

ORDINANCE NO. 2023 - 31

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 NUMBER 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 April 18, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-08 Cumberland Industrial Park**, for an amendment to the Cumberland Industrial Park Planned Unit Development, Ordinance Number 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 within the Cumberland Industrial Park PUD, described in the attached Exhibit "A" (Legal), shall 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 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 is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible 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 Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener's and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. That the terms of this modification to the Cumberland Industrial Park PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 15th DAY OF August, 2023.

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


BY: _____


Christian Whitehurst, Chair

Rendition Date AUG 15 2023

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

BY: _____


Deputy Clerk

Effective Date: AUG 18 2023



EXHIBIT "A"

Parcel 1:

PARCEL "B"

PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT REFERENCE, COMMENCE AT A COMMON CORNER T°SECTIONS 9, 10, 15 AND SAID SECTION 16; THENCE SOUTH 89°10'43" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 16 OF SAID TOWNSHIP AND RANGE, T°ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 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 NO.210, A DISTANCE OF 1358.62 FEET T°THE POINT OF BEGINNING; THENCE SOUTH 38°55'30" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550.00 FEET; THENCE SOUTH 21°53'40" EAST, A DISTANCE OF 1519.60 FEET; THENCE NORTH 89°43'40" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 54°59'49" WEST, A DISTANCE OF 765.81 FEET; THENCE NORTH 38°55'25" WEST, A DISTANCE OF 858.40 FEET; THENCE NORTH 25°08'03" EAST, A DISTANCE OF 561.02 FEET; THENCE NORTH 38°53'35" WEST ALONG A LINE T°ITS INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 210, A DISTANCE OF 100.07 FEET; THENCE NORTH 51°04'30" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 210, A DISTANCE OF 230.00 FEET T°THE POINT OF BEGINNING. CONTAINING BY COMPUTATIONS PERFORMED BY NORTHEAST FLORIDA SURVEYORS, DATED JUNE 25, 1992, 21.62 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL "B", BEING SUBJECT T°A DRAINAGE EASEMENT "C", BEING A PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNT, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A COMMON CORNER T°SECTIONS 9, 10, 15 AND SAID SECTION 16 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°10'43" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 16 T°ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 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 NO. 210, A DISTANCE OF 1358.62 FEET; THENCE SOUTH 38°55'30" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET T°THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38°55'30" EAST, A DISTANCE OF 450.00 FEET; THENCE SOUTH 21°53'40" EAST, A DISTANCE OF 1519.60 FEET; THENCE NORTH 73°59'13" WEST, A DISTANCE OF 57.10 FEET; THENCE NORTH 47°26'38" WEST, A DISTANCE OF 97.42 FEET; THENCE NORTH 47°17'29" WEST, A DISTANCE OF 91.67 FEET; THENCE NORTH 49°58'26" WEST, A DISTANCE OF 73.65 FEET; THENCE NORTH 62°50'27" WEST, A DISTANCE OF 55.90 FEET; THENCE NORTH 27°47'32" WEST, A DISTANCE OF 43.76 FEET; THENCE NORTH 19°12'03" WEST, A DISTANCE OF 78.13 FEET; THENCE NORTH 33°32'29" WEST, A DISTANCE OF 23.16 FEET, THENCE NORTH 18°11'25" WEST, A DISTANCE OF 58.13 FEET; THENCE NORTH 01°00'51" EAST, A DISTANCE OF 146.27 FEET; THENCE NORTH 37°39'42" WEST, A DISTANCE OF 60.56 FEET; THENCE NORTH 51°03'14" WEST, A DISTANCE OF 81.51 FEET THENCE NORTH 38°56'46" EAST, A DISTANCE OF 48.00 FEET; THENCE NORTH 62°26'20" EAST, A DISTANCE OF 98.83 FEET; THENCE

NORTH 38°06'20" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 21°53'40" WEST, A DISTANCE OF 679.75 FEET; THENCE NORTH 38°55'30" WEST, A DISTANCE OF 447.75 FEET; THENCE NORTH 51°04'30" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING BY COMPUTATIONS PERFORMED BY NORTHEAST FLORIDA SURVEYORS, DATED JUNE 25, 1992, 3.23 ACRES MORE OR LESS.

Real Estate Assessment No.: 0260500050

Parcel 2:

CUMBERLAND INDUSTRIAL PARK LOT 2

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 SECTION 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 858.62 FEET TO THE POINT OF BEGINNING ; THENCE SOUTH 30°31' 35" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE CENTERLINE OF THE PROPOSED 60.00 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT , A DISTANCE OF 295.57 FEET; THENCE SOUTH 51°04'30" WEST LEAVING SAID EASEMENT CENTERLINE, A DISTANCE OF 456.83 FEET TO THE CENTERLINE OF A 30 FOOT WIDE DRAINAGE AND UTILITY EASEMENT; THENCE NORTH 38°55'30" WEST ALONG SAID CENTERLINE OF DRAINAGE AND UTILITY EASEMENT TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210, A DISTANCE OF 292.40 FEET; THENCE NORTH 51°04' 30" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.21 ACRES MORE OR LESS.

THE NORTHEASTERLY 30.00 FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THE SOUTHWESTERLY 30.00 FEET OF A PROPOSED 60.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT.

CUMBERLAND INDUSTRIAL PARK LOT 4

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 858.62 FEET; THENCE SOUTH 30°31 '35" EAST LEAVING SAID SOUTHEASTERLY RIGHT-

OF-WAY LINE AND ALONG THE CENTERLINE OF THE PROPOSED 60.00 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 30°31'35" EAST ALONG SAID CENTERLINE, A DISTANCE OF 172.85 FEET TO THE POINT OF A CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 102.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°51 '06" EAST AND A CHORD DISTANCE OF 102.29 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 59°28'25" WEST LEAVING SAID CENTERLINE AND AT 30.00 FEET PASSING THE CENTERLINE OF A 20.00 FOOT WIDE DRAINAGE EASEMENT AND CONTINUING ALONG SAME, A DISTANCE OF 418.17 FEET TO THE CENTERLINE OF A 30 FOOT WIDE DRAINAGE AND UTILITY EASEMENT; THENCE NORTH 38°55'30" WEST ALONG SAID DRAINAGE AND UTILITY EASEMENT, A DISTANCE OF 210.64 FEET; THENCE NORTH 51°04'30" EAST LEAVING SAID DRAINAGE AND UTILITY EASEMENT, A DISTANCE OF 456.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.43 ACRES MORE OR LESS.

THE NORTHEASTERLY 30.00 FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THE SOUTHWESTERLY 30.00 FEET OF A PROPOSED 60.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT.

REAL ESTATE ASSESSMENT NO: 0260530020

EXHIBIT "B"

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

July 13, 2023

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

MASTER DEVELOPMENT PLAN TEXT

The Cumberland Industrial Park Planned Unit Development (“**PUD**”) was originally approved by St. Johns County as Ordinance No. 94-32 and has been modified a number of times, including in Ordinance Nos. 96-15, 2002-36, 2004-55, 2011-44, 2012-24 and 2020-14. For purposes of this application, all property subject to the Cumberland Industrial Park PUD will be called the “**PUD Overall Land**”. Specific development rights, site access requirements and other details for parcels within the PUD Overall Land not modified in this application shall remain as approved in the aforementioned ordinances, or the Final Development Plans, Incremental Master Development Plans or other approvals for such parcels.

This application relates to property within the Cumberland Industrial Park PUD owned by the Trevor Daniel Townsend Irrevocable Trust (the “**Owner**”) commonly known as Parcel A and Parcel B Lots 2 and 4, which have St. Johns County Parcel Identification Nos. 026050-0050 (“**Parcel A**”) and 026053-0020 (“**Parcel B Lots 2 and 4**”), respectively. This application requests the following changes to the PUD for the Property:

1. Adds permitted and special uses for Parcel A and reduces the maximum square footage of all permitted and special uses within such parcel by 30,000 square feet (leaving 195,000 square feet allocated to Parcel A).
2. Adds permitted and special uses for Parcel B Lots 2 and 4 and increases the maximum square footage for all permitted and special uses within such parcel by 30,000 square feet (allocating 30,000 square feet to Parcel B Lots 2 and 4).

The legal descriptions of Parcel A and Parcel B Lots 2 and 4, which are sometimes collectively referred to herein as the “**Property**”, are included in Exhibit “A” attached hereto. The Property is currently vacant.

- 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 the previously approved PUD ordinances the Property and to add certain permitted and special uses to the Property.

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 the Owner (Ordinance No. 2011-44), to allow professional office uses on the Property. In 2012, the County Commission approved another Major Modification to the PUD, which added development rights and permitted uses on parcels owned by the Owner (Ordinance No. 2012-24) and amended and restated the PUD text. In 2020, the County Commission approved a Major Modification to the PUD for land owned by Mansur Industrial Park I, LLC to add certain retail, service, recreation and office uses to the property subject to Ordinance No. 2020-14 (the 2020 ordinance is not being amended in this application). The 2011, 2012 and 2020 PUD modifications applied to parcels located adjacent to County Road 210 and reflected the changing nature of the area of County Road 210 east of Interstate 95 with the addition of Twin Creeks (Beachwalk, Beacon Lake, Creekside at Twin Creeks) and other commercial and office projects along this roadway corridor.

The Overall PUD Land is located on the south side of County Road 210 approximately one mile east of the Interstate 95/CR 210 interchange. The Overall PUD Land, including 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 Overall PUD Land includes approximately 89 acres, as described in Ordinance No. 96-15 and as depicted on the Master Development Plan contained therein (the “**1996 MDP Map**”).

The Property is approximately 26.84 acres. Parcel A includes approximately 21.49 acres, and Parcel B Lots 2 and 4 include approximately 5.35 acres.

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

The number of wetland acres within the Overall PUD Land is set forth in Ordinance No. 96-15 and depicted on the 1996 MDP Map.

The Property contains approximately 11.37 acres of wetlands. Parcel A includes approximately 10.29 acres of wetland, and Parcel B Lots 2 and 4 contain approximately 1.08 acres of wetland. Final wetland lines and acreage within the Property will be based on permits from applicable local, state and federal agencies.

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.

Development area, including total number of developable acres, for the Overall PUD Land, is set forth in Ordinance No. 96-15 and depicted on the 1996 MDP Map.

There are approximately 16.55 developable acres within the Property. Parcel A includes approximately 11.2 developable acres (subject to additional developable acres based on

state and federal agency permitting), and Parcel B Lots 2 and 4 include approximately 5.35 developable acres (with approximately 1.08 acres of wetland impacts).

- 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.*

No residential units will be located within the Overall PUD Land, including the Property.

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

The Overall PUD Land can include a maximum of 700,000 square feet of the allowable uses set forth below. An allocation of such square footage includes:

Parcel A: 195,000 square feet (reduced from 225,000 square feet in Ordinance No. 2012-24).

Parcel B: 342,000 square feet (including 30,000 square feet for Parcel B Lots 2 and 4, which is being transferred from Parcel A in this Major Modification application and including a maximum of 30,000 square feet for Parcel B Lot 1 pursuant to St. Johns County Ordinance No. 2020-14).**

Parcel D: 13,000 square feet.**

**The Owner may allocate the remaining 150,000 square feet of Industrial development rights (not allocated to Parcel A or Parcel B Lots 2 and 4) among the property owners within Parcels B and D within the Cumberland Industrial Park, subject to the provisions of this PUD, on an as-requested basis from members of the Cumberland Industrial Park Association, in accordance with the provisions of that certain Amended, Consolidated and Restated Declaration of Covenants and Restrictions for Cumberland Industrial Park, recorded in Official Records Book 1979, Page 790, Public Records of St. Johns County, Florida, as may be amended.

Permitted uses within the Overall PUD Land include (the uses being added to the Property through this Major Modification application are listed in 16 through 22 below; the uses listed in 1 through 15 are already approved for Parcel A and Parcel B Lot 2 and 4; per Ordinance No. 2020-14, the uses listed in 16 through 21 are permitted on Parcel B Lot 1):

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 yards shall not be located closer than 25 feet to any public street and that such yards 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. With respect to Parcel A and Parcel B Lots 2 and 4, there is no existing fence or other barrier located thereon.
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 plans and similar installations.
11. Personal Property Mini-Warehouse Storage Facilities:
 - 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. Use of Parcel A only may include the uses listed in this Section f, plus: a) concrete paving and material recycling and processing, provided the processing equipment is located within an enclosed structure and a sprinkling system shall be

used to control on-site dust; and b) Vehicle Recycling Facilities, Recyclable Material Recovery Facilities and Recyclable Metal Recovery Facilities, provided all such facilities meet Florida Department of Environmental Protection Recovered Materials Processing Facility requirements (Chapter 62-722, Florida Administrative Code). Any Vehicle Recycling Facilities use will adhere to the provisions of Land Development Code Section 2.03.31. Materials related to Vehicle Recycling Facilities stored outdoors shall not be stacked higher than eight (8) feet. Outdoor storage yards and lots shall be completely enclosed by a solid fence or wall or equivalent visual barrier (which barrier may consist of existing or planted vegetation) with a minimum height of eight (8) feet. Activities related to the uses detailed in this subparagraph that involve the use of fixed equipment such as crushers, balers or other large mechanical equipment shall be conducted inside a building; provided, however that the Owner and his employees and contractors shall be permitted to continue to use construction vehicles and equipment, roll-off containers and dumpsters, and tools and hand-held equipment outside of buildings.

15. Use of Parcel B Lots 2 and 4 only may include the uses listed in this Section f, plus Office and Professional Services, as defined in St. Johns County Land Development Code (the “Code” or “LDC”) Section 2.02.01.M, as may be amended. The Owner acknowledges that the location of Office and Professional Services uses within Parcel B Lots 2 and 4 may require additional buffering and screening.
16. Indoor commercial recreation.
17. Schools for the performing arts or fine arts and for martial arts.
18. Health clubs and gyms.
19. Professional Services.
20. General offices.
21. Medical offices.
22. Other General Business and Commercial Uses, as set forth more fully in LDC Section 2.02.01.E, as may be amended.

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 following special uses shall be allowed by right within the Property (not within the other parcel in the Overall PUD Land), as long as they comply with the applicable performance criteria set forth in LDC Section 2.03.01:

- 1. Recreational Vehicle/Boat Storage.
- 2. Recreation.
- 3. Outdoor Storage.
- 4. Brewpubs.
- 5. Microbrewery.

The impervious area within the Overall PUD Land 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., streetlights 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. Since right-of-way has been dedicated for the widening of County Road 210, the minimum setback along County Road 210 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 for the Overall PUD Land shall be as permitted in Ordinance No. 94-32, as amended. Additionally, Parcel A shall be permitted to have one (1) main sign to identify the businesses located thereon at the driveway entrance to County Road 210. Such sign will have a maximum advertising display area (“ADA”) of 300 square feet (as permitted in Ordinance No. 94-32) and a maximum height of 30 feet. Parcel B Lot 2 shall be permitted to have two (2) pylon signs along the County Road 210 frontage with an ADA of no more than 200 square feet and a maximum height of 30 feet, in the locations depicted on the MDP Map, Exhibit “C”. Parcel B Lot 2 will also two (2) monument signs along Cumberland Park Drive with have a maximum ADA of 100 square feet and a maximum height of six (6) feet. All other signs within Parcel A and Parcel B Lots 2 and 4 will meet applicable requirements of LDC Section 7.02.04. See **Section t** for signage waivers.
4. Parking: Parking for new buildings within the PUD (constructed following the approval of this Major Modification) will comply with applicable provisions of LDC Table 6.17.

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 Overall PUD Land 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 1996 Master Development Plan.
2. Site Access: Access to the Overall PUD Land is subject to Ordinance No. 96-15 and the 1996 Master Development Plan, as amended for the Property herein. Primary access into the Overall PUD Land from County Road 210 is via Cumberland Park Drive, which is owned and maintained by the Cumberland Industrial Park property owners’ association.

Access to Parcel A is from County Road 210, Cumberland Park Drive via an access driveway through Parcel B Lot 4 (which is a private roadway), and a

driveway to the adjacent parcel to the east owned by an entity affiliated with the owner of Parcel A, as depicted on the MDP Map, **Exhibit “C”**. Access to Parcel B Lots 2 and 4 is from County Road 210 and an access driveway onto Cumberland Park Drive, as depicted on the MDP Map. See **Section t**, Waiver 2. The 27.5 feet of right-of-way for County Road 210 widening reserved in the historic Cumberland PUD ordinances has been conveyed to St. Johns County within Parcel A and Parcel B Lot 2. The existing driveway, roadway and parking area within Parcel A shall be permitted to remain in its existing unpaved condition until the Owner constructs his first building on Parcel A. Upon construction of the first building on Parcel A, the driveway and roadway will be paved to the new structure. Per LDC Section 11.00.05, a detailed site access and operational analysis will be provided at the time of construction plan review for each of Parcel A and Parcel B Lots 2 and 4 to determine required improvements. Twelve (12) feet of right-of-way within Parcel B Lots 2 and 4 has been reserved for future widening of Cumberland Park Drive (a private road) to accommodate the County’s request to provide an additional northbound left turn lane from Cumberland Park Drive onto County Road 210.

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. Any new sidewalks constructed within the Overall PUD Land will meet applicable Code requirements. Sidewalks will be constructed within the right-of-way of County Road 210 adjacent to Parcel A and Parcel B Lot 2, in the locations of the MDP Map, concurrently with development of each of Parcel A and Parcel B, Lot 2. Such sidewalks shall be interconnected with development within Parcel A and Parcel B Lot 2. 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 Overall PUD Land with surrounding parcels and County Road 210. Such interconnection is shown on the 1996 MDP Map and on the MDP Map for the Property, **Exhibit “C”**.
5. Fire: New buildings constructed within the Overall PUD Land following the approval of this Major Modification will comply with LDC Section 6.03 and the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

i. The amount of water and sewer use, based upon the projected population, and the public utility providers, if applicable.

The Overall PUD Land is served by central water and sewer service.

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

Soils information for the Overall PUD Land is included in Ordinance No. 94-32.

See the soils information for the Property included with the environmental report filed with this application. Soil types for the Property include: St. Johns fine sand, depressional (very poorly drained, partially filled); Smyrna fine sand (very poorly drained, partially filled); Holopaw fine sand, frequently flooded (very poorly drained); and Pomona fine sand (very poorly drained, partially excavated).

- 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.***

Wetland information for the Overall PUD Land is set forth in Ordinance No. 96-15 and depicted on the 1996 Master Development Plan.

The Property contains approximately 11.37 acres of wetland. Parcel A includes approximately 10.29 acres of wetland, and Parcel B Lots 2 and 4 contain approximately 1.08 acres of wetland. Final wetland lines and acreage within the Property will be based on permits from applicable local, state and federal agencies. See the FLUCCS information for the Property included with the environmental report filed with this application. FLUCCS types include: Open Land (FLUCFCS 190); Other Open Land (FLUCFCS 194); Ditches (FLUCFCS 510); Hydric Pine Flatwoods (FLUCFCS 625); Inland Ponds and Sloughs (FLUCFCS 616); and Stormwater Pond (FLUCFCS 524).

- 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.***

This information for the Overall PUD Land is provided in Ordinance No. 94-32.

There is no Significant Natural Communities Habitat on the Property. There are no listed species 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.***

This information for the Overall PUD Land is provided in Ordinance No. 94-32.

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.***

This Section n will apply only to the Property and not to other portions of the Overall PUD Land (which are subject to Ordinance No. 96-15). The buffers and setbacks outlined below shall be applicable only to those portions of the Property that are developed if and when such development occurs. Until development occurs, all existing lands within the Property shall remain exempt from the buffer and setback criteria outlined below and may continue to be used for existing purposes; provided, however, such activities cannot encroach into the required buffers. If development of the Property occurs in phases, all existing lands outside of the phase(s) proposed for development shall remain exempt from the buffer and setback criteria outlined below; provided, however, such activities cannot encroach into the required buffers.

1. Perimeter Buffer: A natural or planted landscaped buffer a minimum ten (10) feet wide is located along the perimeters of the Property as depicted on the MDP Map; provided, however, there will be a 20-foot-wide buffer along County Road 210 within the Property. Such buffers will meet the applicable requirements of LDC Sections 5.03.03.A.4 and 6.06.04, as applicable. The Applicant will be permitted to construct sidewalks within the perimeter buffer, in the general locations depicted on the MDP Map.
2. Screening: Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.
3. Upland Buffers: If on-site wetlands are preserved, an averaged 25-foot natural vegetative upland buffer and an additional 25-foot building setback to the buffer are provided adjacent to contiguous wetlands, consistent with LDC Section 4.01.06.B.
4. Landscaping: All landscaping, tree removal and tree protection will comply with applicable provisions of LDC Sections 6.06.04 in effect at the time of construction plan submittal.

Landscaping for the Property will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed architecture. The design of the landscape shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas and parking fields from these roads. Landscaping will be consistent with typical plantings found along County Road 210 West. In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance LDC Section 6.06.00, and other applicable Code provisions.

- 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 development of the Overall PUD Land 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 Incremental Master Development Plans.

- 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.*

Phasing for portions of the Overall PUD Land outside of the Property is included in Ordinance No. 96-15, as amended.

Development of Parcel B Lots 2 and 4 shall commence within five (5) years of the date on which the Board of County Commissioners approves this PUD Major Modification application. Commencement of construction shall be deemed to have occurred upon the County's approval of applicable infrastructure construction plans for each phase. The Owner will commence development of Parcel A at such time as the Owner is ready, provided that the Owner shall complete construction of each phase within three (3) years of commencement. The Project will be completed by December 31, 2034. Completion shall be defined as receipt of approval from the County of applicable As-Built Surveys or certification of completion by the Owner's engineer. This completion date may be extended through a modification of this PUD Ordinance.

- 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 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 the Owner (Ordinance No. 2011-44),

to allow professional office uses on the Property. In 2012, the County Commission approved another Major Modification to the PUD, which added permitted uses on parcels owned by the Owner (Ordinance No. 2012-24) and amended and restated the PUD text. In 2020, the County Commission approved a Major Modification to the PUD for land owned by Mansur Industrial Park I, LLC to add certain retail, service, recreation and office uses to the property subject to Ordinance No. 2020-14. The 2011, 2012 and 2020 PUD modifications applied to parcels located adjacent to County Road 210 and reflected the changing nature of the area of County Road 210 east of Interstate 95 with the addition of Twin Creeks (Beachwalk, Beacon Lake, Creekside at Twin Creeks) and other commercial and office projects along this roadway corridor.

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

- 1. 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.*

The following four waivers are requested for the Property only:

- 1. Section 5.03.02.G.2 Master Development Plan Map Details.**

The Applicant is requesting approval to show some Master Development Plan Map details on Incremental Master Development Plan Maps (“IMDPs”) since site development is contingent upon environmental and stormwater permitting through state and regional agencies. Building locations and other details will be shown on such IMDPs.

- 2. Section 6.04.05.K.5 Access Management**

The Applicant is requesting a waiver from site access standards in order to provide proper driveway entrances from County Road 210 into both Parcel A and Parcel B Lot 2, in the locations depicted on the MDP Map. Parcel A will be owned and developed separately from Parcel B Lot 2, so separate access drives from County Road 210 are necessary. The access drive into Parcel A will be left in/right in/right out, and the access drive into Parcel B Lot 2 will be right in/right out. The distance between the driveway entrances to Parcel A and Parcel B Lot 2 is greater than 185 feet and therefor will allow for an auxiliary lane should it be required by the Code.

- 3. Section 7.02.04.C On-Premise Signs at Non Residential (Number, Size and Type).**

This waiver is described separately for Parcel A and Parcel B Lots 2 and 4. Applies to Parcel A to combine the allowable Maximum ADA in a single sign rather than two (2) separate signs each at 150 square feet. This waiver is justified because it reduces the number of signs along the road frontage. Parcel A meets the criteria for two (2) signs with street frontage measuring over 230 feet along County Road 210. The intended use of the parcel lends for a single sign measuring 300 square feet in ADA. Applies to Parcel B to reduce the number of allowed signs from three (3) to no more than two (2) and to increase the allowable ADA from 150 square feet to 200 square feet per sign. This request eliminates one (1) sign at 100 square feet of ADA. Parcel B meets the Code standard for three (3) signs with street frontage that measures within 200 to 500 feet in length. Ground signs may be pylon or monument style, as permitted by the Code.

4. Section 7.02.04.E Height Limits.

Applies to both Parcel A and B Lots 2 and 4 to increase sign height by five (5) feet, to 30 feet. Location near the Interstate 95 interchange and placement on County Road 210 with curved alignment supports the height request.

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.

LEGAL DESCRIPTION

EXHIBIT "A"
Parcel 1:
PARCEL "B"
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 TSECTIONS 9, 10, 15 AND SAID SECTION 16; THENCE SOUTH 89°10'43" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 16 OF SAID TOWNSHIP AND RANGE, TTTS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 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 NO.210, A DISTANCE OF 1358.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 38°55'30" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550.00 FEET; THENCE SOUTH 21°05'34" EAST, A DISTANCE OF 1519.60 FEET; THENCE NORTH 81°42'30" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 84°08'49" WEST, A DISTANCE OF 785.81 FEET; THENCE NORTH 38°55'25" WEST, A DISTANCE OF 858.40 FEET; THENCE NORTH 25°00'03" EAST, A DISTANCE OF 561.02 FEET; THENCE NORTH 38°03'35" WEST ALONG A LINE TTTS INTERSECTION WITH THE FORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 210, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°04'30" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 210, A DISTANCE OF 230.00 FEET TTHE POINT OF BEGINNING, CONTAINING BY COMPUTATIONS PERFORMED BY NORTHEAST FLORIDA SURVEYORS, DATED JUNE 25, 1992, 21.62 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL "B", BEING SUBJECT TA DRAINAGE EASEMENT "C", 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 TSECTIONS 9, 10, 15 AND SAID SECTION 16 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°10'43" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 16 TTTS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 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 NO. 210, A DISTANCE OF 1358.62 FEET; THENCE SOUTH 38°55'30" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 550.00 FEET; THENCE SOUTH 21°05'34" EAST, A DISTANCE OF 1519.60 FEET; THENCE NORTH 81°42'30" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 84°08'49" WEST, A DISTANCE OF 785.81 FEET; THENCE NORTH 38°55'25" WEST, A DISTANCE OF 858.40 FEET; THENCE NORTH 25°00'03" EAST, A DISTANCE OF 561.02 FEET; THENCE NORTH 38°03'35" WEST ALONG A LINE TTTS INTERSECTION WITH THE FORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 210, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°04'30" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 210, A DISTANCE OF 230.00 FEET TTHE POINT OF BEGINNING, CONTAINING BY COMPUTATIONS PERFORMED BY NORTHEAST FLORIDA SURVEYORS, DATED JUNE 25, 1992, 3.23 ACRES MORE OR LESS.

Real Estate Assessment No.: 0280500050
Parcel 2:
CUMBERLAND INDUSTRIAL PARK LOT 2

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 858.62 FEET TO THE POINT OF BEGINNING ; THENCE SOUTH 30°31' 35" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE CENTERLINE OF THE PROPOSED 80.00 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT , A DISTANCE OF 295.57 FEET; THENCE SOUTH 51°04'30" WEST LEAVING SAID EASEMENT CENTERLINE A DISTANCE OF 458.83 FEET TO THE CENTERLINE OF A 30 FOOT WIDE DRAINAGE AND UTILITY EASEMENT; THENCE NORTH 38°55'30" WEST ALONG SAID CENTERLINE OF DRAINAGE AND UTILITY EASEMENT TO ITS INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 210, A DISTANCE OF 292.40 FEET; THENCE NORTH 51°04' 30" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.21 ACRES MORE OR LESS.

THE NORTHEASTERLY 30.00 FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THE SOUTHWESTERLY 30.00 FEET OF A PROPOSED 80.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT.

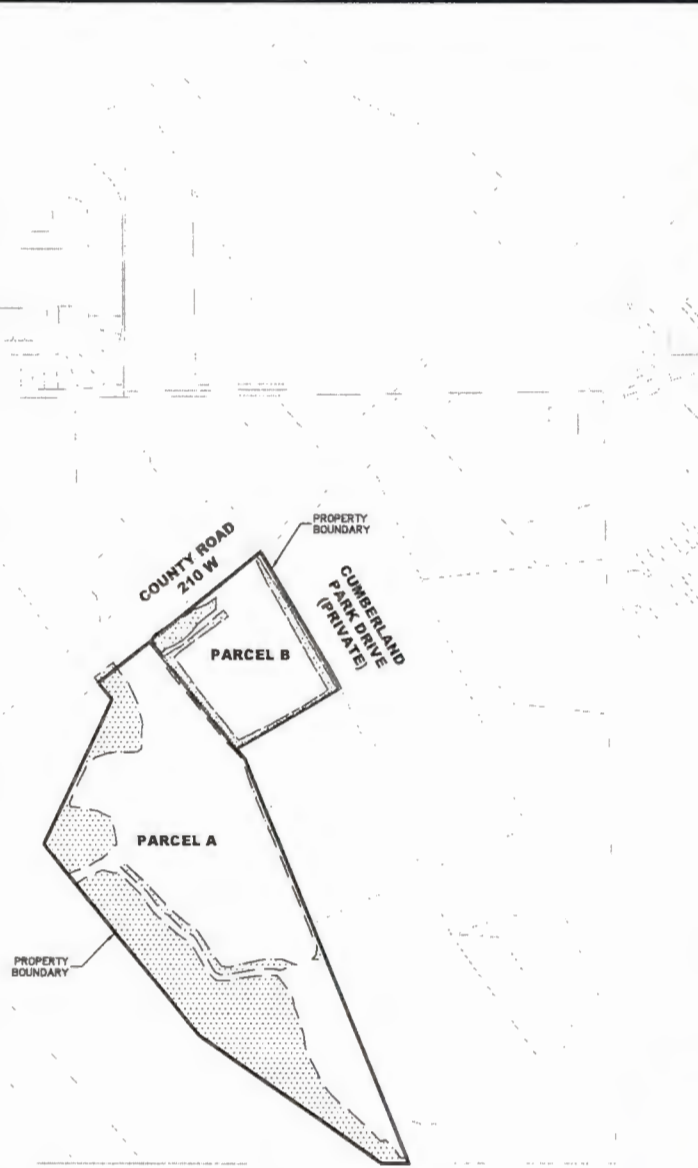
CUMBERLAND INDUSTRIAL PARK LOT 4

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 858.62 FEET; THENCE SOUTH 30°31' 35" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE CENTERLINE OF THE PROPOSED 80.00 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, A DISTANCE OF 295.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 30°31'35" EAST ALONG SAID CENTERLINE, A DISTANCE OF 172.85 FEET TO THE POINT OF A CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1750.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 102.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°51' 00" EAST AND A CHORD DISTANCE OF 102.29 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 59°28'25" WEST LEAVING SAID CENTERLINE AND AT 30.00 FEET PASSING THE CENTERLINE OF A 20.00 FOOT WIDE DRAINAGE EASEMENT AND CONTINUING ALONG SAME, A DISTANCE OF 418.17 FEET TO THE CENTERLINE OF A 30 FOOT WIDE DRAINAGE AND UTILITY EASEMENT; THENCE NORTH 38°55'30" WEST ALONG SAID DRAINAGE AND UTILITY EASEMENT, A DISTANCE OF 210.64 FEET; THENCE NORTH 51°04'30" EAST LEAVING SAID DRAINAGE AND UTILITY EASEMENT, A DISTANCE OF 458.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.43 ACRES MORE OR LESS.

THE NORTHEASTERLY 30.00 FEET OF THE ABOVE DESCRIBED LANDS BEING SUBJECT TO THE SOUTHWESTERLY 30.00 FEET OF A PROPOSED 80.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT.

REAL ESTATE ASSESSMENT NO: 0260530020

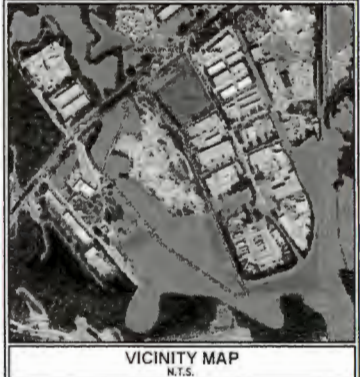
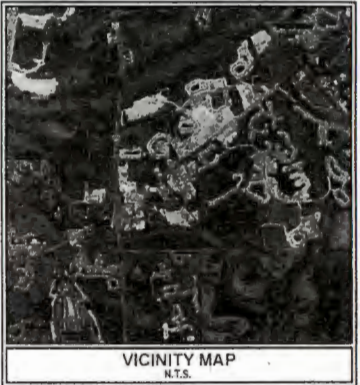


THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD / PRO AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

PUD ORDINANCE NO. 2012-24, AS AMENDED

NOTE:
ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.



PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETW NO. 23-044
DRAWN BY:
DESIGNED BY:
CHECKED BY:
DATE: Issue Date

England-Thoms & Miller, Inc.
1417E Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 942-8990
FAX: (904) 944-9445
REG - 2884 LC - 0000118

ETM
VISION • EXPERIENCE • RESULTS

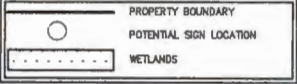
**MASTER DEVELOPMENT PLAN
EXHIBIT C
FCE AT COUNTY ROAD 210 W
FIRST COAST ENERGY, LLP**

DRAWING NUMBER
1

GENERAL NOTES:

1. LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
2. DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN AN UPLAND BUFFERS.
3. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
4. STORAGE SHALL BE ALLOWED BY THE PUD TEXT.
5. STOCKPILE AND WETLAND CREATION LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
6. ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
7. THIS PROJECT LIES WITHIN FLOOD ZONE "X" & "A", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12109C0778J, REVISED 12/7/2018.
8. WETLAND AREAS SHOWN ARE GENERALIZED AREAS. FINAL WETLAND LINE AND ACREAGE IS SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL.
9. SHAFTS ADJACENT TO WETLANDS SHALL BE PLANTED WITH PLANTS NATIVE TO THE ORIGINAL ECOLOGICAL COMMUNITY AS SHOWN ON LANDSCAPE PLANS.
11. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH PARKS.
12. TEMPORARY CONSTRUCTION TRAILER WILL BE PLACED ON SITE AWAY FROM ANY CONSTRUCTION ACTIVITIES. TRAILER MUST BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPATION BY THE COUNTY.
13. SOLID WASTE STORAGE DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC SEC. 6.05.04 BB. DETAILS SHALL BE PROVIDED WITH THE BUILDINGS PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
14. ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
15.
 - 15.a. STRUCTURES EXCEEDING THIRTY-FIVE (35) FEET MUST CONTAIN AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION ADOPTED BY THE ST. JOHNS COUNTY FIRE PREVENTION CODE OF NFPA 13 OR EQUIVALENT STANDARD AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE OR AS OTHERWISE APPROVED BY ST. JOHNS COUNTY FIRE RESCUE.
 - 15.b. THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOUSING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING (PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT), NOR TO CHURCH SPIRES, STEEPLES, BELTRES, COUPOLAS, DOMES, MONUMENTS, WATER TOWERS, SKYLIGHTS, FLAG POLES, VENTS OR TOWER SIMILAR STRUCTURES WHICH MAY BE ERRECTED ABOVE THE HEIGHT LIMIT, NOR TO FIRE OR PARAPET WALLS PROVIDED THAT SUCH WALLS SHALL NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE ROOF.
16. BICYCLE PARKING WILL BE PROVIDED PURSUANT TO SECTION 6.05.02.M, LDC.

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