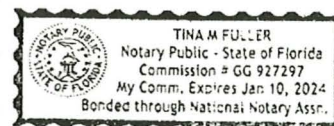
Identification verified:

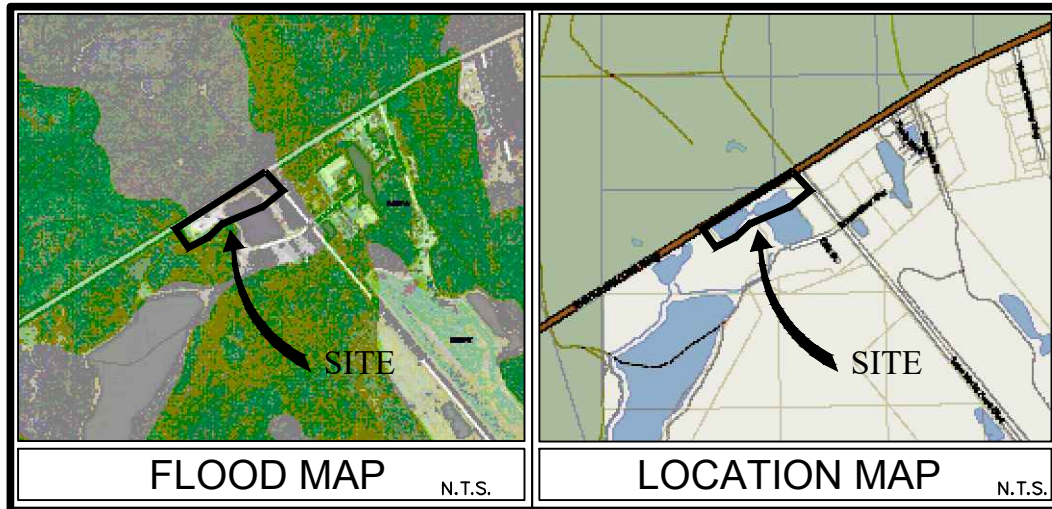
Oath sworn: Yes No

Notary Signature

My Commission expires:

1/10/2024

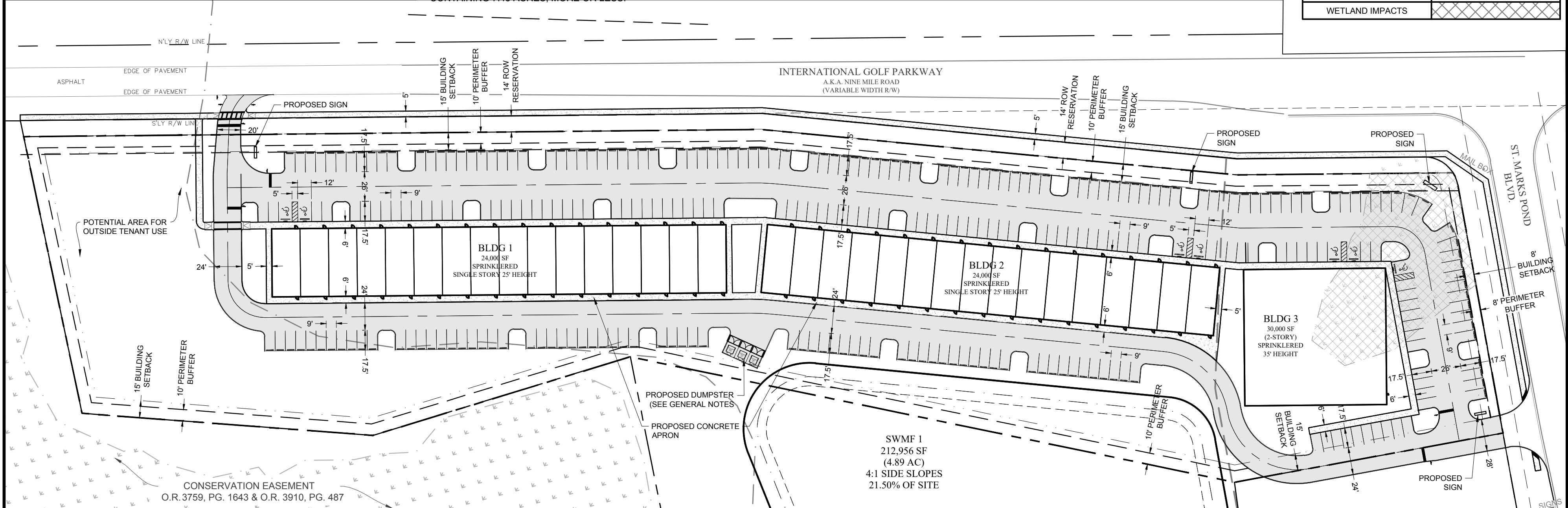
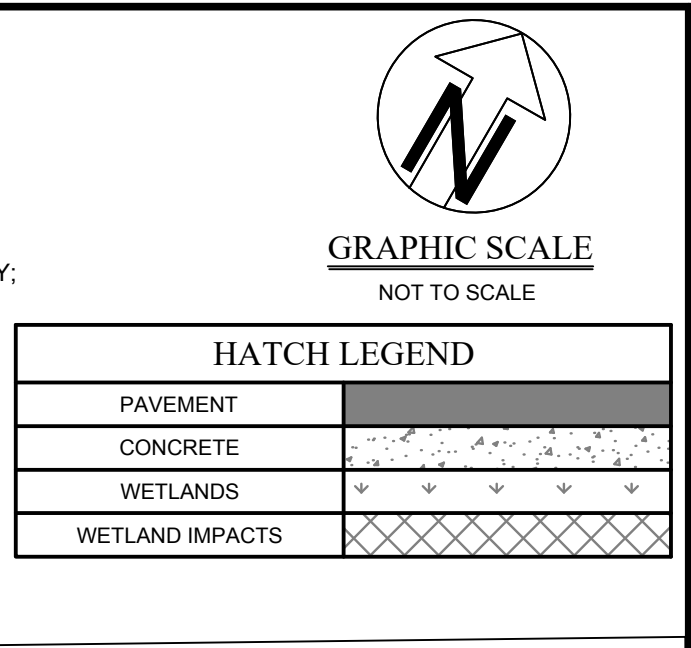




LEGAL DESCRIPTION
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

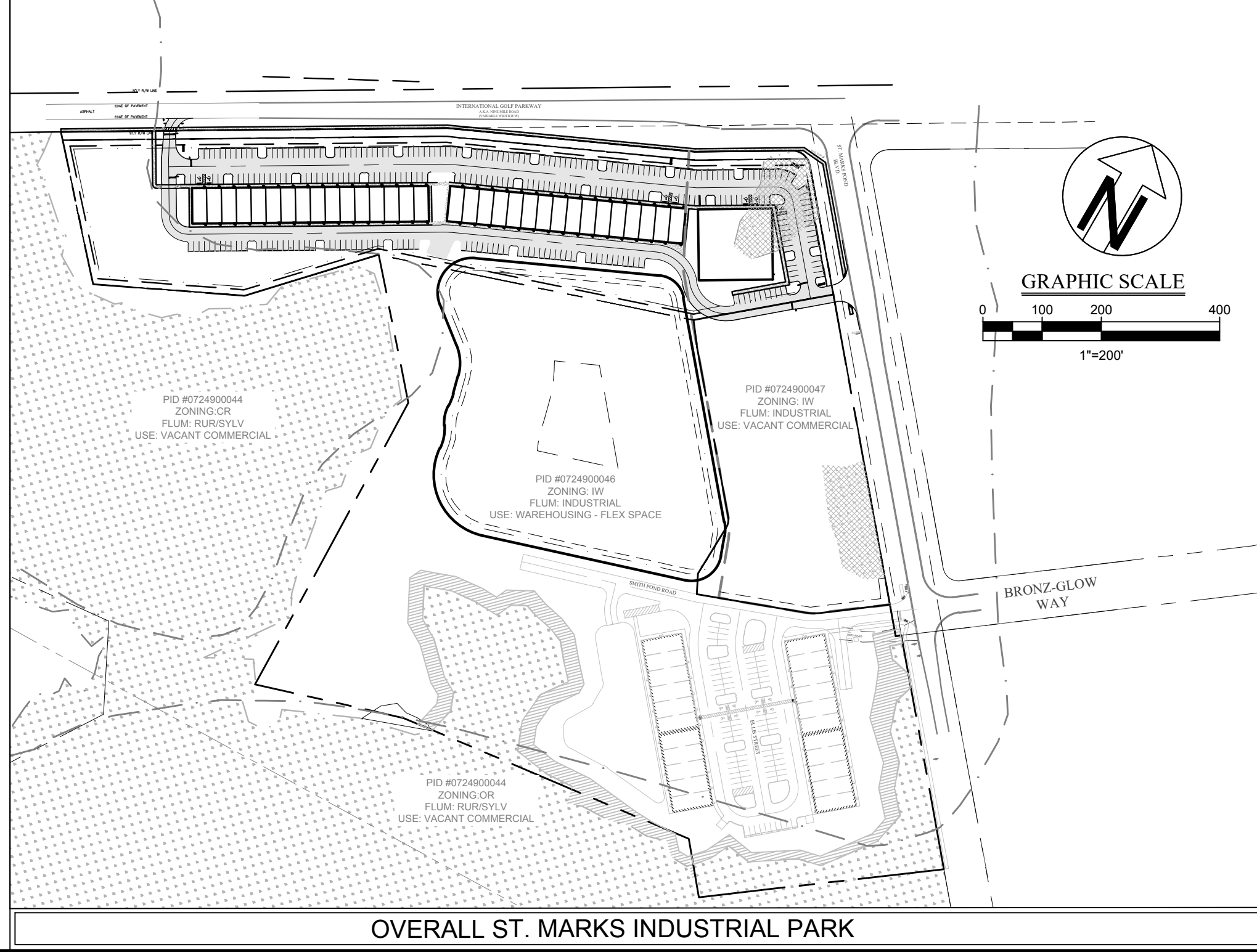
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 00°17'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 33.48 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, NORTH 59°26'32" EAST, 1523.05 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2, CONTINUE NORTH 59°26'32" EAST, 653.03 FEET; COURSE NO. 3, NORTH 65°27'21" EAST, 420.00 FEET; COURSE NO. 4, NORTH 59°26'32" EAST, 164.46 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD (BRONZ-GLOW WAY PART A, RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 42.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°26'20" EAST, 38.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 40°19'13" EAST, CONTINUING ALONG LAST SAID LINE, 221.75 FEET; THENCE SOUTH 49°36'47" WEST, 240.14 FEET; THENCE SOUTH 71°43'28" WEST, 543.23 FEET; THENCE SOUTH 42°59'03" WEST, 237.13 FEET; THENCE SOUTH 64°21'21" WEST, 256.63 FEET; THENCE NORTH 41°54'53" WEST, 263.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.43 ACRES, MORE OR LESS.



SITE DATA		
DEVELOPMENT AREA	7.43 AC	323,651 SF
WETLAND IMPACTS	0.67 AC	29,381 SF
PROPOSED PAVEMENT / CONCRETE	129,430 SF	39.99%
OPEN SPACE	131,221 SF	40.54%
PERIMETER BUFFER	29,808 SF	9.21%
LANDSCAPE BUFFER	26,948 SF	8.33%
OTHER OPEN SPACE	88,814 SF	27.44%
TOTAL FLOOR AREA	78,000 SF	24.10%
TOTAL PERVIOUS	131,221 SF	40.54%
TOTAL IMPERVIOUS SURFACE	192,430 SF	59.46%
PROPOSED BUILDING AREA	63,000 SF	19.47%
MAX ISR		75%
MAX FAR		70%
ZONING (EXISTING)		IW
FLUM		INDUSTRIAL
PARCEL NUMBER(S)		0724900046
911 ADDRESS		221 ST MARKS POND BLVD
FEMA PANEL NUMBER		12109C0195J
FLOOD ZONE		ZONE X & A
MAX BUILDING HEIGHT		40'
MIN SETBACKS (FRONT/SIDE/REAR)		(20'/15'/15')

PARKING CALCULATIONS			
USE: BUS / SERVICE	= 1 SPACE / 500 SF	24,000 SF	48 SPACES
USE: COMM REC / OFFICE	= 1 SPACE / 300 SF	24,000 SF	80 SPACES
USE: INDUSTRIAL	= 1 SPACE / 3000 SF	30,000 SF	10 SPACES
TOTAL REQUIRED	=		138 SPACES
TOTAL PROVIDED	=		291 SPACES
ADA REQUIRED	=		6 SPACES
ADA PROVIDED	=		7 SPACES



GENERAL NOTES

1. MAXIMUM HEIGHT FOR ANY PROPOSED STRUCTURES IS 40 FEET.
2. SITE LIES WITHIN FLOOD ZONE X & A.
3. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
4. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
5. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
6. THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
7. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
8. ALL WETLANDS ONSITE ARE ISOLATED.
9. ALL SIGNAGE WILL BE IN ACCORDANCE WITH SECTION 7.02.00 OF THE LDC. GROUND SIGNS WILL BE ACCORDANCE WITH SECTION 7.02.04 OF THE LDC, WITHIN THE GENERAL LOCATIONS INDICATED ON THIS MDP MAP.
10. THE PERIMETER BUFFER IS TO REMAIN NATURAL OR IS TO BE LANDSCAPED.
11. DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS PER LDC 6.06.04 B.8 AND WITH MECHANICAL SCREENING REQUIREMENTS PER LDC 6.06.04 B.9.
12. PUD BOUNDARY REFLECTS LARGER LAND AREA THAN USED FOR COMM 2022-17 OR MODCP 2023-32. FUTURE MODCP'S WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUD.
13. POTENTIAL AREA FOR OUTSIDE TENANT USE PRIMARILY FOR ACCESSORY TYPE USES, WHICH WILL MEET ALL SCREENING & BUFFERING REQUIREMENTS (INCLUDING ANY REQUIRED FENCING).
14. 20' FPL EASEMENT ALONG IGP (PARTIALLY WITHIN ROW RESERVATION).

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

REVISIONS

NO	DATE	DESCRIPTION
5	11-03-2023	PER S/C COMMENTS
6	08-08-2023	
7		
8		
9	03-06-24	DUMPSTER ADDED

ASSIGNED BY

AREA

MM

DATE

08-08-2023

JOHN NO.

21225

MATTHEWS DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EXHIBIT C

MASTER DEVELOPMENT PLAN MAP

St. Marks Industrial Park

Planned Unit Development

SHEET NO.

1

OF 1

EXHIBIT B
Master Development Plan Text
St. Marks Industrial Park Planned Unit Development

SECTION 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. This petition is filed on behalf of the applicant: St. Marks Industrial LLC, 701 Market Street, Suite 111#221, St. Augustine, FL 32095

Location: The property to be rezoned consists of approximately 7.43 acres, described by the Legal Description - Exhibit A. It is located along the south side of International Golf Parkway (IGP) at its intersection with St. Marks Pond Boulevard, which is located one mile west of its intersection with U.S. Highway One and five miles east of the World Commerce Center DRI and World Golf Village (Saint Johns DRI) as shown on the location map attached to the application. It is the Northern part of an established 22.74 acres industrial park, St. Marks Industrial Park, which was approved through a Comprehensive Plan Amendment and Rezoning in 2018.

B. Surrounding Uses: The site is ideally located along IGP and St. Marks Pond Boulevard for the use of the property as an industrial park. The immediately adjacent properties to the North (across IGP) and to the West are located within the Rural Silvicultural (RS) Future Land Use designation. The property to the East, as well as the property to the South, falls within the Industrial (I) Future Land Use designation. The existing properties within the Industrial designation have a mixture of light industrial (IW) and heavy industrial (HI) uses, which have been developed for some time or are planned for pending industrial development. Other adjacent zoning categories include Open Rural (OR) and Commercial Rural (CR). A large portion of the OR lands to the Southwest, are wetlands that are part of large wetland mitigation bank and those to the Southeast are part of the County Landfill. The properties to the North of IGP and West beyond the mitigation bank, are also zoned OR and are part of the Twelve Mile Swamp Conservation Area, which is managed by the St. Johns River Water Management District (SJRWMD) and contains over 21,868 acres. The CR zoned property is planned for a campground. Properties further to the East across US Highway One include Palencia, which is a mixed use community that includes single family residential, multi-family residential and commercial. The remaining surrounding properties further to the North, South and West are also part of the Twelve Mile Swamp Conservation Area. There is other industrial and residential development further from the site, approximately 5 miles to the west, at the intersection of Interstate 95 (I-95) and IGP. These developments include the World Commerce Center, which is primarily a regionally-oriented industrial Development of Regional Impact that also includes some commercial and residential development and the Saint. Johns DRI (including the World Gold Village), which is a mixed-use residential and commercial development that has one section of mixed commercial/industrial opportunities that are primarily built out. The area also contains Bannon Lakes, which is a mixed use project approved for residential and commercial development, and Markland, which is approved for residential development

C. Ownership: St. Marks Industrial, LLC, c/o Glenn Smith owns the subject property as shown by the Proof of Ownership (deed) attached as Exhibit F. Said property owner has authorized Karen M. Taylor, Land Planner to act on his 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.

SECTION II - SITE DEVELOPMENT CRITERIA

Project Description: The property is approximately 7.43 acres and is the northern part of an established 22.74 acres industrial park, which was approved through a Comprehensive Plan Amendment (CPA) to Industrial (with allowances for industrial and business park uses) and a Rezoning to Industrial, for the same uses, in 2018. The proposed intention for development of the overall property was to develop an industrial park with a variety of low intensity industrial uses and also business and commerce park uses. The applicant has been working towards that and has constructed 4 buildings with 40,000 square feet of the park along the south portion of the property, that includes primarily industrial uses, but also has some commercial recreation, which was approved by a Special Use and Non-zoning Variance in 2020. These buildings warehouse type use with front truck access and parking within the interior portion of the site and this portion of the site is also planned for outdoor storage activities. The applicant owns a dirt hauling company, Smith Trucking, which plans to be the first tenant within this southern section.

They are now interested in developing the northern section and have designed this area to accommodate some of the business and commerce park activities, along with the light industrial uses which need a different type of layout. To accommodate this, the design provides for more traditional regular vehicle parking along the commercial “fronts” and truck access along the rear of the buildings, to allow for the separation of the 2 activities. It includes two 24,000 square foot buildings (Building 1 and 2) and one 30,000 square foot 2-story building (Building 3), for a total of 78,000 square feet. Access will be provided by a driveway from St. Marks Pond Boulevard (to be shared with other planned buildings immediately to the South) and has a portion of the shared retention pond. The project has both Construction Plan approval and Building Permit approval for the site and for Buildings 1 and 2 as identified on the MDP Map, Exhibit C and will be filing the plans for Building 3 in the near future. The development indicated on the MDP Map, Exhibit C, includes the property shown on the Construction Plans, but the PUD area is a larger area, that incorporates more property. All infrastructure and facilities will be constructed in accordance with the approved plans and permits and include appropriate buffers with landscaping along IGP and St. Marks Pond Boulevard and have been integrated with the remainder of the project.

The goal of the PUD is to specifically list the allowable uses and better define those uses where needed, and some cases allow for uses that are allowable but not found in specifically in the St. Johns County Land Development Code (LDC). For instance, although “business and commerce park” is a listed use within the Code, there is no clear definition in the LDC as to what uses that category would allow. The rezoning application described Business and Commerce Parks which were described in the original zoning and CPA, as “an industrial use that is intended to provide an attractive “park-like” environment for business, research, office and light assembly operations, while minimizing the impact of such activities upon adjacent residential neighborhoods. Permitted uses include a limited amount of light assembly, processing and distribution uses which are often combined with office functions. These are intended to facilitate the expansion of existing industries which desire an industrial park setting, new industrial businesses and the development of multi-tenant buildings that may be suited to small business which by necessity must combine office, distribution and light assembly or processing at a single location.” In this case, in accordance with the LDC, such uses would include office and warehouse space, business and commerce space, manufacturing space, office showrooms, and outdoor storage and would allow for additional uses such as commercial recreation, personal property mini-warehousing, and possible technical and trade schools, and similar uses. Additionally, some of the other uses contemplated are either not specifically defined in the LDC or require subsequent applications for Special Uses. For instance, the applicant has a prospective tenant for an indoor/outdoor dog park. As many of the proposed units within this portion of the park could be used for a variety of uses, the applicant felt listing the permitted uses and providing descriptions within a PUD, could better define the uses and eliminate the need for additional applications.

B. Development Size: The site contains 7.43 acres.

C. Wetlands: There is 0.38 acres of jurisdictional wetlands on the site, which will be impacted in accordance with approved permits.

D. Development Area: The total parcel size of 7.43 acres will be used for the project, which includes a portion of the shared retention facility and a portion of the shared drive from St. Marks Pond Boulevard. The 7.43 acres includes the 0.38 acres of wetlands to be filled and 1.63 acres of borrow pond to be filled as approved by the Construction Plans.

E. Residential Use: There are no residential uses on site, other than those allowable as an accessory use.

F. Non-Residential Use: The 7.43 acres of land is planned to be used for industrial uses that provide for business and commerce, warehousing, light manufacturing, and outdoor storage.

G. Site Development Criteria:

1. Building Area: The total building square footage will be approximately 78,000 square feet. The total Floor Area Ratio (FAR) shall not exceed seventy percent (70%) per parcel. The total impervious surface area shall not exceed seventy-five percent (75%).

2. Permitted Uses: The development will be constructed in an orderly manner, and allow the following uses as defined within the Industrial Warehouse (IW) Zoning Category, specifically those uses as defined in the Residential, Light Industrial, Neighborhood Public Service, and General Public Service Use Categories as outlined in Section 2.02.01 of the St. Johns County Land Development Code) and as found within Table 2.03.01, Table of Allowable Uses, as listed below. This will include the allowed Special Uses, including those uses allowed by right and those allowed by Special Use (without the conditions of a Special Use), as outlined below. Section 2.03.02 Alcohol Sales and 2.03.58 Microbrewery will be required to meet the Special Use requirements (as indicated below). The PUD will also include those uses allowed as Temporary Uses, per Section 2.02.05.

These allowable uses, as derived from the definitions within the St. Johns County Land Development Code, are as follows:

a. Light Industrial

- Light manufacturing
- Vegetable food processing, with production and shipping
- Production, Packaging and Assembly plants
- Warehousing, with or without distribution centers
- Lumberyards
- Large-scale printing plants, newspaper printing operations and distribution centers
- Business and Commerce Parks (which allow for a mixture of office, retail, business and/or light industrial buildings, with supporting uses, including small restaurants, commercial kitchens (with production, shipping and/or catering), showrooms and similar commercial retail allowed on a scale to serve the business and commerce park, as well as the industrial park)
- Office showrooms
- Extermination and pest control services
- Storage yards for equipment, machinery, dry storage for boats, and supplies for building and trades contractors, outdoor storage

- Landscaping services
- Garbage haulers
- Appliance repair shops and machine shops
- All types of vehicle repair and storage (all types including body shops, repair and service centers)
- Boat and RV storage
- Personal property mini-warehousing
- Indoor Kennels and other animal boarding facilities (with outside runs), Animal care facilities, Veterinary Offices and Animal Hospitals, groomers
- Vocational, technical and trades schools
- Government Offices (including Post Office, Library, Sheriff or Emergency substation)
- Maintenance, Garage, Storage Yards for School Buses, Highway Construction Equipment.
- Towers (microwave, radio, telecom, antennae)
- Water/Wastewater Facilities, Antennae towers, Electric Substations
- Outside Storage
- Other substantially similar facilities and uses as provided for within the LDC.

Including Those Uses allowable by Special Use:

- Microbreweries, Distilleries, Wineries, Breweries, including on-site sampling
- Alcohol Sales will be governed by St. Johns County Alcohol Beverage Ordinance (Ord #90-48) as may be amended and St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord #2011-46) as may be amended and shall meet ~~meeting~~ all Special Use requirements within the LDC, including the types of alcohol permitted within 1,000 feet of a school or church, which are limited to the retail sale of beer and/or wine in accordance with Florida State Statutes 564.02(1)(a) and 563.02(1)(a), or on-premise sales and consumption of any alcohol within either a bonafide restaurant serving 150 or more patrons at tables occupying more than 2,500 square feet
- Indoor and outdoor commercial recreation (Outdoor: including golf driving ranges, billiards, commercial dog parks, and sports fields, etc.) (Indoor: including dance studios, karate and related studios, sports training facilities, gyms, personal training, etc.)
- Child and Adult Care, child and adult day care
- Churches and Synagogues
- Offsite Unpaved Parking

b. Residential (as an Accessory Use)

c. Neighborhood Public and Emergency Service

- Neighborhood-scale fire stations, police stations, emergency medical services and facilities
- Communication Antennas and Antenna Towers
- Neighborhood support services
- Other substantially similar facilities and Uses

Including those Uses allowable by Special Use:

- Water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities

- Electric substations; telephone equipment stations, switching stations, and similar communication facilities
- Social Assistance Centers

d. General Public and Emergency Service

- Ambulance services; fire stations; police stations, emergency medical services and facilities
- Government offices and facilities
- Maintenance, garage, and storage yards for school buses, and highway construction equipment, telephone equipment, utility company trucks and equipment
- Microwave, radio, and television transmission towers
- Radio, telephone communication facilities
- Communication Antennas and Antenna Towers
- Other substantially similar facilities and Uses.

3. Setbacks: Buildings shall be setback a minimum of 15' from rear and side project boundaries matching those required in IW zoning. Similarly, a minimum of 10' between buildings will be maintained. In accordance with Section 5.03.03.B.2, the required setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way would be 20', which in this case includes IGP and St. Marks Pond Boulevard. The project will not be able to meet the setbacks. The setback along IGP is only 15' in width, and the setback along St. Marks Pond Boulevard is only 8'. In both cases, the project has already been permitted and is under construction under the IW zoning requirements, which required a 15' setback on IGP and an 8' setback on St. Marks Pond Boulevard, which is adjacent to the drive isle, not the building. Since, the building setbacks do not fit the requirement, a waiver is being requested for both the 5' reduction along IGP and the 12' reduction on St. Marks Pond Boulevard. A waiver request to the PUD setback is included in T. Waivers / Variances / Deviations. Should a conflict exist between buffering and building setbacks, the greater measurement of the two shall prevail.

4. Building Height: Maximum height of Structures shall be limited to 40' and will be measured in accordance with the requirements of Section 6.01.01 of the Land Development Code. Buildings over 35 feet will be protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

5. Parking: Parking is generally indicated on the MDP Map, Exhibit C. Parking spaces will be provided in conformance with the St. Johns County Land Development Code regulations applicable at the time of permitting, based upon specific parking requirement established for each Use within Article VI of the LDC. 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. Parking areas are shown in the general location as required by Section 5.03.02.G of the LDC and may be modified to accommodate compliance with parking requirements of Article VI of the LDC. Any modifications to parking will be subject to Section 5.03.05. Accessible parking spaces will be in compliance with the Florida Accessibility Code for Building Construction (FACBC) Section 11-4.1.2. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

6. Signage: All signs will be consistent in style and architecturally related to the building design. Signs will conform to the current St. Johns County Land Development Code, Section 7.02.00 of the LDC where applicable, as follows:

a. Project Identification Signs: The project will allow for signs in accordance with Section 7.02.04 of the LDC, which will include ground signs along the IGP frontage and along St. Marks Pond Boulevard in the general locations shown on the MDP Map, Exhibit C. These signs will be in accordance with Section 7.02.04.C, which allows for 2 signs at 150 square feet each and 2 signs at 100 square feet each, plus a Project Identification Sign per Section 7.06.01.B of the LDC, which may have up to 100 square feet of Advertising Display Area and be 15 feet tall. Signs dimensions shall be consistent with those allowable within the Land Development Code. Signs may be up to 30 feet in height in accordance with Section 7.02.04.E and may be single or double faced and may be illuminated and landscaped consistent with the restrictions within the LDC. The applicant may construct the sign(s) as a part of a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to compliment an entrance feature.

b. Building Signs: Building storefront signs shall be allowed at 1.5 square foot per linear foot of frontage for each unit with no individual sign exceeding 150 square feet of advertising display area. Each building is allowed up to a maximum of 200 square feet of signage related to building frontage per business.

c. Temporary Signs: Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Section 7.02.02 and Section 7.02.03 of the LDC and Special Event signs shall be allowed in accordance with Section 7.05.01 of the LDC.

d. Temporary Project Signs: Construction and/or advertising signs shall be allowed as on-site temporary project sales signs, conforming to the requirements of Section 7.02.02 and Section 7.02.03 of the Land Development Code, will be allowed near the entrance to the property. The signs may be 2 sided with each face limited to 32 square feet, whether it is on one side or 2 sides.

e. Internal Signs: Various directional, locational, and traffic control signs shall be allowed on site to direct traffic and for identification of activities to be held within the community space or amenity areas in accordance with Section 7.02.06.B of the LDC. Such signs will be a maximum of 3 feet in height and 3 square feet in size.

H. Infrastructure:

1. Stormwater: Stormwater will be retained/detained on site within the surface retention/detention areas, indicated on the MDP Map, Exhibit C. 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 and sized to accommodate the retention/detention requirements for the entire site. 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 will utilize the northernmost entrance/exit along St. Marks Pond Boulevard, but will also be able to access the central and southern portion of the industrial park through internal the driveways and the southerly entrance that serves those 2 areas, as shown on the Overall St. Marks Industrial Park diagram on the MDP Map, Exhibit C. The driveways and connections will be designed and permitted in accordance with current County standards and requirements and the applicant will provide any required permits and improvements. The applicant is providing for a 14' Right-of-Way reservation along IGP, which is shown on the MDP Map, Exhibit C.

3. Pedestrian Access/Sidewalks and Pathways: A 5' wide sidewalk will be provided along IGP and St. Marks Pond Boulevard within the road Right-of-Way. A minimum 6' sidewalk will be provided along building fronts and a minimum 5' wide internal sidewalk will be provided within the development along the building sides, connecting to the accessible routes, parking areas and to the external sidewalks. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

4. Fencing: The applicant may install fencing, up to 6' in height, meeting the requirements of LDC Section 6.06.04 within the project and around the perimeter of the project, if desired. Fences may be of such materials as chain link, treated chain link, vinyl, masonry, wooden and/or PVC or a combination of fencing and landscaping may be located along the entire perimeter.

5. Utilities: All electrical and telephone lines will be installed per LDC Section 5.03.06.H.7 and Florida Power and Light Company will provide electrical power.

6. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent properties, while providing for recognition of the business and the safety of its customers. The lighting plan will be in compliance with the requirements of the Land Development Code.

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste for the development will be collected in accordance with the requirements of Section 6.06.04.B.8 of the LDC and dumpster locations will be indicated on the MDP Map, Exhibit C.

8. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services as outlined within Section 6.03.00 of the Land Development Code, including installation of fire hydrants and meeting flow requirements. The two 24,000 square foot buildings will be designed and constructed to meet the fire standards associated with the more intense possible uses and will provide a fire sprinkler system for them.

9. Open Space: Open space and green space will be provided along IGP and along St. Marks Pond Boulevard, as well as along the western boundary and along the retention pond, in those areas generally indicated on the MDP 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 25% percent of the overall development area or 1.85 acres of open space not including retention/detention ponds as defined by Section 5.03.03.A of the LDC.

10. Utilities: All electrical and telephone lines will be installed underground. Florida Power and Light will provide electrical power. Water and Sewer will be provided by St. Johns County Utilities.

I. Potable Water/Sanitary Sewer: Both potable water service and sanitary sewer service will be provided via St. Johns County Utilities. 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 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 the water and/or sewer pressurized mains unless otherwise approved by SJCUD and Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

1. That 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.
2. 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.
3. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.
4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of the 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 West of US Highway One and has an average elevation of 40' feet msl, which generally crests in the middle and then slopes evenly from the center outward. The property is located in Flood Zone X per FEMA Panel 12109C0195H.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service in 1983, identifies one soil type on the site: **7 Immokalee fine sand**, which is a somewhat poorly drained, nearly level soil on broad flats and low knolls in the flatwoods, 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, sawpalmetto, 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.

K. Site Vegetation and Habitat: Carter Environmental Services Inc. (CES), did a recent evaluation of the site and who found that the majority of the site is Commercial and Services (FLUCFCS 140) with a small amount of Wetland Forested Mixed (FLUCFCS 630) and Upland Borrow Area (FLUCFCS 742) located along the Southern boundary. The FLUCFCS Map, is included in the Environmental Report, Exhibit E shows the type and extent of vegetation on-site as it currently exists. The Wetland Forested Mixed was 0.38 acres in the Northeast corner of the site and was isolated. The applicant received the appropriate permits for removal and was removed during the site grading.

L. Significant Natural Communities Habitat and Listed Species: The property was evaluated for the potential presence of Significant Natural Community Habitat pursuant to Section 4.01.07 of the St. Johns County Land Development Code. Based upon the site inspection, the property contains no communities designated as Significant Natural Communities Habitat, per the descriptions in the Code. The property was further evaluated for and CES performed a limited pedestrian survey to look for the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species, including the Bald Eagle and Gopher Tortoise.

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No gopher tortoises and their habitats were observed by CES biologists during the site review. And no other protected species were observed.

M. Historic Resources: The property is located in a “medium” probability area per the St. Johns County Predictive Model, however, no Archeological sites were identified on the County Archeological Site Inventory and no evidence has been found of any historic sites on the property. An Archeological Reconnaissance Study was performed on site during the Comprehensive Plan Amendment process and a copy of this Study was been provided to the County Historical Resources Department. The entire site has been significantly altered, but the applicant understands that in the event that unexpected archaeological resources are encountered during activities, all work shall halt and the St. Johns County Environmental Division, Cultural Resources office will be contacted immediately.

N. Buffers: In accordance with the current St. Johns County Land Development Code, the following buffer areas, as shown on the MDP Map, Exhibit C, will be established and maintained within the development. These buffers may include driveways and identification signs and non-fenced retention/detention areas, but may not include fencing (although fencing will be allowed where required by the LDC, meeting the established standards). The projects landscaping and buffers shall comply with Section 5.03.04.A.4 and Section 6.06.04 of the St. Johns County LDC. A minimum 10’ natural/landscaped project perimeter buffer shall be provided along the external property lines in conformance with the requirements of Section 5.03.03.A.4. Although the project can meet this requirement for the bulk of the project, there are 2 small areas where it cannot. One is where the buffer falls within the existing retention pond and the other along St. Marks Pond Boulevard. The retention pond is existing so, a buffer cannot be established in the water, and since this property will still be a part of the overall industrial park, a buffer would not be needed to its companion use, which is basically the same. Secondly, the project was designed and permitted under IW zoning standards, before the PUD was contemplated. The applicant has installed an 8’ buffer along the St. Marks Pond Boulevard frontage, rather than the required 10’ buffer, but cannot reduce the size of the drive isle. A waiver is included in T. Waivers / Variances / Deviations. A tree survey will be prepared in accordance with County regulations. Landscaping will be installed within the buffers in accordance with County requirements.

Land clearing plans will be submitted for the drives, building areas and drainage facilities with the Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. The buffers and edges will be left natural (where possible), meeting the required 5% conservation of the Upland Natural Vegetation (as per LDC Section 5.03.03.A.3), but may be augmented and landscaped with native vegetation if desired.

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

P. Temporary Uses. Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. There may be a temporary construction trailer located on the property, until construction is complete. On-Site Construction signage may be provided in accordance with Part 7.02.03.A of the Land Development Code, including temporary signage relative to the future project that may not exceed 32 square feet. In addition, temporary sales and/or lease, contractor signs, etc. are allowed with each sign not exceeding 3 feet in height and 6 square feet. The temporary construction trailer shall be removed within 30 days of the issuance of a final certificate of occupancy for the development.

Q. Accessory Uses: Standard Industrial Districts accessory uses will be allowed per Section 2.02.04.D of the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. No accessory uses will be allowable within any of the proposed buffers.

R. Phasing: The **St. Marks Industrial Park PUD** is to be permitted and constructed within one phase and shall commence within 5 years of the date of approval of this PUD and shall be completed within 5 years of commencement. Commencement shall be defined as the approval of Construction Plans (for the horizontal improvements) by St. Johns County. Completion of the development shall be defined as County approval of the as-built plans.

S. Project Impact: Industrial is a complimentary and compatible future land use designation to the existing, neighboring, Industrial and Mixed Use District (across US 1) and this PUD helps to define and clarify the allowable uses that serve the industrial community as well as the residential communities. As previously described, the applicant has already constructed the first portion of the industrial park, which has a mix of industrial businesses and some commercial recreation facilities. Although they function well together, the applicant is planning this new section of the Industrial Park to be more of a Business and Commerce Park, which will provide for the commercial recreation activities as well as other businesses that might be more oriented to the lighter industrial uses and the general public.

The property is currently zoned Industrial Warehouse (IW), which allows for a variety of uses including manufacturing, processing, warehousing, etc. The PUD is being requested in order to include a blueprint for the specific uses, which are currently allowable within the IW zoning category, but limited to light industrial activities. Surrounding properties are zoned IW and include the balance of the Industrial Park, as well as other both light and heavy industrial businesses and activities. Properties that are immediately adjacent to the North (across IGP) and to the West are zoned Open Rural (OR) and are part of a mitigation bank or the Twelve Mile Swamp Conservation Area, which is managed by the SJRWMD. Other adjacent zoning categories include OR and CR. A large portion of the OR lands to the Southwest, are wetlands that are part of large wetland mitigation bank and those to the Southeast are part of the County Landfill. The properties to the North of IGP and West beyond the mitigation bank, are also zoned OR and are part of the Twelve Mile Swamp Conservation Area, which is managed by the St. Johns River Water Management. The CR zoned property is planned for a campground. Properties further to the East across US Highway One include Palencia, which is a mixed use community that includes single family residential, multi-family residential and commercial. The remaining surrounding properties further to the North, South and West are also part of the Twelve Mile Swamp Conservation Area.

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 St. Marks Industrial Park PUD project will provide much needed service for the entire county by providing the opportunities described, within a planned an organized industrial and business park. The property has excellent access to major roadways and transportation corridors and is located directly off of IGP at its intersection with US 1 North, 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 is located in an appropriate industrial area for the industrial and manufacturing uses and business and commerce uses and will not have the impact to the surrounding community that perhaps a strip commercial center or additional residential would have. 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 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. Additionally, the types of activities allowed will create minimal “new” traffic, as industrial uses are not major traffic generators. 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 deviations to specific requirements of the Land Development Code as follows:

1. Perimeter Buffer (Section 5.03.03.A.4): A minimum 10’ natural/landscaped project perimeter buffer shall be provided along the external property lines in conformance with the requirements of Section 5.03.03.A.4. The applicant is asking for a waiver to this section to allow for an exception for 2 small areas: one where the buffer falls within the existing retention pond and the other along St. Marks Pond Boulevard. The retention pond is existing so, a buffer cannot be established in the water, and since this property will still be a part of the overall industrial park, a buffer would not be needed to its companion use, which is basically the same. Secondly, the project was designed and permitted under IW zoning standards, before the PUD was contemplated. The applicant has installed an 8’ buffer along the St. Marks Pond Boulevard frontage, but cannot move or reduce the size of the drive isle that runs parallel to the roadway to allow for the 10’ required. The project planned for and has installed a 30’ buffer along IGP (which accounts for over 37,000 square feet of buffer and is 24,000 square feet more than what would be required. The 8’ buffer along St. Marks Pond Boulevard is 1,834 square feet, which is only 2’ less (458 square feet) than the requirement. So overall, the PUD is providing buffer area than required.

2. Setback (Section 5.03.03.B.4): A minimum of 20’ setback is required for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential Uses. The project will not be able to meet the required setback for the frontage along St. Marks Pond Boulevard and IGP. As noted, the project was planned and permitted prior to contemplation of a PUD rezoning, which is what requires the setback. It is currently under construction and it only meets the 8’ setback/buffer that was allowed for the IW zoning along St. Marks Pond Boulevard and a 15’ setback along IGP, which was also allowed in IW zoning. As noted, as the project is under construction, so there is no way to alter that area to meet the 20’ required, and the applicant is requesting a waiver. The waiver would be for a 5’ reduction along IGP (for a 15’ setback) and a 12’ reduction along St. Marks Pond Boulevard (for an 8’ setback)-

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 **St. Marks Industrial Park 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 within Industrial land use designation 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 **St. Marks Industrial Park 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 Area on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. Industrial 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. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment" by allowing the County to encourage a cost-effective development with minimal impacts on the natural environment, as well as, encouraging the economic base of the area through the further development of the property. This application is for the same uses provided by the Industrial Future Land Use and the allowable uses within the existing IW zoning, but provides more specific definitions and clarity to the allowable uses, as well as specifics for the site improvements. The request is consistent with ***Objective A.1.3*** in that it provides a land use that is compatible and complementary.

The adjacent properties are either the existing St. Marks Industrial Park or have other industrial uses, and also include a large mitigation bank, that will remain in conservation. So, it is conceivable that as long as nuisances such as inappropriate odors and noises are nonexistent or contained within the buildings, any future development within the area project would be compatible and able to co-exist as outlined in ***Policy A.1.3.11***. It is consistent with ***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." This development application or will be consistent with ***Policy A.1.11.1 (j)*** 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 establishes 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 buffering. Additionally, the PUD zoning, 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 (with some modifications) and separation as provided for within the Land Development Code.

B. Location: The project is located 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.1.3.11**, 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" and should address the relationship of the Use on the adjacent Uses." Consequently, surrounding properties have either an Industrial land use classification, that has other industrial uses, or a Rural Silvicultural FLU Designation, that contains a mitigation bank or is part of the SJRWMD Preservation area. The project will provide for the 10' project perimeter buffer (along most boundaries) and a 20' landscape buffer along IGP and will share a 4.98 acre common retention pond with the adjoining St. Marks Industrial Park. The proposed use of the property is compatible with the of uses within the area (this is an industrial area containing industrial uses) 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 industrial uses are low generators of traffic); the proposed permitted uses will not cause a public nuisance (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 Future Land Use designation. 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 is served by a major transportation system; water and sewer service will be provided and 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 and as a result of the conditions and safeguards included in the application, this development will provide for a project that will be beneficial to 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 to flow continuously with the existing industrial park and provide for buffers and screening to reduce the impact of activities on the any the adjacent properties. This project, as previously mentioned, represents a more comprehensive development plan for an existing industrial site, which will clarify the development standards and the allowable uses. 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 approved.

ATTACHMENT 2
DOCUMENTS TO BE
RECORDED

ORDINANCE NUMBER: 2024 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL WAREHOUSE (IW) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated October 20, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2023-24 St. Marks Industrial Park**, 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 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 rezoning to **Planned Unit Development (PUD)** is consistent with the Comprehensive Plan, in that:
 - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
 - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
 - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Planned Unit Development (PUD)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Planned Unit Development (PUD)** is consistent with the land uses allowed in the land use designation of Industrial as depicted on the 2025 Future Land Use Map.

SECTION 2. Pursuant to this application **File Number PUD 2023-24 St. Mark Industrial PUD** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

is hereby changed to Planned Unit Development (PUD)

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, **Exhibit “B”**; and the Master Development Plan Map, **Exhibit “C”**.

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee 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. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. 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. 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.

SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2024.

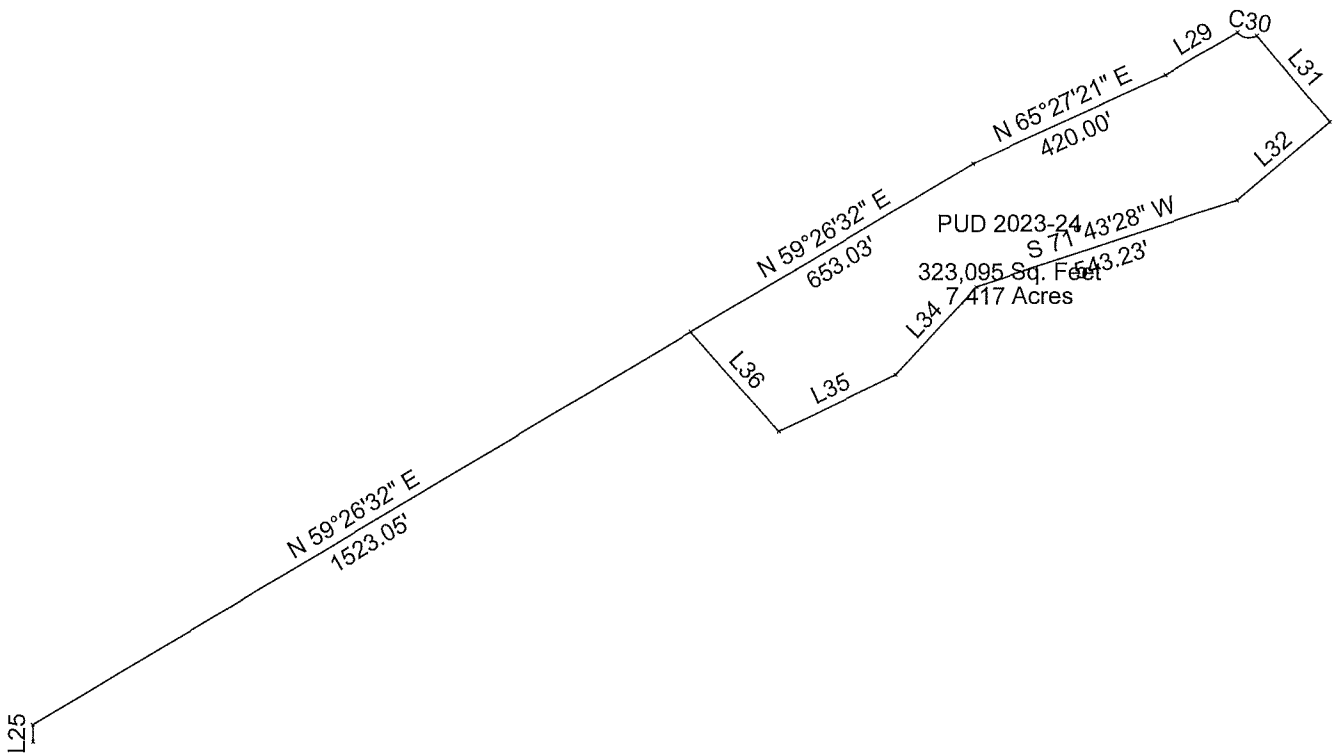
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: _____
Sarah Arnold, Chair

**ATTEST: BRANDON J. PATTY, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER**

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____



PUD 2023-24		
St. Marks Industrial Prak		
DATE: 11/7/2023	SCALE: 1" = 380'	DRAWN BY: J.Allen

TRACT NAME: PUD 2023-24

DESCRIPTION:

DISTANCE UNITS: Feet

POINT OF BEGINNING: N=2062210.72880', E=526981.20630'

TYPE	DIRECTION	DISTANCE	NORTHING	EASTING	DESC
LINE	N 59°26'32" E	653.03'	2062542.73381'	527543.54148'	
LINE	N 65°27'21" E	420.00'	2062717.19953'	527925.59084'	
LINE	N 59°26'32" E	164.46'	2062800.81214'	528067.21013'	

CURVE LEFT Central Angle: 80°13'59" Radius: 30.00'

 Radial In: N 49°40'40" E Arc length: 42.01'

 Radial Out: S 30°33'20" E Tangent: 25.28'

 Chord Bearing: S 80°26'20" E Chord length: 38.66'

 Center Northing: 2062820.22473' Center Easting: 528090.08263'

 Ending Northing: 2062794.39062' Ending Easting: 528105.33380'

LINE	S 40°19'13" E	221.75'	2062625.31969'	528248.81928'	
LINE	S 49°36'47" W	240.14'	2062469.72185'	528065.90801'	
LINE	S 71°43'28" W	543.23'	2062299.37178'	527550.07889'	
LINE	S 42°59'03" W	237.13'	2062125.90119'	527388.40455'	
LINE	S 64°21'21" W	256.63'	2062014.83666'	527157.05281'	
LINE	N 41°54'53" W	263.24'	2062210.72405'	526981.20223'	

Area: 323,095 Sq. Feet, 7.417 Acres (Un-balanced)

Perimeter: 3041.62'

Closing line: N 40°37'13" E, 0.01'

Error in closure: 1:486141

2061402.92, 525669.857

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH $00^{\circ}17'57''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 33.48 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH $59^{\circ}26'32''$ EAST, 1523.05 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH $59^{\circ}26'32''$ EAST, 653.03 FEET; COURSE NO. 3: NORTH $65^{\circ}27'21''$ EAST, 420.00 FEET; COURSE NO. 4: NORTH $59^{\circ}26'32''$ EAST, 164.46 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD (BRONZ-GLOW WAY PART A, RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 42.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $80^{\circ}26'20''$ EAST, 38.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $40^{\circ}19'13''$ EAST, CONTINUING ALONG LAST SAID LINE, 221.75 FEET; THENCE SOUTH $49^{\circ}36'47''$ WEST, 240.14 FEET; THENCE SOUTH $71^{\circ}43'28''$ WEST, 543.23 FEET; THENCE SOUTH $42^{\circ}59'03''$ WEST, 237.13 FEET; THENCE SOUTH $64^{\circ}21'21''$ WEST, 256.63 FEET; THENCE NORTH $41^{\circ}54'53''$ WEST, 263.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.43 ACRES, MORE OR LESS



EXHIBIT B
Master Development Plan Text
St. Marks Industrial Park Planned Unit Development

SECTION 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. This petition is filed on behalf of the applicant: St. Marks Industrial LLC, 701 Market Street, Suite 111#221, St. Augustine, FL 32095

Location: The property to be rezoned consists of approximately 7.43 acres, described by the Legal Description - Exhibit A. It is located along the south side of International Golf Parkway (IGP) at its intersection with St. Marks Pond Boulevard, which is located one mile west of its intersection with U.S. Highway One and five miles east of the World Commerce Center DRI and World Golf Village (Saint Johns DRI) as shown on the location map attached to the application. It is the Northern part of an established 22.74 acres industrial park, St. Marks Industrial Park, which was approved through a Comprehensive Plan Amendment and Rezoning in 2018.

B. Surrounding Uses: The site is ideally located along IGP and St. Marks Pond Boulevard for the use of the property as an industrial park. The immediately adjacent properties to the North (across IGP) and to the West are located within the Rural Silvicultural (RS) Future Land Use designation. The property to the East, as well as the property to the South, falls within the Industrial (I) Future Land Use designation. The existing properties within the Industrial designation have a mixture of light industrial (IW) and heavy industrial (HI) uses, which have been developed for some time or are planned for pending industrial development. Other adjacent zoning categories include Open Rural (OR) and Commercial Rural (CR). A large portion of the OR lands to the Southwest, are wetlands that are part of large wetland mitigation bank and those to the Southeast are part of the County Landfill. The properties to the North of IGP and West beyond the mitigation bank, are also zoned OR and are part of the Twelve Mile Swamp Conservation Area, which is managed by the St. Johns River Water Management District (SJRWMD) and contains over 21,868 acres. The CR zoned property is planned for a campground. Properties further to the East across US Highway One include Palencia, which is a mixed use community that includes single family residential, multi-family residential and commercial. The remaining surrounding properties further to the North, South and West are also part of the Twelve Mile Swamp Conservation Area. There is other industrial and residential development further from the site, approximately 5 miles to the west, at the intersection of Interstate 95 (I-95) and IGP. These developments include the World Commerce Center, which is primarily a regionally-oriented industrial Development of Regional Impact that also includes some commercial and residential development and the Saint. Johns DRI (including the World Gold Village), which is a mixed-use residential and commercial development that has one section of mixed commercial/industrial opportunities that are primarily built out. The area also contains Bannon Lakes, which is a mixed use project approved for residential and commercial development, and Markland, which is approved for residential development

C. Ownership: St. Marks Industrial, LLC, c/o Glenn Smith owns the subject property as shown by the Proof of Ownership (deed) attached as Exhibit F. Said property owner has authorized Karen M. Taylor, Land Planner to act on his 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.

SECTION II - SITE DEVELOPMENT CRITERIA

Project Description: The property is approximately 7.43 acres and is the northern part of an established 22.74 acres industrial park, which was approved through a Comprehensive Plan Amendment (CPA) to Industrial (with allowances for industrial and business park uses) and a Rezoning to Industrial, for the same uses, in 2018. The proposed intention for development of the overall property was to develop an industrial park with a variety of low intensity industrial uses and also business and commerce park uses. The applicant has been working towards that and has constructed 4 buildings with 40,000 square feet of the park along the south portion of the property, that includes primarily industrial uses, but also has some commercial recreation, which was approved by a Special Use and Non-zoning Variance in 2020. These buildings warehouse type use with front truck access and parking within the interior portion of the site and this portion of the site is also planned for outdoor storage activities. The applicant owns a dirt hauling company, Smith Trucking, which plans to be the first tenant within this southern section.

They are now interested in developing the northern section and have designed this area to accommodate some of the business and commerce park activities, along with the light industrial uses which need a different type of layout. To accommodate this, the design provides for more traditional regular vehicle parking along the commercial “fronts” and truck access along the rear of the buildings, to allow for the separation of the 2 activities. It includes two 24,000 square foot buildings (Building 1 and 2) and one 30,000 square foot 2-story building (Building 3), for a total of 78,000 square feet. Access will be provided by a driveway from St. Marks Pond Boulevard (to be shared with other planned buildings immediately to the South) and has a portion of the shared retention pond. The project has both Construction Plan approval and Building Permit approval for the site and for Buildings 1 and 2 as identified on the MDP Map, Exhibit C and will be filing the plans for Building 3 in the near future. The development indicated on the MDP Map, Exhibit C, includes the property shown on the Construction Plans, but the PUD area is a larger area, that incorporates more property. All infrastructure and facilities will be constructed in accordance with the approved plans and permits and include appropriate buffers with landscaping along IGP and St. Marks Pond Boulevard and have been integrated with the remainder of the project.

The goal of the PUD is to specifically list the allowable uses and better define those uses where needed, and some cases allow for uses that are allowable but not found in specifically in the St. Johns County Land Development Code (LDC). For instance, although “business and commerce park” is a listed use within the Code, there is no clear definition in the LDC as to what uses that category would allow. The rezoning application described Business and Commerce Parks which were described in the original zoning and CPA, as “an industrial use that is intended to provide an attractive “park-like” environment for business, research, office and light assembly operations, while minimizing the impact of such activities upon adjacent residential neighborhoods. Permitted uses include a limited amount of light assembly, processing and distribution uses which are often combined with office functions. These are intended to facilitate the expansion of existing industries which desire an industrial park setting, new industrial businesses and the development of multi-tenant buildings that may be suited to small business which by necessity must combine office, distribution and light assembly or processing at a single location.” In this case, in accordance with the LDC, such uses would include office and warehouse space, business and commerce space, manufacturing space, office showrooms, and outdoor storage and would allow for additional uses such as commercial recreation, personal property mini-warehousing, and possible technical and trade schools, and similar uses. Additionally, some of the other uses contemplated are either not specifically defined in the LDC or require subsequent applications for Special Uses. For instance, the applicant has a prospective tenant for an indoor/outdoor dog park. As many of the proposed units within this portion of the park could be used for a variety of uses, the applicant felt listing the permitted uses and providing descriptions within a PUD, could better define the uses and eliminate the need for additional applications.

B. Development Size: The site contains 7.43 acres.

C. Wetlands: There is 0.38 acres of jurisdictional wetlands on the site, which will be impacted in accordance with approved permits.

D. Development Area: The total parcel size of 7.43 acres will be used for the project, which includes a portion of the shared retention facility and a portion of the shared drive from St. Marks Pond Boulevard. The 7.43 acres includes the 0.38 acres of wetlands to be filled and 1.63 acres of borrow pond to be filled as approved by the Construction Plans.

E. Residential Use: There are no residential uses on site, other than those allowable as an accessory use.

F. Non-Residential Use: The 7.43 acres of land is planned to be used for industrial uses that provide for business and commerce, warehousing, light manufacturing, and outdoor storage.

G. Site Development Criteria:

1. Building Area: The total building square footage will be approximately 78,000 square feet. The total Floor Area Ratio (FAR) shall not exceed seventy percent (70%) per parcel. The total impervious surface area shall not exceed seventy-five percent (75%).

2. Permitted Uses: The development will be constructed in an orderly manner, and allow the following uses as defined within the Industrial Warehouse (IW) Zoning Category, specifically those uses as defined in the Residential, Light Industrial, Neighborhood Public Service, and General Public Service Use Categories as outlined in Section 2.02.01 of the St. Johns County Land Development Code) and as found within Table 2.03.01, Table of Allowable Uses, as listed below. This will include the allowed Special Uses, including those uses allowed by right and those allowed by Special Use (without the conditions of a Special Use), as outlined below. Section 2.03.02 Alcohol Sales and 2.03.58 Microbrewery will be required to meet the Special Use requirements (as indicated below). The PUD will also include those uses allowed as Temporary Uses, per Section 2.02.05.

These allowable uses, as derived from the definitions within the St. Johns County Land Development Code, are as follows:

a. Light Industrial

- Light manufacturing
- Vegetable food processing, with production and shipping
- Production, Packaging and Assembly plants
- Warehousing, with or without distribution centers
- Lumberyards
- Large-scale printing plants, newspaper printing operations and distribution centers
- Business and Commerce Parks (which allow for a mixture of office, retail, business and/or light industrial buildings, with supporting uses, including small restaurants, commercial kitchens (with production, shipping and/or catering), showrooms and similar commercial retail allowed on a scale to serve the business and commerce park, as well as the industrial park)
- Office showrooms
- Extermination and pest control services
- Storage yards for equipment, machinery, dry storage for boats, and supplies for building and trades contractors, outdoor storage

- Landscaping services
- Garbage haulers
- Appliance repair shops and machine shops
- All types of vehicle repair and storage (all types including body shops, repair and service centers)
- Boat and RV storage
- Personal property mini-warehousing
- Indoor Kennels and other animal boarding facilities (with outside runs), Animal care facilities, Veterinary Offices and Animal Hospitals, groomers
- Vocational, technical and trades schools
- Government Offices (including Post Office, Library, Sheriff or Emergency substation)
- Maintenance, Garage, Storage Yards for School Buses, Highway Construction Equipment.
- Towers (microwave, radio, telecom, antennae)
- Water/Wastewater Facilities, Antennae towers, Electric Substations
- Outside Storage
- Other substantially similar facilities and uses as provided for within the LDC.

Including Those Uses allowable by Special Use:

- Microbreweries, Distilleries, Wineries, Breweries, including on-site sampling
- Alcohol Sales will be governed by St. Johns County Alcohol Beverage Ordinance (Ord #90-48) as may be amended and St. Johns County Sale or Service to persons under Twenty-One Ordinance (Ord #2011-46) as may be amended and shall meet ~~meeting~~ all Special Use requirements within the LDC, including the types of alcohol permitted within 1,000 feet of a school or church, which are limited to the retail sale of beer and/or wine in accordance with Florida State Statutes 564.02(1)(a) and 563.02(1)(a), or on-premise sales and consumption of any alcohol within either a bonafide restaurant serving 150 or more patrons at tables occupying more than 2,500 square feet
- Indoor and outdoor commercial recreation (Outdoor: including golf driving ranges, billiards, commercial dog parks, and sports fields, etc.) (Indoor: including dance studios, karate and related studios, sports training facilities, gyms, personal training, etc.)
- Child and Adult Care, child and adult day care
- Churches and Synagogues
- Offsite Unpaved Parking

b. Residential (as an Accessory Use)

c. Neighborhood Public and Emergency Service

- Neighborhood-scale fire stations, police stations, emergency medical services and facilities
- Communication Antennas and Antenna Towers
- Neighborhood support services
- Other substantially similar facilities and Uses

Including those Uses allowable by Special Use:

- Water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities

- Electric substations; telephone equipment stations, switching stations, and similar communication facilities
- Social Assistance Centers

d. General Public and Emergency Service

- Ambulance services; fire stations; police stations, emergency medical services and facilities
- Government offices and facilities
- Maintenance, garage, and storage yards for school buses, and highway construction equipment, telephone equipment, utility company trucks and equipment
- Microwave, radio, and television transmission towers
- Radio, telephone communication facilities
- Communication Antennas and Antenna Towers
- Other substantially similar facilities and Uses.

3. Setbacks: Buildings shall be setback a minimum of 15' from rear and side project boundaries matching those required in IW zoning. Similarly, a minimum of 10' between buildings will be maintained. In accordance with Section 5.03.03.B.2, the required setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way would be 20', which in this case includes IGP and St. Marks Pond Boulevard. The project will not be able to meet the setbacks. The setback along IGP is only 15' in width, and the setback along St. Marks Pond Boulevard is only 8'. In both cases, the project has already been permitted and is under construction under the IW zoning requirements, which required a 15' setback on IGP and an 8' setback on St. Marks Pond Boulevard, which is adjacent to the drive isle, not the building. Since, the building setbacks do not fit the requirement, a waiver is being requested for both the 5' reduction along IGP and the 12' reduction on St. Marks Pond Boulevard. A waiver request to the PUD setback is included in T. Waivers / Variances / Deviations. Should a conflict exist between buffering and building setbacks, the greater measurement of the two shall prevail.

4. Building Height: Maximum height of Structures shall be limited to 40' and will be measured in accordance with the requirements of Section 6.01.01 of the Land Development Code. Buildings over 35 feet will be protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

5. Parking: Parking is generally indicated on the MDP Map, Exhibit C. Parking spaces will be provided in conformance with the St. Johns County Land Development Code regulations applicable at the time of permitting, based upon specific parking requirement established for each Use within Article VI of the LDC. 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. Parking areas are shown in the general location as required by Section 5.03.02.G of the LDC and may be modified to accommodate compliance with parking requirements of Article VI of the LDC. Any modifications to parking will be subject to Section 5.03.05. Accessible parking spaces will be in compliance with the Florida Accessibility Code for Building Construction (FACBC) Section 11-4.1.2. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

6. Signage: All signs will be consistent in style and architecturally related to the building design. Signs will conform to the current St. Johns County Land Development Code, Section 7.02.00 of the LDC where applicable, as follows:

a. Project Identification Signs: The project will allow for signs in accordance with Section 7.02.04 of the LDC, which will include ground signs along the IGP frontage and along St. Marks Pond Boulevard in the general locations shown on the MDP Map, Exhibit C. These signs will be in accordance with Section 7.02.04.C, which allows for 2 signs at 150 square feet each and 2 signs at 100 square feet each, plus a Project Identification Sign per Section 7.06.01.B of the LDC, which may have up to 100 square feet of Advertising Display Area and be 15 feet tall. Signs dimensions shall be consistent with those allowable within the Land Development Code. Signs may be up to 30 feet in height in accordance with Section 7.02.04.E and may be single or double faced and may be illuminated and landscaped consistent with the restrictions within the LDC. The applicant may construct the sign(s) as a part of a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to compliment an entrance feature.

b. Building Signs: Building storefront signs shall be allowed at 1.5 square foot per linear foot of frontage for each unit with no individual sign exceeding 150 square feet of advertising display area. Each building is allowed up to a maximum of 200 square feet of signage related to building frontage per business.

c. Temporary Signs: Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Section 7.02.02 and Section 7.02.03 of the LDC and Special Event signs shall be allowed in accordance with Section 7.05.01 of the LDC.

d. Temporary Project Signs: Construction and/or advertising signs shall be allowed as on-site temporary project sales signs, conforming to the requirements of Section 7.02.02 and Section 7.02.03 of the Land Development Code, will be allowed near the entrance to the property. The signs may be 2 sided with each face limited to 32 square feet, whether it is on one side or 2 sides.

e. Internal Signs: Various directional, locational, and traffic control signs shall be allowed on site to direct traffic and for identification of activities to be held within the community space or amenity areas in accordance with Section 7.02.06.B of the LDC. Such signs will be a maximum of 3 feet in height and 3 square feet in size.

H. Infrastructure:

1. Stormwater: Stormwater will be retained/detained on site within the surface retention/detention areas, indicated on the MDP Map, Exhibit C. 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 and sized to accommodate the retention/detention requirements for the entire site. 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 will utilize the northernmost entrance/exit along St. Marks Pond Boulevard, but will also be able to access the central and southern portion of the industrial park through internal the driveways and the southerly entrance that serves those 2 areas, as shown on the Overall St. Marks Industrial Park diagram on the MDP Map, Exhibit C. The driveways and connections will be designed and permitted in accordance with current County standards and requirements and the applicant will provide any required permits and improvements. The applicant is providing for a 14' Right-of-Way reservation along IGP, which is shown on the MDP Map, Exhibit C.

3. Pedestrian Access/Sidewalks and Pathways: A 5' wide sidewalk will be provided along IGP and St. Marks Pond Boulevard within the road Right-of-Way. A minimum 6' sidewalk will be provided along building fronts and a minimum 5' wide internal sidewalk will be provided within the development along the building sides, connecting to the accessible routes, parking areas and to the external sidewalks. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

4. Fencing: The applicant may install fencing, up to 6' in height, meeting the requirements of LDC Section 6.06.04 within the project and around the perimeter of the project, if desired. Fences may be of such materials as chain link, treated chain link, vinyl, masonry, wooden and/or PVC or a combination of fencing and landscaping may be located along the entire perimeter.

5. Utilities: All electrical and telephone lines will be installed per LDC Section 5.03.06.H.7 and Florida Power and Light Company will provide electrical power.

6. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent properties, while providing for recognition of the business and the safety of its customers. The lighting plan will be in compliance with the requirements of the Land Development Code.

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste for the development will be collected in accordance with the requirements of Section 6.06.04.B.8 of the LDC and dumpster locations will be indicated on the MDP Map, Exhibit C.

8. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services as outlined within Section 6.03.00 of the Land Development Code, including installation of fire hydrants and meeting flow requirements. The two 24,000 square foot buildings will be designed and constructed to meet the fire standards associated with the more intense possible uses and will provide a fire sprinkler system for them.

9. Open Space: Open space and green space will be provided along IGP and along St. Marks Pond Boulevard, as well as along the western boundary and along the retention pond, in those areas generally indicated on the MDP 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 25% percent of the overall development area or 1.85 acres of open space not including retention/detention ponds as defined by Section 5.03.03.A of the LDC.

10. Utilities: All electrical and telephone lines will be installed underground. Florida Power and Light will provide electrical power. Water and Sewer will be provided by St. Johns County Utilities.

I. Potable Water/Sanitary Sewer: Both potable water service and sanitary sewer service will be provided via St. Johns County Utilities. 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 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 the water and/or sewer pressurized mains unless otherwise approved by SJCUD and Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

1. That 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.
2. 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.
3. Water and/or Sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.
4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of the 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 West of US Highway One and has an average elevation of 40' feet msl, which generally crests in the middle and then slopes evenly from the center outward. The property is located in Flood Zone X per FEMA Panel 12109C0195H.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service in 1983, identifies one soil type on the site: **7 Immokalee fine sand**, which is a somewhat poorly drained, nearly level soil on broad flats and low knolls in the flatwoods, 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, sawpalmetto, 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.

K. Site Vegetation and Habitat: Carter Environmental Services Inc. (CES), did a recent evaluation of the site and who found that the majority of the site is Commercial and Services (FLUCFCS 140) with a small amount of Wetland Forested Mixed (FLUCFCS 630) and Upland Borrow Area (FLUCFCS 742) located along the Southern boundary. The FLUCFCS Map, is included in the Environmental Report, Exhibit E shows the type and extent of vegetation on-site as it currently exists. The Wetland Forested Mixed was 0.38 acres in the Northeast corner of the site and was isolated. The applicant received the appropriate permits for removal and was removed during the site grading.

L. Significant Natural Communities Habitat and Listed Species: The property was evaluated for the potential presence of Significant Natural Community Habitat pursuant to Section 4.01.07 of the St. Johns County Land Development Code. Based upon the site inspection, the property contains no communities designated as Significant Natural Communities Habitat, per the descriptions in the Code. The property was further evaluated for and CES performed a limited pedestrian survey to look for the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species, including the Bald Eagle and Gopher Tortoise.

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No gopher tortoises and their habitats were observed by CES biologists during the site review. And no other protected species were observed.

M. Historic Resources: The property is located in a “medium” probability area per the St. Johns County Predictive Model, however, no Archeological sites were identified on the County Archeological Site Inventory and no evidence has been found of any historic sites on the property. An Archeological Reconnaissance Study was performed on site during the Comprehensive Plan Amendment process and a copy of this Study was been provided to the County Historical Resources Department. The entire site has been significantly altered, but the applicant understands that in the event that unexpected archaeological resources are encountered during activities, all work shall halt and the St. Johns County Environmental Division, Cultural Resources office will be contacted immediately.

N. Buffers: In accordance with the current St. Johns County Land Development Code, the following buffer areas, as shown on the MDP Map, Exhibit C, will be established and maintained within the development. These buffers may include driveways and identification signs and non-fenced retention/detention areas, but may not include fencing (although fencing will be allowed where required by the LDC, meeting the established standards). The projects landscaping and buffers shall comply with Section 5.03.04.A.4 and Section 6.06.04 of the St. Johns County LDC. A minimum 10’ natural/landscaped project perimeter buffer shall be provided along the external property lines in conformance with the requirements of Section 5.03.03.A.4. Although the project can meet this requirement for the bulk of the project, there are 2 small areas where it cannot. One is where the buffer falls within the existing retention pond and the other along St. Marks Pond Boulevard. The retention pond is existing so, a buffer cannot be established in the water, and since this property will still be a part of the overall industrial park, a buffer would not be needed to its companion use, which is basically the same. Secondly, the project was designed and permitted under IW zoning standards, before the PUD was contemplated. The applicant has installed an 8’ buffer along the St. Marks Pond Boulevard frontage, rather than the required 10’ buffer, but cannot reduce the size of the drive isle. A waiver is included in T. Waivers / Variances / Deviations. A tree survey will be prepared in accordance with County regulations. Landscaping will be installed within the buffers in accordance with County requirements.

Land clearing plans will be submitted for the drives, building areas and drainage facilities with the Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. The buffers and edges will be left natural (where possible), meeting the required 5% conservation of the Upland Natural Vegetation (as per LDC Section 5.03.03.A.3), but may be augmented and landscaped with native vegetation if desired.

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

P. Temporary Uses. Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. There may be a temporary construction trailer located on the property, until construction is complete. On-Site Construction signage may be provided in accordance with Part 7.02.03.A of the Land Development Code, including temporary signage relative to the future project that may not exceed 32 square feet. In addition, temporary sales and/or lease, contractor signs, etc. are allowed with each sign not exceeding 3 feet in height and 6 square feet. The temporary construction trailer shall be removed within 30 days of the issuance of a final certificate of occupancy for the development.

Q. Accessory Uses: Standard Industrial Districts accessory uses will be allowed per Section 2.02.04.D of the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. No accessory uses will be allowable within any of the proposed buffers.

R. Phasing: The **St. Marks Industrial Park PUD** is to be permitted and constructed within one phase and shall commence within 5 years of the date of approval of this PUD and shall be completed within 5 years of commencement. Commencement shall be defined as the approval of Construction Plans (for the horizontal improvements) by St. Johns County. Completion of the development shall be defined as County approval of the as-built plans.

S. Project Impact: Industrial is a complimentary and compatible future land use designation to the existing, neighboring, Industrial and Mixed Use District (across US 1) and this PUD helps to define and clarify the allowable uses that serve the industrial community as well as the residential communities. As previously described, the applicant has already constructed the first portion of the industrial park, which has a mix of industrial businesses and some commercial recreation facilities. Although they function well together, the applicant is planning this new section of the Industrial Park to be more of a Business and Commerce Park, which will provide for the commercial recreation activities as well as other businesses that might be more oriented to the lighter industrial uses and the general public.

The property is currently zoned Industrial Warehouse (IW), which allows for a variety of uses including manufacturing, processing, warehousing, etc. The PUD is being requested in order to include a blueprint for the specific uses, which are currently allowable within the IW zoning category, but limited to light industrial activities. Surrounding properties are zoned IW and include the balance of the Industrial Park, as well as other both light and heavy industrial businesses and activities. Properties that are immediately adjacent to the North (across IGP) and to the West are zoned Open Rural (OR) and are part of a mitigation bank or the Twelve Mile Swamp Conservation Area, which is managed by the SJRWMD. Other adjacent zoning categories include OR and CR. A large portion of the OR lands to the Southwest, are wetlands that are part of large wetland mitigation bank and those to the Southeast are part of the County Landfill. The properties to the North of IGP and West beyond the mitigation bank, are also zoned OR and are part of the Twelve Mile Swamp Conservation Area, which is managed by the St. Johns River Water Management. The CR zoned property is planned for a campground. Properties further to the East across US Highway One include Palencia, which is a mixed use community that includes single family residential, multi-family residential and commercial. The remaining surrounding properties further to the North, South and West are also part of the Twelve Mile Swamp Conservation Area.

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 St. Marks Industrial Park PUD project will provide much needed service for the entire county by providing the opportunities described, within a planned an organized industrial and business park. The property has excellent access to major roadways and transportation corridors and is located directly off of IGP at its intersection with US 1 North, 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 is located in an appropriate industrial area for the industrial and manufacturing uses and business and commerce uses and will not have the impact to the surrounding community that perhaps a strip commercial center or additional residential would have. 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 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. Additionally, the types of activities allowed will create minimal “new” traffic, as industrial uses are not major traffic generators. 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 deviations to specific requirements of the Land Development Code as follows:

1. Perimeter Buffer (Section 5.03.03.A.4): A minimum 10’ natural/landscaped project perimeter buffer shall be provided along the external property lines in conformance with the requirements of Section 5.03.03.A.4. The applicant is asking for a waiver to this section to allow for an exception for 2 small areas: one where the buffer falls within the existing retention pond and the other along St. Marks Pond Boulevard. The retention pond is existing so, a buffer cannot be established in the water, and since this property will still be a part of the overall industrial park, a buffer would not be needed to its companion use, which is basically the same. Secondly, the project was designed and permitted under IW zoning standards, before the PUD was contemplated. The applicant has installed an 8’ buffer along the St. Marks Pond Boulevard frontage, but cannot move or reduce the size of the drive isle that runs parallel to the roadway to allow for the 10’ required. The project planned for and has installed a 30’ buffer along IGP (which accounts for over 37,000 square feet of buffer and is 24,000 square feet more than what would be required. The 8’ buffer along St. Marks Pond Boulevard is 1,834 square feet, which is only 2’ less (458 square feet) than the requirement. So overall, the PUD is providing buffer area than required.

2. Setback (Section 5.03.03.B.4): A minimum of 20’ setback is required for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential Uses. The project will not be able to meet the required setback for the frontage along St. Marks Pond Boulevard and IGP. As noted, the project was planned and permitted prior to contemplation of a PUD rezoning, which is what requires the setback. It is currently under construction and it only meets the 8’ setback/buffer that was allowed for the IW zoning along St. Marks Pond Boulevard and a 15’ setback along IGP, which was also allowed in IW zoning. As noted, as the project is under construction, so there is no way to alter that area to meet the 20’ required, and the applicant is requesting a waiver. The waiver would be for a 5’ reduction along IGP (for a 15’ setback) and a 12’ reduction along St. Marks Pond Boulevard (for an 8’ setback)-

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 **St. Marks Industrial Park 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 within Industrial land use designation 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 **St. Marks Industrial Park 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 Area on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. Industrial 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. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment" by allowing the County to encourage a cost-effective development with minimal impacts on the natural environment, as well as, encouraging the economic base of the area through the further development of the property. This application is for the same uses provided by the Industrial Future Land Use and the allowable uses within the existing IW zoning, but provides more specific definitions and clarity to the allowable uses, as well as specifics for the site improvements. The request is consistent with ***Objective A.1.3*** in that it provides a land use that is compatible and complementary.

The adjacent properties are either the existing St. Marks Industrial Park or have other industrial uses, and also include a large mitigation bank, that will remain in conservation. So, it is conceivable that as long as nuisances such as inappropriate odors and noises are nonexistent or contained within the buildings, any future development within the area project would be compatible and able to co-exist as outlined in ***Policy A.1.3.11***. It is consistent with ***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." This development application or will be consistent with ***Policy A.1.11.1 (j)*** 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 establishes 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 buffering. Additionally, the PUD zoning, 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 (with some modifications) and separation as provided for within the Land Development Code.

B. Location: The project is located 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.

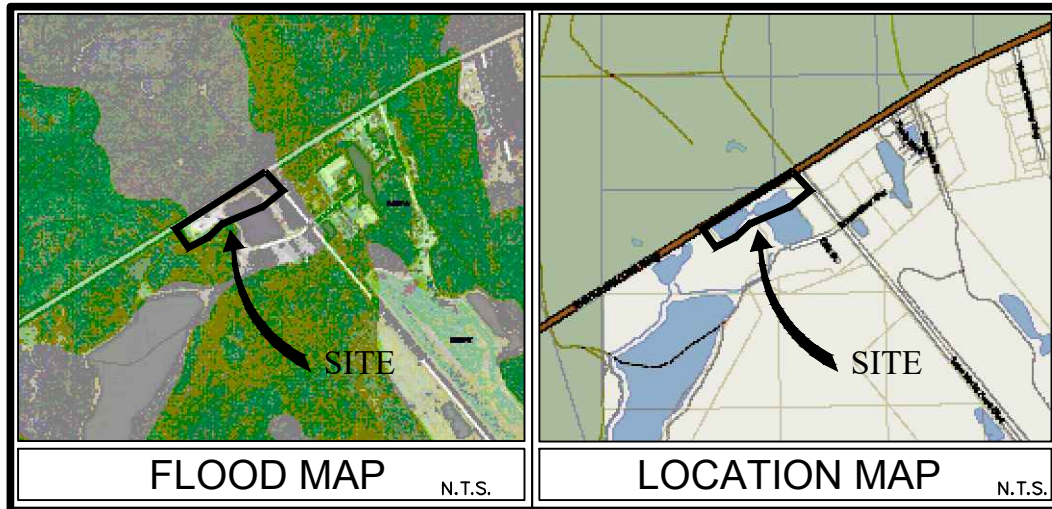
D. Compatibility: The proposed uses are compatible with the area and the overall community and meet the criteria established within **Objective A.1.3** Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. 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.1.3.11**, 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" and should address the relationship of the Use on the adjacent Uses." Consequently, surrounding properties have either an Industrial land use classification, that has other industrial uses, or a Rural Silvicultural FLU Designation, that contains a mitigation bank or is part of the SJRWMD Preservation area. The project will provide for the 10' project perimeter buffer (along most boundaries) and a 20' landscape buffer along IGP and will share a 4.98 acre common retention pond with the adjoining St. Marks Industrial Park. The proposed use of the property is compatible with the of uses within the area (this is an industrial area containing industrial uses) 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 industrial uses are low generators of traffic); the proposed permitted uses will not cause a public nuisance (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 Future Land Use designation. 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 is served by a major transportation system; water and sewer service will be provided and 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.

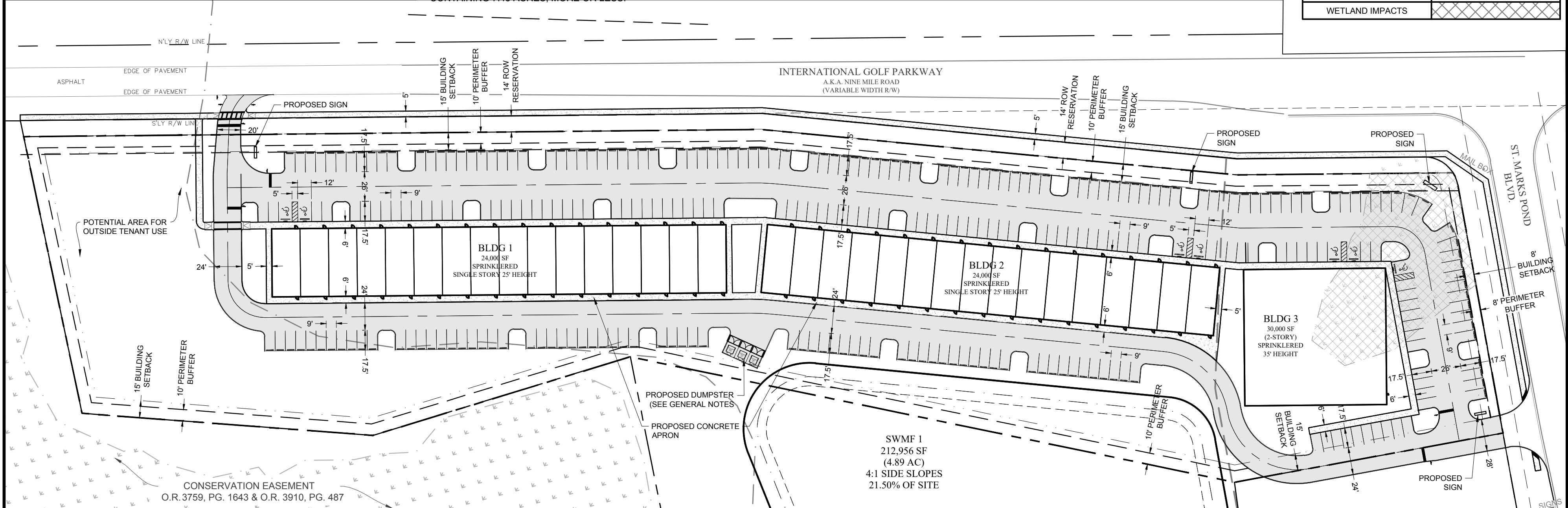
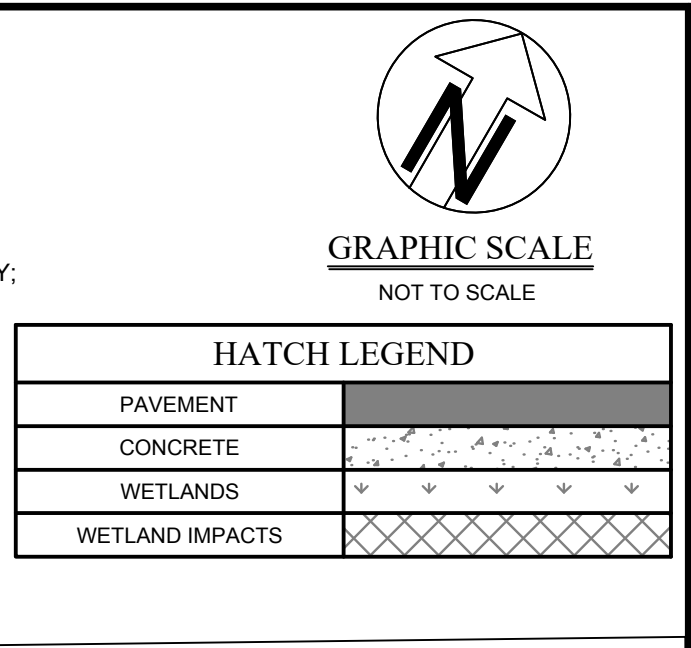
The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as 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 and as a result of the conditions and safeguards included in the application, this development will provide for a project that will be beneficial to 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 to flow continuously with the existing industrial park and provide for buffers and screening to reduce the impact of activities on the any the adjacent properties. This project, as previously mentioned, represents a more comprehensive development plan for an existing industrial site, which will clarify the development standards and the allowable uses. 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 approved.



LEGAL DESCRIPTION
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

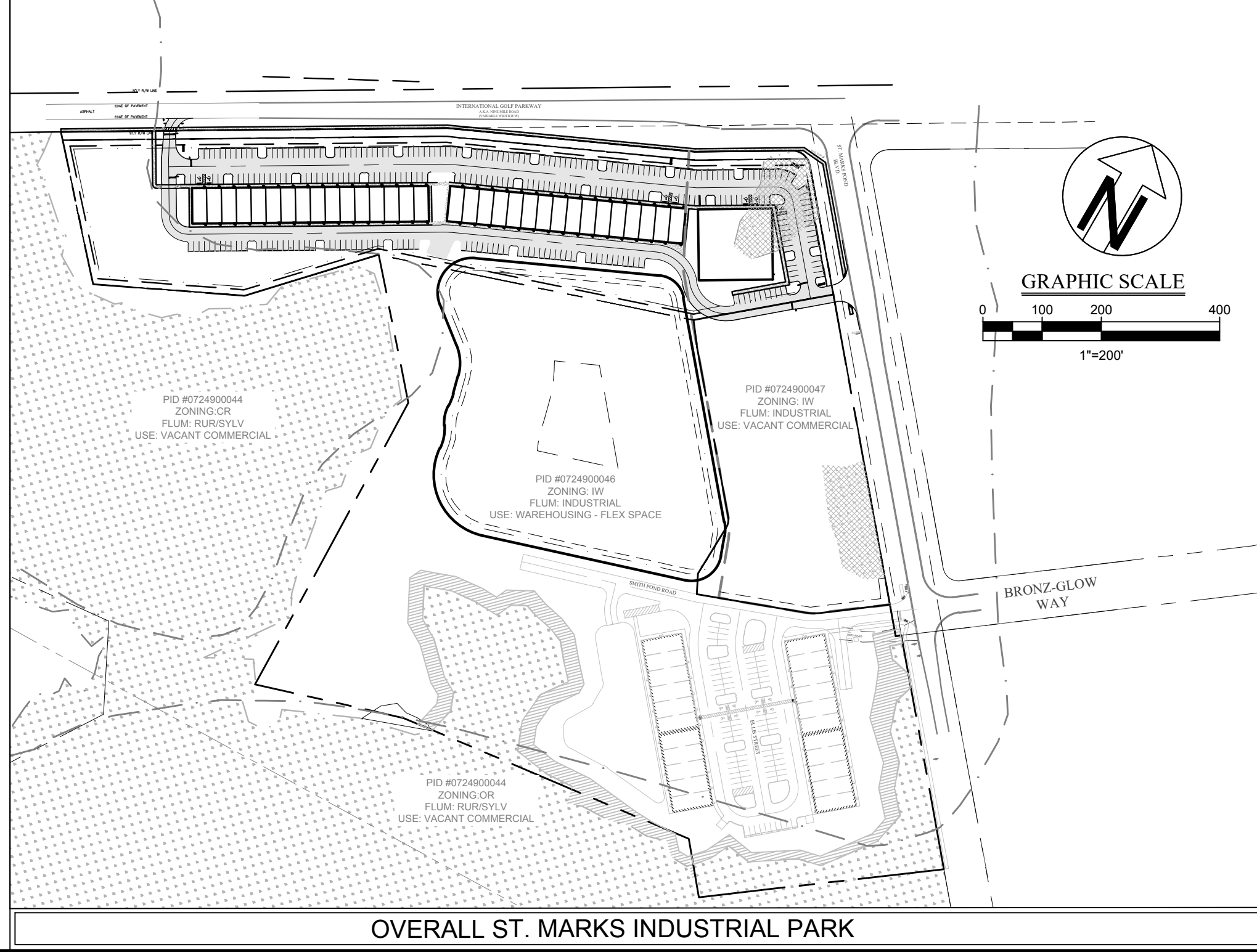
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 00°17'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 33.48 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, NORTH 59°26'32" EAST, 1523.05 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2, CONTINUE NORTH 59°26'32" EAST, 653.03 FEET; COURSE NO. 3, NORTH 65°27'21" EAST, 420.00 FEET; COURSE NO. 4, NORTH 59°26'32" EAST, 164.46 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD (BRONZ-GLOW WAY PART A, RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 42.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°26'20" EAST, 38.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 40°19'13" EAST, CONTINUING ALONG LAST SAID LINE, 221.75 FEET; THENCE SOUTH 49°36'47" WEST, 240.14 FEET; THENCE SOUTH 71°43'28" WEST, 543.23 FEET; THENCE SOUTH 42°59'03" WEST, 237.13 FEET; THENCE SOUTH 64°21'21" WEST, 256.63 FEET; THENCE NORTH 41°54'53" WEST, 263.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.43 ACRES, MORE OR LESS.



SITE DATA		
DEVELOPMENT AREA	7.43 AC	323,651 SF
WETLAND IMPACTS	0.67 AC	29,381 SF
PROPOSED PAVEMENT / CONCRETE	129,430 SF	39.99%
OPEN SPACE	131,221 SF	40.54%
PERIMETER BUFFER	29,808 SF	9.21%
LANDSCAPE BUFFER	26,948 SF	8.33%
OTHER OPEN SPACE	88,814 SF	27.44%
TOTAL FLOOR AREA	78,000 SF	24.10%
TOTAL PERVIOUS	131,221 SF	40.54%
TOTAL IMPERVIOUS SURFACE	192,430 SF	59.46%
PROPOSED BUILDING AREA	63,000 SF	19.47%
MAX ISR		75%
MAX FAR		70%
ZONING (EXISTING)		IW
FLUM		INDUSTRIAL
PARCEL NUMBER(S)		0724900046
911 ADDRESS		221 ST MARKS POND BLVD
FEMA PANEL NUMBER		12109C0195J
FLOOD ZONE		ZONE X & A
MAX BUILDING HEIGHT		40'
MIN SETBACKS (FRONT/SIDE/REAR)		(20'/15'/15')

PARKING CALCULATIONS			
USE: BUS / SERVICE	= 1 SPACE / 500 SF	24,000 SF	48 SPACES
USE: COMM REC / OFFICE	= 1 SPACE / 300 SF	24,000 SF	80 SPACES
USE: INDUSTRIAL	= 1 SPACE / 3000 SF	30,000 SF	10 SPACES
TOTAL REQUIRED	=		138 SPACES
TOTAL PROVIDED	=		291 SPACES
ADA REQUIRED	=		6 SPACES
ADA PROVIDED	=		7 SPACES



GENERAL NOTES

1. MAXIMUM HEIGHT FOR ANY PROPOSED STRUCTURES IS 40 FEET.
2. SITE LIES WITHIN FLOOD ZONE X & A.
3. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
4. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
5. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
6. THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
7. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
8. ALL WETLANDS ONSITE ARE ISOLATED.
9. ALL SIGNAGE WILL BE IN ACCORDANCE WITH SECTION 7.02.00 OF THE LDC. GROUND SIGNS WILL BE ACCORDANCE WITH SECTION 7.02.04 OF THE LDC, WITHIN THE GENERAL LOCATIONS INDICATED ON THIS MDP MAP.
10. THE PERIMETER BUFFER IS TO REMAIN NATURAL OR IS TO BE LANDSCAPED.
11. DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS PER LDC 6.06.04 B.8 AND WITH MECHANICAL SCREENING REQUIREMENTS PER LDC 6.06.04 B.9.
12. PUD BOUNDARY REFLECTS LARGER LAND AREA THAN USED FOR COMM 2022-17 OR MODCP 2023-32. FUTURE MODCP'S WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUD.
13. POTENTIAL AREA FOR OUTSIDE TENANT USE PRIMARILY FOR ACCESSORY TYPE USES, WHICH WILL MEET ALL SCREENING & BUFFERING REQUIREMENTS (INCLUDING ANY REQUIRED FENCING).
14. 20' FPL EASEMENT ALONG IGP (PARTIALLY WITHIN ROW RESERVATION).

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

REVISIONS

NO	DATE	DESCRIPTION
6	11-03-2023	PER S/C COMMENTS
7	08-08-2023	
8		
9	03-06-24	DUMPSTER ADDED

ASSIGNED BY

AREA

MM

DATE

08-08-2023

JOHN

2125

MATTHEWS DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

EXHIBIT C

MASTER DEVELOPMENT PLAN MAP

St. Marks Industrial Park

Planned Unit Development

SHEET No:

1

OF 1

**End of Documents
To be Recorded**