

**EXHIBIT C-B**

**NARRATIVE PLAN DESCRIPTION**

**MASTER DEVELOPMENT PLAN TEXT**

**ANDERSON PARK PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION**

**INTRODUCTION**

The Anderson Park site consists of + 197 acres, located between County Road (C.R.) 208 and State Road (S.R.) S.R. 16, approximately ½ mile west of Interstate 95. The legal description is included as Exhibit A. Planned development includes up to + 68 acres of industrial/warehousing, up to 3.0 acres of Office, up to 31.7 acres of retail/service and up to 10.0 acres of multi-family. The retail/service components will support the industrial park, plus will also provide services to the community. The industrial warehousing uses are more limited than those allowed under the County's IW Zoning. The office and retail/service uses are more limited than the uses allowed under CG Zoning.

This is the type of development envisioned along this section of S.R. 16 per the Future Land Use Map of the County's Comprehensive Plan.

Construction trailers may be placed on the PUD property on a temporary basis in support of off-site road, utility and drainage improvements. The constructions trailers may be placed on and off for a period of 5 years from approval date of the major modification.

**ON-SITE CHARACTERISTICS**

The site was previously a timber forest and is mostly cleared. Existing tree cover consists of bay, holly, maple, cypress and blackgum. There are several large wetland areas which have been located by photographic interpretation and are shown on the master plan map. A formal wetland delineation is not yet complete.

**OFF-SITE CHARACTERISTICS**

The site is bordered on the west by a haul road and vacant land, on the north by S.R. 16, on the east by a proposed County road and commercial development, and on the south by C.R. 208. Development on the north side of S.R. 16 includes the St. Augustine Outlet Mall and other existing and proposed commercial uses. Development of this site will not impact the off-site wetlands areas.

**ZONING AND COMPREHENSIVE PLAN**

The current zoning of the parcel is OR (Open Rural). On the Future Land Use Map of the County's Adopted Comprehensive Plan, the site is designated for Mixed Use. District (Md). A PUD with industrial, commercial and residential uses is consistent with this designation.

**-1 of 11-**

**Second Submittal**

**PZA Revision — March**

**21, 2008**

**Mark-up May 25,**

**2016**

## CONFORMANCE WITH THE ZONING CODE

The Anderson Park PUD conforms to the County's Zoning Code, and specifically meets the intent of Article 8 with respect to Planned Unit Development.

The planning and design of the Anderson Park PUD will further accomplish the following:

- Permit a creative approach to the development of the land;
- Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the zoning ordinance;
- Provide for an efficient use of the land, resulting in smaller networks of utilities and streets and thereby lowering development costs;
- Provide an environment of stable character compatible with surrounding residential areas;
- Achieve 100 percent conformity with the county Comprehensive Plan, Zoning Code, and other applicable County ordinances;
- Reduce the burden of maintenance costs through efficient infrastructure and the provision of low-maintenance common areas; and
- Create jobs and support the County's economic base.

## UTILITIES

Water and Sewer will be provided by the County. The St. Johns County Utility Department ("Utility Department") has agreed to service this property from existing service along S.R. 16. Water is available adjacent to the property on the south side of S.R. 16. Sewer is available on the north side of S.R. 16 and sleeves have been installed under S.R. 16 at the applicant's expense. At the request of the Utility Department, the following additional and more specific commitment to master plan the site's utility infrastructure to maintain level of service to each phase. If a change is sought in the priority of alternate phases, the utility infrastructure shall be accommodated accordingly to minimize impact to existing Utility Department infrastructure. FDEP permits will be obtained in accordance with the phasing schedule.

Utility connection points shall be confirmed at the design level. Utility connection points shall be installed as listed in the Availability letter or as directed otherwise by the Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

Minimum setbacks for underground utility lines, as set by the Utility Department, shall be met, regardless of right-of-way width. Any easements necessary in the event the proposed right-of-way is insufficient to provide the required spacing for proper operation of underground utilities will be provided to the Utility Department.

All lines shall be installed in grassed areas of rights-of-way and no water or sewer pressurized mains shall be installed under pavement, sidewalk, or concrete walk unless approved by the Utility Department. Any private lines will be serviced via master meters and restoration easements for maintenance of utilities in private rights-of-way, which meet the Utility Department's requirements for operation and maintenance, shall be granted as necessary.

Any landscaping trees shall be placed at a minimum distance from pipelines of seven and one-half feet (7.5'), measured from the centerline of any pipeline to the centerline of the trees. 2. Add to Section 5.03.02.G.1.i of the Master Development Plan Text water and sewer usage as it is required in Section 11.05.02.C.2 and 11.05.03.C.2.

### **SITE ACCESS**

Access to this development is shown on the site plan. Access on S.R. 16 meets the FDOT access management requirements. The proposed entrance locations on S.R. 16 conform to existing or planned median openings, and line up with existing entrances for the development on the north side of S.R. 16. Internal access to the business to be located in Parcel A will be provided through a private frontage road or internal drives. Access to Parcel C will be provided through an existing adjacent commercial PUD as well as to Tom's Road and CR 208.

The C.R. 208 bypass along the eastern boundary of the PUD ("East By-Pass") has been constructed by the Applicant. A future C.R. 208 bypass ("West By-Pass") is routed through this property and has been realigned to match the existing mall entrance on S.R. 16. Both roads are proposed for dedication to St. Johns County as part of a Development Agreement. All internal roads will remain private and be maintained by the Owner's Association. The driveway entrances from County roads near their intersection with S.R. 16 are located a safe distance from the intersections.

### **SUBDIVISION OF PARCELS**

The Master Plan Map, Exhibit D, shows a generalized layout of uses and parcels. Internal parcel boundaries and the development assigned to each parcel may be adjusted provided the number of parcels remains the same or less, and the maximum square footage is not exceeded. The location of facilities and structures will be shown on the Master Development Plans.

### **PEDESTRIAN CIRCULATION**

A pedestrian circulation system shall be provided within the PUD as follows:

- Within all retail/service areas, designated as Parcels A, B, and C on the Master Plan Map.
- Within the multi-family parcel (Parcel F on the revised map), a sidewalk system shall be provided along the main internal roads.

- A sidewalk connection shall be provided between Parcel H (on revised plan) and the adjacent retail/service Parcel A.

The location of the sidewalks shall be determined at the time of final Development Plan review. All multifamily housing that are determined to be "Covered Dwelling Units", shall meet the requirements of the Fair Housing Act for accessible routes including sidewalks, as well as accessible parking and other parts of this Statute.

#### **DRAINAGE**

All drainage facilities and structures shall be constructed in conformance with the St. Johns County Land Development Code. Drainage within any County road rights-of-way will be the responsibility of the County. All other drainage system components shall be the responsibility of the developer, owners association, or parcel owners, as stipulated in the Covenants and Restrictions.

#### **SIGNAGE**

Major signs may be erected at the main entrances to identify the park and its occupants. Minor signs may be erected at parcel driveways to identify the uses in each area. All signs will conform to the Land Development Code at the time of permitting. Sign locations and sizes will be shown on final development plans.

#### **INDUSTRIAL SITES**

Industrial development will consist of up to 670,000 s.f. industrial/warehouse on approximately + 68 acres. Location is shown on the Master Plan Map. Allowable industrial uses will be more limited than those allowed under the County's IW Zoning classification. The allowable uses are as follows:

- A. Wholesaling, warehousing, storage or distribution establishments and similar uses.
- B. Light manufacturing, processing, including vegetable or food processing, packaging or fabrication. Animal food processing shall be not be included or allowed hereby.
- C. Printing, lithographing, publishing or similar establishments.
- D. Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than eight feet high except for entrance and exist and such openings shall be equipped with eight-foot high visual barrier gates; and provided further than this provision shall not permit the storage, dumping or disposal of scallop shells, wrecking yards (including automobile wrecking yards) junk yards or yards used in whole or in part for scrap, salvage or second hand building materials, junk automotive vehicles, or second hand automotive vehicles, or second hand automotive parts.

- E. Vocational, technical, trade or industrial schools and similar uses.
- F. Clinic in connection with industrial activity.
- G. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal.
- H. Radio or television broadcasting offices, studios, transmitters, or antennas.
- I. All essential public services including water, sewer, gas or electrical systems such as substations, lift stations, treatment plants and similar installations.
- J. Service establishments catering to commerce and industry including linen supply, laundry, package dry cleaning plants, freight movers, communications services, business machine services, canteen services, restaurants (including drive-in restaurants) hiring and union halls, employment agencies, and sign companies.
- K. Building trade contractors.

Certain restrictions shall apply to all of the previously listed uses as follows:

1. No uses will be permitted requiring the use or storage of toxic, hazardous or flammable chemicals without such permits as may be required from time to time by all State and federal Agencies. St. Johns County shall be furnished with copies of all Material Safety Data Sheets, for its use in fire prevention and safety related programs, if requested by the St. Johns County Fire Department. All storage and use of Flammable and Combustible Liquids shall comply with the latest National Fire Protection Association Publication 30, as adopted by St. Johns County.
2. All manufacturing process shall be conducted within enclosed buildings. No aerial dispersion shall be allowed without such permits as may be required from time to time by State and Federal permits. St. Johns County shall be furnished copies of all permits issued.
3. Processes producing noise shall be controlled by property sound barriers so that the sound levels at the boundary do not exceed the levels established for such uses by St. Johns County and pursuant to St. Johns County Noise Ordinance.

In the industrial section of the PUD the minimum building setbacks are as follows:

Front Yard:	50 feet from road right-of-way
Rear Yard:	10 feet from property line
Side Yard:	10 feet from property line; minimum of 20 feet between buildings

Setbacks are measured from the vertical surfaces of the buildings.

#### **OFFICE SITES**

Office development shall consist of up to 30,000 s.f. on +3 acres. The office areas may be interspersed within the retail/service areas shown on the Master Plan Map. The allowable uses will be:

- A. Medical and dental offices and clinics
- B. Professional and business offices, travel agencies, employment offices, and similar establishments.
- C. Miscellaneous uses such as express or parcel delivery office and telephone exchange.

In the Office section of this PUD the setbacks are as follows:

- Front Yard: 25 feet from road right-of-way
- Rear Yard: 10 feet from property line
- Side Yard: 10 feet from property line; minimum of 20 feet between buildings

#### **RETAIL/SERVICE SITES**

Retail/Service development shall consist of up to 317,000 s.f. on +32 acres. The retail/service areas are shown on the Master Plan Map. The allowable uses will be more limited than those allowed under the County's CG Zoning classification. The retail and service uses will support the industrial park as well as service the community. The allowable uses are as follows:

- A. Retail outlets for sale of food and drugs, wearing apparel toys, sundries and notions, books and stationary, leather goods, and luggage, jewelry (including watch repair but not a 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 baker), drugs and similar products.
- B. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, interior decorator, photographic studio, dance or music studio, reducing sale or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker, dry cleaning and laundry package plants in completely enclosed building using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses from off the premises, and similar activities.
- C. Art gallery, museum, community center and little theater.

-6 of 11-

Second Submittal

PZA Revision - March

21, 2008

Mark-up May 25,

2016

- D. Research laboratories not involving odors, noise, smoke or other obnoxious effects detectible to normal sense from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities.
- E. Bank and financial institutions.
- F. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
- G. Service establishments such as blueprinting, job printing, radio and television repair shop and similar uses.
- H. Commercial indoor recreational facilities such as motion picture theater, billiard parlor, swimming pool, bowling alley and similar uses.
- I. Vocational, trade or business schools.
- J. Union Halls.
- K. Indoor skating rink in completely enclosed building.
- L. Sale and service of alcoholic beverages with content not more than 14 percent for consumption off-premises. Sales and service of all alcoholic beverages on or off-premises in accordance with Section 7-16-13(e) of the County Zoning Code.
- M. Mini-Mart or convenience store with fuel pumps.
- N. Drive-in restaurants.
- O. Service Station with retail sales and without auto service or repair.
- P. Off site parking.

In the retail/service section of this PUD the setbacks are as follows:

Front Yard:	25 feet from road right-of-way
Rear Yard:	10 feet from property line
Side Yard:	10 feet from the property line; minimum of 20 feet between buildings

Setbacks are measured from the vertical surfaces of the buildings.

### MULTI-FAMILY

Multi-family development shall include up to 120 units on 10 acres. The setbacks shall be as follows:

Front Yard: 25 feet from road right-of-way  
Rear Yard: 10 feet from property line  
Side Yard: 10 feet from property line; minimum of 10 feet between buildings

#### SITE DEVELOPMENT CONSTRAINTS

1. The total ground area to be occupied by all buildings and structures shall not exceed 35 percent.
2. The impervious area shall not exceed 75 percent.
3. Buildings shall not exceed 45 feet in height. All buildings over 35 feet will be sprinkled for fire safety purposes unless such requirement is waived or modified by the St. Johns County Fire Service and approved by the Board at the time subdivision or final development plan approval.
4. A natural vegetative buffer of 25 feet shall be maintained along the western property line, as shown on the Master Plan Map.
5. Vegetative buffers of at least 25 feet shall be required and maintained between natural drainage courses and developed areas to protect the water quality of the drainage course.
6. The wetland areas shown on the Master Plan Map are not included as part of the development area.

#### WAIVERS FROM THE LAND DEVELOPMENT CODE

1. The Applicant is requesting the following waivers from the Land Development Code.
  - a. Reformatting: The request includes a waiver to Section 5.03.05.C with regards to reformatting to current standards, to allow that the existing text of the PUD be incorporated into the new Major Modification to the PUD Ordinance. This ~~application provides for a previous Major Modification to the PUD to extend~~ extended the phasing schedule by three (3) years per phase, ~~to add~~ added a vehicular and/or pedestrian interconnection to Parcel C and ~~to add~~ added off site parking as a permitted use. This Major Modification is to update the phasing and maintain the three (3) year phases. ~~but feels that no~~ No specific language changes would be necessary and reformatting would not provide any information that would be relevant to the development of this portion of the site and all new development will file Incremental Master Development Plans in accordance with the adopted Ordinance. ~~In addition, the~~ The request is consistent with the permitted uses and conditions stipulated within the original PUD, and these are in conformance with the requirements of the current Land Development Code.

- b. Scenic Edge: This is a Major Modification to the PUD, however, it is only to allow for the extension of time for the PUD in order to allow for development of this site. There are no changes to the uses or design, including square footages or Master Development Plan Maps (MDP Maps) within the original PUD. The PUD was, however, designed prior to the NW Sector plan, so it did not plan for a Scenic Edge or a Development Edge. There is no Development Edge requirement, because all of the property lines that would be subject to a Development Edge, are internal to the site. There is a Scenic Edge requirement due to the site frontage on SR 16. As modified, the Comprehensive Plan now allows a 30' Scenic Edge versus the 75' Scenic Edge for commercial development, provided the "edge" meets increased performance standards. As noted in the Comprehensive Plan, "These performance standards may include but are not limited to, enhanced landscaping through the use of canopy trees, understory evergreen plants and low growing shrubs and hedges. Where little or no natural vegetation exists within the 30-foot scenic edge, enhanced landscaping shall be provided to achieve a tree canopy or opacity along the roadway similar to surrounding roadway edges." The Comprehensive Plan also provides for reductions to the 30' Scenic Edge, whereby "Deviations to allow development to encroach within the required minimum 30-foot scenic edge shall only be allowed where there are practical difficulties in the meeting the scenic edge requirement, due to exceptional shallowness or unusual shape of a specific piece of property or other extraordinary condition of such property. Deviations shall be subject to non-zoning variance or waiver review and approval in accordance with the provisions established in the Land Development Code. Additional buffer and screening requirements may be imposed as a condition of approval of the non-zoning variance or waiver to minimize the effect of the reduced scenic edge and ensure intent of the Northwest Sector." There are practical difficulties for this site in meeting the required 30' Scenic Edge due to both the shallow depth of the property and other extraordinary conditions related to the existing development on the overall PUD site. The site was designed with a parallel service road that runs behind the frontage parcels, which is already designed and has been constructed behind the Convenience Store and partially constructed behind the Waffle House site. This service road defines the "depth" of the site for development and establishes the limits for construction of any parking, buildings or storm water facilities. This was designed prior to the Scenic Edge requirements, so it imposes a significant reduction to the depth of the usable site, should it be required. Since the Convenience store was already constructed without the Scenic Edge, the front parking and continuous drive isles would not be aligned with this site or be able to match the pavement lines along their frontage. A shifting of the site development area to accommodate the 30' would preclude the desired cross access between the developed sites and require an off-set for drives. The depth is also limited and would be even more so, to accommodate this

-9 of 11-

Second Submittal  
PZA Revision - March  
21, 2008  
Mark-up May 25,  
2016

user who needs to be able to provide parking along the front as well as along the sides of their building. This reduction from the 30' to 21' would provide the development with a consistent frontage along the roadway and providing the enhanced landscaping as required by the 30' Scenic Edge, would be a reasonable and equitable alternative. As noted within the Comprehensive Plan, the applicant will submit a landscape plan, which depicts both the existing landscaping that will be used, along with the enhanced landscape elements that will be added to meet the intent of the 30' Scenic Edge as provided for within the Comprehensive Plan.

**PHASING**

Phasing is shown below. Market conditions will determine the actual pace of development. Specific development phasing will be incorporated in the Final Development plans.

Phase	Years	Development (S.F. Cumulative)			
		Industrial	Office	Retail Service	Multi-Family
1	<del>2005-2008</del> 2016 - 2019	200,000	30,000	200,000	0
2	<del>2008-2010</del> 2020 - 2022	500,000	30,000	317,000	120
3	<del>2010-2012</del> 2023 - 2025	670,000	30,000	317,000	120

**PARKING**

The parking requirements shall be in conformance with the St. Johns County Zoning Ordinance and shall be determined at the time of Final Development Plan approval. Parking shall meet the Florida Accessibility Code and Fair Housing Act.

**TEMPORARY USES**

Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. The location and timing of these uses may be depicted on the Master Development Plan. Construction trailers may be placed on the PUD property in support of off-site road, utility and drainage improvements. The construction trailers shall be removed within 30 days after completion of the off-site improvements.

**COMMON AREA MAINTENANCE**

Legal documents which assure adequate management and maintenance of the open space area shall be provided by the developer at the time of Final Development Plan submittal for all areas proposed for common ownership by the developer or parcel owners within the PUD. 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.
- Permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

#### **DEVELOPER'S AGREEMENT**

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

#### **REZONING JUSTIFICATION**

The Anderson Park PUD will be a comprehensively planned, mixed-use development. The industrial park will provide a good location for new businesses to start, and existing businesses to expand. At build-out, over 1,000 permanent jobs will be offered at the park. This project will promote the County's economic development goals.

The project provides adequate protection for any valuable jurisdictional wetlands on the site. All on-site improvements will be constructed at the developer/owner's expense. This project will add to the County's tax base. In summary, the plan as submitted assures a quality development designed to support the County's comprehensive plan objectives.