

ORDINANCE NO. 2024 - 22

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE FIORE INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 1987-56, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, 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 August 18, 2023, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2023-16 Pappy and 210 Commercial**, for an amendment to the Fiore Industrial Park Planned Unit Development, Ordinance Number 1987-56, 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 Fiore Industrial Park PUD, described in the attached **Exhibit "A"** (Legal), shall proceed in accordance with Ordinance Number 1987-56, 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 Fiore 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 pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the Fiore Industrial Park PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Fiore 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 Fiore 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 Fiore Industrial Park PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Fiore 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 1987-56, 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.

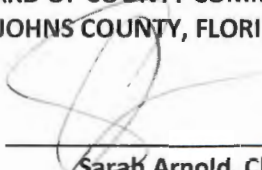
SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by 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 Fiore 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 7TH DAY OF MAY, 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
Sarah Arnold, Chair

Rendition Date MAY 09 2024

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

BY: 
Deputy Clerk

Effective Date: MAY 13 2024



MAJMOD – Phase III Fiori Industrial Park

LEGAL DESCRIPTION – EXHIBIT A

OFFICIAL RECORDS BOOK 3880, PAGE 1646

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 16 AND RUN SOUTH 01' 04' 42" EAST ALONG THE WESTERLY LINE OF SAID NORTHEAST $\frac{1}{4}$, A DISTANCE OF 686.03 FEET TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 34' 31' EAST, A DISTANCE OF 714.13 FEET TO A POINT ON THE CURVED NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 210 (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1196.28 FEET, A CHORD DISTANCE OF 81.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 38' 26' 43" WEST; RUN THENCE SOUTH 36' 29' WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHEAST $\frac{1}{4}$ OF SECTION 16; RUN THENCE NORTH 01' 04' 42" WEST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 1103.02 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 4.96 ACRES, MORE OR LESS.

LEGAL BY SURVEYOR

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE FOUND 4" X 4" CONCRETE MONUMENT STAMPED MOREHEAD AT THE NORTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 16; THENCE SOUTH 00'19'31" EAST, ALONG THE APPARANT LOCATION OF THE WESTERLY LINE OF SAID NORTHEAST $\frac{1}{4}$ OF SAID SECTION 16, AS PER MONUMENTATION AND LOCAL RECOGNITION, A DISTANCE OF 672.76 FEET TO THE POINT OF BEGINNING OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3880, PAGE 1646 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 34'30'36" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3880, PAGE 1646, A DISTANCE OF 699.49 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4309, PAGE 980 OF SAID PUBLIC RECORDS AND SAID LINE ALSO BEING A CURVE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1225.92 FEET AND HAS A CENTRAL ANGLE OF 04'05'39"; THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE AN ARC DISTANCE OF 87.60 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 38'34'22" WEST AND A CHORD DISTANCE OF 87.97 FEET TO THE POINT OF TANGENCE OF SAID CURVE; THENCE SOUTH 36'31'00" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 563.43 FEET TO THE INTERSECTION WITH AFOREMENTIONED WESTERLY LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16 AND SAID LINE IS ALSO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4745, PAGE 1404 OF SAID PUBLIC RECORDS; THENCE NORTH 00'19'31" WEST, ALONG SAID LINE AND DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 1097.93 FEET TO THE POINT OF BEGINNING. CONTAINING 4.93 ACRES MORE OR LESS

EXHIBIT “B”
Master Development Plan Text

Section I

Introduction / Background

The Fiore PUD is a three (3) phase PUD consisting of approximately 37 acres on the northwest side of County Road 210, one quarter mile east of I-95, located entirely with the Mixed Use Future Land Use. The Fiore PUD was subsequently modified by Ordinances 2001-69, 2004-37, and 2005-02 and Resolution 2021-14 (MINMOD 2021-12).

The PUD was divided into nine (9) parcels and three (3) phases and remains in compliance with the Ordinances and Resolutions, which govern its development. The Stormwater Management requirements of the PUD best illustrate the intent of the County Commission at the time the PUD was approved.

Phase I, consisting of Parcels 4 through 9, was developed as a unit. The PUD specifies all Phase I parcels would be served by a master drainage system with operation and maintenance responsibilities falling on the shoulders of a property owners association. Phases II and III, included parcels 1 through 3, and were intended to be developed separately and independently by phase. The original Exhibit "C" to Resolution 97-067, referenced that "Each individual parcel owner of Parcels 1-3 will be required to provide for management/treatment of runoff generated from his individual parcel ... " There was clear intent here to treat the property owners in Phases II and III independently and not as a single unit.

In addition, this intent to treat each Phase individually was strongly reinforced by the application of the requirements of the Ordinance by County staff to Phase I in approving a Final Development Plan for Phase I, as Badger Industrial Park, which subsequently was separately addressed in Ordinance 2005-02 and Resolution 2021-14 (MINMOD 2021-12).

Therefore, the PUD treats each phase independently and the individual parcel owners may develop by individual Master Development Plans for the remaining phases as intended by the original PUD.

Section II

Application/Request

A. Major Modifications:

Ordinance 2001-69 modified this PUD to accommodate an extension of the time for development of Phases II and III, with Phase II commencing within three (3) years of approval of this Major Modification. This would mean the development of Phase II will begin no later than the year 2004 and Phase III will begin no later than 2007. In addition, the applicant requested that Phase II be allowed to be divided into Phase IIA and Phase IIB. Allowable uses for Phase IIB was amended to include commercial/office, and allowable uses on Phase IIA was modified to allow for a Concrete Batch Plant with land use controls as described herein.

Ordinance 2004-37 modified this PUD specifically for Phase II to allow for a concrete batch facility with a 1,200 sf office; a 74,400 sf self-storage facility (with 58,200 sf of net leasable space); a 20,500 sf general office; and 38,500 sf shopping center.

Ordinance 2005-02 and Resolution 2021-14 (MINMOD 2021-12) modified this PUD to specifically address the Badger Industrial Park 18.9 acre site contained and described originally as Phase I.

This MAJMOD seeks to modify Phase III (no modification to Phases I and II) to clarify allowable uses as self-storage, commercial, retail and office and define height consistent with area heights and add square footage so that Phase III will consist of 120,000 sf of self-storage and 25,000 sf of commercial/retail/office uses.

B. Surrounding Land Uses: The surrounding area has changed significantly since the inception of the PUD with continued development of commercial and industrial uses. The southeast side of C.R. 210 has four (4) existing developments: Cumberland Industrial Park, W.R. Townsend Contracting, Inc., the 210 Business Park, and a telecommunications service building. To the west, a Tractor Supply has been developed. Also to the west, the Fountains East PUD represents a significant commercial development, anchored by St. Vincent’s Health, and containing a 200,000 sf hospital, 90,000 sf retail, 280,000 sf office, 100,000 sf of surgical/clinic, 250 room hotel and 120 units of special care housing. To the east, the Badger Industrial Park has been developed into a number of uses, including RecNation RV & Boat Storage and large warehouse uses, with outparcels for future development, E. W. Pappy Road runs north/south dividing Phases II and III, of this PUD into two (2) major parcels. Phase II consists of 12.18 acres and Phase III consists of 4.93 acres. While Phase III remains unbuilt, Phase II has been developed into a self-storage facility and a concrete ready-mix plant.

C. Ownership/ Authorization: This MAJMOD only modifies Phase III, which is owned by Thomas M. Cratem and the Philip Thomas Cratem, II, Revocable Trust.

Section III

PUD Commitments / Site Development Constraints

A. Project Description: Fiore Industrial Park PUD, is a 36.93 acre light industrial and commercial development located in northern St. Johns County, Florida along County Road 210, one quarter mile east of I-95. Overall development of the site is for construction of commercial development and light industrial warehousing development, as well as one (1) heavy industrial use. The development is in keeping with the suggested land development patterns of St. Johns County as defined in the Comprehensive Plan and identified on the Future Land Use Map (FLUM). The site offers excellent access to both US-1 and I-95, including access for truck access and distribution.

Each of Phases I, II and III are further described as follows:

Phase I of the project has been developed in accordance with Ordinance 2005-02 and Resolution 2021-14 (MINMOD 2021-12), as a light industrial/ warehousing area and parcels

were numbered parcels 4 through 9 in the original PUD and are referenced as such for the Phase I Final Development Plan, identified as Badger Industrial Park.

Badger Industrial Park is an 18.9 acre light industrial and commercial development located in northern St. Johns County, Florida along County Road 210, one quarter mile east of I-95. The Master Development Plan, indicates the general layout for Badger Industrial Park. Overall development of the site is for construction of both commercial retail/office development and light industrial/warehousing development. The development is in keeping with the suggested land development patterns of St. Johns County as defined in the Comprehensive Plan and identified on the Future Land Use Map (FLUM). The site offers excellent access to both US-1 and I-95 vehicular circulation.

Badger Industrial Park will consist of approximately 18.9 acres of commercial retail/office and light industrial/warehousing land in parcels ranging in size from 1.0 acres to 4.0 acres. MDP Maps of Badger Industrial Park can be found in MINMOD 2021-12 and at:

PUD Drawing Book 8, Page 79
PUD Drawing Book 12, Page 52
PUD Drawing Book 12, Page 53
PUD Drawing Book 13, Page 18
PUD Drawing Book 14, Page 63
PUD Drawing Book 39, Page 93

The major components of the overall PUD zoning are still relevant to ensure a controlled development, which has consistent and aesthetic improvements, provides for protection and permanent onsite preservation of the wetlands, and efficiently manages storm water. The overall PUD zoning provide for maintenance of the properties, including yards and common areas.

Phase II of the project has been developed in accordance with Ordinance 2004-37, as development for light industrial uses/commercial/office uses and one heavy industrial use for a concrete batch facility. It has been divided into two (2) sub-phases, Phase IIA and IIB. Phase IIA is a Concrete Batch Facility and Phase IIB is a self-storage facility, as indicated on the Master Development Plan. MDP Maps of Phase II can be found at:

PUD Drawing Book 13, Page 34
PUD Drawing Book 13, Page 36

Phase III is the subject of MAJMOD 2023-16 and contains a 4.93 acre parcel for development of commercial/retail/self-storage/office uses.

B. Development Size: There is a total of 36.9 acres of property

Phase I contains a total of 18.9 acres of property.
Phase II contains 12.2 acres, plus E. W Pappy Road which is .87 acres, and
Phase III contains 4.93 acres.

C. Wetlands:

- Phase I: Approximately 6.1 acres of wetlands.
- Phase II: Approximately 3.24 acres of wetlands.
- Phase III: Approximately 0.07 acres of wetlands (to be impacted).
(No wetlands identified in Phase III in prior Ordinances.)

D. Development Area: The project will use a total of 29.93 acres of developable property,

- Phase I: 12.8 acres
- Phase II: 12.2 acres
- Phase III: 4.93 acres

E. Dwelling Units: The site is planned to allow for one (1) ancillary residential unit per phase to accommodate a security guard or caretaker but residential units are not required.

F. Non-Residential Development: The overall PUD development allows up to 35% of building area coverage at ground level for all phases. Non-residential development is planned as follows:

Phase I, Badger Industrial:

Non-residential development is planned for commercial retail/office and light industrial/warehousing uses.

The applicant reserves the right to modify or refile the MDP for any phase or subphase consistent with the 35% building coverage, providing the project can meet County LDC requirements, including concurrency, if applicable.

The maximum allowable building area in square feet for each parcel will be shown on the MDP Map. Allowable building area will be calculated based on parcel area prior to any governmental taking. Building area is calculated based on a maximum of 35% of the overall development acreage and not on a single lot. Allowable building area may be redistributed between lots by Small Adjustment as long as the total allowance of 150,000 square feet of building area is not exceeded and the development does not exceed the maximum Impervious Surface Ratio (ISR) of 75% to ensure compliance with the Comprehensive Plan. The allowable impervious surface area shall be calculated based on parcel area prior to any governmental taking.

See Resolution 2021-14 (MINMOD 2021-12).

Phase II:

Non-residential development is planned for commercial, office and light industrial uses, as well as one (1) heavy industrial use.

A concrete batch facility with a 1,200 sf office; a 74,400 sf self-storage facility (with 58,200 square feet of net leasable space).

See Ordinance 2004-37.

Phase III:

Adds self-storage as a use and changes from 38,500 sf of shopping center and 20,500 sf of office to a maximum of 120,000 sf of self-storage and 25,000 sf of commercial/retail/office uses.

This MAJMOD 2023-16.

The applicant reserves the right to modify or refile the MDP for any phase or subphase consistent with the 35% building coverage, providing the project can meet County LDC requirements, including concurrency, if applicable.

G. Site Development Criteria: The following criteria will be utilized in overall site design and construction:

1. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include commercial office/industrial uses in accordance with the Land Development Code as follows:

a. Industrial Uses: All permitted uses allowed in the Light Industrial category, as defined by the St. Johns County Land Development Code will be permitted. They include light manufacturing, vegetable food processing, production, packaging and assembly plants; warehousing, with or without distributions centers; lumberyards; large scale printing plants, newspaper printing operations and distribution centers; business and commerce parks; office showrooms; vehicle recycling facilities; and other substantially similar facilities and Uses. An additional use, Concrete Batch Plant and its associated facilities, will be permitted in Phase IIA, including a temporary concrete batch plant.

All other Heavy Industrial uses including aircraft manufacturing, rehabilitation, painting, manufacturing of sub-assemblies, chemical and fertilizer manufacturing, paper and pulp manufacturing, petroleum refining and other similar uses, are prohibited, including Junkyards and scrap yards.

b. Commercial Office Uses: All permitted uses allowed in the Commercial General, Commercial Intensive and Office and Professional categories, as defined by the St. Johns County Land Development Code will

be permitted. They include: professional offices, general business and retail uses, specialty retail, indoor recreation, funeral homes and mortuaries, specialty food stores, spas, gyms and health clubs, commercial, vocational and trade schools, service businesses such as blueprint, travel agencies, package and mail services, small appliance repair shops, upholstery, laundry, beauty shops, barber shops, employment agencies, photography studios, restaurants (sit-down and fast food) with or without drive-throughs (including the sale of alcoholic beverages in accordance with requirements outlined within the LDC for sit-down restaurants), convenience stores with or without gasoline pumps (including the sale of beer and wine in accordance with the requirements of the Land Development Code) medical and dental offices and clinics, governmental offices, schools for the performing arts or martial arts, plant nurseries, indoor farm and garden supply.

Banks and financial institutions with drive-throughs, travel agencies, hotels and motels, automotive service stations, retail establishments manufacturing goods for sale at retail on premises, stores for tires, batteries, and automobile accessories with light engine repair, retail establishments for the sale of food, wearing apparel, toys, sundries, notions, books, stationary, leather goods, luggage, jewelry (including watch repair), art, supplies, cameras, or photographic supplies (including camera repairs, florist or gift shop), delicatessen, bake shop (not wholesale bakery), drugs and similar products, barber or beauty shop, self service laundry or dry cleaner, dry cleaning and laundry package plant in completely enclosed building, using non-flammable liquids such as perchloroethylene and with no odor, fumes, or steam detectable to normal senses from off the premises, and similar activities.

Personal property mini-storage, moving and storage businesses, warehousing within an enclosed building, outdoor covered and uncovered storage for recreational vehicles, boats and similar vehicles, and commercial accessory uses as allowed within the LDC. Building trade contractors, flea markets, hotels and motels, veterinary offices and kennels, kennels and other animal boarding facilities, all types of vehicle sales, rental, service, repair and storage, body shops, road services, car wash facilities, sales, rental and repair of used automobiles, boats, buses, farm equipment, garden equipment, motorcycles and trucks, recreational vehicles, building supply centers, discount centers, big-box retailers, newspaper and printing operations and distribution centers.

c. Residential uses: One residential unit with customary accessory uses in each Phase. Previously approved for all phases (See Resolution 2021-14 (MINMOD 2021-12); Ordinance 2001-69 and Ordinance 2004-37).

2. Restrictions of Permitted Uses: The following restrictions will be placed upon any permitted uses:

a. No use will be permitted requiring 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 Combustible liquids shall comply with the latest national Fire Protection association publication 30, as adopted by St. Johns County.

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 of each parcel do not exceed the St. Johns County Noise Ordinance as it may be amended from time to

3. Setbacks/Yard Requirements: Setbacks shall be measured from the eave of the structure and shall be as follows:

a. Minimum Parcel Size: Individual parcels shall have a minimum area of 43,560 square feet, which may include the right-of-way acquisition area planned to be acquired by St. Johns County as depicted on the Master Development Plan Map. This provides that individual parcels will not be put into non-compliance should individual parcel areas be diminished to less than one acre due to a governmental taking of land.

b. Minimum Setbacks:

Phase I, Badger Industrial:

Side and Rear yard setbacks shall be a minimum of twenty-five (25) feet from the property line to structure.

Front yard setbacks shall be a minimum of thirty-five (35) feet from Badger Park Drive.

Front yard setbacks shall be a minimum of twenty (20) feet in depth along CR 210, which will incorporate the 10 ft drainage and utility easement and the 10 ft landscape buffer. . (St. Johns County has acquired a thirty (30) foot right-of-way for CR 210 W widening needed from all phases plus a 10' drainage/utility easement.)

Parcel 5 was approved by MAJMOD 2003-14 for the following setbacks: front fifteen (15) feet, side ten (10) feet and rear ten (10) feet.

Parcels may be combined, in which case no side yards will be required between the combined parcels.

See Resolution 2021-14 (MINMOD 2021-12).

Phase II:

Side and Rear yards shall be a minimum of twenty-five (25) feet from the property line to structure.

Front yard setbacks shall be a minimum of twenty-five (25) feet in depth along CR 210, which will incorporate the 10 ft drainage and utility easement and the 10 ft landscape buffer. (St. Johns County has acquired a thirty (30) foot right-of-way for CR 210 W widening needed from all phases plus a 10' drainage/utility easement.)

Front yard setbacks shall be a minimum of twenty (20) foot setback along E. W. Pappy Road.

Parcels may be combined, in which case no side yards will be required between the combined parcels.

See Ordinance 2004-37.

Phase III:

Side and Rear yards shall be a minimum of twenty-five (25) feet from the property line to structure.

Front yard setbacks shall be a minimum of twenty-five (25) foot setback along CR 210 and E. W. Pappy Road.

Parcels may be combined, in which case no side yards will be required between the combined parcels.

This MAJMOD 2023-16.

c. Site Coverage: The maximum site coverage allowable on any site shall be 35%. This percentage shall be calculated as the maximum building area at ground level. In accordance with Mixed Use Districts, maximum Impervious Surface Ratio (ISR) shall be 75% and maximum Floor Area Ratio (FAR) shall be 70%. These calculations shall be based on the areas given on the MDP and allowable building size shall not be reduced if St. Johns County takes any portion of the right-of-way reservation.

d. Service Yards: All services yards to individual parcels shall be located on the side or rear of buildings. Such areas shall be screened from view by a solid wall or fence no greater than ten (10) feet in height and no less than six (6) feet. Wall material shall be compatible with the building exterior and fencing shall be allowed in accordance with the requirements within Section 4. of this PUD text.

4. Building Height:

Phases I and II

Buildings shall not exceed thirty-five (35) feet in height, however towers/silos associated with the Concrete Batch Plant will be allowed up to eighty-five (85) feet in height. Although the St. Johns County Land Development Code, specifies no maximum height limits for industrial uses, this applicant is willing to maintain a maximum height of thirty-five (35) feet for all buildings and structures, excepting the Concrete Batch Facility. The facility requires the requested tower/silo height to accommodate the production activities and provide sufficient space to allow for concrete truck loading operations.

Phase III

Buildings shall not exceed sixty (60) feet in height. Buildings over thirty-five (35) feet shall be protected with an automatic fire sprinkler system in accordance with NFPA 13. Further, given approvals and development trends in the area, heights existing and proposed are consistent with the 75 ft, 90 ft, and 120 ft, maximum heights allowed in the adjacent Fountains East PUD.

5. Parking: Parking will be provided in accordance with the requirements of the Land Development Code by use and phase or subphase.

6. Signage: The applicant is requesting the following signs:

a. Development Signs: One (1) development identification sign will be allowed for each Phase I, II and III in the general locations shown on the Master Development Plans. These three (3) signs will be allowed along CR 210, one at Badger Industrial Park and one (1) on either side of E.W. Pappy Road for Phase II and Phase III, for a total of two (2) signs at either side of the intersection. These signs shall be a maximum of ten (10) feet in height and have a maximum area of one hundred (100) square feet. These development signs may include a listing of businesses within the Phase. Parcel 4A and 4B, Phase II and Phase III, in addition to the allowed signage, area each allowed one (1) tenant display sign with a twenty (20) foot height and 150 square feet of display area.

b. Parcel Signs: Each individual parcel shall be allowed one (1) ground mounted sign to identify the business name or activity on that parcel. This

includes parcels 4 through 9b in Phase I, interior to the site, as well as Phase IIA, Phase IIB, and Phase III, at their entrances from E. W. Pappy Road. Such signs may be a maximum of sixty (60) square feet with a maximum height of eight (8) feet.

c. Wall/Building Signs: Various wall (building) signs will be allowed based upon linear feet of frontage along both exterior and interior roadways in accordance with the requirements of the Land Development Code.

d. Ancillary Signs: Signs such as shipping/receiving, parking, entrance and exit signs shall be permitted on each site. The maximum size of these signs shall be four (4) square feet each.

e. Temporary Signs: One (1) temporary development sign will be allowed per phase to be erected at each entrance. This temporary sign must be removed within thirty (30) days of approval of the As-Built plans and/or after the final building receives its certificate of occupancy. These signs may be two (2) sided with each face limited to thirty-two (32) square feet and will be placed in the general location of the development identification sign.

H. Infrastructure: The following infrastructure improvements will be provided for the site:

1. Stormwater: Each Phase will have a Master Drainage System. Stormwater will be handled with conveyance from the drives and parking areas to the stormwater detention areas on the site.

Phase I has been designed and permitted in accordance with St. Johns County Roadway and Drainage Ordinance 96-40, the Department of Environmental Protection regulations and St. Johns River Water Management District rules required at the time of permitting and will conform to all stipulated conditions.

All other drainage structures and facilities, for Phases II and III, will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting, subject to the permitting requirement of the Department of Environmental Protection and St. Johns River Water Management District.

Operation and maintenance of each Master Drainage System, will be the responsibility of a property owners' association established for each phase.

2. Access: Access to the property will be provided via two (2) major entrances to County Road 210, one at Badger Industrial Park (Phase I) and the other utilizing E. W. Pappy Road (Phases II and III). One (1) minor entrance will be allowed on County Road 210, a secondary driveway for Badger Industrial Park. Five (5) entrances/exits will be allowed on E. W. Pappy Road, three (3) for Phase II and two (2) for Phase III. One (1) minor entrance exists on County Road 210 to serve lots 9a and 9b. Access to individual parcels shall occur from the internal roadway system.

Phase I: Major access to the property is provided to County Road 210, by way of Badger Park Drive, a private right of way. During construction by St. Johns County or others of the expanded CR 210 roadway in front of the project, St. Johns County or others will reconstruct the drive as shown on the MDP map in order to have median access and to better align with the entrance to Cumberland Industrial Park on the south side of CR 210 in accordance with LDC specifications. The developer may also choose to realign and reconstruct the driveway prior to the expanded CR 210 roadway project coordinating the construction through St. Johns County Public Works Department for design considerations of the CR 210 roadway expansion project.

Deceleration and turn lanes to all access points along CR 210, will be constructed if required, to St. Johns County standards. Phase I site access complied with the St. Johns County Roadway and Drainage Ordinance 96-40, however, all other entrances shall be designed and permitted in accordance with the Land Development Code in effect at the time of permitting.

All internal roads shall be private, with Phase I roads being constructed in accordance with St. Johns County Roadway and Drainage Ordinance 96-40. Phase II and Phase III roads shall also be private and shall be constructed in accordance with the current Land Development Code. E. W. Pappy Road shall be maintained by the owners of Phase II and Phase III.

Phase III: There are no future connections proposed to adjacent property outside of the PUD except for a potential connection to the west from Phase III, as well as a potential right-in / right-out on CR 210, which driveway connection to CR 210 is subject to review and approval by the SJC Transportation Department and Public Works at time of construction plan approval with acknowledgement of pending widening of CR 210, which may change roadway accessibility for a right-in / right-out. The right-in / right-out is merely shown on the MDP Map a conceptual and so that if approved by County Staff, a future MAJMOD can be avoided; however, depiction of the right-in / right-out shall not create any entitlement to such an additional access connection or other vested right and the developer/applicant may not rely upon whether or not such additional access will actually be granted by St. Johns County. Site access related improvements may be required on E.W. Pappy Rd. and/or E.W. Pappy/CR 210 intersection based on CR 210 widening plans in this area as determined at the time of construction plan approval. Should development of Phase III precede County widening of CR 210, the developer/applicant will clear and level the right-of-way of CR 210 fronting the site.

3. Sidewalks: Sidewalks on site shall be a minimum of five (5) feet wide and will be provided along the front of the buildings which connect to the parking lots. Sidewalk improvements are funded within the portion of the CR 210 roadway expansion project planned along this Project's boundary; therefore, payment into the sidewalk fund will not be required. St. Johns County or others will construct the sidewalks as part of its construction of the expanded CR 210 roadway project. The developer may also construct sidewalks at their expense coordinating the

construction through St. Johns County Public Works Department for design considerations of the CR 210 roadway expansion project..

4. Fencing: The applicant will be allowed to install a minimum six (6) foot high fence along the entire perimeter of the property and within the interior phases and subphases of the site, if desired. Fences may be constructed of wood, aluminum or similar material, vinyl or chainlink and may include barbed wire for security purposes.

5. Utilities: All electrical and telephone lines will be installed underground on the site. Electrical power will be supplied by (JEA) Jacksonville Electric Authority. Utilities may be located in the 10' drainage and utility easement and the 10' landscape buffer in accordance with the LDC.

6. Lighting: Site lighting will be provided in accordance with the Land Development Code and may include motion sensitive security lighting.

7. Solid Waste: Solid waste shall be handled by the licensed franchisee in the area. All trash and solid waste shall be removed on a timely basis and properly disposed of off-site. Solid waste pick up containers shall be placed on easily accessible concrete pads and properly screened from public view in accordance with the requirements of the Land Development Code, in the location shown on the Master Development Plan.

8. Water & Sewer: Central water and sewer service will be provided by Jacksonville Electric Authority (JEA).

9. Fire Protection: Fire protection will be provided in accordance with the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida as well as Section 6.03 of the LDC.

10. Open Space: Open space will be provided throughout the development in those areas generally indicated on the Master Development Plan. A portion of this open space will be contained within buffers along the property boundaries, which will be used to provide visual privacy, and separation from the adjacent residential uses to the north.

11. Recreation: As this is a commercial/retail/office/industrial/warehouse/self-storage development, no recreation facilities are required or will be provided.

I. Potable Water/Sanitary Sewer: Central water and sewer service will be provided independently within each phase.

J. Topography and Soils: The property is located on the north side of County Road 210, east of the Interstate 95 interchange. It has an average elevation of 26 msl. The majority of Phase I and an area not slated for development in Phase II are located in an area designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 125147 0095D, St. Johns County, Florida as Zone A, an area where base flood

elevations and flood hazard factors have not been determined. However, the majority of developed areas in Phases II and III are located within Zone C, areas of minimal flooding.

A clear FEMA FIRM map overlay, appropriately scaled, indicates the USGS 7.5 minute topographical quadrangle was used to determine areas of shading for Zone A. In the vicinity of the project, Zone A clearly was established by utilizing the wetland and river coverages on the USGS map. As the remaining phases of the PUD avoid wetland impacts, the 100-year flood plain will be avoided as well.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, Sheet 10, identifies five (5) soil types: (11) Smyrna fine sand over the majority of the site, west and northwest of E. W. Pappy Road, (47) Holopaw fine sand, frequently flooded, basically covering the wetland between Phases I and II, (34) Tocoï fine sand, in the central and western portions of the site, (5) St. Johns fine sand along the north corner of the Phase I portion of the site and (69) Bakersville mostly west and covering a small part of Phase III.

K. Site Vegetation and Habitat: A Wetlands assessment was prepared by CZR Incorporated and accompanied the revisions made to the PUD. Compliance to all federal, state, and local wetland regulations will be accomplished during construction.

L. Significant Natural Communities Habitat: There is no known significant natural communities habitat anticipated or observed on-site.

M. Historic Resources: No evidence has been found of any historic sites on the property.

N. Buffers: Buffer areas will be provided as shown on the Master Development Plan, as appropriate; and as further defined below:

1. Perimeter Buffer: A twenty (20) foot natural/landscape buffer will be provided along the entire perimeter of the overall property boundary, which shall be maintained by the individual property owner of each parcel.

Parcel 4A and 4B, as a combined site, may provide for a five (5) foot perimeter buffer along the north property boundary in accordance with MINMOD 2021-12.

Phase III may reduce the twenty (20) foot natural/landscape buffer to ten (10) feet along the northwest boundary adjacent to Tractor Supply and The Fountains PUD.

All natural buffer areas shall remain in their natural vegetated state and shall be staked prior to construction in order to limit the area of site disturbance. Additional landscape material may be added to "enhance" these buffer areas, provided all new plant material is consistent with the existing plants and with the policies and regulations of the appropriate agency.

2. Interior Buffers: A minimum twenty (20) foot wide landscape buffer shall be maintained along the front property line of each parcel within a phase and a ten (10) foot wide buffer shall be maintained along the side property lines of each parcel. Interior parcels may be combined, in which case side buffers will not be applicable between the combined parcels.

In Phase I, a shared driveway may be allowed through the buffer between lots 9a and 9b and lots 4a and 4b for internal circulation (MINMOD 2021-12). Parcel 5 a front buffer of fifteen (15) feet and internal ten (10) feet (MAJMOD 2003-14). An encroachment is allowed into the twenty (20) foot buffer along Badger Park Drive for Parcel 4A and 4B, to provide for a portion of the parking stalls (MINMOD 2021-12).

3. CR 210 Buffer:

Phase I

A ten (10) foot wide landscape buffer, a ten (10) foot wide drainage and utility easement, and a thirty (30) foot right-of-way reservation area for County right-of-way acquisition shall be provided along the frontage of CR 210. St. Johns County will be responsible for replacing all tree and shrub materials removed or damaged as part of the CR 210 construction, relocation of utilities into the 10' drainage and utility easement, or other action associated with the taking outside of the right-of-way reservation and utility easement. Materials currently in the ROW reservation shall be replaced by St. Johns County or others along the project frontage in the 10' landscape buffer in accordance with LDC provisions to the extent replacement does not hinder the roadway improvements or safety.

Phase II

A twenty-five (25) foot wide landscape buffer and a twenty-five (25) foot buffer reserved for future County right-of-way acquisition shall be provided along the frontage of CR 210. A twenty (20) foot landscaped buffer shall be provided along the frontage of W. Pappy Road.

Phase III

A twenty-five (25) foot wide landscape buffer and a thirty (30) foot buffer reserved for future County right-of-way dedication shall be provided along the frontage of CR 210. A twenty (20) foot landscaped buffer shall be provided along the frontage of W. Pappy Road.

4. Wetland Buffers:

A twenty-five (25) foot upland buffer will be maintained in its native state along all jurisdictional wetlands, with an additional twenty-five (25) foot building setback provided in those areas where contiguous wetlands occur. All natural buffer areas

shall remain in their natural vegetated state and shall be staked prior to construction in order to limit the area of site disturbance.

In no instances shall the upland buffer be less than ten (10) feet, except for those areas adjacent to unavoidable Wetland impacts, such as road crossings. Parcel 4A and 4B will be allowed to utilize the ten (10) foot minimum buffer along the north boundary of the parcels, allowing for five (5) feet of the buffer on these parcels and the remaining five (5) feet on Tract A, with additional buffer area added to compensate for the averaging.

In all cases, the applicable buffer shall be depicted on all Site Plans, Development plans, and other documents submitted to authorize the review for Development. Upland buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the upland buffer in violation of the Code shall be restored. These areas shall be replanted with comparable native vegetative species as were removed or destroyed.

In addition, a twenty-five (25) foot setback shall be required for all Parcels of land adjacent to contiguous Wetlands. Narrower setbacks may be allowed to preserve Trees within the portion of the Parcel to be developed, if specifically approved by the County Administrator. Provided there is no encroachment into the required upland buffer, all Accessory Uses shall be permitted within this setback, except Buildings which have a permanent foundation. Such Accessory Uses shall be subject to the requirements of the Land Development Code. Further, provided there is no encroachment into the upland buffer, this setback requirement shall not apply to: the installation of a sprinkler system, Utility line, landscaping, fencing, and gazebos; the Construction of a road essential for access and the Construction of a stormwater retention basin or other stormwater-related Structure; the Construction of recreational trail, golf path, or similar Structure; and any necessary grade finishing to provide a gradual slope between setback line and the upland buffer.

For Phase III, no wetlands will be preserved onsite.

Buffer areas shall be maintained by the property owner. Nothing in this section shall prohibit a property owner from fencing his property nor from providing any screening requirements outside the buffer areas and in accordance with the LDC.

Land clearing plans will be submitted for each phase of the development with the Construction Plans and such plans will conform to all land clearing and tree credit / replacement requirements established within the Land Development Code at the time of permitting.

O. Special Districts: The project is not located within any Special District.

P. Temporary Uses: A temporary construction/leasing trailer (to be used for offices or storage facilities) may be utilized in each phase and placed on the site . This temporary trailer will be removed no later than thirty (30) days after approval of the As-built plans and/or issuance of a certificate of occupancy for the last building constructed.

Temporary signage will be allowed as delineated in the Signage Section, Section G.6.

A temporary concrete batch plant will be allowed to be placed on the site, until such time as construction is complete for Phase IIA (the permanent plant). The temporary plant use shall expire, should the PUD not be commenced within the time frames established herein.

Q. Accessory Uses: Standard commercial accessory uses will be allowed per the St. Johns County Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Typical residential accessory uses will also be allowed for the one (1) residential unit per phase.

R. Phasing: The overall Fiore Industrial Park PUD site shall be permitted in three (3) phases with construction of the remaining phases beyond Phase I, accomplished over a period of six (6) years.

1. Phase I: The overall Badger Industrial Park was permitted to be developed in one (1) phase. Commencement shall be defined as submittal of construction plans to the St. Johns County Growth Management Department and completion shall be defined as the installation of all infrastructure and submittal for approval of as-builts. Completion shall be within five (5) years of approval of the construction plans for each phase or sub-phase.

2. Phase II: As of MAJMOD 2023-16, Phase II has been developed in two (2) sub-phases: Phase IIA, the Concrete Batch Facility and Phase IIB, the self-storage facility.

3. Phase III: Phase III will commence within six (6) years of approval of MAJMOD 2023-16 and will include overall construction plans for the buildings, drives, parking areas, and drainage structures to accommodate the phase. Commencement shall be defined as submittal of construction plans to the St. Johns County Development Review Department and completion shall be defined as the installation of all infrastructure and submittal for approval of as-builts. Completion shall be within five (5) years of commencement.

S. Project Impact: The property is located within the Mixed Use District of the St. Johns County Comprehensive Plan, which allows the types of uses included within the application. The area is ideally suited to this type of commercial/service and light industrial development as it is in proximity to residential developments to the west of Interstate 95 and the east of U.S. Highway One, as well as to other business opportunities along CR 210. The property has excellent access to major roadways and transportation corridors: U.S. Highway One to the east and Interstate 95 to the west, accessing both Jacksonville and points south, such as Daytona, Orlando, and Miami. The project will be served by centralized utilities.

The planning and design of this property will allow for an integrated development plan, affording better compatibility with the surrounding land uses and providing commercial and light industrial services within the limits of the Mixed Use area, as well as providing all necessary improvements to offset its impacts. The project will generate increased revenues

without the demands that are commonly associated with residential development. The buffers along all property lines and that accomplished through preservation of the existing wetland areas will provide screening for the residential uses to the north and buffer the Concrete Batch facility from County Road 210.

The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that the development of this property under a PUD will further the stated goals and objectives of the County Comprehensive Plan to provide goods and services within the mixed use areas, allow for County control of the quality, scale and type of the development; and provide for a more desirable development than could be permitted under standard zoning.

T. Waivers/ Variances/ Deviations: Previously approved waivers to specific requirements of the Land Development Code are as follows:

1. Sidewalks: A waiver from the requirements for installation of sidewalks with development of the phase, as outlined within Section 6.02.06 Sidewalks of the Land Development Code. As indicated within this text, in Section III.H.3. Sidewalks, the project is located along CR 210 which is planned to be four (4) laned in the near future. Should this roadway design include sidewalks, the applicant shall provide them in accordance with County regulations, at such a time as CR 210 is four laned.

2. Master Development Plan for Entire Project: A waiver from the requirement for the Master Development Plan for this Major Modification to include specific and detailed plans for the entire site, per Section 5.03.05 Changes in Approved Planned Unit Developments C. Major Modifications/D. Submittals. This PUD was originally established in 1987 and has been modified in subsequent years as the overall area and market conditions have changed. The possibility of improvements to the roadway corridor have only recently come to light. The initial phase of the development has already been developed as an independent development with its own requirements, stormwater management plan, etc. All improvements to any phase are also independent of the two other phases.

3. Platting Requirements: A waiver to the subdivision requirements established within Section 5.01.01 C. Subdivision, Applicability, of the Land Development Code. As already outlined, Phase I, which included six (6) parcels has already been developed and would be exempt from these requirements as the properties were divided before adoption of the Land Development Code, when platting of only residential subdivisions was required. Phase II contains two (2) parcels which will be developed independently and Phase III will be developed as one (1) phase. Therefore, this requirement would not be necessary to insure proper property division or protect ownership rights.

4. Paving: A waiver to the strict interpretation of Article VI of the Land Development Code, Section 6.05.02 H, with regard to paving for Phase IIA, the concrete batch facility, only. It is the intent of the applicant to provide stabilized driveway surfaces and maneuvering areas within the "yard", as well as "paved"

access and parking for employees. However, the applicant intends to use recycled materials generated on-site to surface most of the "yard". Although this material and construction technique may not meet specific County standards, it will be stable and durable, and able to accommodate the concrete trucks and delivery vehicles needed to operate the batch plant.

U. Ownership/Agreement: The applicant hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD as follows:

To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

All drives, drainage facilities and common areas, located within the **Fiore Industrial Park PUD** for the common use and benefit of all owners shall be constructed, owned and maintained by the appropriate Phase owner, his successors and/or assigns. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance.

V. Future Land Use Designation: The property is located wholly within the Mixed Use District on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SECTION IV

Summary and Conclusions

The need and justification for approval of the Fiore Industrial Park PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: Development of the subject project is consistent with the St. Johns County Comprehensive Plan as it is located within a Mixed Use District on the FLUM, which allows the type of development envisioned within the PUD. In addition, the development is consistent with the Comprehensive Plan as embodied in Objective A.1.9.1, A.1.9.2. as the project includes uses allowable within the County Comprehensive Plan and land development regulations and does not promote strip

commercial development, but incorporates a variety of light industrial, one heavy industrial, self-storage, warehouse, retail, office and commercial type uses within a controlled site.

It is consistent with Objective A.1.9.7, in that the project will be served by central water and sewer, and by Objective A.1.9.8 in that it provides buffers along the periphery of the development to meet compatibility requirements. It is therefore consistent with and furthers Objective A.9.

B. Location: The project is located within a Mixed Use District on the FLUM and as such, which district allows the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development of a typical commercial development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. As a result of the conditions and safeguards included in the application, this development will provide for needed facilities and businesses and will be beneficial to the area as a whole.

It will be compatible, per Policy A.1.3.12 with the adjacent industrially and commercially zoned properties to the east, west and south, and through site design and the provision of buffers and screening will be compatible with the existing residential homes to the north.

Besides providing the buffers described within this text, the applicant located the concrete batch plant to the rear of the property on Phase II. Phase IIB development and the fifty (50) foot landscaped buffer along CR 210, will provide significant screening for the plant and a substantial on-site wetland area, will provide a significant buffer to adjacent properties to the north. The project has been designed with uses, location of buildings and buffers and screening to reduce the impact of all activities on the adjacent property owners. Per Resolution 2021-14, Badger Industrial Park will provide a significant buffer to adjacent properties to the north. The project has been designed with uses, location of buildings and buffers and screening to reduce the impact of all activities on the adjacent property owners.

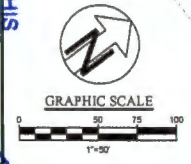
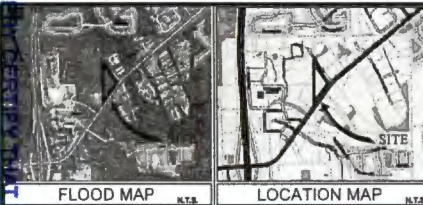
This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts.

F. Relation of PUD Regulations and Zoning: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as those that may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan Required: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

Therefore, the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area, and hereby request approval.

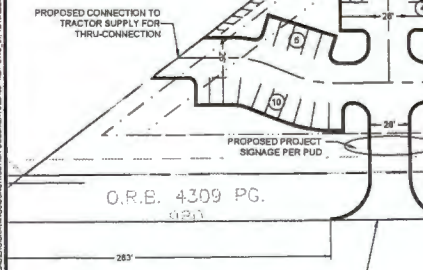


PARKING CALCULATIONS

COMMERCIAL RETAIL	= 1 SPACE PER	250 SF
SELF STORAGE	= 1 SPACE PER	7,000 SF
PROPOSED RETAIL AREA	= 25,000 SF	100 SPACES
PROPOSED SELF STORAGE AREA	= 120,000 SF	17 SPACES
TOTAL REQUIRED	=	117 SPACES

LEGAL DESCRIPTION
 A PORTION OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE ROUND 4" X 4" CONCRETE MONUMENT STAMPED MOREHEAD AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 00°19'31" EAST, ALONG THE APPARENT LOCATION OF THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 18, AS PER MONUMENTATION AND LOCAL RECOGNITION, A DISTANCE OF 672.78 FEET TO THE POINT OF BEGINNING OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3860, PAGE 1846 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 34°30'38" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3860, PAGE 1846, A DISTANCE OF 689.49 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4309, PAGE 890 OF SAID PUBLIC RECORDS AND SAID LINE ALSO BEING A CURVE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1235.92 FEET AND HAS A CENTRAL ANGLE OF 04°05'39"; THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE AN ARC DISTANCE OF 87.80 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 38°24'22" WEST AND A CHORD DISTANCE OF 87.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°31'00" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 383.43 FEET TO THE INTERSECTION WITH THE AFFORERENTED WESTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 18 AND SAID LINE IS ALSO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4745, PAGE 1404 OF SAID PUBLIC RECORDS; THENCE NORTH 00°10'31" WEST, ALONG SAID LINE AND DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 1087.83 FEET TO THE POINT OF BEGINNING, CONTAINING 4.93 ACRES MORE OR LESS.

P.I.D. #0262600000
 O.R.B. 4745 PG. 1404
 O.P.B. 1654 PG. 985
 O.R.B. 508 PG. 383



O.R.B. 4309 PG. (12)
 DRIVEWAY CONNECTION TO CR 210 IS SUBJECT TO REVIEW AND APPROVAL BY THE SJC TRANSPORTATION DEPARTMENT AND PUBLIC WORKS AT TIME OF CONSTRUCTION PLAN APPROVAL WITH ACKNOWLEDGEMENT OF PENDING WIDENING OF CR 210, WHICH MAY CHANGE ROADWAY ACCESSIBILITY.

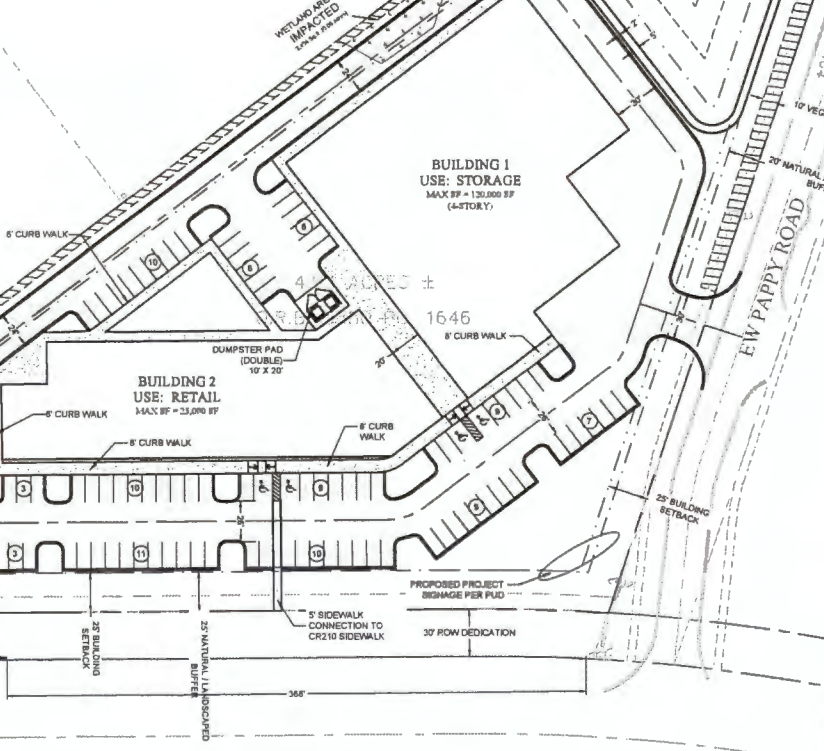
SITE DATA TABLE

TOTAL SITE	4.93 AC	214,823 SF
MAX BUILDING FOOTPRINT		55,000 SF
MAX ISR ALLOWED		75%
MAX BUILDING COVERAGE		35%
MAX FAR ALLOWED		70%
PARCEL NUMBER		028060 0020
911 ADDRESS		1480 COUNTY ROAD 210 W
FEMA PANEL NUMBER		12109C0178J
FLOOD ZONE		ZONE X
MAX BUILDING HEIGHT		60'
SETBACKS (FRONT/SIDES/BACK)		25/25/25
EXISTING WETLANDS	0.07 AC	2,848 SF
WETLAND IMPACTS	0.07 AC	2,848 SF
WETLANDS REMAINING	0 AC	0 SF
VEGETATED NATURAL BUFFER	0.25 AC	10,777 SF

HATCH LEGEND

PAVEMENT	[Hatch Pattern]
CONCRETE	[Hatch Pattern]
VEGETATED NATURAL BUFFER	[Hatch Pattern]

P.I.D. #0262500000
 10300 C E WILSON RD
 O.R.B. 3093 PG. 1523



- GENERAL NOTES**
1. MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 60 FEET.
 2. SITE LIES WITHIN FLOOD ZONE X.
 3. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
 4. THE APPLICANT, HIS AGENTS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
 5. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 905.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 6. PROPOSED STORAGE MAY INCLUDE ONE MONUMENT SIGN AT EACH PROJECT ENTRANCE IN ACCORDANCE WITH LDC 7.06.01, WITH A MAXIMUM ADVERTISING DISPLAY AREA OF 32 SQUARE FEET PER SIDE.
 7. THE PERIMETER BUFFER IS TO REMAIN NATURAL OR IS TO BE LANDSCAPED.
 8. DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS § LDC 8.06.04.B.8.
 9. DEVELOPMENT SHALL COMPLY WITH MECHANICAL SCREENING REQUIREMENTS § LDC 8.06.04.B.9.

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

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

THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MAY 2024
 ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners
 Deputy Clerk



MATTHEWS DECCM
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 321.886.6447
 INFO@MDECCM.COM

EXHIBIT C - MASTER DEVELOPMENT PLAN
ASH - PAPPY ROAD SELF STORAGE
 ST. JOHNS COUNTY
 PREPARED FOR: _____
 ASH PROPERTIES

NO.	DATE	BY	DESCRIPTION

DATE: _____
 FILE NO. _____

1
 OF 1

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

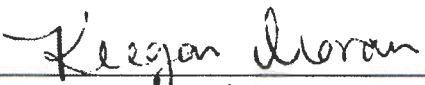
Marie Colee
St Johns Law Group
104 Sea Grove Main ST
St Augustine FL 32080-6308

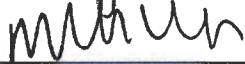
STATE OF WISCONSIN, COUNTY OF BROWN

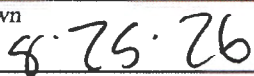
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

02/29/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/29/2024



Legal Clerk


Notary, State of WI, County of Brown


My commission expires

Publication Cost: \$239.60
Order No: 9878928 # of Copies:
Customer No: 811586 0
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 13, 2024

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

FILED **MAY 13 2024**
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2024-22, which was filed in this office on May 13, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh