

4**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***11/5/2019****BCC MEETING DATE****TO:** Michael D. Wanchick, County Administrator**DATE:** October 7, 2019**FROM:** Cynthia A. May, ASLA, Senior Supervising Planner**PHONE:** 904 209-0591**SUBJECT OR TITLE:** PUD 2018-03 IGP Commerce Center**AGENDA TYPE:** Ex Parte Communications, Ordinance, Public Hearing**BACKGROUND INFORMATION:**

Request to Rezone approximately 59.4 acres of land from Open Rural (OR) and Industrial (I) to Planned Unit Development (PUD) to allow for approximately 290,000 square feet of industrial development. The Planning and Zoning Agency heard this item on October 3, 2019 and voted 6-0 in favor of recommending approval.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

APPROVE: Motion to enact Ordinance 2019-_____ for PUD 2018-03 IGP Commerce Center based on 9 findings of fact.

DENY: Motion to deny PUD 2018-03 IGP Commercial based on 10 findings of fact.

For Administration Use Only:**Legal:** PS 10/14/2019**OMB:** DC 10/14/2019**Admin:** DML 10/17/2019



Growth Management Department

PLANNING DIVISION REPORT

Application for Planned Unit Development Rezoning

File Number: PUD 2018-03 IGP Commerce Center PUD

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Cynthia A. May, ASLA, Senior Supervising Planner

Date: October 11, 2019

Subject: PUD 2018-03 IGP Commerce Center PUD - Request to Rezone approximately 59.4 acres of land from Open Rural (OR) and Industrial (I) to Planned Unit Development (PUD) to allow for approximately 290,000 square feet of industrial development

**Applicant/
Representative:** Douglas Burnett, Esq.
St. Johns Law Group

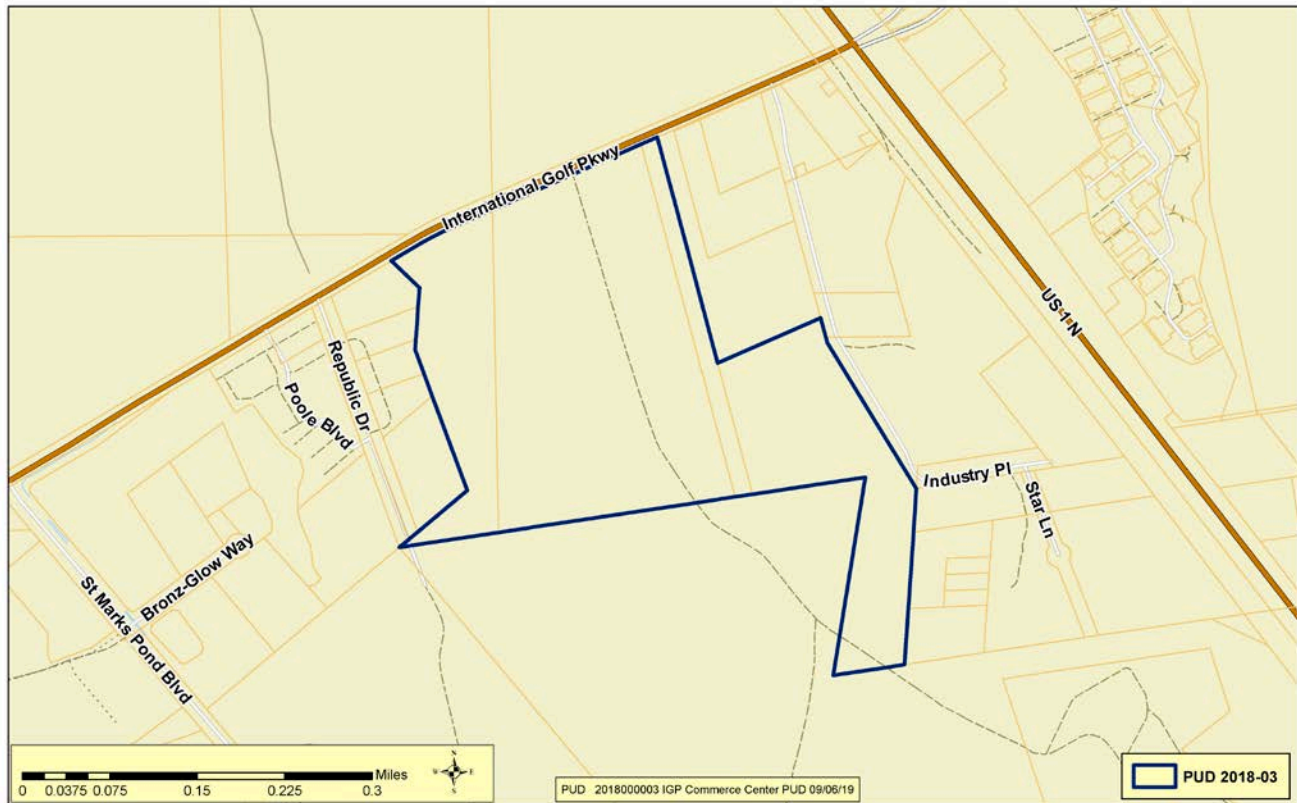
Hearing Dates: Planning and Zoning Agency – October 3, 2019
Board of County Commissioners – November 5, 2019

**Commissioner
District:** District 5

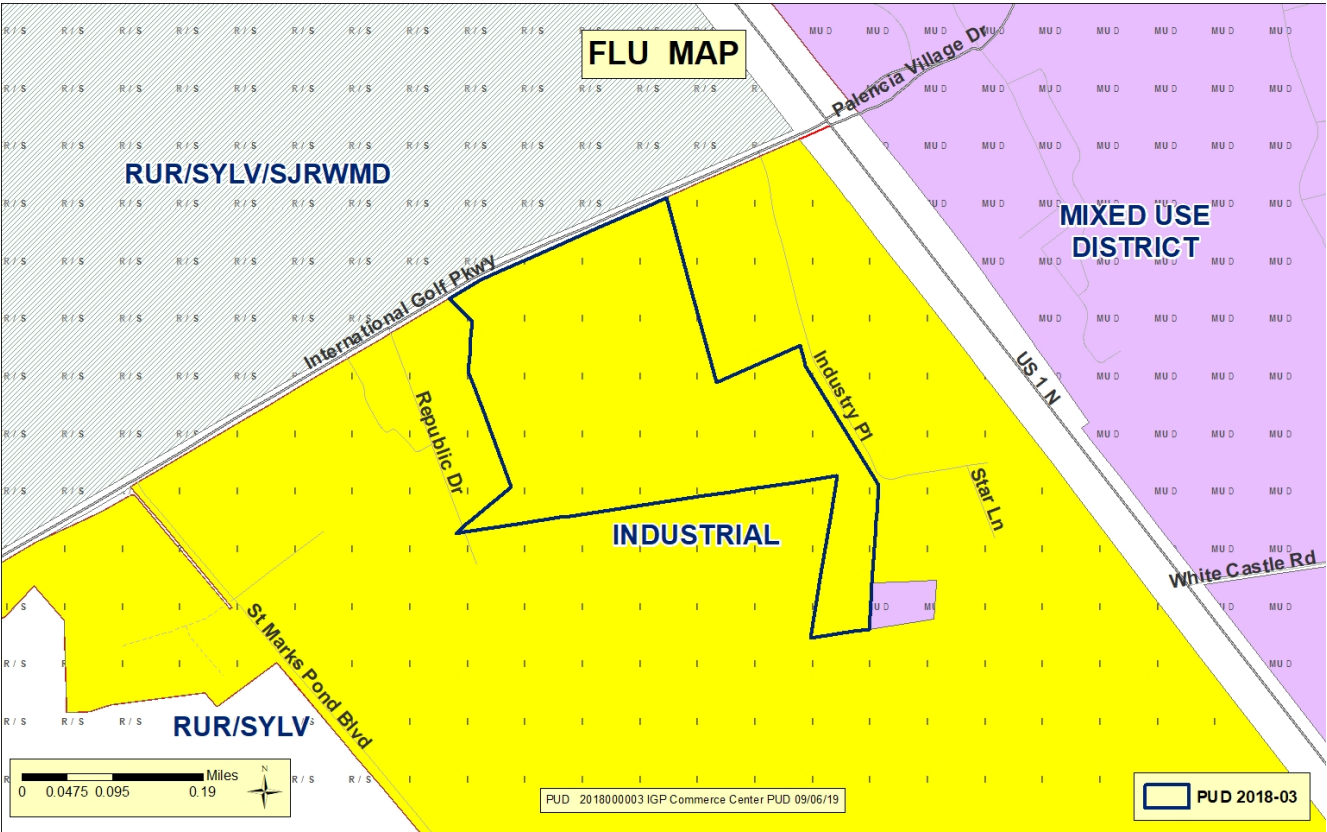
SUGGESTED MOTION/RECOMMENDATION/ACTION

MAP SERIES

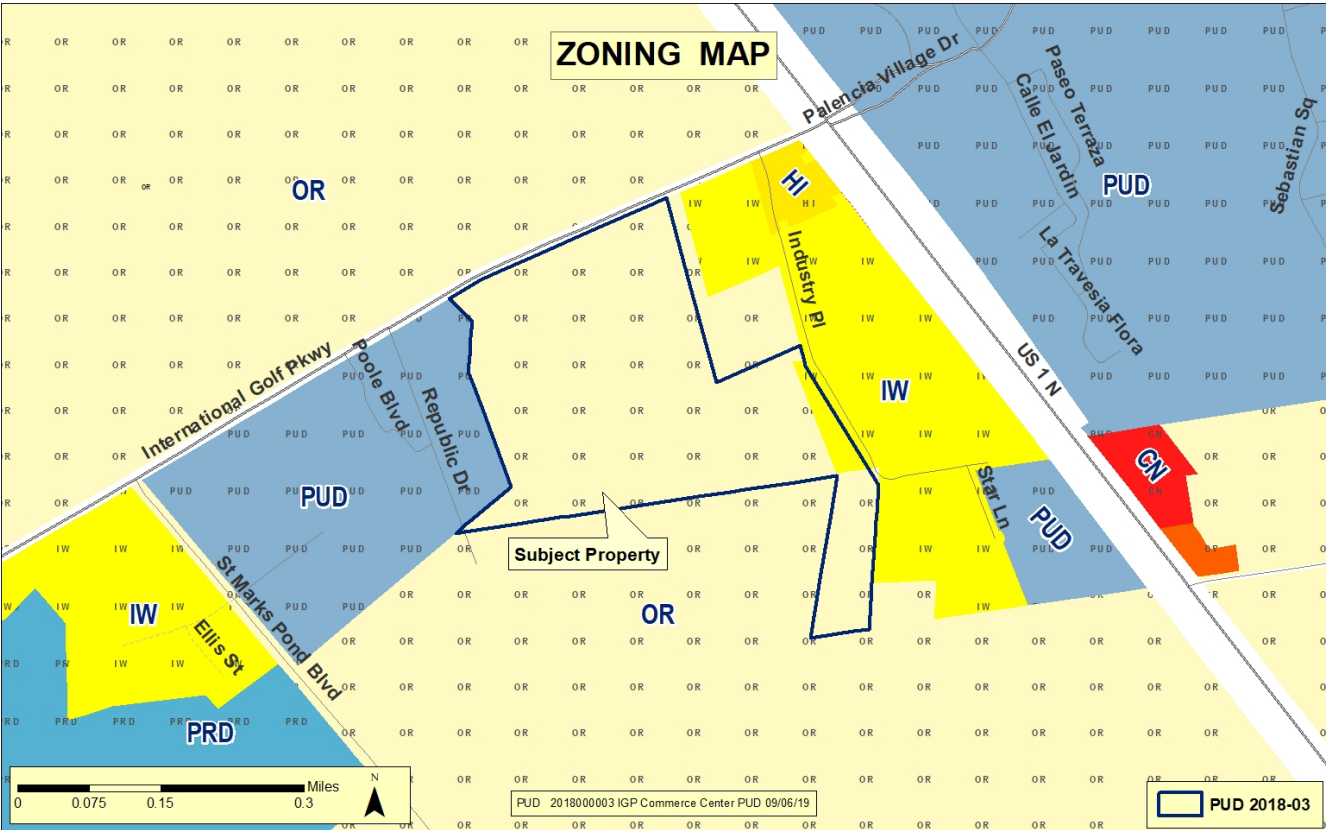
Location: The subject property is situated on the south side of International Golf Parkway and West of US Highway 1.



Future Land Use: The subject property has a Future Land Use Map (FLUM) designation of Industrial. Properties to the east, south, and west have the same FLUM designation. Properties to the north on the other side of IGP have a FLUM designation of Rural/Silviculture and St. Johns River Water Management District.



Zoning District: The property is zoned Open Rural (OR). Lands to the immediate west are zoned PUD, and to the north, south and portions of the east are zoned OR. The remainder of properties to the east are zoned Industrial Warehouse (IW).



Aerial Imagery: The subject property is currently vacant and is planned to be accessed by International Golf Parkway. There are industrial uses to the east and west, conservation land to the north, and undeveloped land to the south.

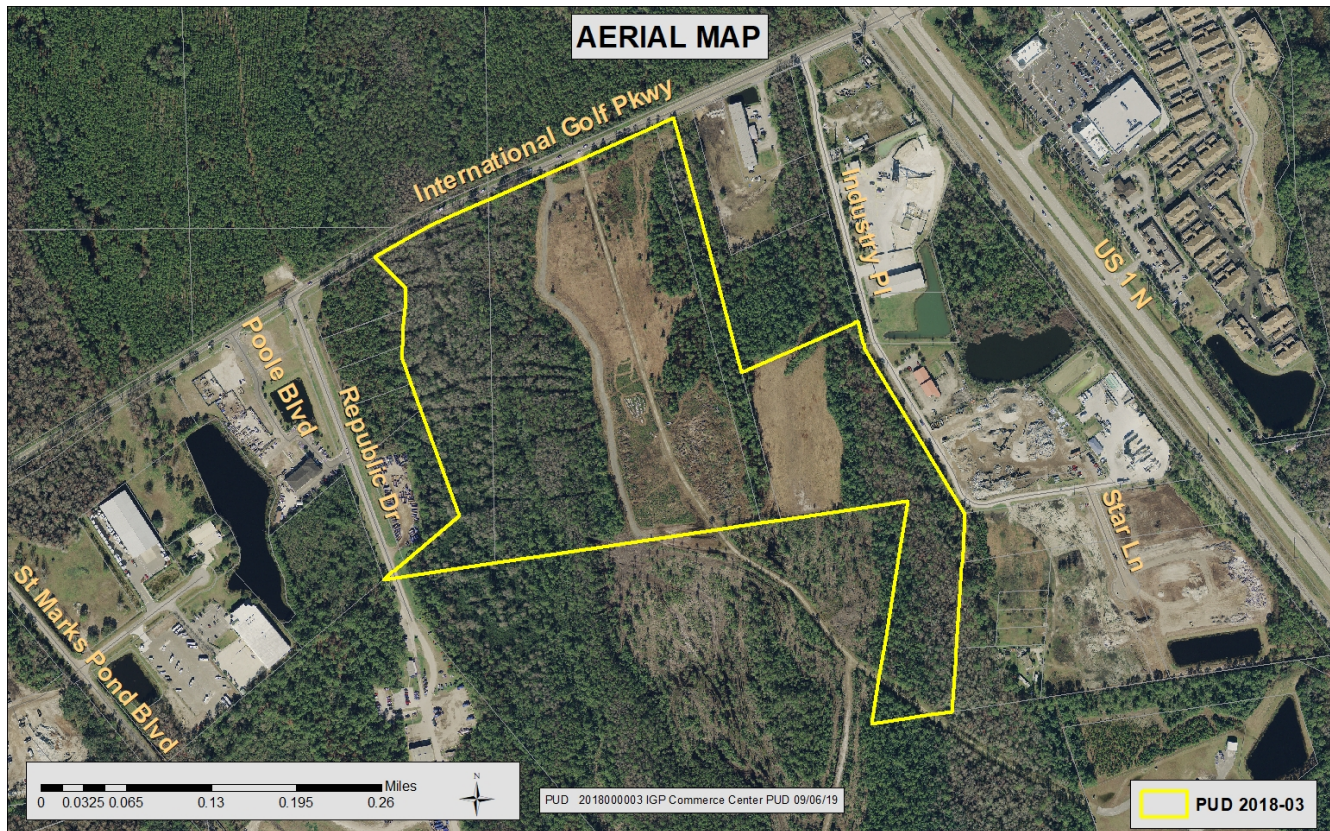
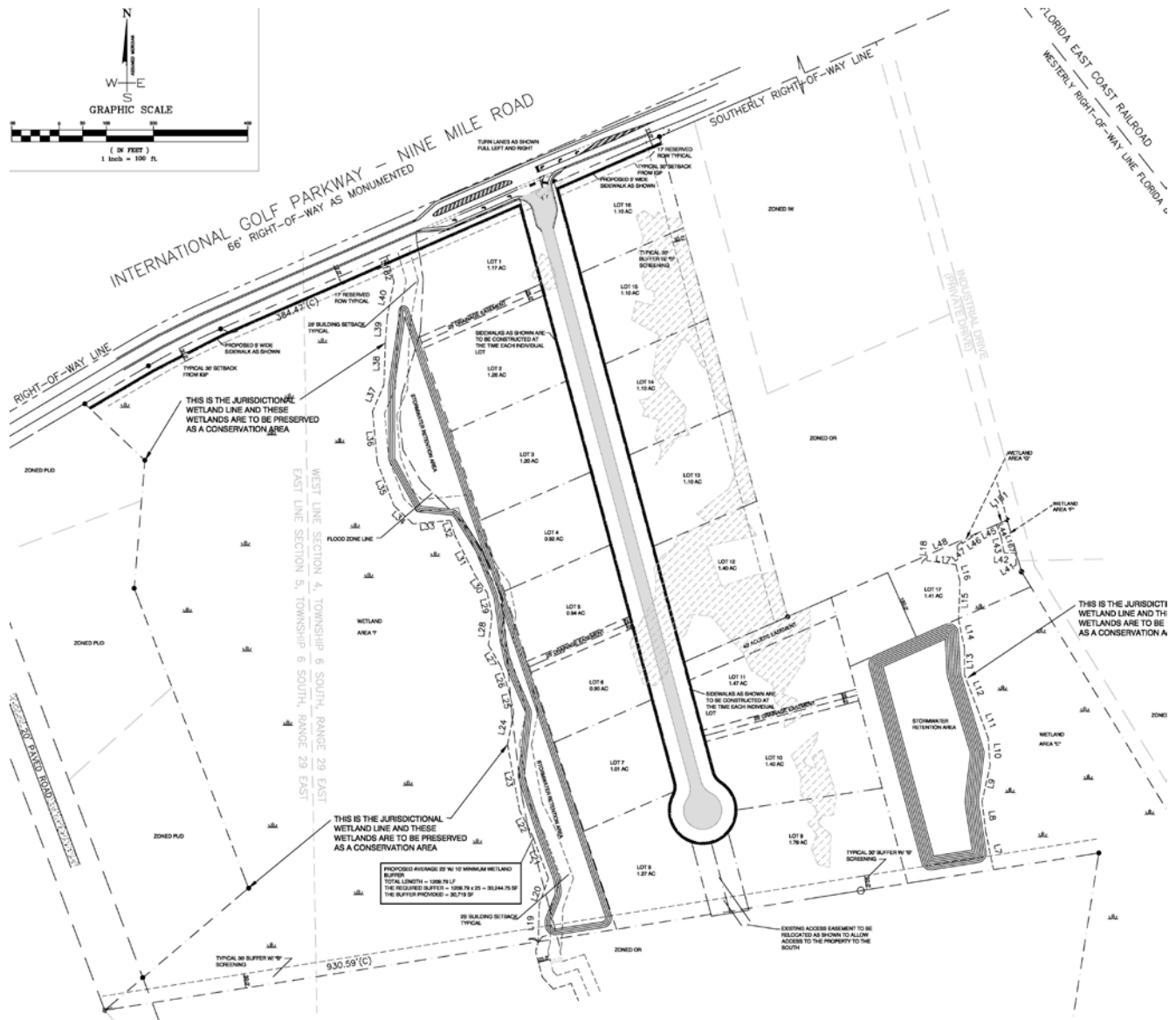


FIGURE 1: PROPOSED MASTER DEVELOPMENT PLAN MAP



APPLICATION SUMMARY

The applicant is seeking to rezone approximately 59.4 acres located near the southwest quadrant of International Golf Parkway (IGP) and US Highway 1 intersection from Open Rural (OR) to Planned Unit Development (PUD). The PUD is planned as an industrial business park with a maximum 290,000 square feet of building. The subject property is located in an area with heavy and light industrial uses and the property currently holds a Special Use Permit (SUPMAJ 2014-23) for a recycling center, which is also a permitted use within the PUD. The subject property and surrounding lands have an Industrial Future Land Use Map designation. There are 33.2 acres of wetlands with approximately 3.33 acres of wetland impacts anticipated providing a total of 29.03 developable acres.

The Applicant proposes one fifteen (15) year phase for development, with construction to commence within ten (10) years of approval (please see requested waiver).

Table 1: Proposed Development Standards	
	Non-Residential
Maximum FAR	70% (overall PUD)
Maximum ISR (Overall PUD)*	75%
Parking	To meet LDC Requirements at Permitting
Setbacks (Buildings, Parking and Storage)	IGP ROW: 30 feet Side: 5 feet Rear: 5 feet
Max. Bldg. Height	40 feet
Signage	To meet LDC Requirements at Permitting Plus: Primary Identification Sign: One Ground Sign at IGP entrance (25') height; (2) faces 120 SF ADA each face Outparcel Signs: Each outparcel (parcel) permitted one Ground Sign (15') height; 150 SF ADA (see waivers) Public Information Signs: Maximum (3) signs at access and intersections (6') height; (32) SF ADA
Perimeter Buffer	10' landscaped perimeter buffer
Lighting	Lighting shall comply with LDC Requirements

Waivers

The Applicant has requested the following five (5) waivers to the Land Development Code:

1. **LDC Section 5.03.02.G.1(r) – Phasing**

Request: The requirement is for the PUD to “be developed within five (5) to (10) year phases.” The Applicant is requesting commencement within 10 years and completion within 15 years of approval.

Justification: Justification provided by the Applicant is to allow more flexible phasing of development to attract key business and industrial users, where industrial development in the County has historically grown more slowly than other uses.

Staff does not object to the waiver request.

2. **LDC Section 7.06.01.B – Maximum Sign Height**

Request: The Applicant requested a 35' tall project monument sign, where 15' is the maximum height permitted. The Applicant agreed to limit the sign to 25' tall sign per staff's recommendation.

Justification: The Applicant justifies the waiver stating that the sign is planned at the primary entrance and would identify the project and individual users within the center, as well as be appropriately scaled to the size of the project.

Staff suggests a maximum sign height of 25 feet, which is a common height for commercial signs.

3. LDC Section 7.02.04.C – Ground Signs

Request: The maximum number of ground signs is determined by street frontage, with up to four signs allowed for greater than 500 feet of frontage. The Applicant has requested allowance for ground signs for each parcel at (15') height; maximum ADA of 150 square feet.

Justification: The Applicant made the request based on providing signage in the same manner as commercial centers in the event the internal road is dedicated to the County, because the internal road serves other properties outside the PUD.

Staff does not object to the waiver request.

4. LDC Section 7.02.06.B – Public Information Signs

Request: The Applicant requests a waiver to allow public information signs to exceed the height and ADA requirements per the land development code. They are requesting up to 3 signs at 6' in height; maximum ADA of 32 square feet where there is no limit to the number of signs in the code. The LDC allows unlimited information signs at 3' with 3' ADA.

Justification: The Applicant's justification is that the public may need more visible signs in this commerce center.

Staff does not object to the waiver request.

5. LDC Section 5.03.03.F Uniform Sign Plan

Request: The Applicant requests a waiver to provide a uniform sign plan, which is required as part of the PUD application.

Justification: The Applicant justifies the waiver stating that a uniform sign plan will be submitted at the time of construction plan approval for horizontal construction.

Staff does not object to the waiver request.

DEPARTMENTAL REVIEW

This application was routed to all appropriate reviewing departments.

Concurrency/Transportation Review:

- Non-residential development is exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code, adopted August 7, 2018.
- A detailed site access and operational analysis is required prior to Construction Plan approval to determine if improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed development. Site access analysis should factor in all project trips at project access locations and the nearest intersection in all directions.
- Per LDC Sec. 6.04.05.H, the anticipated daily traffic generated from the proposed development (500+ trips) will require right and left turn lanes. Turn lane design must comply with FDOT standards.

Potable Water and Sanitary Sewer: The project would be served by St. Johns County Utility District. An updated water and sewer availability letter, dated September 9, 2019, indicates available capacity to serve this project, by way of existing water and sewer mains in International Golf Parkway.

Solid Waste: Solid waste is handled through licensed franchises and will comply with all applicable Federal, State, regional, and local land development regulations and permitting requirements.

Fire Services: The project is within five road miles of a Fire Services Station.

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations. All drainage will comply with the applicable County, regional and State requirements. Such compliance is provided at the time of construction plan review at a project-specific level.

Office of the County Attorney Review: Planned Unit Developments are considered rezonings, and therefore the Applicant bears the initial burden for approval of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and b) complies with the procedural requirements of the Land Development Code. The Agency/Board may approve or deny the proposed request to rezone if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose for keeping the existing zoning may include that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances.

Planning and Zoning Division Review: The Applicant proposes a PUD to accommodate a master planned industrial center/business park, located on property with an Industrial FLUM designation and surrounded by similar uses. Permitted uses include those uses pursuant to LDC Section 2.02.00 under Heavy Industrial, Light Industrial, Neighborhood Public Service, General Public Service, Solid Waste Facilities, and Mining and Extraction. The PUD and proposed uses are compatible with the surrounding area.

Table 2: Zoning Designation Allowable Use Comparison

Permitted Use Categories	OR	PUD
Residential	A	A*
Agricultural	A	
Cultural/Institutional	A	
Outdoor / Passive	A	
Mining & Extraction	S	A
Solid Waste & Correctional Facility	S	A
Heavy Industrial		A
Light Industrial		A
Neighborhood Public Service		A
General Public Service		A

**Accessory Use per LDC Section 2.02.04*

Table 3: PUD 2018-03 Compatibility Analysis

Criteria	Subject Property	West	South	North	East
FLUM	I	I	I	R/S/SJRWMD	I
Zoning	OR (PUD Proposed)	PUD	OR	OR	OR/IW
Proposed/ Present Use	Industrial Park/Vacant & Recycling	Commercial/ Industrial	Vacant	Conservation	Industrial
Max Impervious Surface Ratio	75%	75%	60 – 75%	N/A	75%
Max Floor Area Ratio	70%	70%	70%	N/A	70%

CORRESPONDENCE

As of the writing of this staff report, staff received no phone calls or correspondence.

PLANNING AND ZONING AGENCY

The Planning and Zoning Agency heard this item on October 3, 2019 and voted 6-0 in favor of recommending approval. The Agency asked questions about signs and the proposed sign waivers. The Applicant had previously agreed to limit the height of the project monument sign to 25' height, which was part of the motion to recommend approval.

RECOMMENDED ACTION

Please note that Staff Recommendations are not binding.

Staff recommends approval of PUD 2018-03 IGP Commerce Center based on nine (9) findings of fact. Staff finds the request to be generally compatible with the Industrial Future Land Use designation and the surrounding Land Use Map designations. Staff finds the proposed PUD consistent with the Comprehensive Plan and Land Development Code. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

FINDINGS OF FACT
PUD 2018-03 IGP Commerce Center

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Industrial.	3. The PUD is not consistent with the Future Land Use Designation of Industrial, including not demonstrating a well-balanced mixture of uses.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.	4. The PUD is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, including section 5.03.06.A through H which provides review standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities. Requested waivers are not approved, not supported by justification, and not consistent with the intent of the regulations.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved, not supported by justification, and not consistent with the intent of the regulations.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.

9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.	9. The PUD as proposed is not consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.
	10. Consistent with <i>Board of County Commissioners of Brevard County v. Snyder</i>, 627 So. 2d 468, the Board finds a legitimate public purpose in keeping the existing zoning. Existing zoning of Open Rural and Industrial Warehouse are more compatible.

BEGIN DOCUMENTS TO BE RECORDED

ORDINANCE NUMBER 2019 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) AND INDUSTRIAL (I) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the application, dated August 30, 2019, in addition to supporting documents and statements from the applicant which are a part of **Zoning File PUD 2018-03 IGP Commerce Center**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Industrial.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.
8. The PUD would not adversely affect the orderly development of St. Johns County.
9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2018-03 IGP Commerce Center**, the zoning classification of the lands described within the legal description, Exhibit “A”,

is hereby changed to PUD.

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit “B” and the Master Development Plan Map, Exhibit “C”.

SECTION 4. To the extent they do not conflict with the specific provisions of this 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 except where allowed by the Land Development Code; 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 provision, building code, Comprehensive Plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenants shall be deemed waived or varied by any provision herein. All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2019.

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

BY: _____
Paul M. Waldron, Chair

ATTEST: HUNTER S. CONRAD, CLERK

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

Legal Description – EXHIBIT “A”

IGP COMMERCE CENTER PUD

LEGAL DESCRIPTION

DESCRIPTION BY SURVEYOR:

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

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 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 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 MINUTES 46 SECONDS 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 DEGREES 33 MINUTES 51 SECONDS WEST A DISTANCE OF 332.55 FEET TO A 5/8" IRON ROD "BHR"; THENCE NORTH 08 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 922.55 FEET TO A 5/8" IRON ROD "4690"; 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 4" 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 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 AND TO CLOSE. SAID PARCEL CONTAINING 59.4 ACRES±.

IGP COMMERCE CENTER MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code ("LDC"). The application is filed on behalf of the property owner, Smart Recycling of North Florida, 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 59.4 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 and the property currently holds a Special Use Permit (SUPMAJ 2014-23) for a Recycling Center and related 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 59.4 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 33.2 acres of wetlands (prior to 3.33 acres wetland impacts) included within the project boundary.

D. Development Area: The area proposed for development is comprised of 29.03 acres uplands, of which 25.7 acres are upland and 3.33 acres are impacted wetlands.

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

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;

- Composting and other yard waste facilities;
- 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 uses;
- 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 Ratio (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 a primary identification ground sign located at the entrance to the project at International Golf Parkway. This primary identification sign may be thirty five (35) 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.1, the PUD would be required to provide a minimum of 14.85 acres of open space ($59.4 \text{ acres} \times .25 = 14.85$) which is twenty-five (25) percent of the PUD, for open space, pursuant to LDC Section 5.03.03.A.1.

Preserved Wetlands	30.38
Perimeter Buffer	0.71 acre
Stormwater Pond	7.42

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/Sanitary 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	Acres in AOI	Percent of AOI
7	Immokalee fine sand	37.6	60.5%
26	Samsula muck, frequently ponded, 0 to 1 percent slopes	21.5	34.6%
30	Wesconnett fine sand, frequently flooded	3.1	5.0%
Totals for Area of Interest		62.3	100.0%

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., five percent (5%) upland vegetation will be provided.

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 proposing development of the PUD in one (1) fifteen (15) year phase. 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. 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 impact of the PUD on County services and infrastructure will be within all adopted levels of service including traffic concurrency. The PUD will conform to the requirements of LDC Article XI. Construction will commence only after confirmation that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency. No Final Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued.
- 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 thirty-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 identify the project and the individual users within the center. At thirty-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 as 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. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl,

specifically Policy A.1.2.1 which states “The County shall only issue development orders or development permits consistent with the provision of the County’s Concurrency Management System, as provided in the Land Development Code.

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:

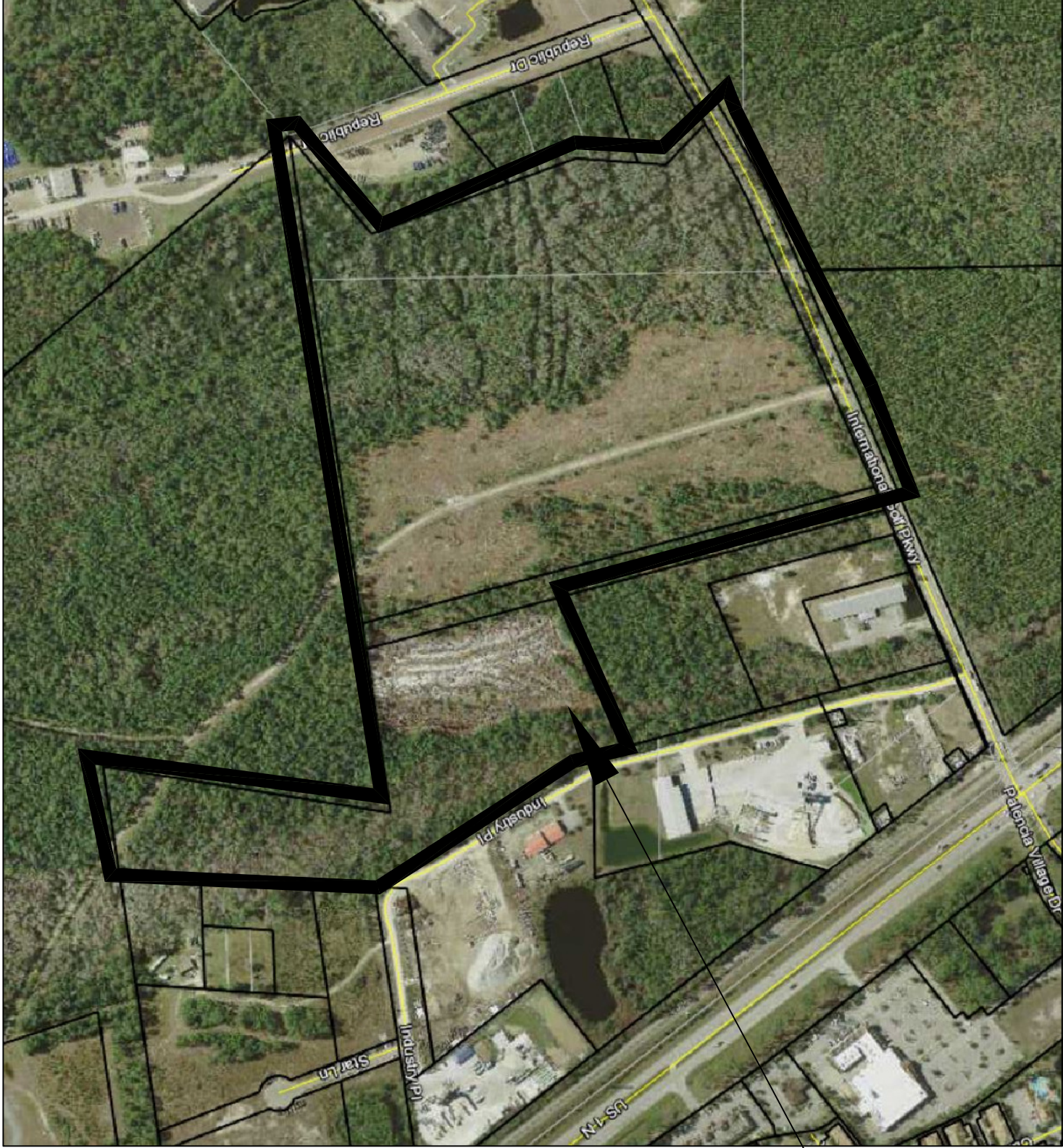
Industrial development serves a vital role in economic development as set forth in Policy A.1.21.3., of the St. Johns County Comprehensive Plan.

With the inclusion of the current approved property that is the subject of Special Use Permit (SUPMAJ 2014-23) for a Recycling Center and related uses fits squarely within Policy D.2.4.2., which encourages the expansion of recycling programs and industrial businesses.

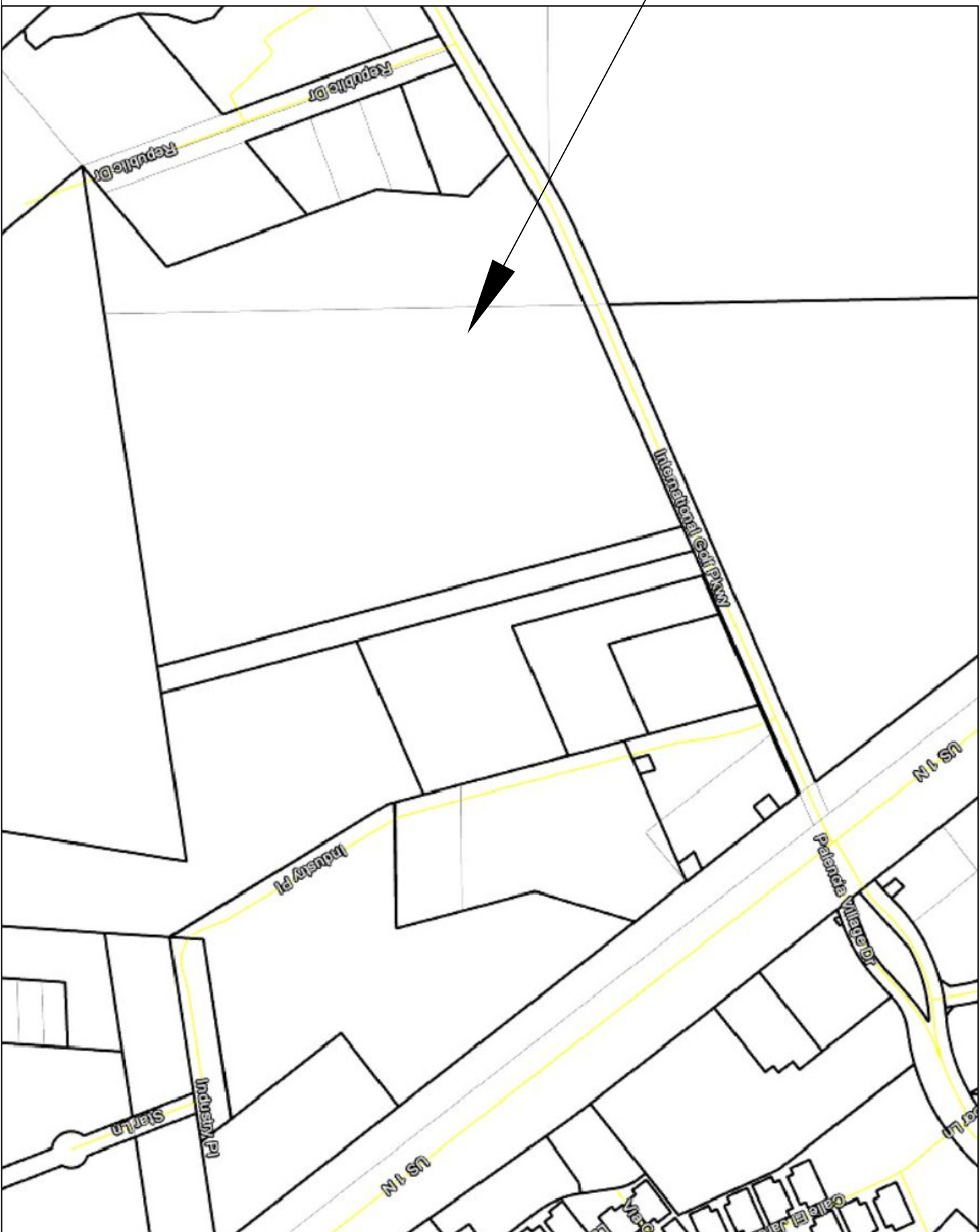
IGP COMMERCIAL CENTER PUD

FOR

IGP COMMERCIAL CENTER PUD



PROJECT
LOCATION



LEGAL DESCRIPTION

DESCRIPTION BY SURVEYOR:

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

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 31 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 68 DEGREES 22 MINUTES 14 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 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 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 MINUTES 46 SECONDS 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 DEGREES 33 MINUTES 51 SECONDS WEST A DISTANCE OF 332.55 FEET TO A 5/8" IRON ROD "BHR"; THENCE NORTH 08 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 922.55 FEET TO A 5/8" IRON ROD "4690"; 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, 4" 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 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 AND TO CLOSE, SAID PARCEL CONTAINING 59.4 ACRES.

SITE DATA TABLE

TOTAL SITE

EXIST WETLANDS	1,445,739SF	33.2AC	55.9%
EXIST UPLANDS	1,120,273SF	25.7AC	43.2%
RIGHT OF WAY PRESERVATION	22,990SF	0.53AC	0.09%
TOTAL SITE	2,589,001SF	59.43AC	100%

SITE DEVELOPMENT DATA

IMPACTED WETLANDS	145,188.36SF	3.33AC	5.60%
RESULTANT UPLANDS	1,265,461SF	29.05AC	48.8%
PRESERVED WETLANDS	1,323,352SF	30.39AC	51.2%

-	-	-	-
PAVEMENT / SIDEWALK	54,737SF	1.26AC	2.12%
TOTAL IMPERVIOUS AREA	54,737SF	1.26AC	2.12%
STORMWATER POND	315,407SF	7.24AC	12.2%
PERIMETER BUFFER	30,719SF	0.71AC	1.2%
OPEN SPACE	104,259SF	23.9AC	40.2%
MAX ISR NOT TO EXCEED 70%			
MAX FAR NOT TO EXCEED 70%			

GENERAL NOTES:

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED
2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKEWITHT SILT FENCE AND PROTECTIVE MEASURES.
3. THE APPLICANT, HIS ASSORS, OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS.
4. THIS PROJECT IS USING AN AVERAGED UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE. THE AVERAGED UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE WILL BE LARGER THAN WHAT THE 25 UNDISTURBED BUFFER AREA WOULD YIELD.
5. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBCO), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36 AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSIONS AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

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 PUD/PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED:

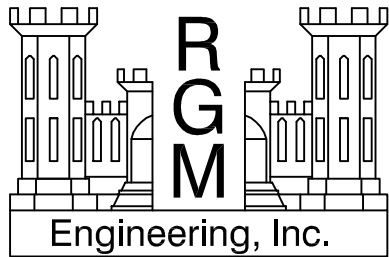
DATE:

ORDINANCE NUMBER:

FILE NUMBER:

Date Revisions

1928 RIVER LAGOON TRACE
ST. AUGUSTINE, FLORIDA 32092
904-814-7633
C.A. #30799



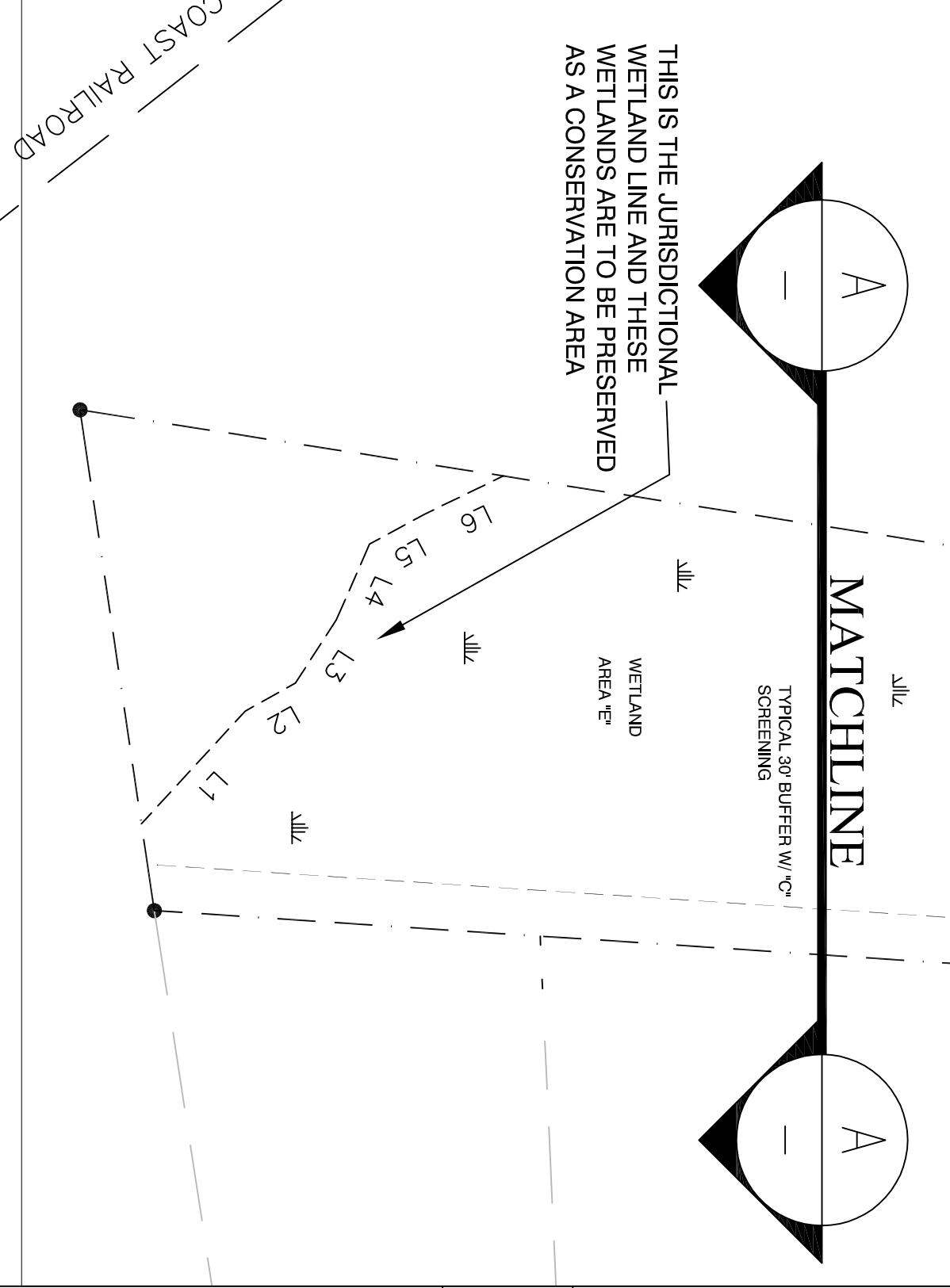
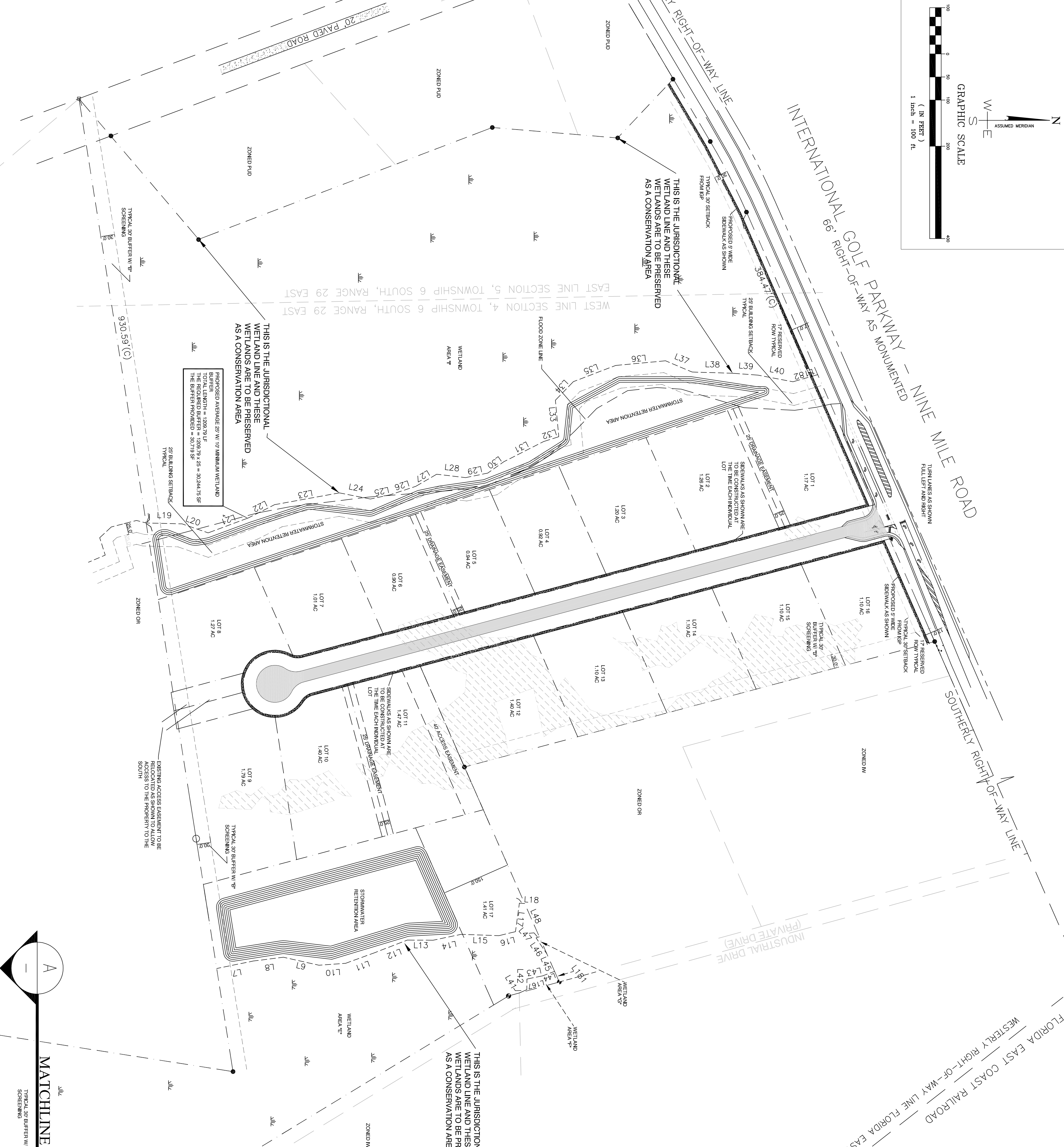
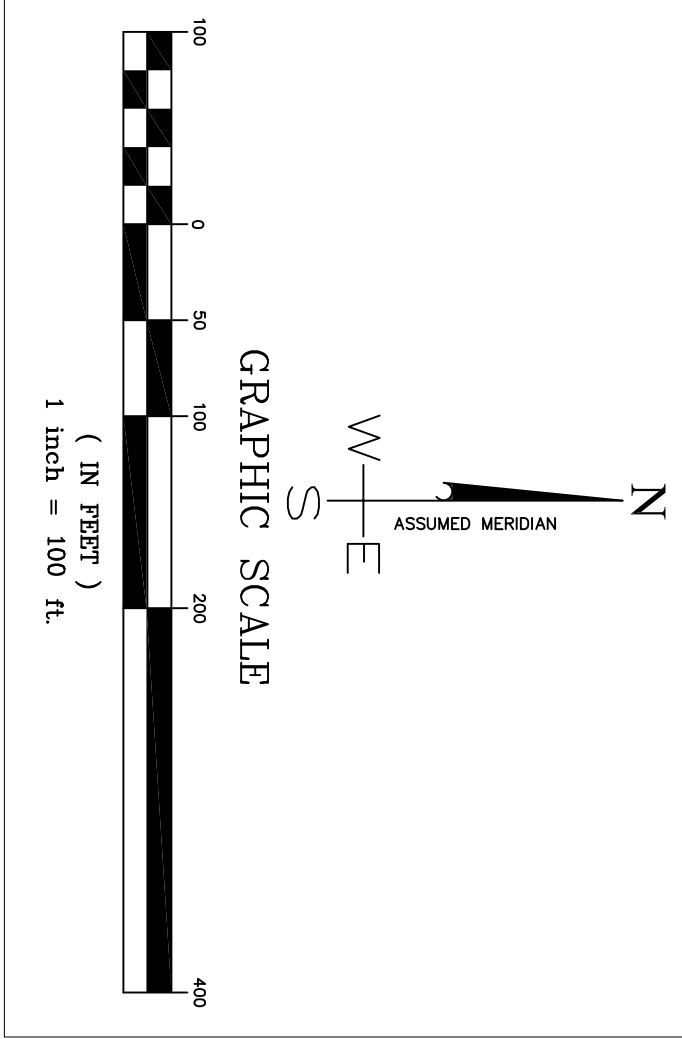
IGP COMMERCE
CENTER PUD

OVERALL SITE
PLAN
EXHIBIT C

ROBERT G. MORGEN JR., P.E.
#58118

7-15-19

1
OF 2



SITE DATA TABLE				
TOTAL SITE				
EXIST WETLANDS	1,445,739SF	33.2AC	55.9%	
EXIST UPLANDS	1,120,273SF	25.7AC	43.2%	
RIGHT OF WAY PRESERVATION	22,990SF	0.53AC	0.89%	
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SITE DEVELOPMENT DATA				
IMPACTED WETLANDS	145,188.38SF	3.33AC	5.60%	
RESULTANT UPLANDS	1,265,461SF	29.05AC	48.8%	
PRESERVED WETLANDS	1,323,352SF	30.38AC	51.2%	
PAVEMENT / SIDEWALK	54,797SF	1.26AC	2.12%	
TOTAL IMPERVIOUS AREA	54,797SF	1.26AC	2.12%	
STORMWATER POND	315,407SF	7.24AC	12.2%	
PERIMETER BUFFER	30,719SF	0.71AC	1.2%	
OPEN SPACE	104,259SF	23.9AC	40.2%	
MAX ISR NOT TO EXCEED 70%				
MAX FAR NOT TO EXCEED 70%				

- GENERAL NOTES:
1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED
 2. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
 3. THE APPLICANT, HIS ASSORS, OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS.
 4. THIS PROJECT IS USING AN AVERAGED UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE. THE AVERAGED UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE WILL BE LARGER THAN WHAT THE 25' UNDISTURBED BUFFER AREA WOULD YIELD.
 5. ALL THE FACILITIES AND ELEMENTS OF THE SITE, INCLUDING ACCESSIBLE ROUTES (AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

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APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

Date	Revisions

Engineering, Inc.

**1928 RIVER LAGOON TRACE
ST. AUGUSTINE, FLORIDA 32092
904-814-7633
C.A. #30799**

IGP COMMERCE CENTER PUD

OVERALL SITE PLAN EXHIBIT C

END DOCUMENTS TO BE RECORDED

APPLICATION AND SUPPORTING DOCUMENTS



St. Johns County Development Review

Application for: Rezoning

Date August 30, 2019

Property Tax ID No 072450-0000; 072450-0001

Project Name IGP Commerce Center PUD

Property Owner(s) Smart Recycling of North Florida, LLC

Phone Number 904-718-9005

Address 1100 Pondview Ct

Fax Number

City St. Johns

State FL

Zip Code 32259

e-mail employeeleasing@bellsouth.net

Are there any owners not listed?

☒ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative Douglas N. Burnett

Phone Number 904-495-0400

Address St. Johns Law Group, 104 Sea Grove Main Street

Fax Number 904-495-0506

City St. Augustine

State FL

Zip Code 32080

e-mail dburnett@sjlawgroup.com

Property Location International Golf Parkway, near US Highway 1

Major Access IGP

Size of Property 59.4 ac

Cleared Acres (if applicable) 26

Zoning Class OR and Ind

No. of lots (if applicable) N/A

Overlay District (if applicable) N/A

Water & Sewer Provider SJCUD

Future Land Use Designation I

Present Use of Property vacant/timber with approved Recycling Center

Proposed Bldg. S.F. 290,000

Project Description (use separate sheet if necessary)

The IGP Commerce Center PUD is planned as an industrial center with a maximum of 290,000 square feet of industrial fronting International Golf Parkway on approximately 59.4 acres of land. Permitted uses includes 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.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

Special Use Permit (SUPMAJ 2014-23) for Recycling Center

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Douglas N. Burnett, Esq.

Revised June 25, 2013



St. Johns County Board of County Commissioners

Utility Department

September 9, 2019

Douglas N. Burnett
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine Beach, FL 32080

VIA Email: dburnett@sjlawgroup.com

**RE: Tax Parcels 072450 0000, 072450 0001 IGP Commerce Center PUD – Rev3
Water & Sewer Availability**

Dear Mr. Burnett:

This letter is to affirm that the St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a 290,000 sf commercial development with a total anticipated use of 8,700 gpd water and 8,700 gpd sewer. The water and sewer service will be provided by SJCUD's Northeast Utilities.

NOTE: This letter cannot be used to obtain a building permit. The "Certification of Public Water and/or Sewer" form or a receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.

Water:

Potable water will be made available by an existing 16-inch water main along International Golf Parkway. Please note that the applicant should contact the fire department regarding fire flow requirements for the site and make provisions if the required flow is not available.

Sewer:

Sewer will be made available by an existing 8-inch force main along International Golf Parkway.

Conservation/Reuse:

St. Johns County's Integrated Water Resources Plan recommends water conservation and reclaimed water as the most cost-effective and beneficial ways to manage a sustainable water supply in our rapidly growing County. In response to state wide goals and objectives identified by Florida Statutes and St Johns River Water Management District, SJCUD is recommending implementation of a Landscape Conservation Plan to utilize water conservation measures for this project to offset irrigation demands from the potable water system. Conservation measures may include utilizing storm water (or another lower quality source) for irrigation, Florida Friendly Landscaping, as well as implementation of smart irrigation technology which utilize water conservation devices that inhibit or interrupt irrigation operations for each individual system as conditions warrant.

Water and sewer conveyance is not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

The availability of capacity will expire in ninety (90) days from the date of this letter on **December 9, 2019**; unless a Concurrency Certificate has been issued. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2013-13. Prior to submitting construction plans, please have the Engineer of Record contact the SJCUD Engineering Dept. for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. It is your Contractor's responsibility to field verify the size and location of all utilities prior to construction.

If you should have any questions, please do not hesitate to contact me at (904) 209-2652 or tshoemaker@sjcfl.us.

Sincerely,
St. Johns County Board of County Commissioners
Utility Department

A handwritten signature in cursive script that reads "Teri L. Shoemaker".

Teri Shoemaker, P.E.
Engineer



42 Masters Drive, St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

June 21, 2019

Mr. Ryan Mauch
St. Johns County Environmental Division
500 San Sebastian View
St. Augustine, FL 32084

SUBJECT: Thomas IGP
St. Johns County, Florida
PIN: 072450-0000, 072470-0000

Dear Mr. Mauch,

During the recent site visit by Carter Environmental Services, Inc., (CES) to referenced property, CES conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included a literature review of the soil units mapped on-site and 2018 aerial photography of the property. The results of this survey are listed below.

PROTECTED ANIMAL SPECIES

- **Bald Eagle**

Using St. John's County, May 2018 geospatial data, CES located 3 bald eagle nests on record within a five-mile radius of the property. The nearest recorded nest is located approximately 2.66 miles away. Upon the site visit, no eagles or their nests were observed. Therefore, there are no bald eagle restrictions on this property.

- **Gopher Tortoise**

CES determined that there was a low potential for gopher tortoise habitat on the referenced property because on-site soils are poorly drained and have a relatively shallow depth to water table. The site visit confirmed that the habitat was not suitable to support gopher tortoises. At this time there is no suitable gopher tortoise habitat or gopher tortoises located on the site.

- **Listed Wading Birds**

Using the FWC Wading Bird Rookery Locator, CES identified the nearest, known rookery to be approximately 0.65 miles south of the project area, but has been listed as inactive since the 1990's. Most onsite wetlands are encompassed under a dense canopy, and have a shorter hydroperiod than what is required to be considered quality foraging habitat for wading birds. One onsite wetland exists that is without canopy



due to a clearcutting operation. This wetland has a shorter hydroperiod than what is needed for providing foraging opportunity for wading birds as well. No listed wading birds were observed during the CES site assessments.

PROTECTED PLANT SPECIES

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. I trust that this information is helpful. Please contact Ryan Carter or myself with any questions or requests for additional information.

Sincerely,

Carter Environmental Services

A handwritten signature in black ink, appearing to read "Tyler Mosteller", with a stylized flourish at the end.

Tyler Mosteller CWB®
(904) 540-1786



7 Waldo Street St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

June 21, 2018

Mr. Ryan Mauch
St. Johns County Environmental Division
500 San Sebastian View
St. Augustine, FL 32084

SUBJECT: Thomas IGP
Significant Natural Communities
PIN: 072450-0000, 072470-0000

Dear Mr. Mauch,

During a recent site visit by Carter Environmental Services (CES) to referenced property, 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*).



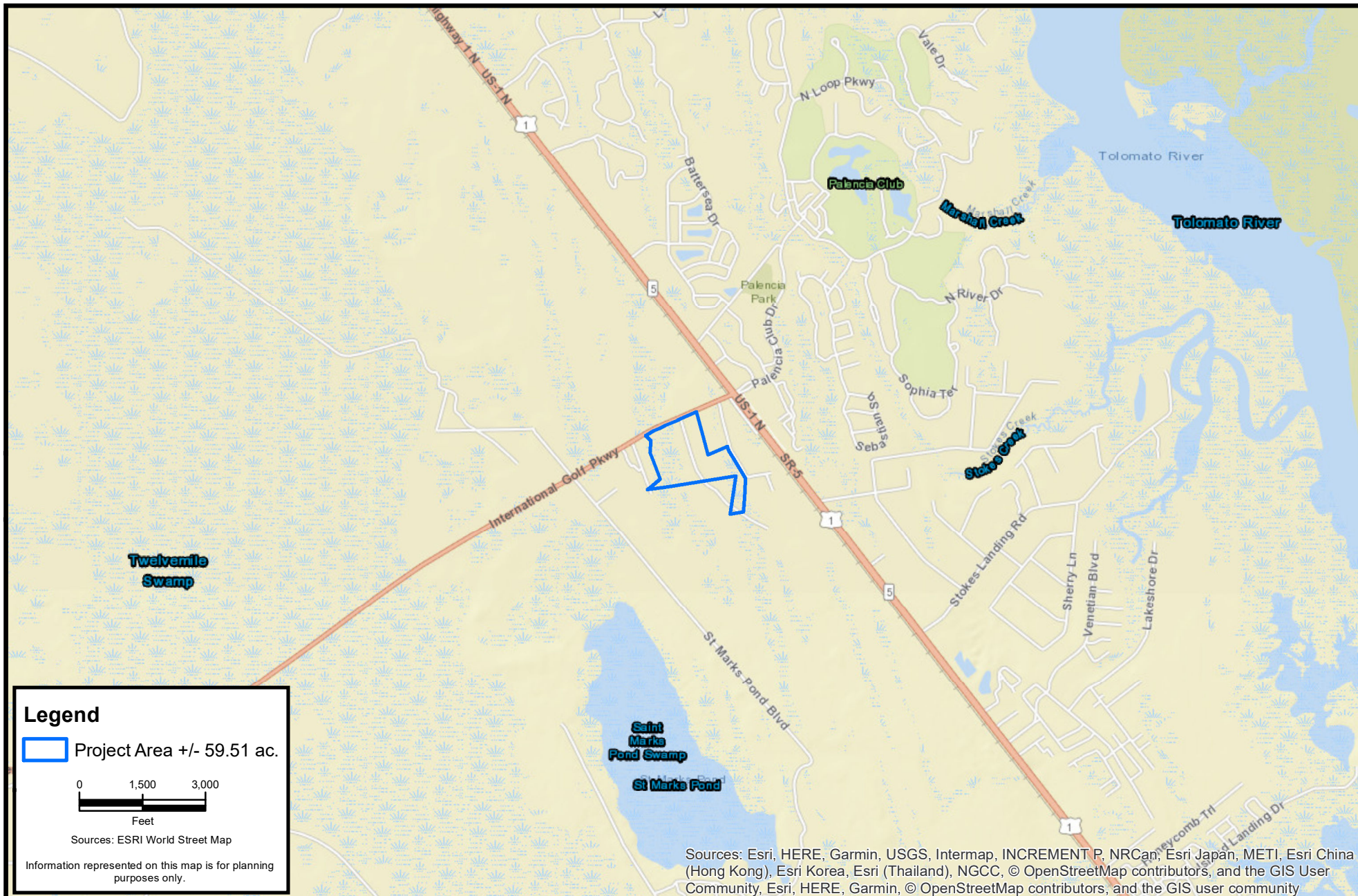
Intermittent Pond (FLUCCS 653) – This community is a clearcut section of wet pine flatwoods. Vegetation here consists of broomsedge, chalky bluestem, fetterbush, and wax myrtle.

Based on our field review and analysis of the vegetative communities described above, no Significant Natural Communities are present on the property. I trust that this information is helpful. Please call Ryan Carter or myself with any questions or requests for additional information.

Sincerely,
Carter Environmental Services

A handwritten signature in black ink, appearing to read "Tyler Mosteller", with a long horizontal flourish extending to the right.

Tyler Mosteller CWB®
(904) 540-1786



CARTER ENVIRONMENTAL SERVICES, INC.

CES

7 Waldo Street
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map
Thomas IGP

Project: 5.19185

St Johns County, FL

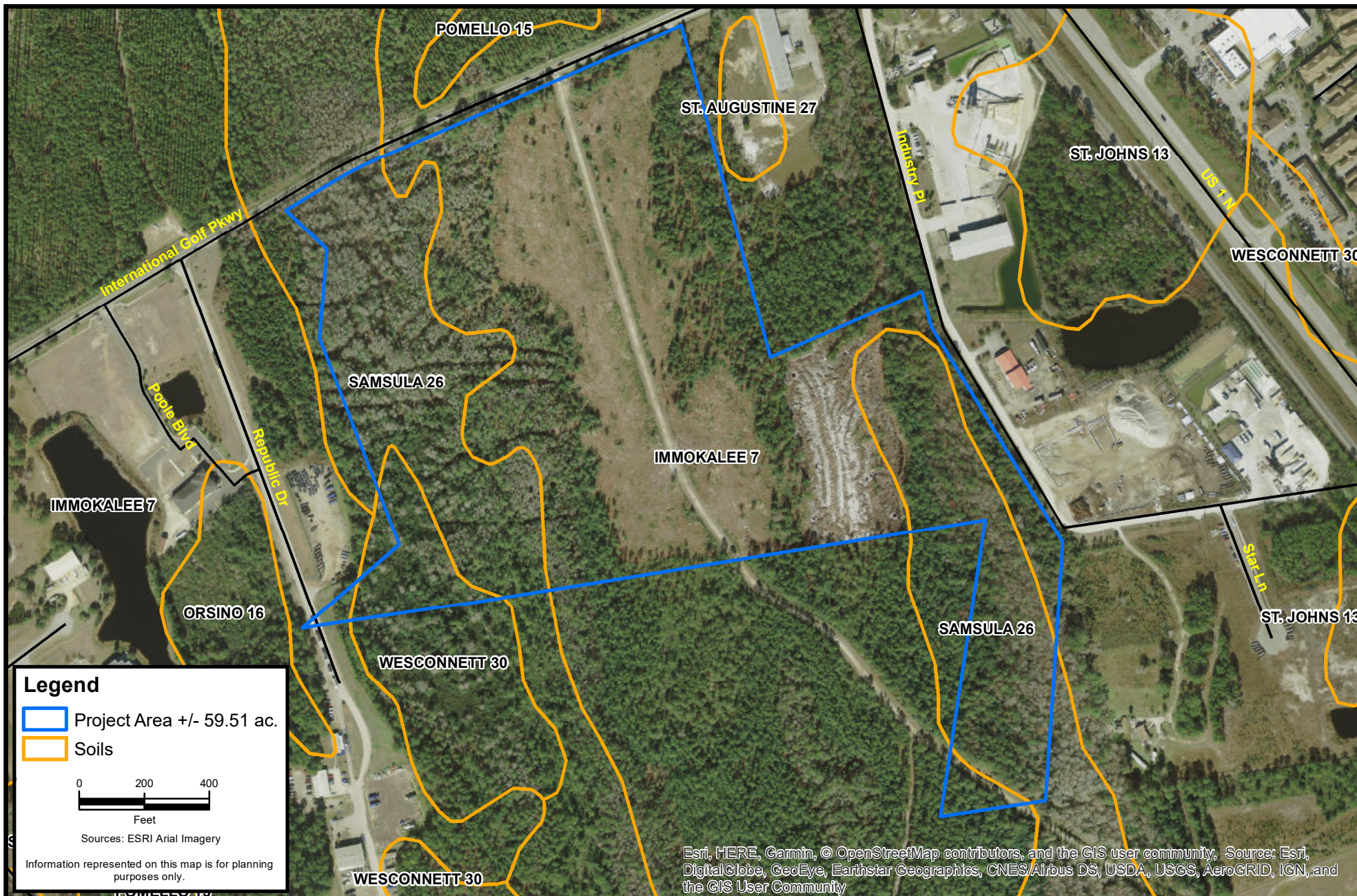
Date: Jun 20 2019

Figure:

1



F:\CES Projects\Project Files\Active\Projects\Project Files\19185 Thomas IGP\GIS\MXD\Soils Map SJC 6-20-19.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



7 Waldo Street
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Soils Map

Thomas IGP

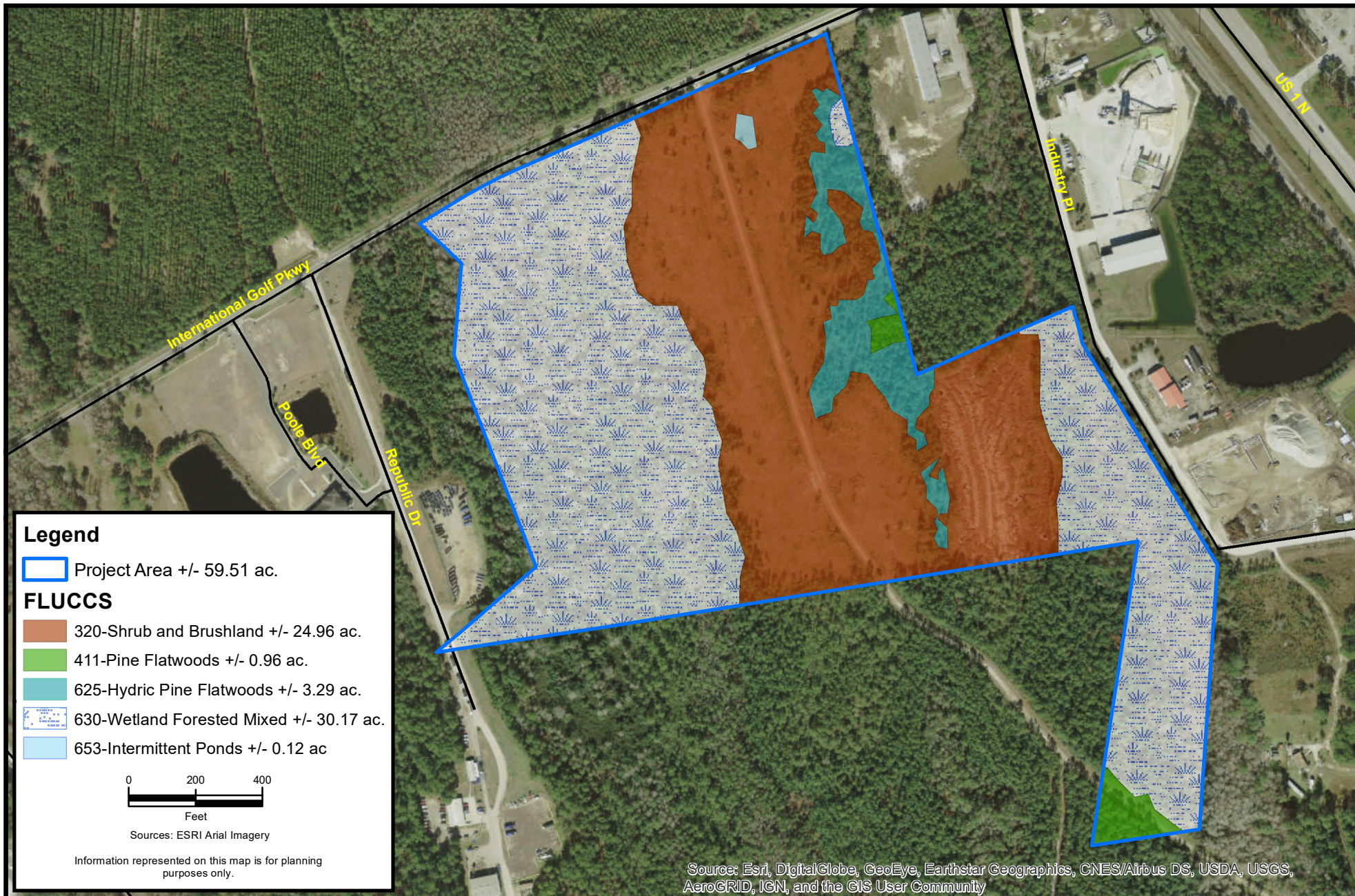
Project: 5.19185

St Johns County, FL

Date: Jun 20 2019

Figure:

2

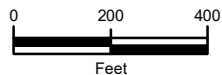


Legend

 Project Area +/- 59.51 ac.

FLUCCS

- 320-Shrub and Brushland +/- 24.96 ac.
- 411-Pine Flatwoods +/- 0.96 ac.
- 625-Hydric Pine Flatwoods +/- 3.29 ac.
- 630-Wetland Forested Mixed +/- 30.17 ac.
- 653-Intermittent Ponds +/- 0.12 ac.



Sources: ESRI Aerial Imagery

Information represented on this map is for planning purposes only.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**CARTER ENVIRONMENTAL
SERVICES, INC.**



7 Waldo Street
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

FLUCCS Map

Thomas IGP

Project: 5.19185

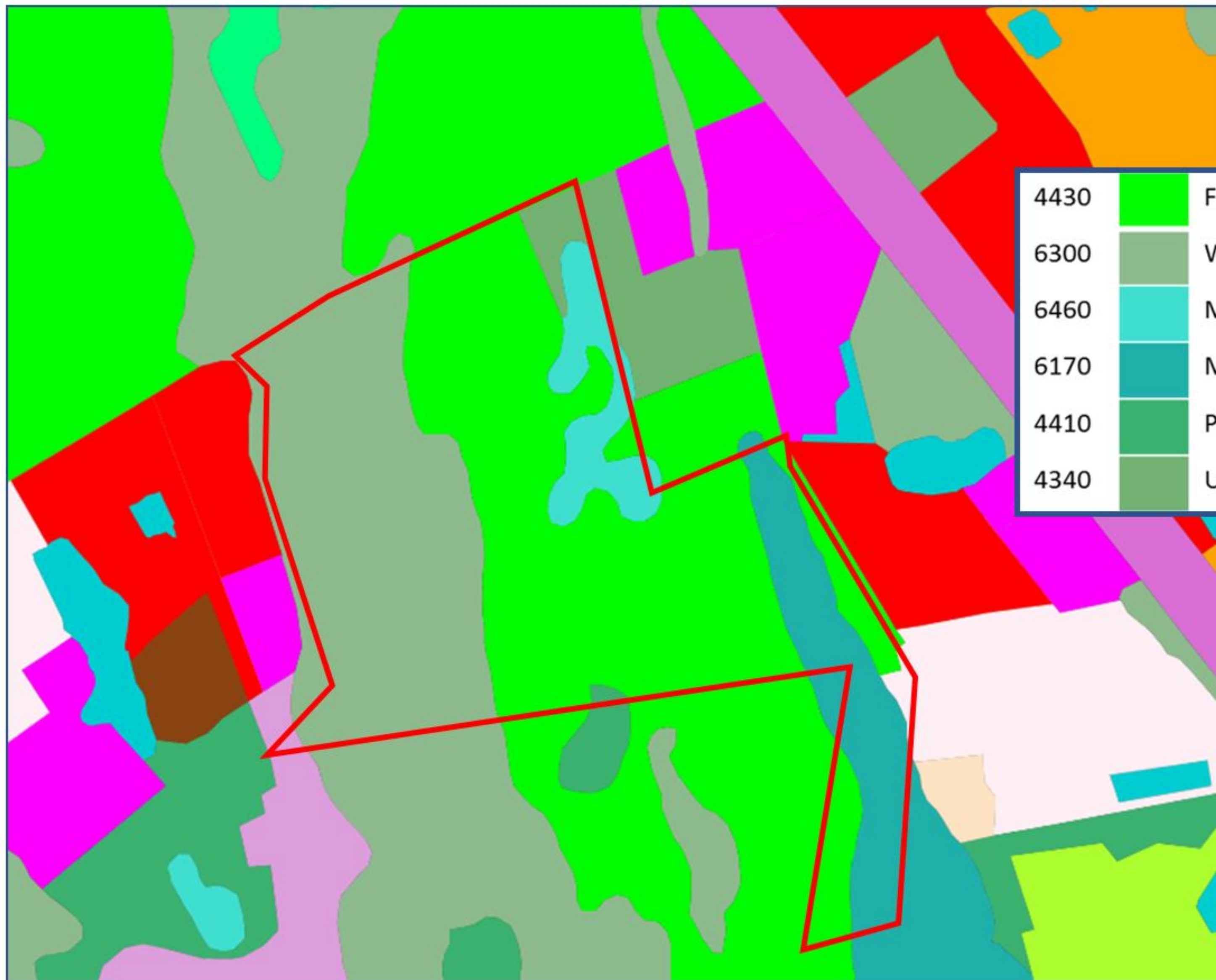
St Johns County, FL

Date: Jun 20 2019

Figure:

3





4430		Forest Regeneration Area
6300		Wetland Forest Mix
6460		Mixed Scrub-shrub Wetland
6170		Mixed Wetland Hardwoods
4410		Pine Flatwoods
4340		Upland Mixed - Coniferous / Hardwood

Soil Map—St. Johns County, Florida (IGP Commerce Center PUD)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Johns County, Florida

Survey Area Data: Version 17, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 13, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Immokalee fine sand	37.6	60.5%
26	Samsula muck, frequently ponded, 0 to 1 percent slopes	21.5	34.6%
30	Wesconnett fine sand, frequently flooded	3.1	5.0%
Totals for Area of Interest		62.3	100.0%



THE ST. AUGUSTINE RECORD
Affidavit of Publication

ST. JOHNS LAW GROUP
104 SEA GROVE MAIN ST

SAINT AUGUSTINE, FL 32080

ACCT: 15621
AD# 0003214041-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PUD-2018000003** was published in said newspaper on **09/18/2019**.

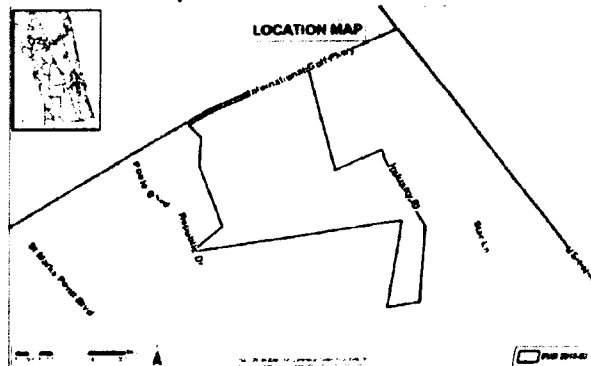
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office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

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/3/2019 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 11/5/2019 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 to Rezone approximately 59.4 acres of land from Open Rural (OR) and Industrial (I) to Planned Unit Development (PUD) to allow for approximately 290,000 square feet of industrial development.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) AND INDUSTRIAL (I) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is West of US Highway 1 and South of International Golf Parkway. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



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

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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFFER, CHAIR	PAUL M. WALDRON, CHAIR
FILE NUMBER: PUD-2018000003	
PROJECT NAME: IGP Commerce Center PUD	

0003214041 September 18, 2019

Sworn to and subscribed before me this

SEP 18 2019

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

(Signature of Notary Public)

