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ORDINANCE NO. 2026 - 32

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE IGP COMMERCE CENTER PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2019-69, 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 June 16, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-03 IGP Commerce Center PUD**, for an amendment to the IGP Commerce Center Planned Unit Development, Ordinance Number 2019-69, 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 IGP Commerce Center PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2019-69, 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 IGP Commerce Center 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 IGP Commerce Center PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.

3. As modified, the IGP Commerce Center 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 IGP Commerce Center 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 IGP Commerce Center PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the IGP Commerce Center PUD is consistent with Policy A.1.3.11 of the 2050 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 2019-69, as amended, are not in conflict with the provision of this Ordinance, and 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 scriveners 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 IGP Commerce Center 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 14th **DAY OF** October**, 2026.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Rendition Date OCT 06 2026

BY: Clay Murphy
Clay Murphy, Chair

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

BY: Crystal Smith
Deputy Clerk

Effective Date OCT 12 2026

ST. JOHNS COUNTY FLORIDA

EXHIBIT A

LEGAL DESCRIPTION

A PART OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE,** COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY , COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE NORTH LINE OF SAID SECTION 4; THENCE SOUTH 37 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 2512.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (66 FOOT RIGHT OF WAY AS MONUMENTED); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE SOUTH 66 DEGREES 20 MINUTES 40 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY A DISTANCE OF 803.43 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 14 DEGREES POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 14 DEGREES ; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 14 DEGREES 57 MINUTES 04 SECONDS EAST AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2454, PAGE 574 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND AS MONUMENTED A DISTANCE OF 1053.95 FEET TO A 1" IRON PIPE (NO IDENTIFICATION). BEING THE IRON PIPE (NO IDENTIFICATION). BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2454, PAGE 574; THENCE NORTH 66 DEGREES 11 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2454, PAGE 574, A DISTANCE OF 509.00 FEET; THENCE SOUTH 15 DEGREES 21 SECONDS 46 MINUTES EAST A DISTANCE OF 113.98 FEET; THENCE SOUTH 31 DEGREES 22 MINUTES 27 SECONDS EAST AND ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1411, PAGE 1041 OF SAID PUBLIC RECORDS A DISTANCE OF 774.74 FEET TO A POINT ALONG THE WESTERLY LINE OF THE REUBEN CHARLES GRANT AND THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3394, PAGE 1473 OF SAID PUBLIC RECORDS; THENCE SOUTH 03 DEGREES 47 MINUTES 10 SECONDS WEST AND ALONG THE WESTERLY LINE OF SAID REUBEN CHARLES GRANT AS MONUMENTED A DISTANCE OF 799.58 FEET TO A 2" IRON PIPE BEING THE SOUTHWEST CORNER OF SAID REUBEN CHARLES GRANT; THENCE SOUTH 81 IRON PIPE BEING THE SOUTHWEST CORNER OF SAID REUBEN CHARLES GRANT; THENCE SOUTH 81 DEGREES 33 MINUTES 51 SECONDS WEST A DISTANCE OF 153.80 FEET TO THE SOUTHERLY LINE OF AN 80 FOOT ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3206, PAGE 1846 OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 55 DEGREES 42 MINUTES 23 SECONDS WEST, ALONG SAID SOUTHERLY EASEMENT LINE, A DISTANCE OF 188.94 FEET; THENCE NORTH 08 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 788.26 FEET TO A 5/8" IRON ROD "4960"; THENCE IRON ROD "4960"; THENCE 4960"; THENCE ; THENCE SOUTH 81 DEGREES 00 MINUTES 22 SECONDS WEST ALONG THE NORTHERLY LANDS DESCRIBED IN OFFICIAL BOOK 2819, PAGE 1532 OF SAID PUBLIC RECORDS A DISTANCE OF 2133.87 FEET TO A 4" X X 4" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE NORTH 49 DEGREES 36 MINUTES 40 SECONDS CONCRETE MONUMENT (NO IDENTIFICATION); THENCE NORTH 49 DEGREES 36 MINUTES 40 SECONDS A DISTANCE OF 400.02 FEET; THENCE NORTH 20 DEGREES 51 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1535, PAGE 1966 OF SAID PUBLIC RECORDS A DISTANCE OF 680.41 FEET AS MONUMENTED TO A 5/8" IRON ROD "4690"; THENCE IRON ROD "4690"; THENCE 4690";

THENCE ; THENCE NORTH 04 DEGREES 47 MINUTES 03 SECONDS EAST A DISTANCE OF 272.24 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 175.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (66 FOOT RIGHT OF WAY); THENCE NORTH 59 DEGREES 24 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED A DISTANCE OF 157.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1387.05 FEET, A CHORD BEARING OF NORTH 62 DEGREES 50 MINUTES 50 SECONDS EAST AND CHORD DISTANCE OF 171.88 FEET; THENCE 171.99 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 66 DEGREES 20 MINUTES 40 SECONDS EAST A DISTANCE OF 1015.58 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINING 59.14 ACRES +/-.

