

ORDINANCE NO. 2014 - 47

Public Records of St. Johns County, FL
Clerk number: 2014065727
BK: 3951 PG: 1830
11/7/2014 4:32 PM
Recording \$409.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A RESTATED AND MAJOR MODIFICATION TO ST. AUGUSTINE CENTRE PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1997-23 , AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the applications dated December 13, 2013, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2013-14**, for an amendment to St. Augustine Centre Planned Unit Development, as Ordinance Number 1997-23. As amended and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the St. Augustine Centre (PUD), shall proceed in accordance with Ordinance Number 1997-23, as amended, including the Application for Major Modification and attached hereto and made a part hereof.

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

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the St. Augustine Centre PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the St. Augustine Centre PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the St. Augustine Centre PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The PUD Master Development Plan, Map H , Exhibit 2 and PUD Conversion Table Exhibit 4 meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

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

SECTION 3. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 21st DAY OF October 2014.

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

BY: _____

John H. Morris, Chair

RENDITION DATE October 28, 2014

ATTEST: Cheryl Strickland, Clerk

BY: _____

Deputy Clerk

Effective Date: October 28, 2014

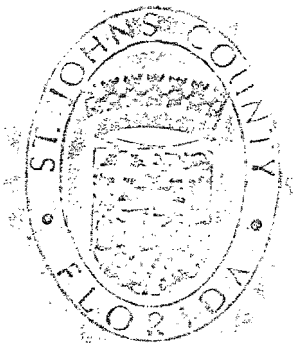


Exhibit A.1

ST. AUGUSTINE CENTRE (OVERALL DRI AND PUD)

A PART OF SECTIONS 5, 6, AND 8, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE NORTH $89^{\circ}15'19''$ EAST ALONG THE NORTHERLY LINE OF SAID SECTION 5, A DISTANCE OF 2702.33 FEET; THENCE SOUTH $02^{\circ}34'25''$ EAST, A DISTANCE OF 2418.93 FEET; THENCE NORTH $86^{\circ}20'55''$ WEST, A DISTANCE OF 724.27 FEET; THENCE SOUTH $02^{\circ}34'25''$ EAST, A DISTANCE OF 660.00 FEET; THENCE SOUTH $86^{\circ}20'55''$ EAST, A DISTANCE OF 663.92 FEET; THENCE SOUTH $02^{\circ}34'25''$ EAST, A DISTANCE OF 50.30 FEET; THENCE NORTH $86^{\circ}20'55''$ WEST, A DISTANCE OF 1319.59 FEET; THENCE SOUTH $02^{\circ}11'41''$ EAST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1942.09 FEET; THENCE NORTH $77^{\circ}03'50''$ WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 153.99 FEET; THENCE NORTH $01^{\circ}39'41''$ WEST LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET; THENCE NORTH $77^{\circ}07'17''$ WEST, A DISTANCE OF 199.99 FEET; THENCE NORTH $01^{\circ}39'41''$ WEST, A DISTANCE OF 166.93 FEET; THENCE NORTH $75^{\circ}57'41''$ WEST, A DISTANCE OF 396.19 FEET, THENCE NORTH $62^{\circ}14'03''$ EAST, A DISTANCE OF 105.57 FEET; THENCE NORTH $27^{\circ}45'57''$ WEST, A DISTANCE OF 308.00 FEET; THENCE SOUTH $62^{\circ}13'29''$ WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, STATE ROAD NO. 9 (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 449.91 FEET; THENCE NORTH $27^{\circ}42'53''$ WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1004.03 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1959.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $28^{\circ}56'46''$ WEST AND A CHORD DISTANCE OF 1950.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $38^{\circ}29'40''$ WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1164.82 FEET; THENCE NORTH $23^{\circ}29'40''$ WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 502.28 FEET; THENCE NORTH $38^{\circ}29'40''$ WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 411.52 FEET TO A POINT LYING ON THE NORTHERLY LINE OF AFORESAID SECTION 6; THENCE NORTH $89^{\circ}22'17''$ EAST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY LINE OF SECTION 6, A DISTANCE OF 2240.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 315.29 ACRES MORE OR LESS.

Exhibit A.2
Per MAJMOD 2013-14

LEGAL DESCRIPTION
APPLICATION FOR MAJOR MODIFICATION TO PUD
ST. AUGUSTINE CENTRE
December 5, 2013

PARCEL 22

A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°15'19" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 973.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SECTION LINE, NORTH 89°15'19" EAST, A DISTANCE OF 1668.53 FEET TO A POINT IN THE WEST LINE OF A 60 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 236 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE, SOUTH 02°34'25" EAST, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1149.57 FEET; THENCE DEPARTING SAID WEST EASEMENT LINE, NORTH 90°00'00" WEST, A DISTANCE OF 391.56 FEET TO A POINT IN THE NORTHERLY LINE OF A ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTIONAL WETLAND; THENCE ALONG SAID WETLAND, THE FOLLOWING 41 COURSES: COURSE NO. 1) NORTH 12°25'34" EAST, A DISTANCE OF 17.77 FEET; COURSE NO. 2) NORTH 09°52'58" EAST, A DISTANCE OF 147.01 FEET; COURSE NO. 3) NORTH 08°47'11" EAST, A DISTANCE OF 85.34 FEET; COURSE NO. 4) NORTH 09°47'40" EAST, A DISTANCE OF 135.27 FEET; COURSE NO. 5) NORTH 14°20'11" WEST, A DISTANCE OF 29.30 FEET; COURSE NO. 6) NORTH 64°34'08" WEST, A DISTANCE OF 27.25 FEET; COURSE NO. 7) NORTH 89°59'07" WEST, A DISTANCE OF 151.64 FEET; COURSE NO. 8) SOUTH 88°41'23" WEST, A DISTANCE OF 91.66 FEET; COURSE NO. 9) SOUTH 89°03'14" WEST, A DISTANCE OF 106.06 FEET; COURSE NO. 10) SOUTH 84°45'00" WEST, A DISTANCE OF 79.56 FEET; COURSE NO. 11) SOUTH 84°35'03" WEST, A DISTANCE OF 64.28 FEET; COURSE NO. 12) NORTH 84°56'10" WEST, A DISTANCE OF 49.13 FEET; COURSE NO. 13) NORTH 72°30'34" WEST, A DISTANCE OF 46.60 FEET; COURSE NO. 14) NORTH 48°40'41" WEST, A DISTANCE OF 35.16 FEET; COURSE NO. 15) NORTH 30°06'01" WEST, A DISTANCE OF 43.01 FEET; COURSE NO. 16) NORTH 30°38'08" WEST, A DISTANCE OF 32.02 FEET; COURSE NO. 17) NORTH 52°19'43" WEST, A DISTANCE OF 42.08 FEET; COURSE NO. 18) NORTH 55°59'06" WEST, A DISTANCE OF 46.95 FEET; COURSE NO. 19) NORTH 63°33'01" WEST, A DISTANCE OF 56.88 FEET; COURSE NO. 20) NORTH 68°43'44" WEST, A DISTANCE OF 151.27 FEET; COURSE NO. 21) NORTH 59°48'58" WEST, A DISTANCE OF 27.79 FEET; COURSE NO. 22) NORTH 11°11'06" WEST, A DISTANCE OF 30.05 FEET; COURSE NO. 23) SOUTH 89°38'22" WEST, A DISTANCE OF 11.60 FEET; COURSE NO. 24) SOUTH

74°13'34" WEST, A DISTANCE OF 32.49 FEET; COURSE NO. 25) NORTH
81°39'07" WEST, A DISTANCE OF 35.93 FEET; COURSE NO. 26) NORTH
32°33'12" WEST, A DISTANCE OF 14.44 FEET; COURSE NO. 27) NORTH
60°15'50" EAST, A DISTANCE OF 30.02 FEET; COURSE NO. 28) NORTH
56°07'10" WEST, A DISTANCE OF 55.84 FEET; COURSE NO. 29) NORTH
87°07'21" WEST, A DISTANCE OF 25.92 FEET; COURSE NO. 30) NORTH
48°28'34" WEST, A DISTANCE OF 43.68 FEET; COURSE NO. 31) NORTH
04°19'30" WEST, A DISTANCE OF 80.54 FEET; COURSE NO. 32) NORTH
29°36'15" WEST, A DISTANCE OF 61.57 FEET; COURSE NO. 33) NORTH
74°12'39" WEST, A DISTANCE OF 37.23 FEET; COURSE NO. 34) NORTH
18°32'59" WEST, A DISTANCE OF 94.98 FEET; COURSE NO. 35) SOUTH
84°41'25" WEST, A DISTANCE OF 25.49 FEET; COURSE NO. 36) NORTH
84°30'18" WEST, A DISTANCE OF 29.75 FEET; COURSE NO. 37) NORTH
61°20'04" WEST, A DISTANCE OF 31.21 FEET; COURSE NO. 38) NORTH
69°33'52" WEST, A DISTANCE OF 35.92 FEET; COURSE NO. 39) NORTH
02°39'34" EAST, A DISTANCE OF 83.98 FEET; COURSE NO. 40) SOUTH
79°24'51" WEST, A DISTANCE OF 37.57 FEET; COURSE NO. 41) NORTH
02°37'35" WEST, A DISTANCE OF 18.65 FEET TO A POINT IN AFORESAID
SECTION LINE AND THE POINT OF BEGINNING.

CONTAINING 25.59 ACRES, MORE OR LESS.

ST. AUGUSTINE CENTRE PARCEL C

(OUTPARCELS 7, 8 & 9)

A PART OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2214.87 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE (A 90 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 56°36'15" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 488.98 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 192.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°50'52" EAST AND A CHORD DISTANCE OF 191.72 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 14°42'45" EAST, A DISTANCE OF 14.95 FEET; THENCE SOUTH 07°58'34" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 17°22'58" WEST, A DISTANCE OF 37.78

FEET; THENCE NORTH 21°39'28" WEST, A DISTANCE OF 18.01 FEET; THENCE SOUTH 81°12'28" WEST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 15°32'45" WEST, A DISTANCE OF 57.47 FEET; THENCE SOUTH 12°18'57" WEST, A DISTANCE OF 68.89 FEET; THENCE SOUTH 14°02'15" WEST, A DISTANCE OF 80.61 FEET; THENCE SOUTH 16°09'49" WEST, A DISTANCE OF 78.55 FEET; THENCE SOUTH 16°36'04" WEST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 14°12'57" WEST, A DISTANCE OF 65.69 FEET; THENCE SOUTH 09°07'39" WEST, A DISTANCE OF 95.10 FEET; THENCE SOUTH 06°49'03" WEST, A DISTANCE OF 72.20 FEET; THENCE SOUTH 07°45'57" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 05°58'12" WEST, A DISTANCE OF 81.21 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 72.58 FEET; THENCE SOUTH 04°26'05" WEST, A DISTANCE OF 118.46 FEET; THENCE SOUTH 07°46'00" EAST, A DISTANCE OF 71.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BELZ OUTLET BOULEVARD (A 110 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1455.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 53°04'46" WEST AND A CHORD DISTANCE OF 129.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°37'59" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 316.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1095.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 346.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°33'43" WEST AND A CHORD DISTANCE OF 345.28 FEET TO A POINT ON SAID CURVE; THENCE NORTH 10°04'47" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.04 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID OUTLET CENTRE DRIVE; THENCE NORTH 56°36'15" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 232.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.353 ACRES MORE OR LESS.

ST. AUGUSTINE CENTRE PARCEL D

(PART OF OUTPARCEL 1, ALL OF OUTPARCELS 2, 3 & 4)

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST ALONG THE WEST LINE OF

SAID SECTION, A DISTANCE OF 2748.47 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BELZ OUTLET BOULEVARD (A 110 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 55°37'59" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°37'59" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 177.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1345.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 699.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°44'21" EAST AND A CHORD DISTANCE OF 691.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°50'42" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.19 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 64°09'18" WEST, A DISTANCE OF 131.50 FEET; THENCE NORTH 26°36'30" WEST, A DISTANCE OF 130.18 FEET; THENCE SOUTH 64°13'58" WEST, A DISTANCE OF 218.36 FEET; THENCE NORTH 26°36'30" WEST, A DISTANCE OF 484.85 FEET; THENCE NORTH 16°34'00" WEST, A DISTANCE OF 48.87 FEET; THENCE NORTH 59°42'26" WEST, A DISTANCE OF 25.84 FEET; THENCE NORTH 44°08'38" WEST, A DISTANCE OF 73.88 FEET; THENCE NORTH 08°40'20" WEST, A DISTANCE OF 132.89 FEET; THENCE NORTH 09°20'24" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 14°07'33" WEST, A DISTANCE OF 42.75 FEET; THENCE NORTH 11°10'20" EAST, A DISTANCE OF 58.39 FEET; THENCE NORTH 48°38'34" WEST, A DISTANCE OF 20.27 FEET; THENCE NORTH 70°30'32" WEST, A DISTANCE OF 43.72 FEET; THENCE NORTH 53°32'30" EAST, A DISTANCE OF 48.32 FEET TO THE POINT OF BEGINNING.

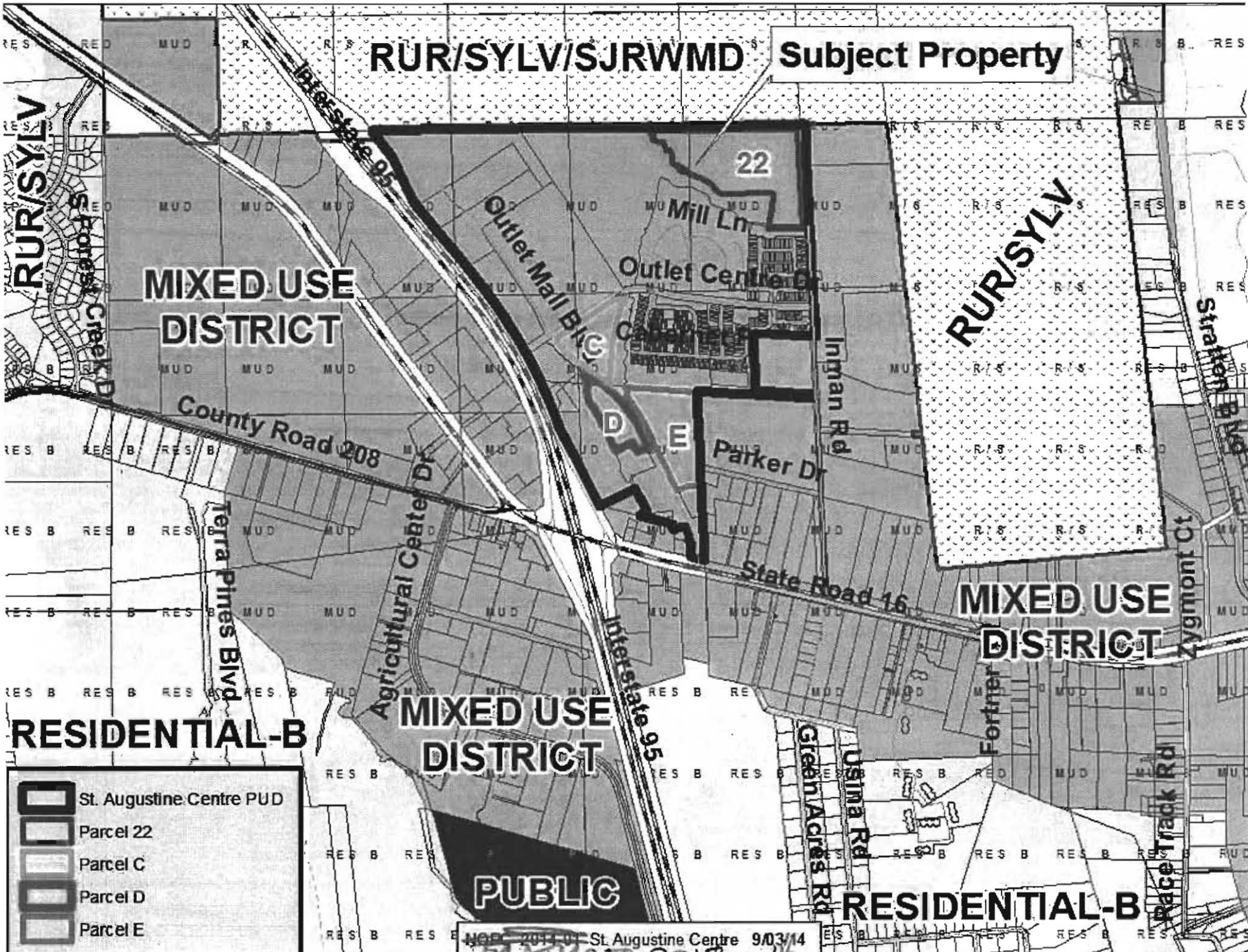
CONTAINING 6.26 ACRES, MORE OR LESS.

ST. AUGUSTINE CENTRE PARCEL E (OUTPARCELS 10, 11, 12, 13, 14 & 15)

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (STATE ROAD NO. 9, A VARYING RIGHT-OF-WAY WIDTH AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF SAID SECTION 5, SAID POINT BEARING NORTH 02°02'27" WEST, A DISTANCE OF 3911.59 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH

27°42'53" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 545.85 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 581.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°13'45" WEST AND A CHORD DISTANCE OF 580.84 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 86°20'55" EAST, ALONG THE SOUTHERLY LINE OF A 50.00 FOOT WIDE DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 783, PAGE 429 OF SAID PUBLIC RECORDS AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 1803.43 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 677, PAGE 715 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 02°11'41" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 677, PAGE 715, A DISTANCE OF 1075.96 FEET; THENCE DEPARTING SAID LANDS, SOUTH 87°48'18" WEST, A DISTANCE OF 150.07 FEET; THENCE SOUTH 64°09'18" WEST, A DISTANCE OF 125.13 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF-WAY LINE OF BELZ OUTLET BOULEVARD (A VARIABLE PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 25°50'42" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 844.55 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1455.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 386.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°26'53" WEST AND A CHORD DISTANCE OF 385.01 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 23°39'44" EAST, A DISTANCE OF 11.05 FEET TO A POINT ON CONSERVATION EASEMENT NO. 2, AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 398 OF SAID PUBLIC RECORDS; THENCE NORTH 23°39'44" EAST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 22.63 FEET; THENCE NORTH 19°14'15" WEST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 62.13 FEET; THENCE NORTH 37°35'41" WEST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 21.56 FEET TO A POINT ON AFORESAID WESTERLY EXTENSION OF A 50.00 FOOT DRAINAGE EASEMENT; THENCE SOUTH 86°20'55" EAST, ALONG SAID LINE, A DISTANCE OF 823.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.89 ACRES, MORE OR LESS.



RUR/SYLV/SJRWMD

Subject Property

MIXED USE DISTRICT

RUR/SYLV






MIXED USE DISTRICT

RESIDENTIAL-B

MIXED USE DISTRICT

RESIDENTIAL-B

PUBLIC

-  St. Augustine Centre PUD
-  Parcel 22
-  Parcel C
-  Parcel D
-  Parcel E

MADMOB 2013-14

Exhibit B

St. Augustine Centre PUD

August 4, 2014

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

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

TOI note: Version 3 of document is the "clean" version, without the proposed changes. Version 9 is the proposed version.

PLANNED UNIT DEVELOPMENT REZONING APPLICATION
ST. AUGUSTINE CENTRE

1. Request. To rezone property from OR, IW, and CHT to PUD (Planned Unit Development).
2. Legal Description: See Attachment A.
3. Site Location: This 315.3 acre site is located just northeast of the Interstate 95-State Road 16 intersection, in central St. Johns County.
4. Site Description and Context [from Ord. 97-23]. The site can best be described as a large row crop farm with a narrow, mostly forested wetland traversing the site from northeast

to southwest. Much of the old farm has been drained into a system of ditches that ties into the wetland, which is known as Sixmile Swamp. In general terms, 245 acres or 78% of the site is in uplands, 59 acres or 19% of the site is in wetlands, and 11 acres or 3% is in open water or ditches. The open water includes a ditch in the heart of Sixmile Swamp and several borrow pits remaining from the construction of I-95. The main ditch functions as a natural conveyance system that collects water from large wetland areas to the east and south of State Road 16, as well as from portions of land to the west of I-95 that drain through culverts into a ditch on the easterly side of I-95. This ditch eventually connects to Turnbull Swamp, which is several miles northwest of the site. As is stated in the drainage section of this PUD, this ditch system will remain in its present location and will continue to function as a drain for off-site waters entering the site from the south.

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

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

5. Area Zoning and Land Uses:

| | <u>Zoning</u> | <u>Comp Plan Desig.</u> | <u>Existing Land Use (s)</u> |
|-------|---------------|-------------------------|------------------------------|
| Site | OR/IW | Mixed Use Corridor | Undeveloped (Agricultural) |
| North | OR | Mixed Use Corridor | Undeveloped |
| East | OR/IW | Mixed Use Corridor | Industrial |
| South | CHT | Mixed Use Corridor | Retail |
| West | CHT/PUD | Mixed Use Corridor | Retail |

6. Historic Resources: There are no known historic or archeological resources on site.

7. Development Plan. Site development shall generally conform with the attached sketch plan. All other applicable aspects of this development not mentioned in this development plan or shown on the concept plan, including but not limited to signage and landscaping,

¹ Note that as of 2014, development along Inman Road contains a mixture of development uses including residential and warehouse/distribution uses.

will conform to current Land Development Regulations. Development shall conform to the following development plan.

A. General Description.

- I. *Retail Sales.* Commercial uses will be located in Areas A, B, C, D, and E. All of these areas are served by a road that will run northward from State Road 16 to the outlet mall. Area A includes the 98.7 acre site for the planned outlet mall, and is located at the northwest part of the site, immediately east of Interstate 95. An up to 567,007 square foot retail outlet mall will be developed within this area, to the extent that such is consistent with the phasing schedule. Area A will also include outparcel retail buildings around the outlet mall. Areas A-E may also include a multi-screen theater, up to 10 screens and 2,600 seats. Up to 400 hotel rooms will also be located in Commercial Areas A-E. Vehicle sales and service bays may be developed within Areas B, C and the 20 acre outparcel in Area A to the extent that such is consistent with the approved Phasing Schedule provided that large vehicles other than RV's and buses, such as semi-trucks, tractor-trailer vehicles, dump trucks, and other similar vehicles will not be sold and serviced within these areas of the PUD.^{2,3} Bus sales will be limited to Parcel Number 086536-0050; the 2.86 acre parcel along Interstate 95 in front of Gander Mountain.⁴ In addition, boats and boat trailers, ATV's and kayaks can be displayed and sold outdoors within Area A of the DRI on the parcel identified herein as Exhibit 1 (Parcel No. 086536-0051).⁵

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

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

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

³ See Ord. 2012-21.

⁴ Id.

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

⁶ This section previously stated, "An area assigned to industrial use (showroom warehouse and distribution) will be located in Area F, a 35.6 acre area located in the eastern and central portion of the site, north of Commercial Area E. A 540,000 square foot facility is planned for this area." This language was superseded by a change to the master plan approved by Ordinance 2003-95 to relocate the industrial area to Area H and to designate Area F for residential uses.

III. *Residential.* Planned units will be multi-family in nature, and may include a variety of rental units, styles from garden-apartment to townhome style units. Buildings will be 3 stories in height or less. Amenities may include pools, tennis courts, playgrounds, clubhouses, and other active and passive recreation facilities. These recreation areas shall be for the use of the residents only, and will not be open to the general public. Within Area H, single family detached dwellings may be developed through use of the conversion table attached as Exhibit 4. Multi-family dwellings (including townhome) uses are also allowed on Area H, with or without use of the conversion table. However, if Area H is developed with residential uses, then industrial uses would not be allowed on Area H.

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

1. Front Setback: 20 feet to face of garage doors and 10 feet to face of home for front load garage design; 10 feet to side of garage or face of home for courtyard or rear-yard garage design
2. Second Front Setback (corner lots): 10 feet, except where the garage access is located on the second front, the minimum setback to the face of the garage shall be 20 feet
3. Side Setback: 5 feet, but may be reduced to 3 feet when the use of the adjacent Lot has been restricted on the Neighborhood Site Plan and construction plans to ensure that at least 10 feet will separate the two structures
4. Rear Setback: 10 feet
5. Minimum Lot Area: 4,500 square feet
6. Minimum Lot Width: 50 feet
7. Maximum Height: 35 feet
8. Maximum Impervious Surface Area: 70% of gross lot area
9. Maximum Coverage of Lots by Buildings for Individual Lots: 60% of gross lot area, subject to an overall maximum lot coverage by all buildings which shall not exceed 0.45.⁷

⁷ See Future Land Use Element Policy A.1.11.3, note 6, limiting max lot coverage to .45 in any residential developments.

10. Lot Yard measurements and requirements are to be measured, and allowed reductions to minimum yard requirements may be taken, in accordance with section 6.01.03 of the Land Development Code, March 2014 (the "Code"). All structures must have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure in accordance with Section 6.03.01 of the Code (March 2014). For lots that abut the northerly boundary of the PUD on Area H, at least 30 feet of defensible space shall be clear of flammable vegetation between the homes and the Twelve Mile Swamp Wildlife Management Area.

11. Up to five (5) flag lots may be allowed on cul-de-sacs and curves within Area H, provided that such lots have a minimum width and minimum road frontage of twenty five (25) feet. Shared driveways may be used for flag lots.

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

1. Model homes and sales offices are allowed as a temporary use. Sufficient parking to serve any model homes or sales offices will be located on driveways, or angled or 90-degree on-street parking, or adjacent stabilized lots until model homes/sales offices have been sold or upon subdivision buildout. As part of construction plan approval, any on-street parking for a model home shall illustrate a segment of the road where no parking may occur that is of sufficient size for emergency vehicles to access the property.

2. All parking and interconnecting sidewalks will comply with the requirements of the Code except as approved within this text.

3. Outdoor lighting will be provided either through streetlights or in compliance with Section 5.03.06.H.6 of the Code.

4. Residential development, related model homes and sales offices and accessory uses are not required to adhere to a Mediterranean or other particular architectural style.

5. A ten (10) foot natural/landscaped buffer shall be provided where Area H abuts the PUD boundary. Other perimeter buffers and visual screen requirements shall not apply other than the yard requirements in section 7(A)III(A), any upland buffers required adjacent to preserved wetlands under the Land Development Code and the defensible space requirement set forth in subsection 7(A)III(A)(10) above.

6. Nothing in these standards is intended to limit the ability of the landowner to continue bona fide silvicultural operations on Area H where construction has not commenced.

7. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting development. Prior to any clearing activity, the Developer shall provide the County a tree inventory or tree survey of protected trees (as defined in the Code) within the limits of the clearing. The Developer shall mitigate for any protected trees to be removed by such early clearing activities as required by the Code.

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

Entrance Signage at Outlet Mall Boulevard. To be able to inform motorists that Camping World and other uses on this 40 acre parcel exist within the St. Augustine Centre DRI, and to direct those coming from Interstate 95 to this 40 acre site, the applicant requests approval of signage at the State Road 16/(Outlet Mall Boulevard) entrance to either be pole-mounted or attached to the existing sign within the median of Outlet Mall Boulevard, with a maximum Advertising Display Area of one hundred sixty-one (161) square feet. If such signage is part of a pole-mounted sign separate from the existing sign, it shall be located directly below the existing sign or at such location as otherwise mutually approved by the St. Johns County Administrator (or designee) and the applicant.⁹

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

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

⁸ In place as of 7/24/14.

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

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

illuminated. This sign shall not project within the triangular area formed by the street right-of-way and a line connecting such points twenty-five (25) feet from the corner formed by the intersection of the street right-of-way line. No portion of the sign may extend into the right-of-way.¹¹ For this proposed monument sign, the following waivers are requested:

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

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

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

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

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

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

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

Following discussions with staff, the applicant requests that a cumulative total of 300 square feet of Advertising Display Area for ground monument/pole signs be allowed for use on the outparcels within the 40 acre site, with one sign per outparcel not exceeding 20 feet in height. The applicant requests that in addition to these allowed outparcel signs, that one interstate pole sign of up to 85 feet in height and with a maximum Advertising Display Area of 250 square feet be allowed on the northern 20 acre portion of the 40 acre site as shown on the attached Concept Plan.¹³ Other signage on the 40 acre site shall be regulated by the Land Development Code.¹⁴

I. The parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051) is situated between five hundred (500) and one-half (0.5) mile of the interstate system interchange right-of-way and shall be allowed one (1) Pole Sign measuring eighty-five (85) feet in height with a maximum Advertising Display Area of two hundred fifty (250) square feet.¹⁵ Additionally, the parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051)¹⁶ shall be allowed ground monument signs for the purposes of individually identifying the "sub-project" areas as those areas are identified in Exhibit 1. The ground monument signs shall not exceed 75 square feet in area and 14' in height. Further, the parcel within Area A identified herein as Exhibit 1 (Parcel No. 086536-0051) shall be allowed to have wall signage up to a total of 662.32 square feet as proposed in the Unified Signage Plan. This wall signage would be at a ratio of 2.65 feet of signage to every 1 foot of building width.¹⁷

II. Area B of the Map H Development Plan, as shown on Attachment B of the St. Augustine Centre PUD, Ordinance 97-23, shall be allowed additional project signage in the form of a pole sign up to 85 feet in height with a maximum advertising display area of 250 square feet.¹⁸ Further, Area B shall be allowed to have wall signage up to a total of 400 square feet. This wall signage would be at a ratio of 2.65 feet of signage to every 1 foot of building width.¹⁹

III. The parcel within Area A identified herein as Exhibit I (Parcel 086536-0052), shall be allowed additional project signage in the form of one pole sign up to 85 feet in height with a maximum advertising display area of 250 square feet.²⁰

(part of III above) Additionally, the size of the monument sign authorized by Ordinance 2005-15(MAJMOD 2004-17) for this parcel would be increased to

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

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

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

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

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

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

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

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

allow a monument sign up to 40 feet in height with a maximum advertising display area of 250 square feet specific to the design as was depicted in the presentation by the applicant at the September 18, 2007 public hearing and further as shown by Exhibit D.

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

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

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

- D. Drainage. Stormwater runoff for on-site developed areas will be directed to on-site retention ponds (Areas E and F will share a pond). The ponds will discharge into the south-to-north ditch. Runoff from off-site areas will continue to discharge to or will be conveyed to outfall into the south-to-north ditch. The drainage system will consist of a system of storm inlets and catch basins connected by storm pipes and draining into various stormwater ponds. The St. Johns County criteria, requiring a 5-year frequency storm, will be used in the design of this storm drain system. The retention-detention stormwater ponds will be designed for a 25 year frequency storm to satisfy both St. Johns River Water Management District (SJRWMD) and St. Johns County criteria. All ponds will provide treatment for the first 2.5 inches of runoff from the impervious area and a permanent pool volume with a minimum residence time of 14 days during the wet season, as prescribed by the SJRWMD. Drawdown of the treatment volume shall be designed so that no more than one half of the volume will be discharged in the 48 to 60 hours following a storm event. The actual design of the stormwater system will implement the latest and current criteria as set forth by the SJRWMD and the St. Johns County Engineering Department. As proposals for the development of various parcels are finalized, detailed drainage design for each stormwater system will be provided. All systems will meet criteria as discussed above and will be permitted through appropriate agencies.

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

- E. Utilities. Water and sewer will be provided by the County. The County will serve this property from existing service along S.R. 16 and Inman Road. There is a water storage tank just east of the site on Parker Road. Existing water, sewer, and reuse lines are presently on the north side of State Road 16, and a water line runs approximately 1,600' up Inman Road from 16. All utilities will be underground.
- F. Site Access and Circulation. As the sketch plan indicates, the development will be accessed by two main (private) roads. One road will intersect State Road 16 approximately 1,000' east of the intersection of 16 and 1-95. It is anticipated that this intersection will eventually be signalized, and will have inbound and outbound turn lanes at the main road/State Road 16 intersection. This four-lane road will have a 110' right-of-way, a landscape median with turn lanes, turn lanes for each parcel, and will access all retail sales parcels as well as the outlet mall site. The second road, a two-lane road with an 80' right-of-way and turn lanes for each parcel, will access the residential and industrial parcels from Inman Road, approximately 3,000 feet north of State Road 16. This road, provides a second access point to the outlet mall. The developer will add off-site, inbound and outbound turn lanes at the intersection of Inman Road and State Road 16. Parcels will have internal driveway systems that connect to the two main roads with one access point for each parcel.

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

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

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

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

In regard to the minimum required parking, planning staff have instructed us that the outlet mall must meet minimum parking standards for shopping centers, while other commercial areas in the development must meet minimum parking standards for "business, commercial or personal service establishment (not

otherwise listed)." The development also has a planned 70,500 s.f. building planned for multiple retail uses, which would fall under the shopping center classification.

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

| Jurisdiction | Parking Spaces Required per Gross Leasable Square Footage |
|---|---|
| Escambia County | 2 |
| Ocala | 3 |
| Pensacola | |
| Indian River County | |
| Brevard County | 4 |
| Hillsborough County | |
| Sarasota County | |
| Seminole County | |
| Gainesville | 5 |
| Indian River County | |
| Palm Beach County | |
| Volusia County | |
| Naples | 5.5 |
| Alachua County | |
| Clay County | |
| St. Johns County (as applied to St. Augustine Centre development) | 6.5 |

The Urban Land Institute determined in 1995 that the median parking ratio for shopping centers with over 600,000 s.f. was 5.4 to 5.4 spaces per 1,000 GLSF. The *Shopping Center Development Handbook*, published by the same national real estate research institute, recommended that large shopping centers provide 5

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

spaces per 1,000 GLSF, which will "serve patrons and employee needs at the 20th busiest hour of the year, and allow a surplus during all but 19 of the remainder of the more than 3,000 hours during which a typical (shopping) center is open annually." Belz Outlet Center, this outlet mall developer, uses the 5 space-per-1,000 GLSF standard in 11 other malls and has not experienced parking shortages.

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

By eliminating 411 parking spaces, the project will reduce paved area by almost 2 acres, and increase open and green space accordingly. This replacement of unneeded paved areas with open space is in keeping with the intent of Comprehensive Plan Recreation and Open Space Policy H.1.4.3.

- H. Unified Control and Common Maintenance. Legal documents which assure adequate management and maintenance of the open space areas shall be provided by the developer at the time of Final Development Plan submittal for areas proposed for common ownership by, the developer or parcel owners within the PUD. Common ownership areas shall include the two main roads, retention ponds, pedestrian/bikeway system, and wetland areas. Owners of the residential parcels will be responsible for the provision and maintenance of recreation areas provided for residents. Owners of individual parcels shall be responsible for the management and maintenance of open space not included in the above areas. Legal instruments provided for dedications, covenants, owners associations, and development controls shall:
- ♦ place title of common property in a form of common ownership by the developer or parcel owners within the PUD; e.g. a duly constituted and legally responsible owners association;
 - ♦ appropriately limit the use of common property;
 - ♦ place responsibility for management and maintenance of common property;
 - ♦ place responsibility for enforcement of covenants; and
 - ♦ permit the subjection of each lot to assessment for its proportionate share of maintenance costs.
- I. Phasing: Phasing shall be in accordance with the Phasing Schedule attached as Exhibit 3; however, uses may be converted in accordance with the Conversion Table attached as Exhibit 4.
- I. *Retail Sales,* Commercial uses will be located in Areas A - E. All of these areas are served by a road that will run northward from State Road 16 to the outlet mall. Area A includes the site for the outlet mall, and is located

at the northwest part of the site, immediately east of Interstate 95. In addition to the now existing outlet mall on Area A, outparcels within Area A may include retail and outlet retail use in accordance with the approved Phasing Schedule, approved as part of Ordinance 2004-50, as may be subsequently amended (the "Phasing Schedule"). Retail development in areas B, C, D, and E will be developed according to the Phasing Schedule. Areas A-E may also include a multi-screen theater, up to 10 screens and 2,600 seats. Hotel uses are also allowed on Commercial Areas A-E.²³

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

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

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

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

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

²³ See Ord. 2005-15.

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

²⁵ See Note 12.

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

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

I. Retail Sales (based on CG district):

- ♦ retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods, and luggage, jewelry (including watch repair but not pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, and pet shops (but not animal kennel or veterinarian), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products;
- ♦ service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker;
- ♦ medical and dental offices and clinics;
- ♦ libraries;
- ♦ professional and business offices;
- ♦ bank and financial institutions (including drive-through), travel agencies, employment offices, and similar establishments;
- ♦ retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware, and similar uses;
- ♦ commercial indoor recreational facilities such as motion picture theater, billiard parlor, swimming pool, bowling alley, and similar uses;
- ♦ hotels and motels;
- ♦ indoor skating rink in completely enclosed building;
- ♦ sale of alcoholic beverages with content not more than 14% for consumption off premises;
- ♦ automobile service station;
- ♦ nightclubs, package store or sale of alcoholic beverages, bar or tavern for on-premises consumption of alcoholic beverages in accordance with the provisions of St. Johns County Municipal Code Sections 6-1-26 and 7-16-13;
- ♦ drive-in restaurants;
- ♦ retail plant nurseries;
- ♦ retail outlets for tires, batteries, and automobile accessories;

- ♦ radio or television broadcasting offices, studios, transmitters, or antennas;
- ♦ special events, as allowed by county regulations;
- RV Sales and service bays on the northern portion of Area A not already developed as part of the Belz Outlet Mall;
- vehicle sales and service bays within Areas B, C and the 20 acre outparcel in Area A, as shown on the Concept Plan approved under Ordinance 2005-15 and attached as Page 2 of Exhibit B²⁶, provided that large vehicles other than RV's and buses, such as semi-trucks, tractor-trailer vehicles, dump trucks, and other similar vehicles will not be sold and serviced within these areas of the PUD. Bus sales will be limited to Parcel Number 086536-0050; the 2.86 acre parcel along Interstate 95 in front of Gander Mountain.²⁷
- outdoor boats and boat trailers, ATV's and kayaks within Area A of the DRI on the parcel identified herein as Exhibit 1 (Parcel No. 086536-0051).²⁸

II. *Industrial (based on IW district):*

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

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

- ♦ multiple family dwellings (including on Area H), and related sales centers and amenities;
- * on Area H, single family detached dwellings, model homes and sales centers in accordance with the Code and performance criteria set forth herein.
- ♦ recreational facilities to serve on-site residents, including: pools, clubhouse, laundry facilities, tennis courts, playgrounds, basketball courts, bike racks, and boat storage.

²⁶ Same as the illustration entitled "the 40 Acre site"

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

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

- **Prior to and as a condition of approval of the first of either residential plat or vertical construction of residential uses on Area H, the adjacent firing range shall permanently cease operation.**

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

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

N. Landscaping

- I. *Vehicular Use Areas*. Each vehicular use area shall dedicate at least 10% of the area to landscaping, which would include buffers that abut vehicular use areas. Interior landscape areas shall be dispersed so as to define aisles and limit unbroken rows of parking to a maximum of 100'. Landscape islands shall be at least 150 square feet, and shall contain a shade tree for every 75 square feet of island area. Where parking lots or other vehicular use areas are adjacent to right-of-ways, a hedge shall also be provided within the landscape buffer. This hedge shall be around 2.5-3' high at the time of planting, and 4' within 1 year. All parking bays shall terminate with a landscape island. All vehicular use areas and landscape islands shall have curbs.
- II. *Buffers*. Trees shall be planted approximately every 40 linear feet and shrubs and other landscaping shall be planted between trees (*EXCEPT IN WETLAND BUFFERS*). *TREES SHALL HAVE A MINIMUM CALIPER OF 4" AND A HEIGHT OF 12' AT THE TIME OF PLANTING. A*

²⁹ Ord. 2012-21.

minimum 6' high visual screen shall also be required for the east perimeter buffer, from S.R. 16 frontage to Inman Road. The 20' wide perimeter buffer for the bus sales parcel (referenced in Section 7, Development Plan, M. Buffers, III. Perimeter Buffers), will be planted with Non-canopy trees 12' tall at the time of planting and 25' tall at mature growth, spaced 20' apart, along with native bunch grasses 2' tall at the time of planting and 3' tall within 1 year of growth, planted 3' on center. The 12.5' portion of the perimeter buffer will be planted with Native bunch grasses, a minimum of 2' tall at the time of planting and 3' tall within 1 year, planted 3' on center.³⁰

- III. Area B of the Map H Development Plan, as shown on Attachment B of the St. Augustine Centre PUD, Ordinance 97-23, shall be allowed an unbroken row of parking more than 100 feet in length but less than 120 feet in length for the parking row immediately fronting the primary entrance to the sales building. In exchange one additional tree will be required on the site. All other landscaping requirements of this Section N must be met.³¹
- O. Open Space and Recreation. Open space and recreation areas in the project shall include recreation areas, in the residential parcels, open space, in residential and nonresidential parcels, and conservation areas. Open space, recreation areas, and conservation areas shall be recorded upon the final development plan of the PUD.
 - I. *Recreation Areas.* The residential parcels shall have sufficient recreation areas which shall include swimming pools, playgrounds, tennis courts, pedestrian and bicycle ways, and passive recreation areas. These areas shall be located on one or both of the residential parcels, and shall be utilized by residents - they will not be available to the general public. Recreation areas will also include the bikeway/pedestrian pathways through the development.
 - II. *Open Space.* At least 15% of the area of all parcels shall be in open space, which shall be landscaped areas that include buffers. Open space is the amount of the site that is devoted to passive recreation and/or landscaped buffers. Open space shall include unpaved and undeveloped areas only, including: lawns, stormwater retention ponds, passive recreation areas (in non-residential areas), wooded areas, buffers, and water courses. Open space does not include driveways, parking lots, or other surfaces designed for or intended for vehicular travel.

³⁰ Ord. 2012-21.

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

III. *Conservation Areas.* Conservation areas shall include preserved wetlands, as shown on the sketch map. Protection and maintenance of conservation areas shall be the responsibility of the property owners' association, a responsibility that will also be required in covenants and/or deed restrictions for properties within this project.

P. Miscellaneous Requirements.

| | Retail Sales | Industrial | Residential (except for Area H, see 7(A)III(A)) |
|-----------------------------------|--------------|------------|--|
| Front Setback | 20' | 20' | 20' |
| Side Setbacks | 10' | 10' | 10' |
| Rear Setbacks | 10' | 10' | 20' |
| Building Height | 60' | 40' | 50' |
| Maximum Impervious Lot Coverage | 75% | 75% | 75% |
| Maximum Lot Coverage by Buildings | 35% | 40% | 25% |

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

Outparcel Creation. As shown on the attached Concept Plan, two new outparcels would be created under this [approved] Application. The first outparcel is shown with conceptual detail as to parking areas, building footprints and the like, and is approximately 20 acres in size. The second outparcel is the site labeled "out parcel" on the Concept Plan and is also approximately 20 acres in size. The final configuration and site planning detail for these sites would be reviewed under the incremental master development plan process. The applicant further requests that to the extent that the second outparcel (the one labeled "out parcel") is further subdivided, that such subdivision may be approved by staff through the incremental master development plan process.³²

8. Review of Applicable Criteria: As a PUD this application should largely meet both PUD Intent and Criteria. The proposed PUD meets the intent and standards for PUDs as described in the Zoning Code. The following discussion lists those criteria and responds to each criterion.
- ♦ *Permit a creative approach to the development of land.* St. Augustine Centre provides a mixed-use development of retail, industrial, and residential uses, linked by vehicular and pedestrian pathways. Potential uncomplimentary use problems are eliminated due to strategic placement of the residential units in the northeast quadrant of the site, buffered from the industrial and retail uses, but close enough for residents to walk to employment and shopping. Landscape buffers and landscaping

³² From Ord. 2005-15.

requirements, stricter than the County's requirements, guarantee that this development will be a green and attractive area. The preserved and enhanced wetland will serve as a centerpiece for the development, in an aesthetic and functional way. Buildings will be designed to take advantage of the wilderness view, pedestrian pathways will skirt its edges, and the retention ponds will treat runoff going into the wetland.

- ♦ *Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the Zoning Ordinance.* Developments in Mixed Use Districts are required to seek a PUD zoning classification, according to the Comprehensive Plan. Instead of developing individually zoned pods, this development provides an integrated mix of uses, unified by common maintenance, design controls, excess landscaping throughout the development, and vehicular and pedestrian linkages. This will accomplish a more desirable environment than strict code interpretation would.
- ♦ *Provide for an efficient use of land, resulting in smaller networks of utilities and streets and thereby lower development costs.* The site is served by two major roads: Interstate 95 and State Road 16, and is also served by water, sewer, and reuse lines that are of adequate capacity to serve the site. This existing infrastructure allows for efficient use of the land by eliminating the need for excess or additional streets and utilities.
- ♦ *Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities and the provision of recreation areas and open space in excess of existing zoning and subdivision requirements.* Most wetlands will be preserved in their natural or existing state, and degraded wetlands will in fact be restored to the original appearance and function. The site will have underground utilities. Recreational facilities will be provided for the multi-family areas, including swimming pools, playgrounds, tennis courts, pedestrian and bicycle ways, and passive recreation areas. These facilities will not be open to the general public.
- ♦ *Provide an opportunity for new approaches to ownership.* St. Augustine Centre provides opportunities for ownership along with unified control of common facilities. This allows private ownership with the guarantee that retention ponds, pedestrian paths/bikeways, and wetland areas will be maintained or preserved by the owners association.
- ♦ *Provide an environment of stable character compatible with surrounding residential areas.* While there are currently no surrounding residential areas, this development will provide a stable environment, as it will comply with all county zoning, landscape, parking, and other requirements, and will develop according to a county-approved agreement and schedule.
- ♦ *Retain property values over the years.* Due to the continued investment and maintenance of this site set forth in the contract between the owner and the County, property values will in fact increase over the years.

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

- ♦ *Goal A.1: To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-*

efficient and environmentally acceptable manner. Encourage/accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.

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

- ♦ *Policy A.1.9.2: All new developments within Mixed Use Centroids and Mixed Use Districts (MUDs) shall be required to be served by public or private water and sewer services.*

The project will be served the County with centralized water and sewer services.

The following Comprehensive Plan objectives and policies are also related to this application, and are paraphrased below.

- ♦ *Policy A.1.2.1.* This policy requires conformance with the Concurrency Management System. St. Augustine Centre will conform to the CMS.
- ♦ *Policy A.1.7.11.* This policy requires that the County review development applications to ensure adequate open space is available. While this pertains to the County's review process, St. Augustine Centre is providing adequate open space (at least 15% of site).
- ♦ *Policy A.1.9.3.* This policy states that buffers shall be required at the periphery of developments in Mixed Use Centroids to provide for compatibility with adjacent uses. St. Augustine Centre will provide a perimeter buffer that ranges between 20' and 40', and sometimes exceeds the latter figure.
- ♦ *Policy B.1.6.1.* This policy deals with adequate internal circulation for pedestrians, bicycles, and vehicles. St. Augustine Centre has provided this.
- ♦ *Policy F.1.3.7.* This policy requires a minimum 25' buffer between natural drainage areas and developed areas. St. Augustine Centre has provided this.
- ♦ *Policy G.2.2.2.* This policy requires that the County protect environmental features through the land development regulations. St. Augustine Centre will preserve the great majority of the wetland systems, and will in fact enhance and improve this wetland system. The project will also allow for the preservation of off-site wetlands.

³³ *Shopping Center Directions*, Summer 1994.

- ♦ *Policy H.1.3.4.* This policy requires that PUDs dedicate open space and parks according to the level of service standard. As the PUD states, St. Augustine Centre will choose to fulfill this requirement by paying the recreation impact fee.
- ♦ *Policy J.1.2.* This objective requires that the County adopt level of service standards to measure adequacy of public facilities and services. This project will meet concurrency requirements.
- ♦ *Policy J.1.5.* This objective requires that the County adopt and implement a Concurrency Management System. This project will meet concurrency requirements.

Other comp plan standards and criteria are discussed below.

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

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

The Comp. Plan states that buffers should be provided at the edges of MUDs consisting of 5% to 20% of land area. The site will have a minimum 40' external buffer (averaged over the whole site), resulting in a total buffer area of more than 17 acres, which is around 5.5% of the site.

10. Summary: St. Augustine Centre is a mixed-use development under unified control. The development will offer a variety of employment opportunities, as well as a quality residential environment. Vehicle trips will be reduced due to the close proximity of residences to shopping and work. The development will link up with State Road 16 and Inman Road in an organized manner, and the developers will improve area roads to minimize the impact of increased traffic. On-site wetlands will be protected and enhanced to the greatest degree possible by the use of a conservation easement. Off-site wetlands mitigation will more than make up for lost wetland area. Internal and external buffers will

eliminate problems caused by uncomplimentary land uses. All parts of the site will be linked by a road system, as well as a pedestrian/bikeway system that will also follow the most interesting natural feature in the site: the transitional area between wetlands and uplands. The project is, and will be, in compliance with the Zoning Code and the Comprehensive Plan. In summary, the project promises to be a positive contribution to St. Johns County.

LEGAL DESCRIPTION
APPLICATION FOR MAJOR MODIFICATION TO PUD
ST. AUGUSTINE CENTRE

December 5, 2013

PARCEL 22

A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 89°15'19" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 973.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SECTION LINE, NORTH 89°15'19" EAST, A DISTANCE OF 1668.53 FEET TO A POINT IN THE WEST LINE OF A 60 FOOT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 236 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID SECTION LINE, SOUTH 02°34'25" EAST, ALONG SAID WEST EASEMENT LINE, A DISTANCE OF 1149.57 FEET; THENCE DEPARTING SAID WEST EASEMENT LINE, NORTH 90°00'00" WEST, A DISTANCE OF 391.56 FEET TO A POINT IN THE NORTHERLY LINE OF A ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTIONAL WETLAND; THENCE ALONG SAID WETLAND, THE FOLLOWING 41 COURSES: COURSE NO. 1) NORTH 12°25'34" EAST, A DISTANCE OF 17.77 FEET; COURSE NO. 2) NORTH 09°52'58" EAST, A DISTANCE OF 147.01 FEET; COURSE NO. 3) NORTH 08°47'11" EAST, A DISTANCE OF 85.34 FEET; COURSE NO. 4) NORTH 09°47'40" EAST, A DISTANCE OF 135.27 FEET; COURSE NO. 5) NORTH 14°20'11" WEST, A DISTANCE OF 29.30 FEET; COURSE NO. 6) NORTH 64°34'08" WEST, A DISTANCE OF 27.25 FEET; COURSE NO. 7) NORTH 89°59'07" WEST, A DISTANCE OF 151.64 FEET; COURSE NO. 8) SOUTH 88°41'23" WEST, A DISTANCE OF 91.66 FEET; COURSE NO. 9) SOUTH 89°03'14" WEST, A DISTANCE OF 106.06 FEET; COURSE NO. 10) SOUTH 84°45'00" WEST, A DISTANCE OF 79.56 FEET; COURSE NO. 11) SOUTH 84°35'03" WEST, A DISTANCE OF 64.28 FEET; COURSE NO. 12) NORTH 84°56'10" WEST, A DISTANCE OF 49.13 FEET; COURSE NO. 13) NORTH 72°30'34" WEST, A DISTANCE OF 46.60 FEET; COURSE NO. 14) NORTH 48°40'41" WEST, A DISTANCE OF 35.16 FEET; COURSE NO. 15) NORTH 30°06'01" WEST, A DISTANCE OF 43.01 FEET; COURSE NO. 16) NORTH 30°38'08" WEST, A DISTANCE OF 32.02 FEET; COURSE NO. 17) NORTH 52°19'43" WEST, A DISTANCE OF 42.08 FEET; COURSE NO. 18) NORTH 55°59'06" WEST, A DISTANCE OF 46.95 FEET; COURSE NO. 19) NORTH 63°33'01" WEST, A DISTANCE OF 56.88 FEET; COURSE NO. 20) NORTH 68°43'44" WEST, A DISTANCE OF 151.27 FEET; COURSE NO. 21) NORTH 59°48'58" WEST, A DISTANCE OF 27.79 FEET; COURSE NO. 22) NORTH 11°11'06" WEST, A DISTANCE OF 30.05 FEET; COURSE NO. 23) SOUTH 89°38'22" WEST, A DISTANCE OF 11.60 FEET; COURSE NO. 24) SOUTH 74°13'34" WEST, A DISTANCE OF 32.49 FEET; COURSE NO. 25) NORTH 81°39'07" WEST, A DISTANCE OF 35.93 FEET; COURSE NO. 26) NORTH 32°33'12" WEST, A DISTANCE OF

14.44 FEET; COURSE NO. 27) NORTH 60°15'50" EAST, A DISTANCE OF
30.02 FEET; COURSE NO. 28) NORTH 56°07'10" WEST, A DISTANCE OF
55.84 FEET; COURSE NO. 29) NORTH 87°07'21" WEST, A DISTANCE OF
25.92 FEET; COURSE NO. 30) NORTH 48°28'34" WEST, A DISTANCE OF
43.68 FEET; COURSE NO. 31) NORTH 04°19'30" WEST, A DISTANCE OF
80.54 FEET; COURSE NO. 32) NORTH 29°36'15" WEST, A DISTANCE OF
61.57 FEET; COURSE NO. 33) NORTH 74°12'39" WEST, A DISTANCE OF
37.23 FEET; COURSE NO. 34) NORTH 18°32'59" WEST, A DISTANCE OF
94.98 FEET; COURSE NO. 35) SOUTH 84°41'25" WEST, A DISTANCE OF
25.49 FEET; COURSE NO. 36) NORTH 84°30'18" WEST, A DISTANCE OF
29.75 FEET; COURSE NO. 37) NORTH 61°20'04" WEST, A DISTANCE OF
31.21 FEET; COURSE NO. 38) NORTH 69°33'52" WEST, A DISTANCE OF
35.92 FEET; COURSE NO. 39) NORTH 02°39'34" EAST, A DISTANCE OF
83.98 FEET; COURSE NO. 40) SOUTH 79°24'51" WEST, A DISTANCE OF
37.57 FEET; COURSE NO. 41) NORTH 02°37'35" WEST, A DISTANCE OF
18.65 FEET TO A POINT IN AFORESAID SECTION LINE AND THE POINT OF
BEGINNING.

CONTAINING 25.59 ACRES, MORE OR LESS.

ST. AUGUSTINE CENTRE PARCEL C
(OUTPARCELS 7, 8 & 9)

A PART OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2214.87 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE (A 90 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 56°36'15" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 488.98 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 780.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 192.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°50'52" EAST AND A CHORD DISTANCE OF 191.72 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 14°42'45" EAST, A DISTANCE OF 14.95 FEET; THENCE SOUTH 07°58'34" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 17°22'58" WEST, A DISTANCE OF 37.78 FEET; THENCE NORTH 21°39'28" WEST, A DISTANCE OF 18.01 FEET; THENCE SOUTH 81°12'28" WEST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 15°32'45" WEST, A DISTANCE OF 57.47 FEET; THENCE SOUTH 12°18'57" WEST, A DISTANCE OF 68.89 FEET; THENCE SOUTH 14°02'15" WEST, A DISTANCE OF 80.61 FEET; THENCE SOUTH 16°09'49" WEST, A DISTANCE OF 78.55 FEET; THENCE SOUTH 16°36'04" WEST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 14°12'57" WEST, A DISTANCE OF 65.69 FEET; THENCE SOUTH 09°07'39" WEST, A DISTANCE OF 95.10 FEET; THENCE SOUTH 06°49'03" WEST, A DISTANCE OF 72.20 FEET; THENCE

SOUTH 07°45'57" WEST, A DISTANCE OF 70.36 FEET; THENCE SOUTH 05°58'12" WEST, A DISTANCE OF 81.21 FEET; THENCE SOUTH 00°22'55" WEST, A DISTANCE OF 72.58 FEET; THENCE SOUTH 04°26'05" WEST, A DISTANCE OF 118.46 FEET; THENCE SOUTH 07°46'00" EAST, A DISTANCE OF 71.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BELZ OUTLET BOULEVARD (A 110 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1455.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 53°04'46" WEST AND A CHORD DISTANCE OF 129.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°37'59" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 316.95 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1095.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 346.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°33'43" WEST AND A CHORD DISTANCE OF 345.28 FEET TO A POINT ON SAID CURVE; THENCE NORTH 10°04'47" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 55.04 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID OUTLET CENTRE DRIVE; THENCE NORTH 56°36'15" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 232.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.353 ACRES MORE OR LESS.

ST. AUGUSTINE CENTRE PARCEL D

(PART OF OUTPARCEL 1, ALL OF OUTPARCELS 2, 3 & 4)

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 02°02'27" EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 2748.47 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BELZ OUTLET BOULEVARD (A 110 FOOT PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 55°37'59" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 55°37'59" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 177.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1345.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 699.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°44'21" EAST AND A CHORD DISTANCE OF 691.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°50'42" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.19 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 64°09'18" WEST, A DISTANCE OF 131.50 FEET; THENCE NORTH 26°36'30" WEST, A DISTANCE OF 130.18 FEET; THENCE SOUTH 64°13'58" WEST, A DISTANCE

OF 218.36 FEET; THENCE NORTH 26°36'30" WEST, A DISTANCE OF 484.85 FEET; THENCE NORTH 16°34'00" WEST, A DISTANCE OF 48.87 FEET; THENCE NORTH 59°42'26" WEST, A DISTANCE OF 25.84 FEET; THENCE NORTH 44°08'38" WEST, A DISTANCE OF 73.88 FEET; THENCE NORTH 08°40'20" WEST, A DISTANCE OF 132.89 FEET; THENCE NORTH 09°20'24" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 14°07'33" WEST, A DISTANCE OF 42.75 FEET; THENCE NORTH 11°10'20" EAST, A DISTANCE OF 58.39 FEET; THENCE NORTH 48°38'34" WEST, A DISTANCE OF 20.27 FEET; THENCE NORTH 70°30'32" WEST, A DISTANCE OF 43.72 FEET; THENCE NORTH 53°32'30" EAST, A DISTANCE OF 48.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.26 ACRES, MORE OR LESS.

ST. AUGUSTINE CENTRE PARCEL E (OUTPARCELS 10, 11, 12, 13, 14 & 15)

A PART OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (STATE ROAD NO. 9, A VARYING RIGHT-OF-WAY WIDTH AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF SAID SECTION 5, SAID POINT BEARING NORTH 02°02'27" WEST, A DISTANCE OF 3911.59 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 27°42'53" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 545.85 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5879.58 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 581.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°13'45" WEST AND A CHORD DISTANCE OF 580.84 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 86°20'55" EAST, ALONG THE SOUTHERLY LINE OF A 50.00 FOOT WIDE DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 783, PAGE 429 OF SAID PUBLIC RECORDS AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 1803.43 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 677, PAGE 715 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 02°11'41" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, AS DESCRIBED IN OFFICIAL RECORDS BOOK 677, PAGE 715, A DISTANCE OF 1075.96 FEET; THENCE DEPARTING SAID LANDS, SOUTH 87°48'18" WEST, A DISTANCE OF 150.07 FEET; THENCE SOUTH 64°09'18" WEST, A DISTANCE OF 125.13 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF-WAY LINE OF BELZ OUTLET BOULEVARD (A VARIABLE PRIVATE RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 25°50'42" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 844.55 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1455.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE

AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 386.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°26'53" WEST AND A CHORD DISTANCE OF 385.01 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 23°39'44" EAST, A DISTANCE OF 11.05 FEET TO A POINT ON CONSERVATION EASEMENT NO. 2; AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 398 OF SAID PUBLIC RECORDS; THENCE NORTH 23°39'44" EAST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 22.63 FEET; THENCE NORTH 19°14'15" WEST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 62.13 FEET; THENCE NORTH 37°35'41" WEST, CONTINUING ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 21.56 FEET TO A POINT ON AFORESAID WESTERLY EXTENSION OF A 50.00 FOOT DRAINAGE EASEMENT; THENCE SOUTH 86°20'55" EAST, ALONG SAID LINE, A DISTANCE OF 823.53 FEET TO THE POINT OF BEGINNING.
CONTAINING 13.89 ACRES, MORE OR LESS.

MAP H DEVELOPMENT PLAN EXHIBIT 2

LEGEND

| | | |
|---|--------------------------------|---------------------|
| — | PROPERTY LINE | |
| | WETLANDS | 45.74 ACRES |
| | RETAIL SALES/HOTEL | 145.66 ACRES |
| | LIGHT INDUSTRIAL / Residential | 22.74 ACRES |
| | RESIDENTIAL | 76.20 ACRES |
| | RIGHT-OF-WAY | 11.90 ACRES |
| | ISOLATED UPLANDS | 11.06 ACRES |
| | TOTAL SITE AREA | 315.30 ACRES |

NOTE: RIGHTS OF WAY WITHIN DEVELOPMENT INCLUDE SIDEWALKS MINIMUM OF 5' WIDE, SEPARATE FROM ROADWAY, ON BOTH SIDES OF ROAD. LOCATION OF PEDESTRIAN WAY ON RESIDENTIAL PARCELS (EAST OF WETLAND) APPROXIMATE ONLY.

ST. AUGUSTINE CENTRE

1-95 & S.R. 16, ST. JOHNS CO., FL.

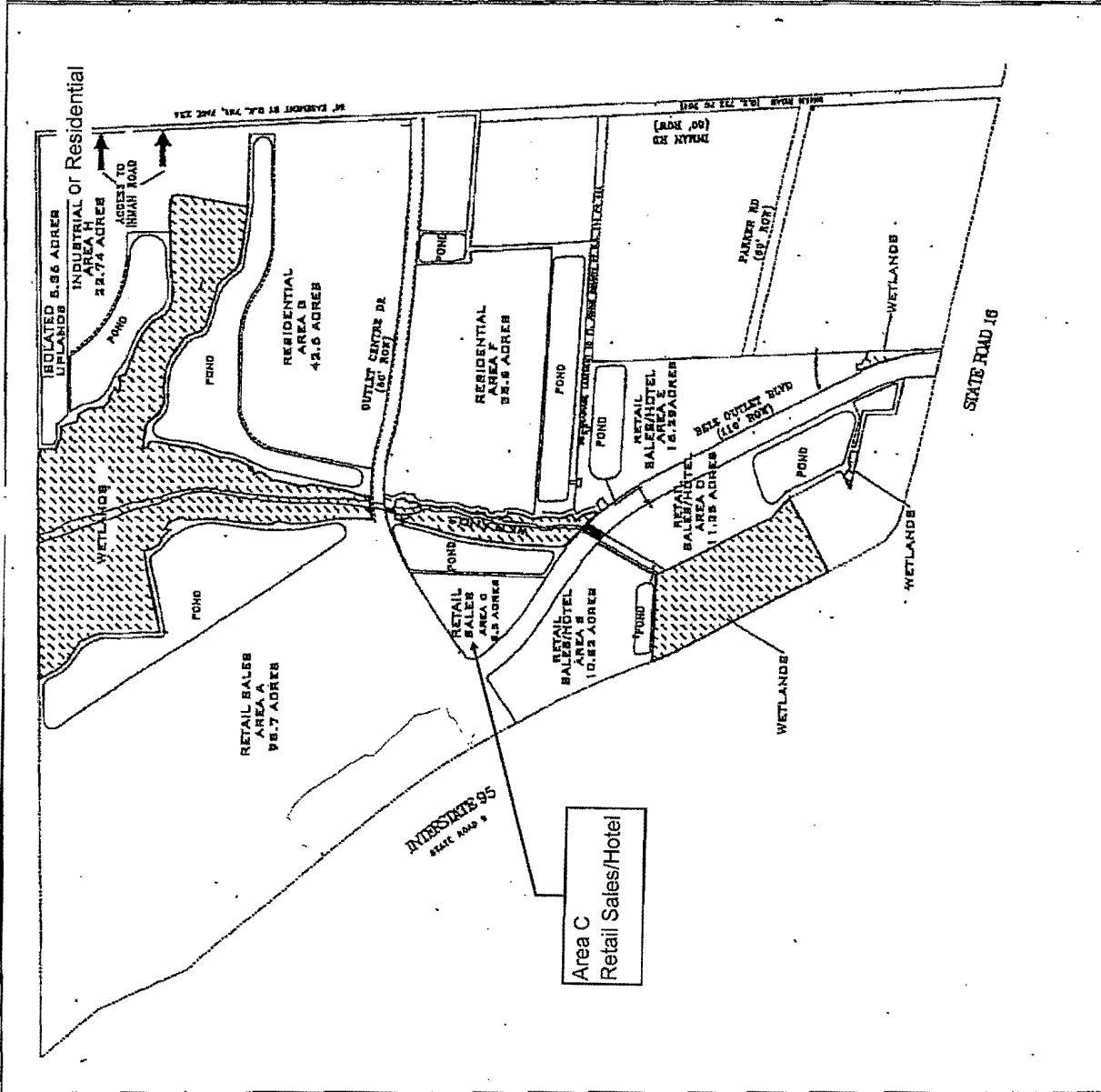
OWNER:
ST. AUGUSTINE ASSOCIATES

CONSULTING TEAM:

KING ENGINEERING ASSOCIATES, INC.
ELIZABETH C. SOMMAN, EDC.
UPCHURCH, SALTER & UPCHURCH F.A.



JOB NUMBER:
26-08-11
DRAWN BY:
ADJ
REVISED DATE:
04-30-04
CHECKED BY:
H



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

Phasing Schedule³⁴

Exhibit 3

| Phase 1 1997-2003 | | | | Phase 2 ** 2004-2005 | | | Phase 3 *** 2005-2019 | | | Total | | |
|---------------------|-------|---------------|-------|----------------------|--------------------------|-------------|----------------------------------|---------------|-------------|--------|--------------------------|-------------|
| (12/31/03 end date) | | | | (12/31/05 end date) | | | (8/27/19 end date) ³⁵ | | | | | |
| Use | Acres | Gross Sq. Ft. | Units | Acres | Gross Sq. Ft. | Units | Acres | Gross Sq. Ft. | Units/Rooms | Acres | Gross Sq. Ft. | Units |
| Retail Service | | 314,772 | N/A | | 311,235 | N/A | | 242,400 | N/A | | 868,407 | N/A |
| | 40.0 | | | 65.0 | | | 25.66 | | | 130.66 | | |
| Including | | | | | | | | | | | | |
| Outlet Retail | | 314,772 | | | 177,235 | | | 75,000 | | | 567,007 | |
| Hotel | -- | -- | -- | -- | -- | -- | 15.0 | N/A | 400 | 15.0 | N/A | 400 |
| Residential | 30.0 | N/A | 250 | 21.6 | N/A | 222 | 26.6 | N/A | 345 | 78.2 | N/A | 817 |
| Industrial | -- | -- | -- | -- | -- | -- | 22.7 | 300,000 | N/A | 22.7 | 300,000 | N/A |
| Movie Theater | | | | N/A | (Retail Outlet Includes) | 2,600 seats | -- | -- | -- | N/A | (Retail Outlet Includes) | 2,600 seats |

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

*** Phase 3 consists of Phase 3A containing 242,000 gross sq. ft. of retail use (including a maximum of 75,000 sq. ft. of outlet retail), 146 hotel rooms, and 345 multi-family dwelling units; and Phase 3B containing 254 hotel rooms and 300,000 gross sq. ft. of light industrial use.

Uses in the above table are subject to allowed conversions using the Conversion Table attached as Exhibit 4.

³⁴ See Ord. 2006-34 for latest version before the extensions referenced below.

³⁵ By extensions under Resolution 2006-96, Ch. 2007—204 § 6, Laws of Fla. and letter to S. Konchan (Sept. 5, 2009); § 380.06(19)(c)2, Fla. Stat. and letter to S. Konchan (June 6, 2011); § 252.363(1)(a), Fla. Stat. (2012), Executive Order 12-199 and letter to S. Konchan (Jan. 9, 2013).

Exhibit 4 – Conversion Table, rev. 7-24-14

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

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

| Code - Land Use | Trip Rates | Units | Approved Development | |
|--|------------|--------------|----------------------|-------------------------------|
| | | | Before Conversion | Conversion Minimum Maximum |
| 823 - Outlet Mall * | 0.790 | Per 1,000 SF | 567,007 | 376,732 567,007 |
| 820 - Commercial/Retail | 2.034 | Per 1,000 SF | 301,400 | 178,737 358,900 |
| 310 - Hotel Rooms | 0.226 | Per Room | 146 | 144 398 |
| 220/230 - Multifamily | 0.361 | Per DU | 817 | 647 817 |
| 210 - Single Family Residential (Single Family and Multifamily) | 1.089 | Per DU | 0 817 | 0 647 70 817 |

* Includes Movie Theater

Sources:

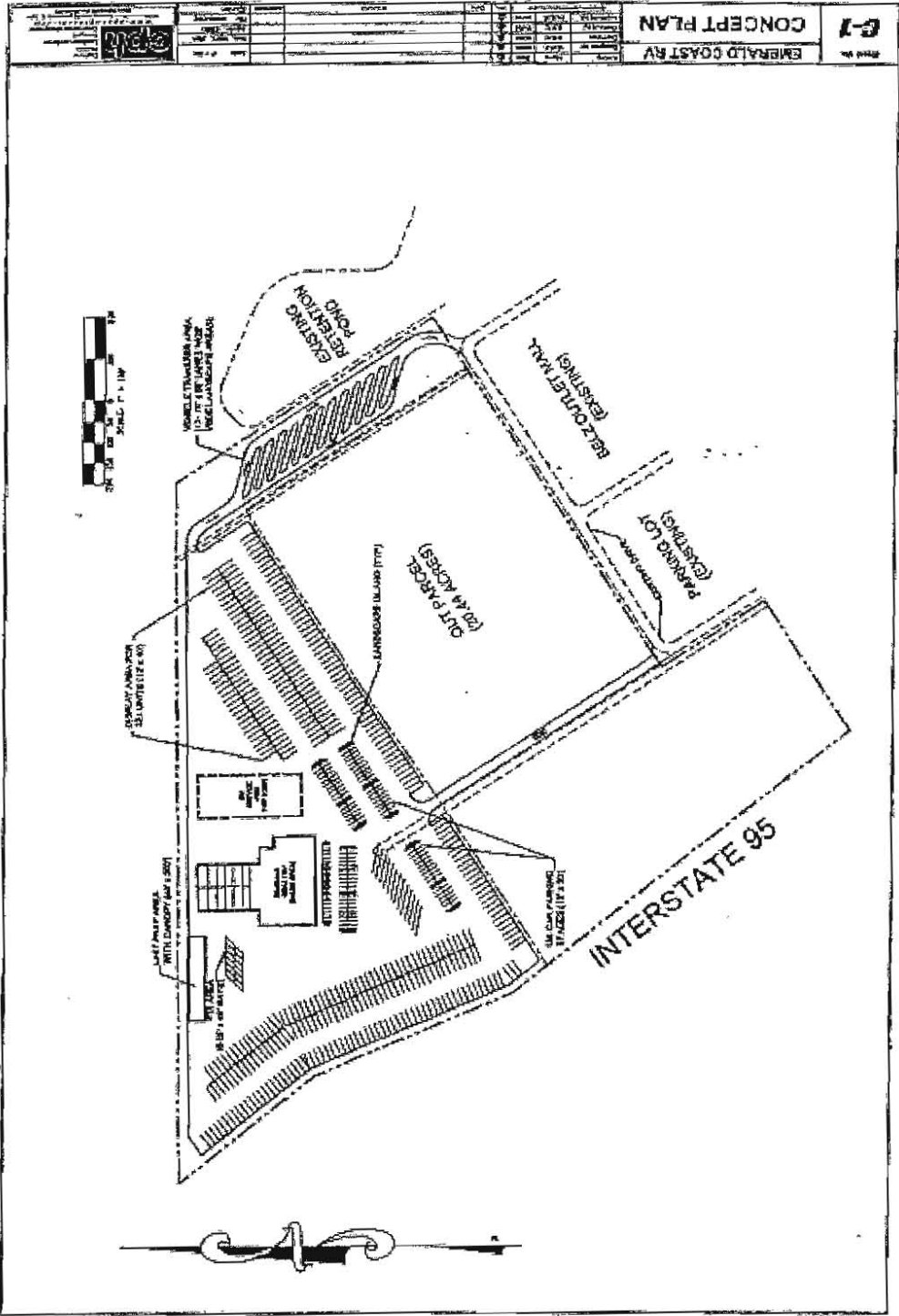
Approved Phase 3A Trip Generation Table included in the St. Augustine Centre DRI 2004 NOPC Analysis
Table 2 of Land Use Exchange Table Technical Memorandum
Table 3 of Land Use Exchange Table Technical Memorandum

EXAMPLE: How many Hotel Rooms can be built instead of 10,000 SF of Outlet Mall?
from Outlet Mall to Hotel Rooms : 10,000 X 0.0035 = 35 Hotel Room
Check: 10,000 SF of Outlet Mall = 10,000/1,000 * 0.780 = 7.9 PM peak hour trip
35 Hotel Rooms = 35*0.226 = 7.9 PM peak hour trips

Restrictions on Use of these Tables:

1. Residential uses cannot be converted to non-residential uses.
2. Use of the conversion table shall be limited to prevent additional school impacts as follows: no more than 20.4 students can be generated from the remaining undeveloped residential units as of May 15, 2014 (170 multifamily units), using a student generation rate of 0.27 students per single family unit and 0.12 per multifamily unit. If student generation from the remaining undeveloped residential units is exceeded using the above student generation rates, the applicant will be required to meet school concurrency through a NOPC or other mechanism acceptable to the County and School District.
3. Phase 3B development rights cannot be converted using this table.

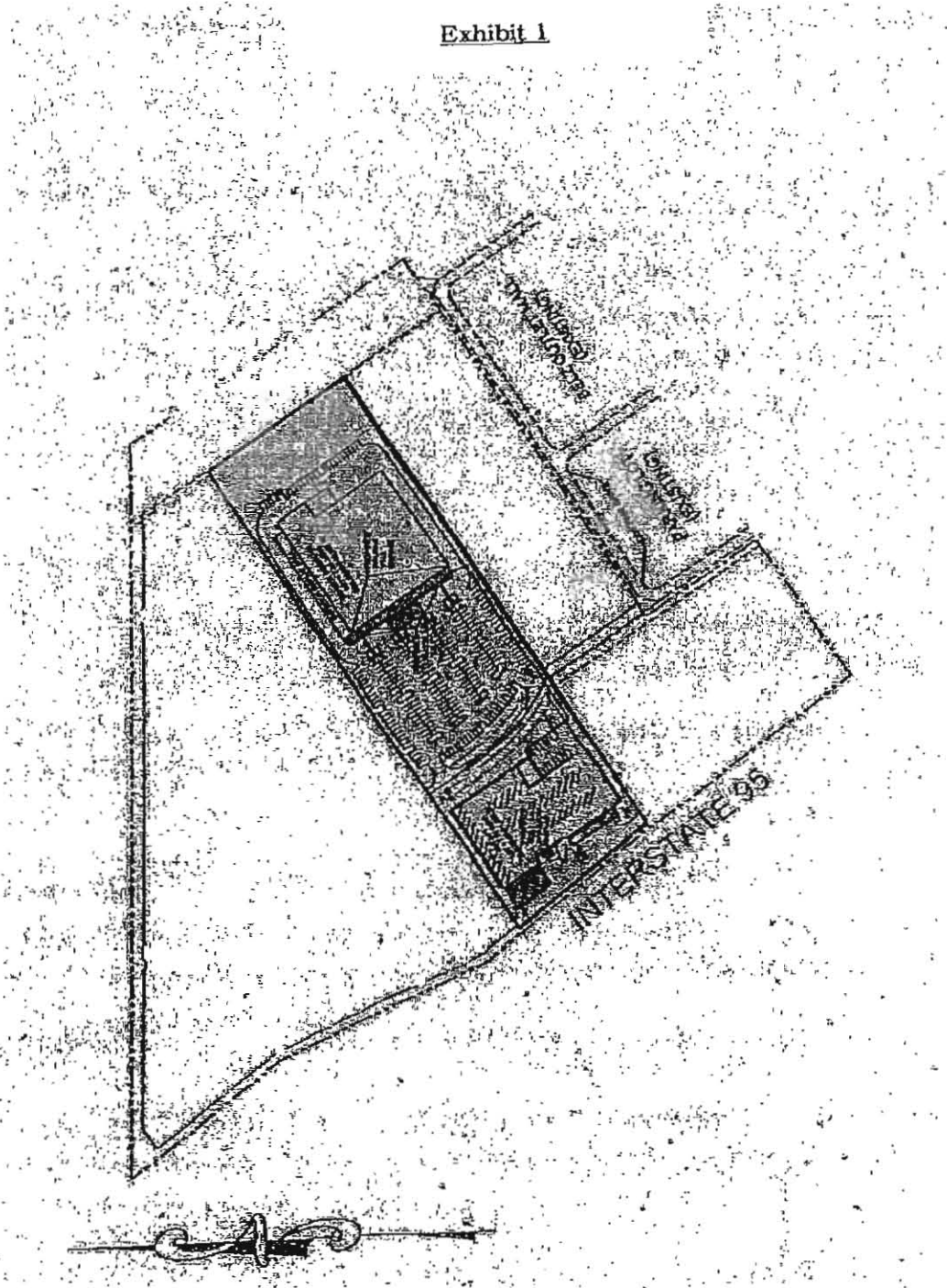
"the 40 Acre site" (now Camping World and Gander Mountain, from Ord. 2005-15)



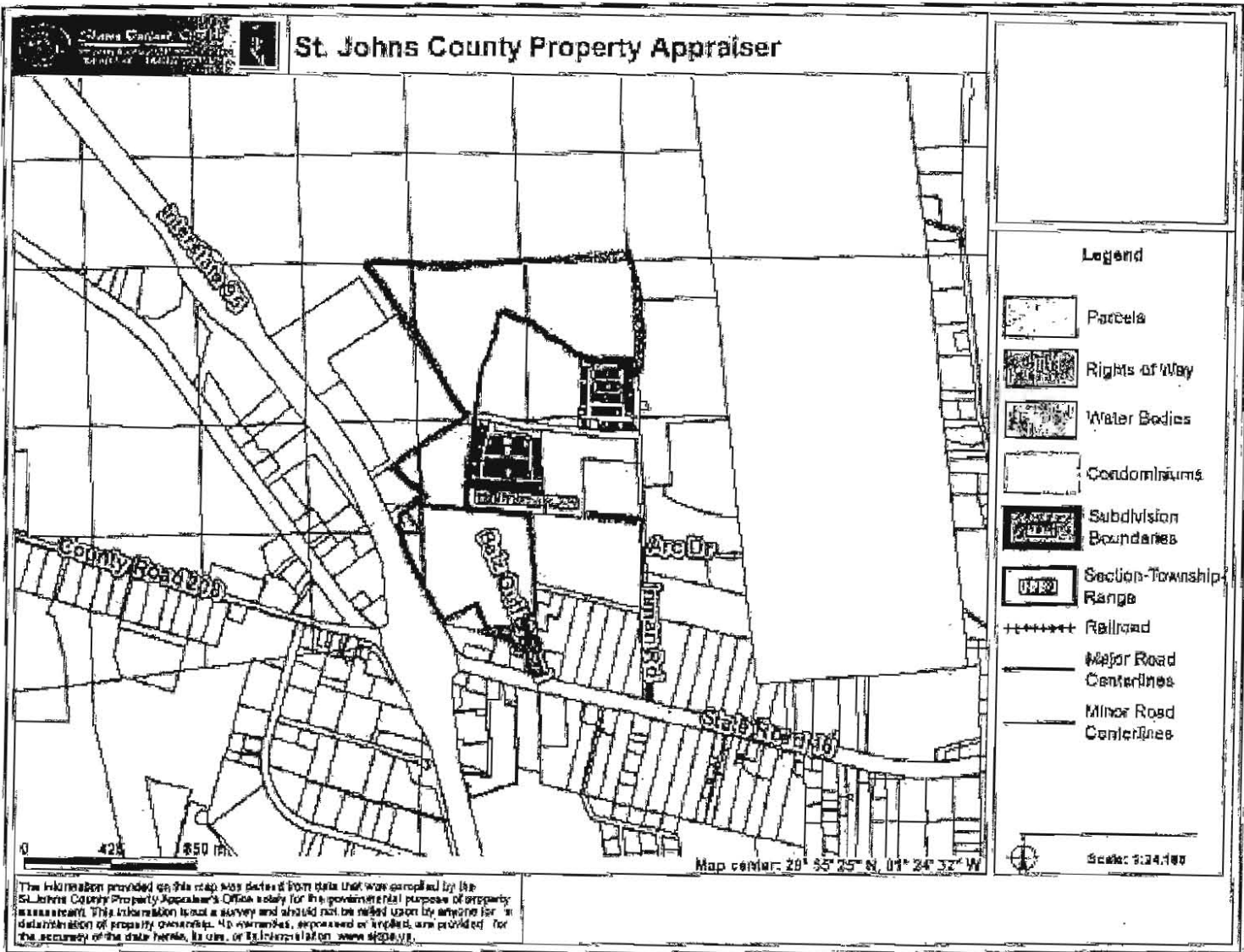
ORDINANCE BOOK 35 PAGE 752

Exhibit 1 as referenced in Ord. 2007-13:

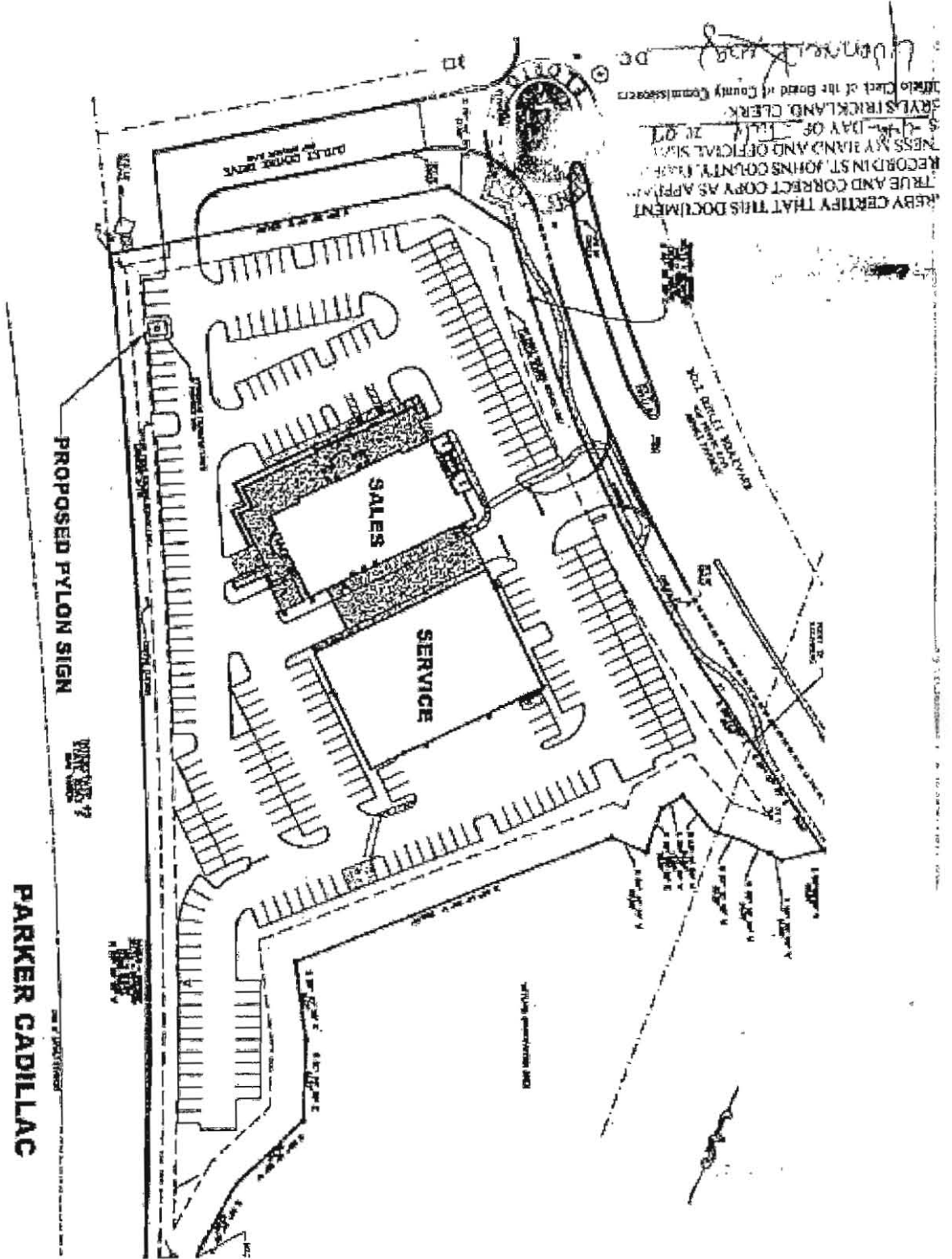
Exhibit 1



Parcels Eligible for 6 Pole Signs Approved by Ordinance 2007-39



Parcel referenced as Area B of the Map H Development Plan as shown in Attachment B,
in Ordinance 2007-51/MAJMOD 2007-02 (Parker Cadillac)



Location Map for Bozard Ford Parcel, Ord. 2007-72

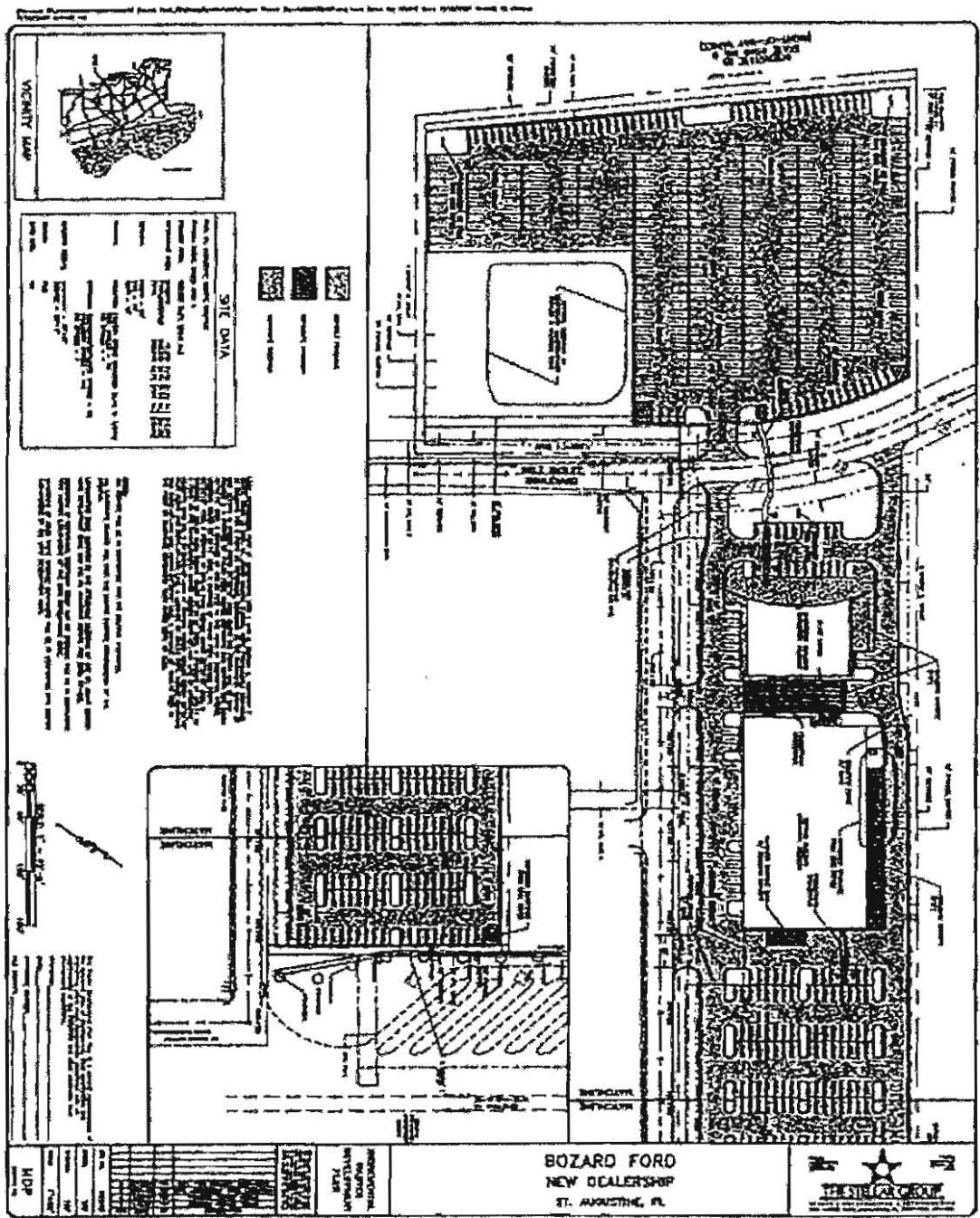
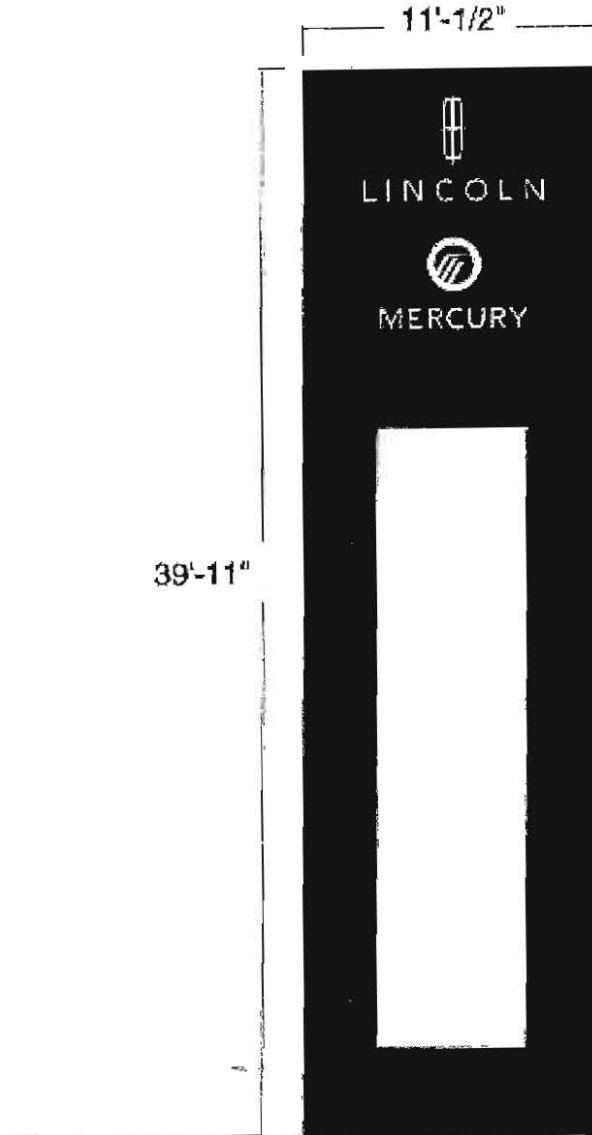


Exhibit D to Ord. 2007-72 (Bozard Ford)

EXHIBIT D



I HEREBY CERTIFY THAT THIS DOCUMENT
 IS A TRUE AND CORRECT COPY AS APPEARS
 ON RECORD IN ST. JOHNS COUNTY, FLORIDA
 WITNESS MY HAND AND OFFICIAL SEAL
 THIS 27th DAY OF OCTOBER 2011
 CHERYL G. WICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners
 BY: *[Signature]* DC

150-40DP

**** Height of proposed sign is 39'-11" above existing grade level**

| | | | |
|---------------|-------------|--------------|-------------|
| Account | Ford LM | Drawn By | J. Allerton |
| Project Title | LM 150-40DP | # Rep. | J. Bozard |
| Scale | 1:64 | Approved By | |
| Date Created | 22 Feb 05 | Date Revised | |

05-0424 Pg 1 of 1

All ideas, plans & arrangements
 contained in this drawing are
 prepared and owned by
 ImagePoint and shall be an
 instrument used by or disclosed
 to any person firm or corporation
 without express permission of
 ImagePoint

ImagePoint.
 PO Box 59044
 Charlotte, TN 37950-9043
 1-800-444-7446
 www.imagepoint.com



Historic St. Johns County

Sharon Outland, Property Appraiser
www.sjcpa.us email: sjcpa@sjcpa.us



0873500010
40.13
AC (+/-)

St. Augustine Centre

0885360000
133.75 AC
(+/-)

Acc. Dr

Interstate 95

Interstate 95



Interstate 95



Interstate 95

Commercial Dr

Outer Mall Blvd

Parker Dr

Inman Rd

State Road 16

proposed monument
sign location

Interstate 95

0878100000
118.57 AC
(+/-)

Green Acres Rd

Harvest Ln

16 Green Acres Section 1



Legend

- County Boundary
- City Limits
- Railroads
- Subdivisions
- Condominiums
- Water
- Parks



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF SEPTEMBER 2014
BY: *Cheryl L. Strickland* D.C.
CHERYL STRICKLAND, CLERK

St. Augustine Centre
3rd Entry Sign (Monument)
Sept. 8, 2014

This information was derived from data which was compiled by the St. Johns County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's Office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad-valorem assessment purposes.

THE ST. AUGUSTINE RECORD

AKERMAN SENTERFITT
495 NORTH KELLER ROAD STE 300
MAITLAND FL 32751

Ref.#: L2371-14
P.O.#: ST AUG CTRE

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

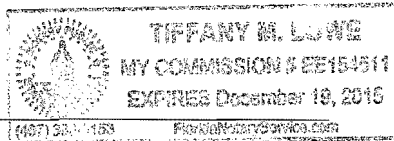
Before the undersigned authority personally appeared **SHAWNE' H ORDONEZ**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF HEARING**
In the matter of **MAJMOD 2013-14 - HGS SEP 18 & OCT 21, 2014**
was published in said newspaper on **09/03/2014**

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

Sworn to and subscribed before me this _____ day of SEP 03 2014

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

Tiffany M. Lowe
(Signature of Notary Public)



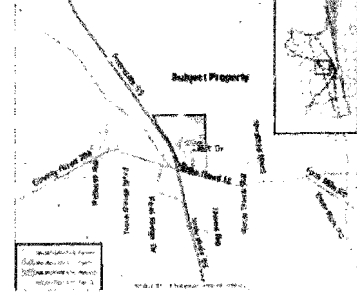
(Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 9/18/2014 at 1:30 p.m. by Planning and Zoning Agency and 10/21/14 at 9:00 a.m. by the Board of County Commissioners in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Request to modify the PUD (a)allow for a conversion table to interchange commercial, hotel & multi-family residential uses,(b)allow for hotel uses in area currently designated for retail uses,(c)allow for residential uses in area designated for industrial uses at the northerly terminus of Inman Rd.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A RESTATED MAJOR MODIFICATION TO THE ST. AUGUSTINE CENTRE PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1997-23, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located in the Northeast quadrant of I-95 and SR 16.



This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA
DICK WILLIAMS, CHAIR
BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
JOHN H MORRIS, CHAIR
FILE NUMBER: MAJMOD-2013000014
PROJECT NAME: St Augustine Centre PUD
L2371-14 Sep 3, 2014



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

October 28, 2014

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

2014 OCT 28 PM 4: 23

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2014-47, which was filed in this office on October 28, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb