

ORDINANCE NUMBER: 2020- 14

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE CUMBERLAND INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1994-32, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the development of lands within this Major Modification shall proceed in accordance with the application dated November 25, 2019, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2019-10 Cumberland Industrial Park PUD**, for a Major Modification to the Cumberland Industrial Park Planned Unit Development (PUD), Ordinance 1994-32, 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, described in the attached Exhibit "A," within the Cumberland Industrial Park PUD, shall be zoned and proceed in accordance with Ordinance Number 1994-32, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

**SECTION 2.** That the need and justification for modification of the Cumberland Industrial Park PUD, Ordinance Number 1994-32, as amended 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 Cumberland Industrial Park PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Cumberland Industrial Park 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 Cumberland Industrial Park PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the Cumberland Industrial Park PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

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

**SECTION 3.** That all other provisions of Ordinance 1994-32, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

**SECTION 5.** That the terms of this modification to the Cumberland Industrial Park shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 6.** This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 5 DAY OF May 2020.**

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

BY: \_\_\_\_\_

**JEB S. SMITH, Chair**

**ATTEST: BRANDON PATTY, Clerk**

BY: \_\_\_\_\_

**Deputy Clerk**



Rendition Date: \_\_\_\_\_

**MAY 07 2020**

**EFFECTIVE DATE: \_\_\_\_\_**

**MAY 07 2020**

EXHIBIT "A"

THE EASTERLY 1 ACRE OF LOT 1, CUMBERLAND INDUSTRIAL PARK

ALSO BEING A PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A COMMON CORNER OF SECTIONS 9, 10, 15 AND SAID SECTION 16; THENCE SOUTH 89°10'43" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 16 TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 536.25 FEET; THENCE SOUTH 51°04'30" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210, A DISTANCE OF 358.62 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 1, CUMBERLAND INDUSTRIAL PARK AND THE POINT OF BEGINNING; THENCE SOUTH 22°51'57" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210 AND ALONG THE EASTERLY LINE OF SAID LOT 1 ALSO BEING THE CENTERLINE OF A 30 FOOT DRAINAGE AND UTILITY EASEMENT, A DISTANCE OF 376.39 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 59°28'24" WEST LEAVING SAID EASEMENT CENTERLINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 119.57 FEET; THENCE NORTH 22°51'57" WEST ALONG A LINE PARALLEL WITH AND LYING 118.50 FEET WESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID EASTERLY LINE OF LOT 1 TO ITS INTERSECTION WITH AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210, A DISTANCE OF 358.22 FEET; THENCE NORTH 51°04'30" EAST ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 123.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.0 ACRE MORE OR LESS.

THE NORTHEASTERLY 15 FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THE SOUTHWESTERLY 15 FEET OF A 30 FOOT DRAINAGE AND UTILITY EASEMENT.

AND

PART, OF LOT 1, CUMBERLAND INDUSTRIAL PARK, ALSO BEING A PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A CORNER COMMON TO SECTIONS 9, 10, 15 AND SAID SECTION 16; THENCE SOUTH 89°10'43" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 16 TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 536.25 FEET; THENCE SOUTH 51°04'30" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210, A DISTANCE OF 481.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 22°51'57" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 358.22 FEET; THENCE SOUTH 59°28'24" WEST ALONG A LINE TO ITS INTERSECTION WITH THE CENTERLINE OF AN INGRESS, EGRESS AND UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1197, PAGE 107 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 324.89 FEET; THENCE NORTH 30°31'35" WEST ALONG SAID CENTERLINE TO ITS INTERSECTION WITH AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210, A DISTANCE OF 300.00 FEET; THENCE NORTH 51°04'30" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 376.69 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**MAJOR MODIFICATION TO CUMBERLAND INDUSTRIAL PARK  
PLANNED UNIT DEVELOPMENT**

**November 25, 2019**

**Revised March 3, 2020**

**MAJOR MODIFICATION TO CUMBERLAND INDUSTRIAL PARK  
PLANNED UNIT DEVELOPMENT**

**MASTER DEVELOPMENT PLAN TEXT**

This application proposes to modify St. Johns County Ordinance Nos. 94-32, 96-15, 2002-36 and 2004-55, which approved and then modified the Planned Unit Development (“PUD”) zoning for the portion of Parcel B within the Cumberland Industrial Park described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”). This application also proposes to add land uses within the Property to reflect the changing nature of the community along County Road 210 east of Interstate 95. The proposed additional uses have been approved for other parcels within the Cumberland Industrial Park.

This application does not modify the Cumberland Industrial Park PUD ordinances referenced in the above paragraph for any land located within the PUD boundaries other than the Property, which is owned by Mansur Industrial Park I, LLC.

This PUD text amends and restates the previously approved Cumberland Industrial Park PUD ordinances for the Property. This application does not modify the Final Development Plans for the Property, which has been developed with 30,000 square feet of space in three buildings (one building contains 15,000 square feet and two buildings contain 7,500 square feet each).

- a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different uses or several development parcels must also demonstrate consistency in design and character and plan of development.*

This application seeks to amend and restate the previously approved PUD ordinances for the Property and to add certain recreation and office uses to the Property. The site is owned by Mansur Industrial Park I, LLC (the “Owner”) and has St. Johns County Parcel Identification No. 026053-0010.

The Cumberland Industrial Park has existed since 1994 and is partially developed with a variety of businesses. A majority of the businesses are light industrial, with operations ranging from cabinet shops and light manufacturing to offices, dance studios and karate classes. In 2011, the County Commission approved a Major Modification to the Cumberland Industrial Park PUD for land owned by W.R. Townsend, as Trustee (Ordinance No. 2011-44), to allow professional office uses on the parcels immediately west of the Property owned by the Owner. The addition of professional office uses to the Townsend parcels, which also front on County Road 210, reflected the changing nature of the area of County Road 210 east of I-95 with the addition of Twin Creeks (Beachwalk, Beacon Lake, Creekside at Twin Creeks and others).

The Owner is not proposing to construct additional buildings within the Property, only to add certain recreation and office uses as permitted to operate within the existing buildings.

The Property is located on the south side of County Road 210 approximately one mile east of the Interstate 95/CR 210 interchange. The Property will be permitted to include the uses set forth in section f hereof.

***b. The total number of acres included within the Project as requested in the application.***

The Property is approximately 3.6 acres. The Property is known as a portion of Parcel B, as depicted on the Master Plan Map included in Ordinance 96-15, which is attached hereto as Exhibit "C" and incorporated herein by this reference.

***c. The total number of wetland acres included within the Project as requested in the application.***

The Property does not contain wetlands.

***d. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of the Code.***

There are approximately 3.6 developable acres within the Property.

***e. The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.***

The Property will not include residential units.

***f. The total square footage and intensity of non-residential development.***

There will be a maximum of 30,000 square feet of the following allowable uses within the Property (the uses being added to the Property through this Major Modification application are 14 through 19 below; the uses listed in 1 through 13 are already approved):

1. Wholesaling, warehousing, storage or distribution establishments and similar uses.
2. Light manufacturing, processing, including vegetable or food processing, packaging or fabrication. Animal food processing shall not be included or allowed.
3. Printing, lithographing, publishing or similar establishments.

4. Bulk storage yards, not including bulk storage of flammable liquids and acids.
5. 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 (which barrier may consist of existing or planted vegetation) not less than six feet high except for entrance and exits and such openings shall be equipped with six-foot high visual barrier gates. Any outdoor storage area within 150 feet of the CR 210 right-of-way shall be required to provide an eight-foot-high solid fence or equivalent visual barrier.
6. Vocational, technical, trade or industrial schools and similar uses.
7. Clinic in connection with industrial activity.
8. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal.
9. Radio or television broadcasting offices, studios, transmitters or antennas.
10. All essential public services, including water, sewer, gas or electrical systems such as substations, lift stations, treatment plants and similar installations.
11. Mini-Warehouse Storage:
  - i. Storage buildings shall be subdivided by permanent partitions into spaces containing not more than 360 square feet each, and each such space shall have an exterior independent entrance under the exclusive control of the tenant thereof.
  - ii. Not more than 3,600 square feet in total area shall be occupied or used by any single tenant.
12. Retail establishments for sale of new and used automobiles, motorcycles, trucks, and tractors, mobile homes, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments, and similar uses.
13. Service establishments catering to commerce and industry, including linen supply, laundry package dry cleaning plants, freight movers, communications services, business machine services, canteen services, employment agencies, sign companies, automobile service stations, and similar uses.
14. Indoor commercial recreation.
15. Schools for the performing arts or fine arts and for martial arts.

16. Health clubs and gyms.

17. Professional offices.

18. General offices.

19. Medical offices.

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

- a. 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. All flammable and combustible liquids will meet the most current Florida Fire Prevention Code as adopted by the State of Florida.
- b. All manufacturing processes 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.
- c. Processes producing noise shall be controlled by proper 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 the St. Johns County noise ordinance.

The impervious area shall not exceed 75 percent.

***g. The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the Project, including sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all structures.***

1. Setbacks: The minimum building setbacks are as follows:

- a. A minimum of 50 feet from the existing CR 210 right-of-way. If CR 210 is widened adjacent to the Property, the minimum setback will be 20 feet.
- b. Interior setbacks are:

Front Yard:	20 feet from right-of-way
Rear Yard:	20 feet from property line
Side Yard:	10 feet from property line, minimum of 20 feet between buildings.



- c. Setbacks are measured from the vertical surfaces of the buildings.
2. Building height: 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 of subdivision, final development plan or incremental master development plan approval.
3. Signage: Signage shall be as permitted in Ordinance No. 94-32, as amended.
- h. *The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.*
  1. Drainage: The Property is part of a common drainage system constructed and maintained in accordance with the covenants for the Cumberland Industrial Park. No portions of the drainage system are proposed for dedication to St. Johns County. The approximate locations of stormwater management ponds and drainage easements are shown on the Master Plan Map for Ordinance No. 96-15 attached hereto as **Exhibit "C"**.
  2. Site Access: Access to the Property is via two (2) access driveways onto Cumberland Park Drive, which is a private roadway.
  3. Pedestrian Circulation: Since this is an industrial park with no exchange of trips between parcels, a pedestrian circulation system is not required or appropriate. Each parcel owner is responsible for providing safe access between employees parking areas and workplaces. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.
  4. Interconnection: Cumberland Park Drive interconnects the Property with surrounding parcels and County Road 210. Such interconnection is shown on the Master Plan Map, **Exhibit "C"**.
- i. *The amount of water and sewer use, based upon the projected population, and the public utility providers, if applicable.*

The Property is served by central water and sewer service.

- j. The type of underlying soils and their suitability of development of the proposed Project.***

Information not provided in Ordinance 94-32.

- k. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application.***

There are no wetlands on the Property.

- l. The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.***

There is no Significant Natural Communities Habitat on the Property.

- m. Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.***

According to St. Johns County, the Property is in an area of low probability for the occurrence of archaeological resources.

- n. The type and extent of buffering, landscaping, tree removal, tree protection and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

All future changes to the Property's buffering, landscaping, tree removal and tree protection will be pursuant to Ordinance No. 94-32, as amended.

- o. PUDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.***

The Property is not located within a Special District.

- p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes and temporary signage related to construction of the Project.***

Any future redevelopment 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 will be depicted on the final development plan or incremental master development plan.

- q. The use and location of Accessory Uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.*

All future accessory uses will be as set forth in applicable provisions of the Code.

- r. A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.*

The Property is already developed so no construction is proposed.

- s. The projected impact of the Project upon St. Johns County and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification for the Project.*

The Applicant is seeking this Major Modification in order added uses to its existing buildings located on the Property. The area around Cumberland Industrial Park is transitioning with the development of Twin Creeks, Nocatee and other nearby developments so the addition of recreational and office uses are complimentary to the community and consistent with adjacent and nearby land uses.

- t. A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.*

None.

- u. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.*

Except to the extent that they conflict with specific provisions of the approved development plan or PUD (PSD) Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time, shall be applicable to this development, except modifications to approved development plans by variance or exception shall be prohibited.

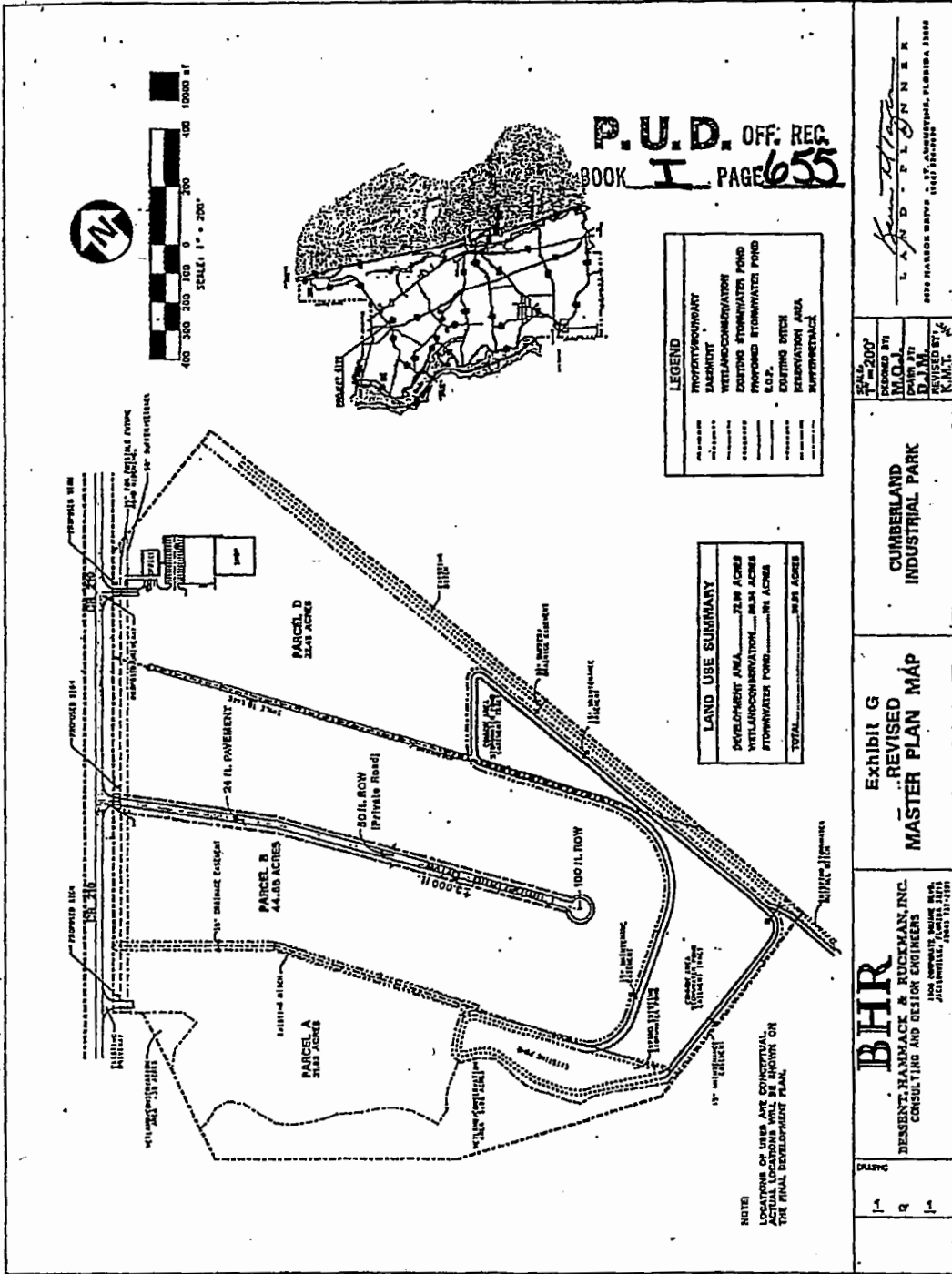
Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable “grandfathering” or “vested rights” provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant’s right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

- v. *When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each Land Use designation.*

The Future Land Use designation of the Property is Mixed Use District.

**EXHIBIT "C"**

Master Plan Map from Ord. 96-15



P.U.D. OFF. REC.  
BOOK I PAGE 655

DATE	1	9	1
BY	BHR		
	DESIGN, HANBACK & RUCKMAN, INC. CONSULTING AND DESIGN ENGINEERS 1000 UNIVERSITY AVENUE, SUITE 110 JACKSONVILLE, FLORIDA 32216		
	Exhibit G REVISED MASTER PLAN MAP		
	CUMBERLAND INDUSTRIAL PARK		
	LAND PLANNER 4022 HARBOR DRIVE, ST. AUGUSTINE, FLORIDA 32084		

Ordinance Book 17 Page 349 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 3rd DAY OF June 20 20 ST. JOHNS COUNTY CLERK OF COURT Ex-Officio Clerk of the Board of County Commissioners

BY: Lianne King D.C.



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

ROGERS, TOWERS  
1301 RIVERPLACE BLVD, STE 1500

JACKSONVILLE, FL 32207

ACCT: 15669  
AD# 0003260896-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of MAJMOD-2019000010 was published in said newspaper on 02/21/2020.

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

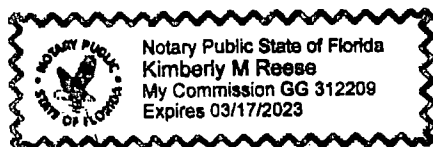
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of FEB 21 2020

by [Signature] who is personally known to me or who has produced as identification

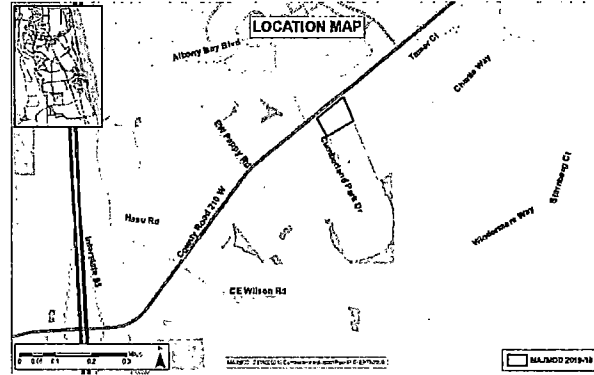
[Signature]  
(Signature of Notary Public)



NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 3/19/2020 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 5/5/2020 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the Cumberland Industrial Park PUD (Ordinance 1994-32, as amended) to add recreation and office uses to the existing buildings located on Parcel B.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE CUMBERLAND INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1994-32, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.



The subject property is Southside of County Road 210, east of the Interstate 95/CR 210 interchange. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 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 meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA  
MIKE KOPPENHAFFER, CHAIR JEB S. SMITH, CHAIR  
FILE NUMBER: MAJMOD-2019000010  
PROJECT NAME: Cumberland Industrial Park PUD

0003260896 February 21, 2020

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

SJC GROWTH MANAGEMENT  
4040 LEWIS SPEEDWAY

SAINT AUGUSTINE, FL 32084

ACCT: 15628  
AD# 0003276105-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of ACM RESCHEDULED 05.05.20 was published in said newspaper on 04/24/2020.

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

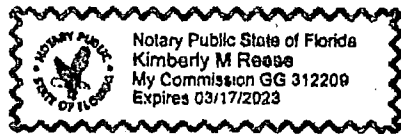
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of APR 24 2020

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

Kimberly M Reese  
(Signature of Notary Public)



NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN that public hearings previously scheduled for April 7, 2020 and April 21, 2020 will now be held on Tuesday, May 5, 2020 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to review the following agenda items:

- AGENDA ITEMS - Public Hearings to consider requests:
1. MAJMOD 2019-05 Robert F. Enselin Jr. Arroyo Expansion. Location: 2305 SR 207; East of Interchange of I-95 and SR 207. A request for a Major Modification to the Robert F. Enselin Arroyo PUD (Ordinance 2008-33) to allow for an additional 60,535 square feet of footage to the principal structure of the Florida Army National Guard Headquarters.
  2. FLNAPFL 2020-08 Appeal to Denial of ZVAR 2019-18 (St. Cat Road Fence Height) - Location: 2905 SR 207; East of Interchange of I-95 and SR 207. A request to Appeal the Planning and Zoning Agency denial of a Zoning Variance (ZVAR 2019-18), to allow existing fencing to remain along certain portions of the property boundary exceeding the required height limitations in Residential, Single Family (RS-3) zoning.
  3. LMA 2019-05 Hastings Jail. Location: 107 E Cochran Ave Hastings, Florida 32148. This application is for a proposed County Landmark designation of the old Hastings Jail under the St. Johns County Land Development Code Section 3.01.03.
  4. PUD 2019-18-Fountainhead North at St. Johns. Location: NE quadrant of 195 and CR210, along CE Wilson Road. A request to rezone approximately 83.32 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate for up to 300 multi-family units, 120 age-restricted units, 200,000 square feet of retail, 80,000 square feet of professional and medical offices, and 30,000 square feet of outpatient surgical/clinical facilities.
  5. PUD 2019-14 Benschly Commercial. Location: 0 SR 207. A request to rezone approximately 23.4 acres of land from Open Rural (OR) and Commercial General (CG) to Planned Unit Development (PUD) to allow for a mix of up to 300,000 square feet of commercial uses.
  6. REZ 2019-18 Stokes Industrial. Location: East side of US 1, north of Stokes Landing Road. A request to rezone approximately 6.51 acres of land from Industrial Warehousing (IW) and Open Rural (OR) to Commercial Warehouse (CW) to allow for light industrial and commercial uses.
  7. MAJMOD-2019-10 Cumberland Industrial Park PUD. Location: Southside of County Road 210, east of the Interstate 95/CR 210 interchange. Request for a Major Modification to the Cumberland Industrial Park PUD (Ordinance 1994-32, as amended) to add commercial recreation and office/professional uses to the existing buildings located on Lot 1, Parcel B.
  8. VACFLA 2020-01 Clay Subdivision. Location: Keystone Rd. Vacate the entirety of Plat known as Clay Subdivision as recorded in Map 10 Page 87, also a portion adjacent to lots 1 through 14 of Keystone Rd, within the subdivision.
  9. VACROA 2019-04 Ancient City Construction (Road Vacation). Location: Hastings, Lot 12 Hastings Land and Improvement subdivision. North Orange St and E Cochran. The applicant owns the majority of lots within the block. The 3 other owners of homes have consented to the road vacation. The applicant intends to build homes along E Cochran. The internal alleyways are all that are being vacated. The alleyways are not cleared or improved and there is no apparent utilities or drainage in the alleyways. The applicant intends to convey the rear lots along E Latin to E Cochran buyers, since E Latin is also not improved. This will create larger lots for buyers and access to the rear lot for fencing and other accessory structures.

Please be advised you may attend the meeting indicated in the notice and state your opinion, or you may reply by mail to: St. Johns County Planning & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida 32084 or by e-mail to:

planning@sjcfla.com. Your response will be acknowledged at said Public Hearing. In accordance with Executive Order 20-69 and St. Johns County emergency proclamation 2020-03, this meeting may be conducted remotely under communication media technology (CMT) without a physical presence of the members present. CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphones. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting. A person may attend this CMT meeting by calling the telephone number at 904-825-2283 and viewing the meeting on [GTV at <http://www.sjcfla.com/GTV/SJCFLA-TV.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: [planning@sjcfla.com](mailto:planning@sjcfla.com). A designated access point to this CMT meeting is located at 500 San Sebastian View.

Additional information may be obtained at:  
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084  
E-mail address: [planning@sjcfla.com](mailto:planning@sjcfla.com)  
Phone numbers: 904-309-0678

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. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objectives.

This file is maintained in the Planning and Zoning Section of the Growth Management Department at the County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. Interested parties may appear at the meeting and be heard with respect to the proposed application.

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 93-126, to properly notified 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 accommodation or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 309-0630 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JEB S. SMITH, CHAIR

0003276105 April 24, 2020





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

May 8, 2020

Honorable Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2020-14, which was filed in this office on May 7, 2020.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED **MAY 07 2020**  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: *Juanne King*  
DEPUTY CLERK