IGP COMMERCE CENTER MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of a Major Modification application to remove approximately 0.26-acres of land from the IGP Commerce Center Planned Unit Development ("PUD"), approved through Ordinance 2019.69, create another industrial lot (Lot 18), add a second monument sign to the entrance on International Golf Parkway and update the total size of wetlands and wetland impacts. The application is filed on behalf of the property owner, IGP Commerce Center, LLC.

A. **Project Description:** The proposed IGP Commerce Center PUD ("PUD") is located within an area that the County has identified and targeted for Industrial land uses within its adopted Comprehensive Plan. The PUD is planned as an industrial anchored center with a maximum of 290,000 square feet of industrial on approximately 59.14 acres of land. The PUD is located near the southwest quadrant of International Golf Parkway and US Highway 1 intersection.

   The overall design theme for the IGP Commerce Center will be a master planned industrial center. The PUD is located in an area with prevalent heavy and light industrial uses. To the west, the site is well-buffered from adjacent uses by a large wetland area that will be preserved as part of this PUD.

   It is anticipated that the project will serve as an asset to the County in that it will:

   - Provide a development ready site for needed industrial services in an area targeted for these uses within the County's Comprehensive Plan.
   - Expand the inventory of "shovel ready" industrial sites within the County.
   - Improve the jobs to housing balance, thereby reducing average trip lengths, vehicle miles travelled (VMT), and reliance on the regional roadway network for area residents. It is estimated that numerous jobs would be created at build-out.
   - Provide an environment of stable character, which is compatible with the surrounding area, while complementing the industrial and business opportunities in the area.
   - Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County Land Development Code ("LDC").
   - Achieve a site layout which ensures a consistent, high-quality design standard with vehicular and pedestrian friendly accessibility between the uses/parcels.

B. **Development Size:** There are a total of approximately 59.14 acres of property within the PUD that are located within the Industrial Comprehensive Plan Designation as depicted on the

Master Development Plan ("MDP") Map.

C. **Wetlands:** There are a total of approximately 34.43 acres of wetlands (prior to 5.53 acres wetland impacts) included within the project boundary.

D. **Development Area:** The area proposed for development is comprised of 30.24 acres, of which 24.71 acres are uplands and 5.53 acres are impacted wetlands.

E. **Dwelling Units and Density:** None. Only as an accessory use. See Section F.1. below.

The applicant agrees to waive any right to develop the property pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida.

F. **Non-Residential Development:** The project will contain a maximum of 290,000 square feet of industrial. Permitted uses shall include those uses defined within LDC Section 2.02.00 for the Heavy Industrial, Light Industrial, Mining and Extraction, Neighborhood Public Service, General Public Service, and Solid Waste Facilities similar to and including the following which are uses allowed by right:

- Heavy manufacturing;
- Slaughterhouse and Animal processing plants;
- Power plants;
- Dry cleaning plants;
- Metal and rubber fabrication;
- Chemical and fertilizer manufacturing;
- Paper and pulp manufacturing;
- Petroleum refining;
- Plastics, glass, cement, concrete, and clay manufacturing, processing and recycling;
- Light manufacturing:
- Vegetable food processing, production, packaging and assembly plants;
- Warehousing, with or without distribution centers;
- Distilleries, Wineries, Breweries, including on-site sampling;
- Lumberyards;
- Large-scale printing plants, newspaper printing operations and distribution centers;
- Business and Commerce parks;
- Office showrooms;
- Vehicle Recycling facilities by right;
- Extermination and pest control services;
- Storage yards for equipment, machinery;
- Dry storage for boats, and supplies for building and trades contractors;
- Landscaping services;
- Outdoor Storage;
- Garbage haulers;

- Appliance repair shops;
- Machine shops;
- All types of vehicle repair and storage, including body shops, repair and service centers, oil change facilities, tire and brake facilities;
- Boat and RV storage;
- Personal property mini-warehousing, including self-storage;
- Warehouse facilities, including office space;
- Indoor Kennels and other animal boarding facilities;
- Veterinary office and animal hospitals, groomers;
- Vocational, technical, business and trades school;
- Commercial recreation, both indoor and outdoor, including golf driving ranges, billiards;
- Mines and Borrow Pits;
- Fire stations, police stations, emergency medical services and facilities;
- Water and Wastewater Treatment Plants and facilities and components of water and Wastewater Treatment Plants and facilities;
- Electric substations;
- Telephone equipment stations, switching stations, and similar communication facilities;
- Neighborhood support services;
- Social Assistance Centers;
- Airports, terminals, heliports, and associated infrastructure;
- Seaplane support facilities;
- Rail yards and terminals;
- Ambulance services;
- Government offices and facilities;
- Maintenance, garage, and storage yards for school buses, highway Construction equipment, telephone equipment, utility company trucks and equipment;
- Microwave, radio, and television transmission towers;
- Radiotelephone communication facilities;
- Communication Antennas and Antenna Towers;
- Solid waste transfer facilities, hazardous waste transfer facilities, recycling centers, composting and other yard waste facilities, and other substantially similar facilities and Uses;
- Commercial Recreation (such as gymnasiums, fitness centers, paint ball facilities, yoga/aerobics studios;
- Indoor Recreation;
- Archery facilities;
- Golf Driving Ranges;
- Warehouse based high-intensity physical training facilities;
- Commercial, Vocational, Business or Trade Schools;
- Churches;

- Newspaper printing operations and distribution centers;
- Veterinary Offices without outside boarding facilities;
- Kennels;
- Pest control services;
- Personal Property mini-warehouses;
- Recreational vehicle/boat storage;
- General public service and emergency service use;
- Government branch offices;
- Additionally, signage shall be a permissible use in compliance with County code, unless otherwise noted in this document
- Other similar uses and uses as allowed by the LDC.

G. Site Development Criteria: Development of the PUD will adhere to the following site development criteria:

1. Setbacks: All buildings shall have a minimum setback from the right-of-way of International Golf Parkway of thirty (30) feet and a minimum setback from all other property boundaries of five (5) feet. All parking and storage areas shall be set back a minimum of thirty (30) feet from the International Golf Parkway right-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Sidewalks and retention areas are permitted within the minimum yard and building setbacks. There will be a twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential uses. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.

2. Accessory Structures: All non-residential accessory structures within the Project will comply with applicable requirements of the Land Development Code.

3. Minimum Lot size and Building Area: Not applicable.

4. Maximum Coverage of Lots by Buildings:

   (1) Floor Area Ratio (FAR): FAR shall not exceed seventy percent (70%). The Floor Area Ration (FAR) is determined by the numerical value obtained by dividing the gross floor area of the building by the area of the lot on which the building is constructed.

   (2) Maximum Impervious Surface Ratio (ISR): ISR shall not exceed seventy-five percent (75%) in aggregate for the entire PUD area.

5. Parking: Parking will meet the requirements of the LDC at the time of permitting. Individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. Parking for bicycles will be provided in accordance with LDC Section 6.05.02.M. Parking will be encouraged to be located to the side and rear of buildings fronting International Golf Parkway where practical. No on-street parking will be located within the IGP right-of-way.

6. Sale of Parcels: Portions of the Project may be developed or sold as individual parcels or sites. Parcels or portions of parcels, as identified on the MDP map, may be sold individually and/or combined with other parcels for development. Such individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. To the extent any portion of the project is developed or sold as an individual parcel or site, such individual parcel may be developed under an incremental MDP.

7. Lighting: Outdoor lighting will comply with LDC Sections 5.03.06.H.6. and 6.09.00.

8. Signage: For the purpose of determining on-site signage, all property within the project shall be considered a single premise such that no sign will be considered an off-site sign. This provision shall not reduce individual parcel signage allowances. Building murals and sculpture pieces are allowable and are not considered signs. Such murals and sculpture are considered public art and will not require sign permitting through the County Development Services Division. Traffic control signage may have aesthetic enhancement as may be acceptable to the Florida Department of Transportation (FDOT) and the County and may be installed by the owner within roadways throughout the project boundaries. In addition to the signage allowed by the LDC, the following shall apply:

   - **Primary Identification Signage:** There shall be two (2) primary identification ground signs located at the entrance to the project at International Golf Parkway. These primary identification signs may be twenty-five (25) feet in height with two (2) faces and a maximum ADA of 150 sq. ft. on each side.

   - **Individual Parcel or Outparcel Ground Signage:** Each individual parcel or outparcel may have a Ground Sign up to 150 sq. ft. ADA, a maximum of fifteen (15) feet in height. See waivers.

   - **Public Information Signs.** The project may have up to a maximum of three (3) Public Information Signage (wayfarer signs) at road access points and internal road intersections up to a maximum of 32 sq. ft. ADA and eight (8) ft. in height.

   - **Sign Locations:** Sign locations shown on the MDP Map are approximate and actual locations may vary according to access drive locations, field conditions or to prevent

conflict with existing or planned utilities. Signs shall not be located within County maintained right-of-way unless otherwise approved by the County.

- **Signage Lighting:** All project signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted within the PUD may be either monument type or ground signs, and may be incorporated into a wall, fence, or other structure and shall not obstruct visibility for vehicular traffic in accordance with LDC Section 7.00.06.C.

- **Internal Signage:** Various locational, directional, informational and traffic control signs shall be allowed in accordance with the requirements of the Land Development Code to direct traffic and for identification of a sales office, recreation areas, sales centers, etc. Such signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. Temporary signage shall be allowed within the Project in accordance with the requirements of Article 7 of the LDC.

- **Construction/Temporary Signs:** All construction/temporary signage within the Project will comply with Article 7 of the Land Development Code.

9. Building Height: Structures may exceed thirty-five (35) feet in height as measured in accordance with LDC Section 6.07.01., provided five (5) feet additional setback from the PUD boundary shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

10. Fencing: Fencing up to eight (8) feet in height may be installed around the perimeter of the site or any portion of the site and outparcels. Fencing shall be prohibited within any preserved wetland or upland buffer areas on the property.

H. Infrastructure: The infrastructure needed to serve the PUD will consist of roads, drainage facilities, water and sewer lines, fire protection and solid waste collection as follows:

1. Vehicular Access: There is planned to be one central, primary access road connection serving the project from International Golf Parkway in the general location depicted on the MDP Map with full median access.

2. Internal Access: The Applicant's intent is to provide internal access to all development within the PUD with a privately owned or public road that is centrally located.

3. Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.1.h, 5.03.02.G.2.g and 6.02.06 for those portions of the Project that are developed if and when

such development occurs. A five (5) foot wide sidewalk will be constructed along the Project's frontage on International Golf Parkway. Such sidewalks shall provide pedestrian connections throughout the site and to adjacent properties wherever practicable.

4. Recreation: Given that the Project contains no primary residential uses, no recreation is required or proposed.

5. Open Space: To comply with LDC Section 5.03.03.A.l, the PUD would be required to provide a minimum of 14.785 acres of open space (59.14 acres x 0.25 = 14.785) which is twenty-five (25) percent of the PUD, for open space, pursuant to LDC Section 5.03.03.A.1. This open space requirement is exceeded through the preserved wetlands and perimeter buffers.

6. Drainage: Stormwater will be treated on site within the retention and detention areas or within provided off-site drainage easements. All drainage structures and facilities will be designed and constructed in compliance with the LDC in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The Stormwater Management System will be maintained by either the owner or a property owners' association.

7. Utilities:

   a. The Applicant shall provide central water and sewer to the Project. All utilities will be made available to the site concurrently with the construction of the first building.

   b. The Applicant must confirm utility connection points at the design level. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by SJCUD to minimize impact to the existing infrastructure or to the existing level of service.

   c. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the centerline of pipeline to the centerline of the trees.

   d. All electrical, telephone, and cable lines will be installed underground on the site. Water and sewer will be provided by SJCUD and calculations on usage are contained within the water and sewer availability letter.

   e. Electricity will be provided by FPL.

   f. Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in the public right-of-way shall require an easement/restoration agreement.

8. Solid Waste: Solid waste will be handled by the licensed franchisee in the area.

   Solid waste storage areas will be designed in accordance with LDC Section 6.06.04.B(8).

9. Fire Protection: Fire Protection will be provided in accordance with LDC Section 6.03.00.

I. Portable Water/Sanity Sewer: The water usage for the project is anticipated to be approximately 5,100 gallons per day. The sewer usage for the project is anticipated to be approximately 5,100 gallons per day.

A.) That all utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.

B.) No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD.

J. Soils: The predominant soils on the site, as determined by the Soil Survey of St. Johns County, is:

Map Unit Symbol	Map Unit Name
7	Immokalee fine sand
26	Samsula muck, frequently ponded, 0 to 1 percent slopes
30	Wesconnett fine sand, frequently flooded

K. Site Vegetation:

According to the June 21, 2019 report and site visit by Carter Environmental Services (CES), CES evaluated the property to determine if any of the six Significant Natural Communities regulated by the St. Johns County Land Development Code (Section 4.01.07(G)) were present. These communities include Beach Dune, Coastal Grassland/Coastal Strand, Xeric Hammock, Maritime Hammock, Sandhill, and Scrub.

After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS) to characterize the community types. The following vegetative communities were observed and are non-significant communities as defined by St. Johns County, Florida.

Uplands:

Pine Flatwoods (FLUCFCS 411) - This is a very common community throughout north Florida, and comprises a significant portion of the uplands on site. The overstory completely consists of slash pine *(Pinus elliottii).* The midstory consists of younger slash pine and a small amount of laurel oak *(Quercus hemisphaerica).* The shrub layer is mostly gallberry *(Ilex glabra)* and saw palmetto *(Serenoa repens),* which is interlaced with greenbrier *(Smilax spp.).*

The groundcover consists of broomsedge *(Andropogon virginicus)* in more open areas, and is near absent in more shrubby areas.

Shrub and Brushland (FLUCCS 320) - This community lacks canopy due to clearcutting. The clearcut areas have naturally regenerated in saw palmetto, gallberry, andropogon, and wax myrtle *(Myrica cerifera).*

Wetlands:

Wetland Forested Mixed (FLUCFCS 630) -This community has a mixed canopy of slash pine *(Pinus elliottii),* dahoon holly *(Ilex cassine),* loblolly *bay (Gordonia lasianthus),* red maple *(Acer rubrum),* and sweetgum *(Liquidambar styraciflua)* with some scattered pond cypress *(Taxodium ascendens)* and black gum *(Nyssa sylvatica).* The understory and groundcover are vegetated with fetterbush *(Lyonia lucida),* highbush blueberry *(Vaccinium corymbosum),* and Virginia chain fern *(Woodwardia virginica).*

Hydric Pine Flatwoods (FLUCCS 625) - This community has an overstory of slash pine and pond pine *(Pinus serotina).* The understory and groundcover are vegetated with fetterbush, wax myrtle, highbush blueberry, and chalky bluestem *(Andropogon virginicus var. glaucus).*

Intermittent Pond (FLUCCS 653) - This community is a clearcut section of wet pine flatwoods.

Vegetation here consists of broomsedge, chalky bluestem, fetterbush, and wax myrtle.

L. Significant Natural Communities Habitat and Listed Species: The Applicant's environmental consultant, Carter Environmental Services, has conducted the required Significant Natural Communities Habitat and Listed Species Studies. These studies are included as an attachment to the PUD application. No protected species were observed. No significant natural communities habitat occur on the property. In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species. In conclusion, no endangered, threatened, or SSC or their habitats were observed by CES biologists during the site review and the likelihood of any occurring is low.

M. Historic Resources. The Applicant is not aware of any known or observed Historic Resources located within the limits of the PUD property.

N. Buffers:

Buffer. The Applicant shall provide a ten (10) foot landscaped perimeter buffer (Applicant

may utilize natural vegetation in lieu of landscaping in those areas where natural vegetation exists), along the Project's frontage of International Golf Parkway. No perimeter buffer shall be required along property lines internal to lands owned by the Applicant.

Upland Buffer. The Applicant shall provide an averaged twenty-five (25) foot natural undisturbed upland buffer (with a minimum width of ten (10) feet) adjacent to any wetlands. The Applicant may incorporate natural features into the construction of new stormwater management facilities to be constructed within the PUD that provide vegetation and buffers to promote wildlife habitat and to reduce sod and landscape maintenance. Crossings of upland buffers are permitted for roadways, utility crossings, trails and pathways, and drainage outfalls. A twenty-five (25) foot building setback shall be required to the Upland Buffer consistent with LDC Section 4.01.06.B.2.

Upland Natural Vegetation. In accordance with LDC Section 5.03.03.A.3., a minimum of 1.24 acres (24.71 acres x 0.05 = 1.24) which is five percent (5%) of the natural upland vegetation will be preserved. This requirement is exceeded through the upland and perimeter buffers.

All landscaping, tree removal and tree protection shall be in compliance with the LDC in effect at the time of construction plan submittal.

O. Special Districts: The PUD is not located within a Special District.

P. Temporary Uses:

1. Temporary Signage. Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than thirty (30) days after approval of the Certificate of Occupancy for the last building on the site.

2. Construction Trailers. Construction trailers shall be allowed on-site and to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets LDC requirements. The Applicant will obtain all necessary permits prior to placement of construction trailers. Temporary Uses may require building permits and shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.

3. Types of Temporary Uses. Temporary uses shall be allowed within the PUD as set forth in LDC Section 2.02.05. Temporary uses may include, but shall not be limited to, the following:

    - Parking (on-site or off-site)

- Plant Nurseries
- Auto Shows
- Outdoor Seasonal Sales
- Carnivals, neighborhood fairs or Circuses for a period less than ten (10) days.
- Display and sales vendors incidental to existing establishments permitted by zone by right.
- Antenna Support Facilities
- Antenna Support Facilities for a Special Event
- Other similar uses

Q. Accessory Uses: Accessory uses and structures will be allowed as per the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, A/C units, and related heating/cooling units. Additionally, the following shall be allowed accessory uses:

- Residential Multifamily and Single-Family up to four (4) units;
  - Up to a maximum of four (4) residential accessory units. The intent being that the project may incorporate residential units, single-family or multifamily, as an accessory use so as to provide housing for onsite management, property managers, security, or related persons to support the primary uses within the project. This is particularly important for uses that operate overnight or which may have the potential to be targeted for vandalism or theft such as warehouse distribution centers.
  - Maximum height will be 35 feet.
  - Setbacks will be 20 feet Front and Rear Yards, 10 feet Side Yard
- Office;
- Free-standing ATM;
- Heavy Vehicle Wash facilities;
- Cafeteria, deli and food trucks;

- Outdoor passive recreational uses
- Parking (on-site. or off-site)
- Temporary Seasonal Sales
- Other similar accessory uses or as may otherwise be allowed by the LDC

R. Timing and Phasing: The Applicant is still proposing development of the PUD in one (1) fifteen (15) year phase based on the date of the original PUD approval (November 5, 2019). The MDP map depicts the general plan of development and configuration for the Project with individual outparcels generally depicted. Actual layout shall be included in all construction plans. Construction within the PUD will be commenced within ten (10) years and completed within fifteen (15) years of the approval of this rezoning to PUD (i.e. November 5, 2029, and November 5, 2034). Commencement shall be deemed as approval of construction plans and completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase. A waiver of the Land Development Code's PUD phasing requirements is being requested by the Applicant to allow the PUD flexibility in meeting market demands for the needed commercial and office uses planned.

1. Commencement shall be deemed as approval of construction plans and Completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase.

2. A waiver of the Land Development Code's PUD phasing requirements is being requested by the Applicant to allow the PUD flexibility in meeting market demands for the needed commercial and office uses planned.

S. Project Impact: The property is located within the Industrial District category of the 2025 St. Johns County Comprehensive Plan, which allows the types of industrial and commercial (retail and office) uses included within the application. A natural and/or landscaped buffer will be provided between International Golf Parkway Road/Longleaf Pine Parkway and the buildings and parking areas. The overall area and community is ideally suited to this type of development and this tract is suitable in character and location for the structures and uses proposed, as it is consistent with other proposed development in the area and is in close proximity to available public facilities. The Project has access to major roadways and transportation corridors by virtue of its proximity to International Golf Parkway Road, which provides access to US Highway 1 and I-95.

The Applicant believes that the proposed commercial PUD will be of benefit to existing and future residents of neighboring projects and to the residents of St. Johns County, in that it will further the stated goals and objectives of the St. Johns County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning. The need and justification for approval of the PUD has been considered in accordance with the LDC and the St.

Johns County Comprehensive Plan, whereby, it is found that:

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the Comprehensive Plan. The property is identified as Industrial District on the Future Land Use Map of the Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the subject project is consistent with the Comprehensive Plan.

- The proposed PUD will be a benefit to the existing and future residents of neighboring projects and to the residents of St. Johns County in that the County will be afforded strict control over development of this Project. The PUD will not adversely affect the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the LDC. The Applicant and any common property owners' association will maintain the character and appearance set forth herein.

- The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this PUD. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.

- The subject Project meets all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts, as well as general zoning, subdivision, and other regulations, specifically in relation to its location (it is located within a Industrial District area on the 2025 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities, and in conformance with all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G).

Therefore, the industrial and commercial uses included in this application will be compatible with the emerging development patterns of the area, are consistent with the Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

T. Waivers: The Applicant is requesting the following waivers:

- Requested waiver from LDC Section 5.03.02.G.1(r). Phasing. The Applicant is proposing commencement of construction within ten (10) years of approval of this PUD application. Construction shall be completed within fifteen (15) years from the date of approval of this PUD

application. As such, the Applicant is requesting this waiver of the LDC to allow a more flexible phasing schedule for development of this industrial and commercial project that is critical to the long-term success of the County. This flexibility is necessary to allow the Applicant adequate time to determine the most appropriate use and associated end user(s) for the Project. The Applicant desires to ready the Project for development to be better able to attract key businesses and industrial users to the site. Importantly, industrial development in the County has historically grown more slowly than other types of development and, since industrial development is vital to the County's economic growth, a longer term for Commencement is warranted.

- Requested waiver from LDC Section 7.06.01.B - Maximum sign height. This waiver is being requested to allow for the Project Monument Sign to be up to twenty-five feet tall versus fifteen feet tall as specified in the LDC. This sign is planned at the primary entrance to the project and major access location along International Golf Parkway that would identity the project and the individual users within the center. At twenty-five feet tall the height of the sign will be appropriately scaled to the size of the center.

- Section 7.02.04.C. Ground Signs. This waiver request is to allow for a ground sign per individual parcel or outparcel depicted on the MDP Map so that the project is announced to the public in a fashion commensurate with the way in which established commercial centers are announced with signage. This request would allow for each individual parcel or outparcel to have a 150 sq. ft. ADA Ground Sign, up to a maximum of fifteen (15) feet in height. Should the internal roadway ever be dedicated to and accepted by St. Johns County, this will ensure that the internal parcel signage does not become nonconforming s a result of the parcel changing from being internal to fronting a public right-of-way.

- Section 7.02.06.B. Public Information Signs. This waiver requests that a maximum of three (3) Public Information Signage (wayfarer signs) be allowed within the project at road access points and internal road intersections up to a maximum of 12 sq. ft. ADA and up to a maximum of six (6) feet in height. In order to safely direct visitors to the various businesses located within the project, multiple Public Information Signs may be needed in sizes large enough to be visible to motorists. For example, upon entering the primary access point, customers seeking to patronize a business located at an outparcel will be directed by Public Information Signage so they know whether to turn left, right, or proceed, straight. Further, the project contemplates an anchor recycling center that may occasionally be visited by the public.

- Section 5.03.03.F. Uniform Sign Plan. A waiver is requested to allow the Uniform Sign Plan to be submitted at the time of construction plan approval for horizontal construction and be a staff level review and approval.

U. Ownership/Agreement: The Applicant hereby stipulates and agrees to proceed with the

proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

V. **Future Land Use Designation:** The Project is located within a single Future Land Use Designation on the Comprehensive Plan Future Land Use Map, Industrial.

The project is infill development located in an area designated for industrial development.

The project is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development. It is consistent with Objective A.1.3 Surrounding Land Use and it is compatible with area development per Policy A.1.3.11 Compatibility. The property provides buffers to adjacent land uses and along the major roadways and Policy A.1.3.11. It is also consistent with Objectives A.1.9 (A.1.9.2, A.1.9.5, A.1.9.6, A.1.9.7, and A.1.9.8.) area wide as, in addition, development will meet Policy A.1.9.5 regarding application by the provisions of the Planned Unit Development land development regulations, Policy A.1.9.5 by providing a Master Development Plan, and Policy A.1.9.5 by being served by central utilities.

Compatibility: The proposed use is compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use. " Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties. " The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Industrial Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

Adequacy of Public Facilities: The subject property and future project is served by a major

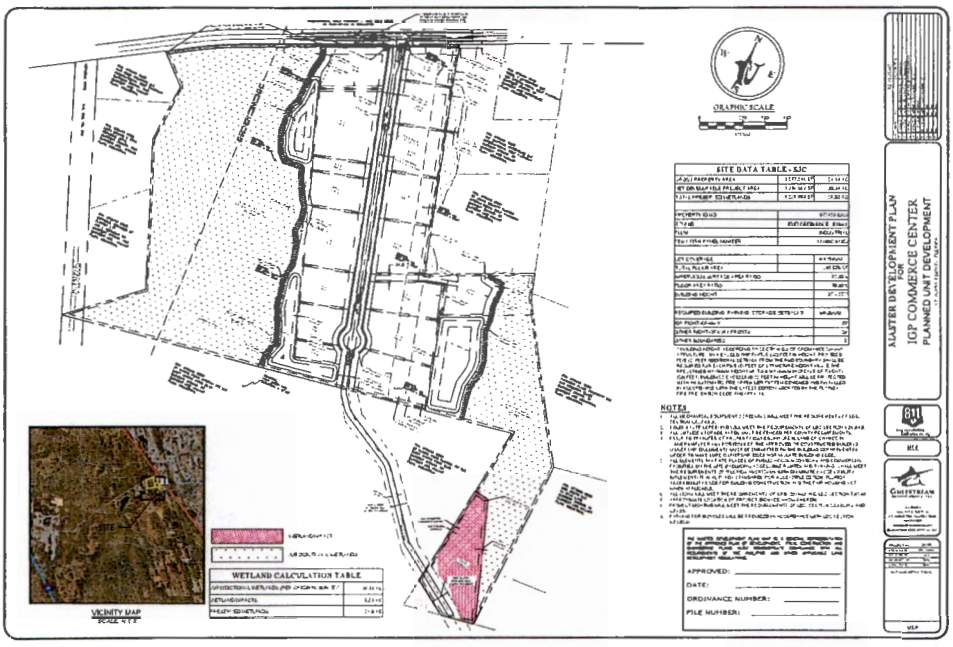
transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts.

Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning and other regulations except as may be waived pursuant to Subsection 5.03.02(F) of the Land Development Code.

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

Industrial Development:

> Industrial development serves a vital role in economic development as set forth in Policy A.1.21.3., of the St. Johns County Comprehensive Plan. St. Johns County recognizes Business and Commerce Parks and Industrial areas as economic assets to the community. The County shall place importance on large and small businesses that locate or expand within these areas.



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF October 2026
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners
By: Crystal Smith Deputy Clerk

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Matthew Lahti
Gulfstream Design Group LLC
2225 A1a S # A 2
St Augustine FL 32080-6374

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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 07/29/2026

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 07/29/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12509485	# of Copies:
Customer No:	1020303	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 8/20/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 10/6/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the IGP Commerce Center PUD (Ord. 2019-69) to remove 0.26 acres from the PUD, create an additional lot, revise wetland totals and wetland impacts, and permit a second monument sign.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE IGP COMMERCE CENTER PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2019-69, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at Southern terminus of Thomas Industry Way See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

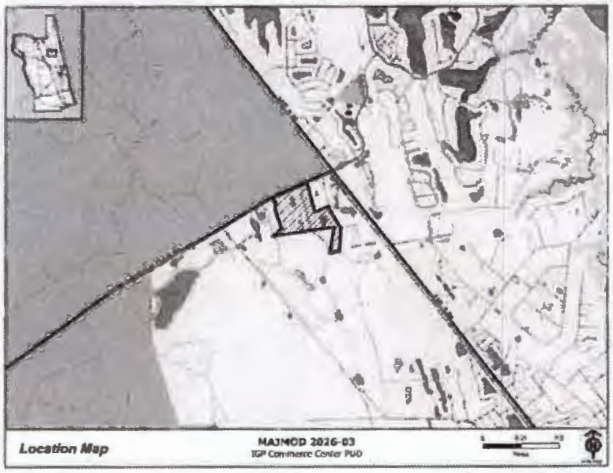
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA RICHARD HILSENBECK, CHAIR	BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA CLAY MURPHY, CHAIR

FILE NUMBER: MAJMOD-2026000003
PROJECT NAME: IGP Commerce Center PUD



Order# 12509485, 7/29/2026

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

FILED OCT 12 2026
St. Johns County
Clerk of Court
By: Crystal Smith
Deputy Clerk

October 13, 2026

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

Dear 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. 2026-32, which was filed in this office on October 12, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp