

3**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***10/6/2026****BCC MEETING DATE****TO:** Joy Andrews, County Administrator**DATE:** August 27, 2026**FROM:** Evan Walsnovich, Planner**PHONE:** 904 209-0596**SUBJECT OR TITLE:** MAJMOD 2026-03 IGP Commerce Center PUD**AGENDA TYPE:** Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report**BACKGROUND INFORMATION:**

Request for a Major Modification to the IGP Commerce Center PUD (ORD. 2019-69, as amended) to remove 0.26 acres from the PUD, create an additional lot, revise wetland totals and wetland impacts, and permit a second monument sign. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, August 20th, and was recommended for approval by a vote of 4-2 (Dissenting Members were Labanowski & Olson, Member Perkins was Absent). There was some discussion regarding the already completed work on proposed Lot 18, wetland impacts, and an increase to entrance signage.

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 2026-____, approving MAJMOD 2026-03 IGP Commerce Center PUD based upon six (6) findings of fact as provided in the Staff Report.

DENY: Motion to deny MAJMOD 2026-03 IGP Commerce Center PUD based upon seven (7) findings of fact as provided in the Staff Report.

For Administration Use Only:**Legal:** Kealey West 9/18/2026**OMB:** ARM 9/18/2026**Admin:** Brad Bradley 9/21/2026



Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2026-03 IGP Commerce Center PUD

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Evan Walsnovich, Planner

Date: September 14, 2026

Subject: **MAJMOD 2026-03 IGP Commerce Center PUD**, a request for a Major Modification to the IGP Commerce Center PUD (ORD. 2019-69, as amended) to remove 0.26 acres from the PUD, create an additional lot, revise wetland totals and wetland impacts, and permit a second monument sign.

Applicant: Matthew H. Lahti, P.E | Gulfstream Design Group

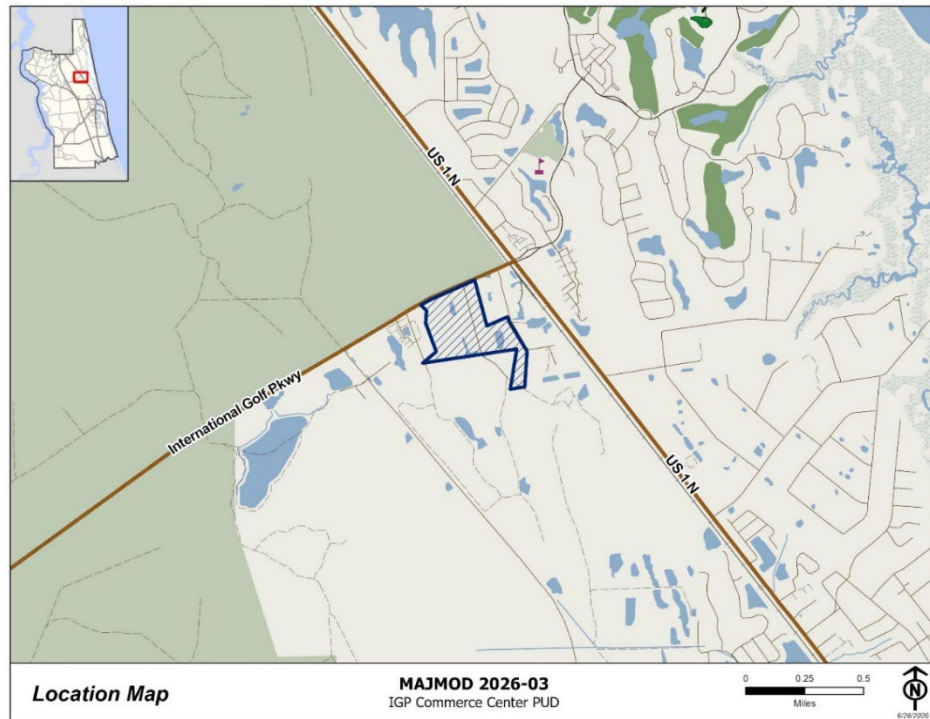
Owner: IGP Commerce Center LLC

Hearing Dates: Planning and Zoning Agency – August 20, 2026
Board of County Commissioners – October 6, 2026

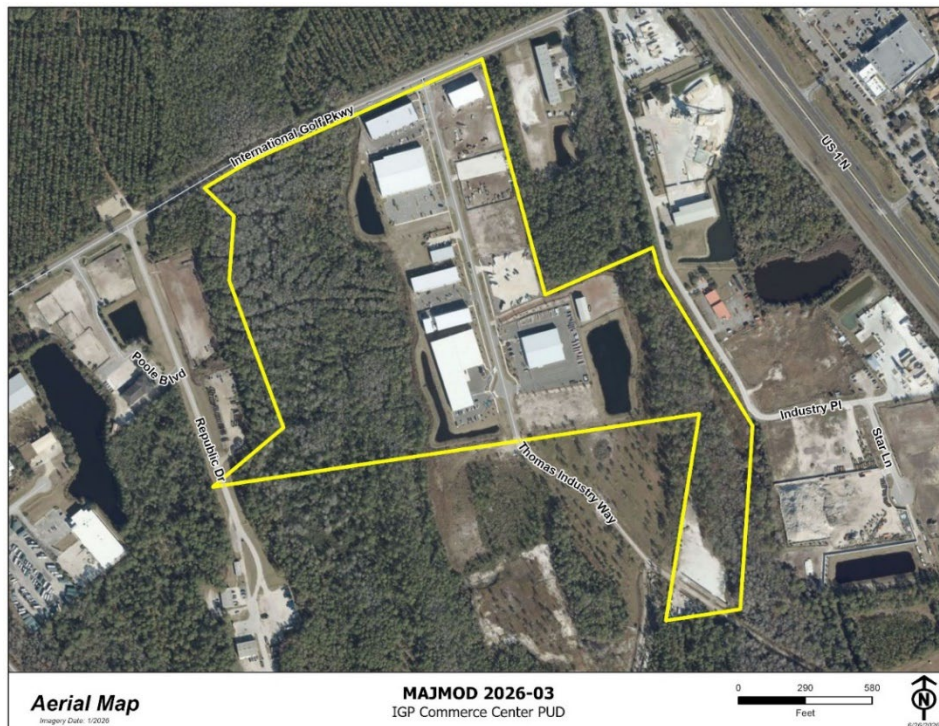
Commissioner District: District 5

MAP SERIES

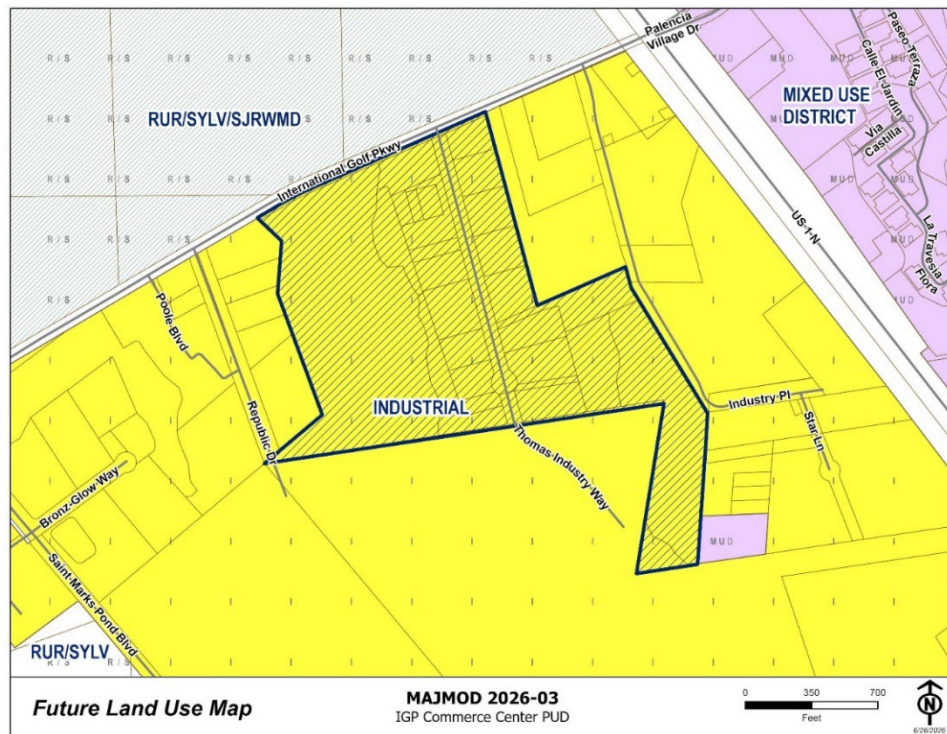
Location: The subject parcel is located on International Golf Parkway, approximately 0.2 miles west of the intersection of US-1 North and International Golf Parkway.



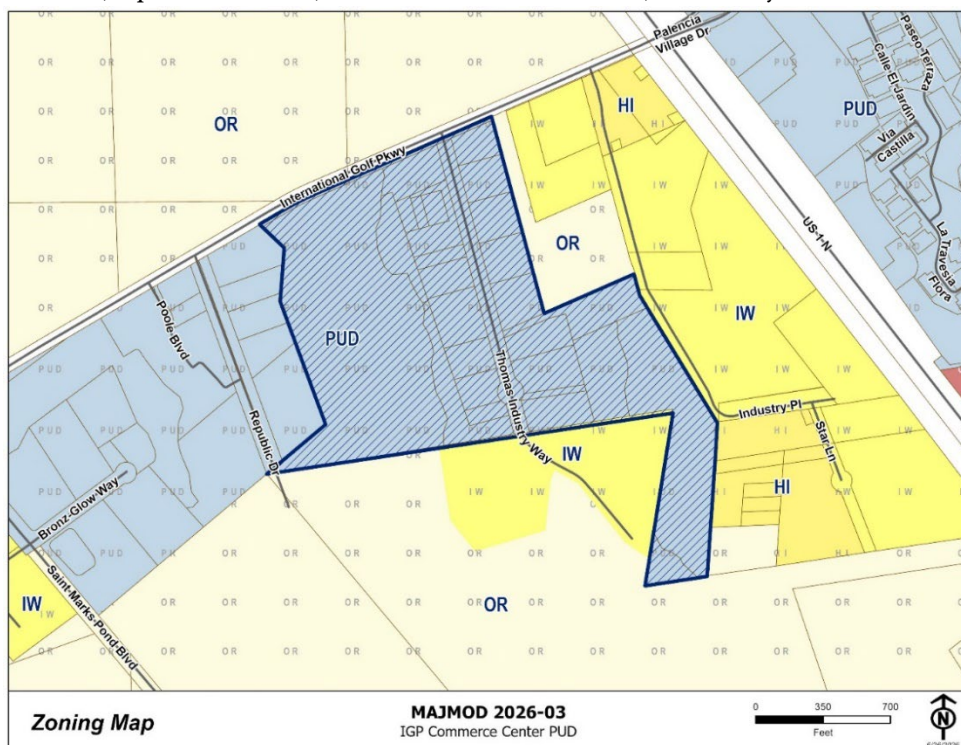
Aerial Imagery: The IGP Commerce Center PUD contains approximately 59.4 acres and the majority of the planned areas of development have been permitted, constructed, and certified. The major changes proposed in this application are localized in the southernmost leg of the PUD boundary.



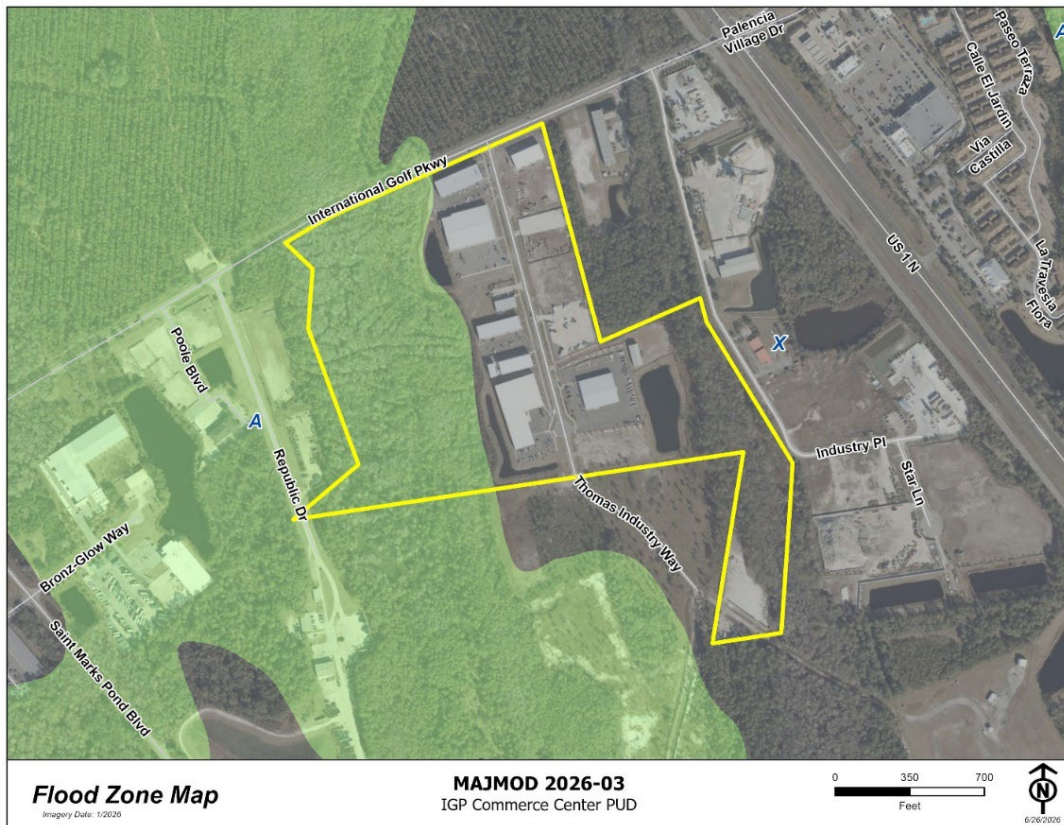
Future Land Use: The subject property and adjacent properties are designated Industrial on the Future Land Use Map. There is a single parcel of land to the southeast of the subject property designated as Mixed Use District same as lands on the eastern side of US-1 North while lands to the north across International Golf Parkway are designated as Rural/Silviculture/St. Johns River Management District.



Zoning: The subject property is zoned Planned Unit Development (PUD) as part of the IGP Commerce Center PUD (Ordinance 2019-69, as amended). Properties within the vicinity are zoned Planned Unit Development (PUD), Open Rural (OR), Industrial Warehouse (IW), and Heavy Industrial (HI).



Flood Zone: The subject property has approximately 41% of its total acreage located within Flood Zone X while the remaining 59% is located within Flood Zone A.



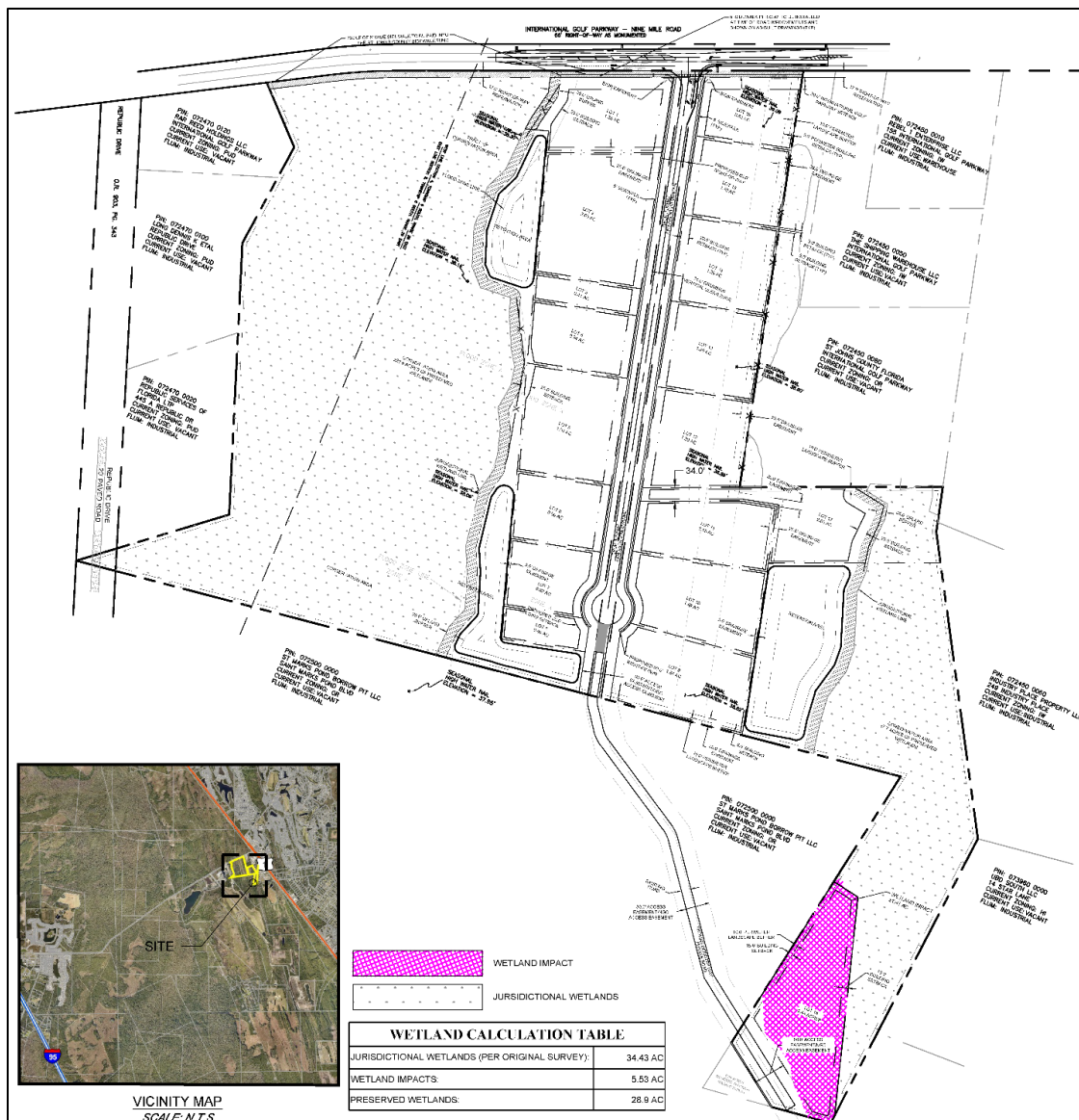
APPLICATION SUMMARY

The Applicant is seeking to modify the IGP Commerce Center Planned Unit Development (Ordinance 2019-69) to change the following:

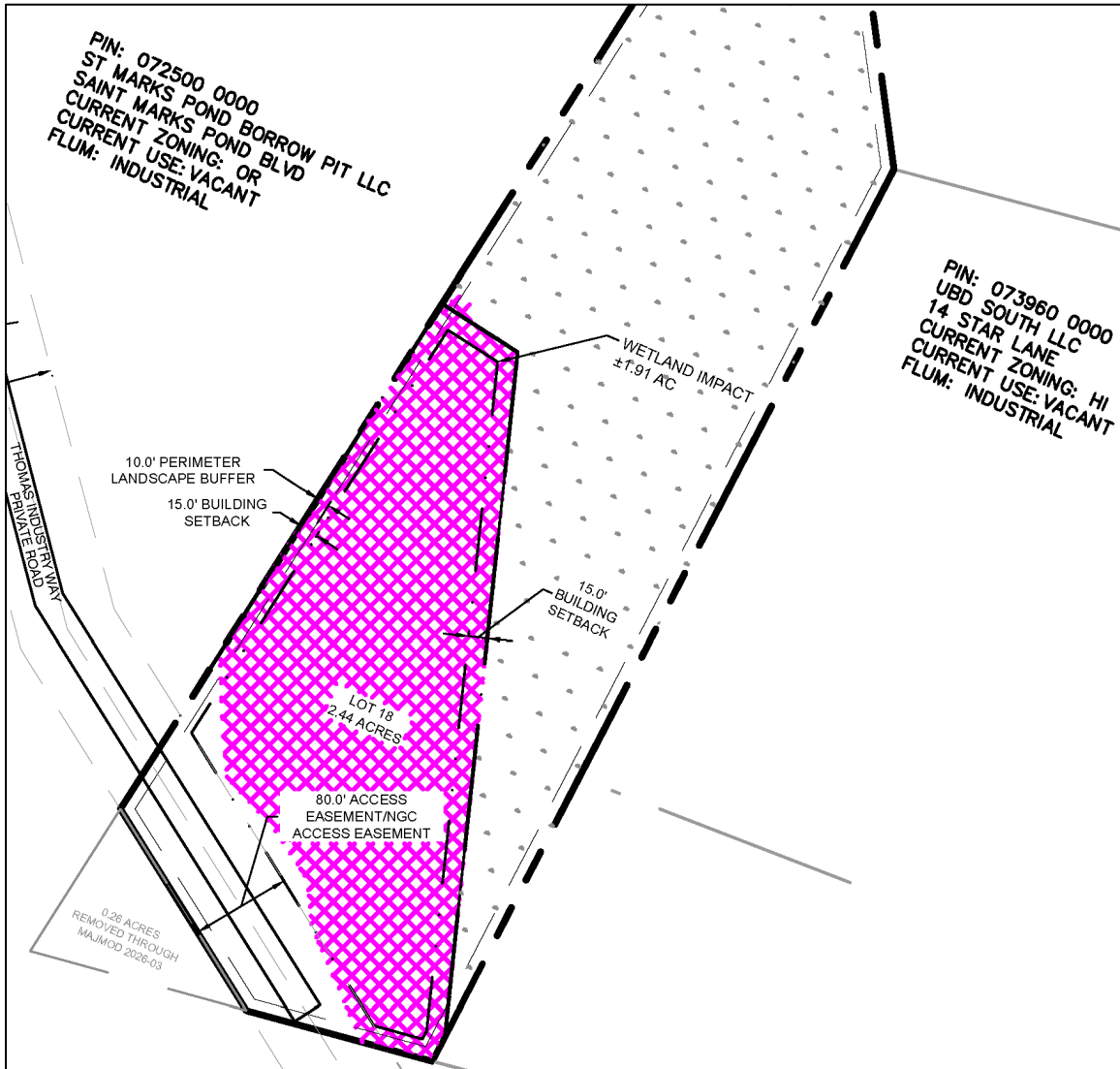
- Remove 0.26 acres of land that is located south of Thomas Industry Way extension
- Create an additional lot within the PUD that will be Lot 18
- Revise Wetland Totals
- Revise Wetland Impacts
- Add a second monument sign to the PUD entrance on International Golf Parkway

The MDP Map provided below depicts the overall development followed by an MDP that focuses on the newly proposed Lot 18 along with the associated wetland impacts shown with hatch pattern and purple shading. The applicant proposes approximately 1.9 acres of additional wetland impacts with the creation of this new lot within the IGP Commerce Center PUD. The full MDP Map is included within **Attachment 1 - Recorded Documents**.

MDP Map (provided in-part):



MDP Map with a focused view of Lot 18 (provided in-part):



WAIVERS

The Applicant is not requesting any additional waivers to the Land Development Code with this Major Modification nor are they modifying any of the five (5) existing waivers located in Section T of the Master Development Plan (MDP) Text.

APPLICABLE CODE REGULATIONS

Land Development Code (LDC) Section 5.03.05 Changes In Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district, but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification. A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

C. Major Modification

The Board of County Commissioners may approve Major Modifications to approved PUDs, under the authority of these provisions upon application by the original Applicant or successors in interest, and upon making a finding that any of the following conditions are met:

1. The changes will result in an increase in density or intensity of Use, greater than two thousand (2,000) square feet of usable floor area, or an increase greater than ten (10) Dwelling Units, or an increase of more than five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the Comprehensive Plan;
2. The changes will result in an increase in Structure height;
3. The changes will result in an addition or deletion of a Use from the specifically approved PUD Uses. Requests to allow a Special Use referenced in Section 2.03.00 on an individual Parcel may be processed as a Minor Modification. Such requests shall adhere to the criteria within Section 2.03.00. Deviations to the criteria may be considered as part of the Minor Modification application in accordance with the Land Development Code. Requests to allow for Special Uses within the entire PUD district shall be processed as a Major Modification.
4. The changes will result in a decrease in required Yards by more than ten percent (10%) other than for a single residential Lot;
5. The changes will result in an increase in the area allocated to any land Use type, except open space/recreation area, by more than five percent (5%);
6. The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses, unless reconfiguration of internal pedestrian or vehicular accesses is determined by the County Administrator to be of a minor nature that may be approved as a Minor Modification;
7. The changes will result in an increase in traffic generation by more than five percent (5%);
8. The changes will result in a change in the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
9. The change is an extension of more than one (1) year in the commencement or completion term of the PUD.

The changes shall be in accordance with all applicable regulations currently in effect and the PUD regulations of this Code.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Office of the County Attorney Review:

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Pursuant to Section 5.03.05 of the Land Development Code, Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. Applicant bears the initial burden 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 Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, 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, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

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.

Environmental Division Review:

Per PRIDE Case #2602879, unpermitted clearing activity occurred in the location of the newly proposed Lot 18. Vegetation removed appeared to be slash pines (non-protected trees). Therefore, per the SJC Fee Schedule, a \$208 fee for After the Fact Clearing and Double Applicable Fees shall apply at the time of future permit submittal.

Fire Services:

ISO's Public Protection Classification (PPC) information plays an important part in the decisions many insurers make affecting the underwriting and pricing of property insurance. ISO analyzes the relevant data and assigns a PPC- grading from 1 (lowest risk) to 10 (highest risk). A higher ISO rating could mean higher homeowner insurance. This information is provided for the consideration of future homeowners. It is important to note, St. Johns County Fire Rescue does and will continue to respond to all properties within the County regardless of the ISO rating.

As of August 2016, ISO applies the following classification to properties in St Johns County:

* Class 3- property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.

*Class 3X- property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.

*Class 10W- property beyond 5 road miles but less than 7 road miles from an existing fire rescue station, and has a creditable water source.

*Class 10- property beyond 5 road miles of a recognized fire rescue station.

Based on this project submitted, parcel # 072451-0001, as well as the current primary fire station location at 220 Pine Island Rd. and creditable water supply, ISO would assign a rating of Class 3.

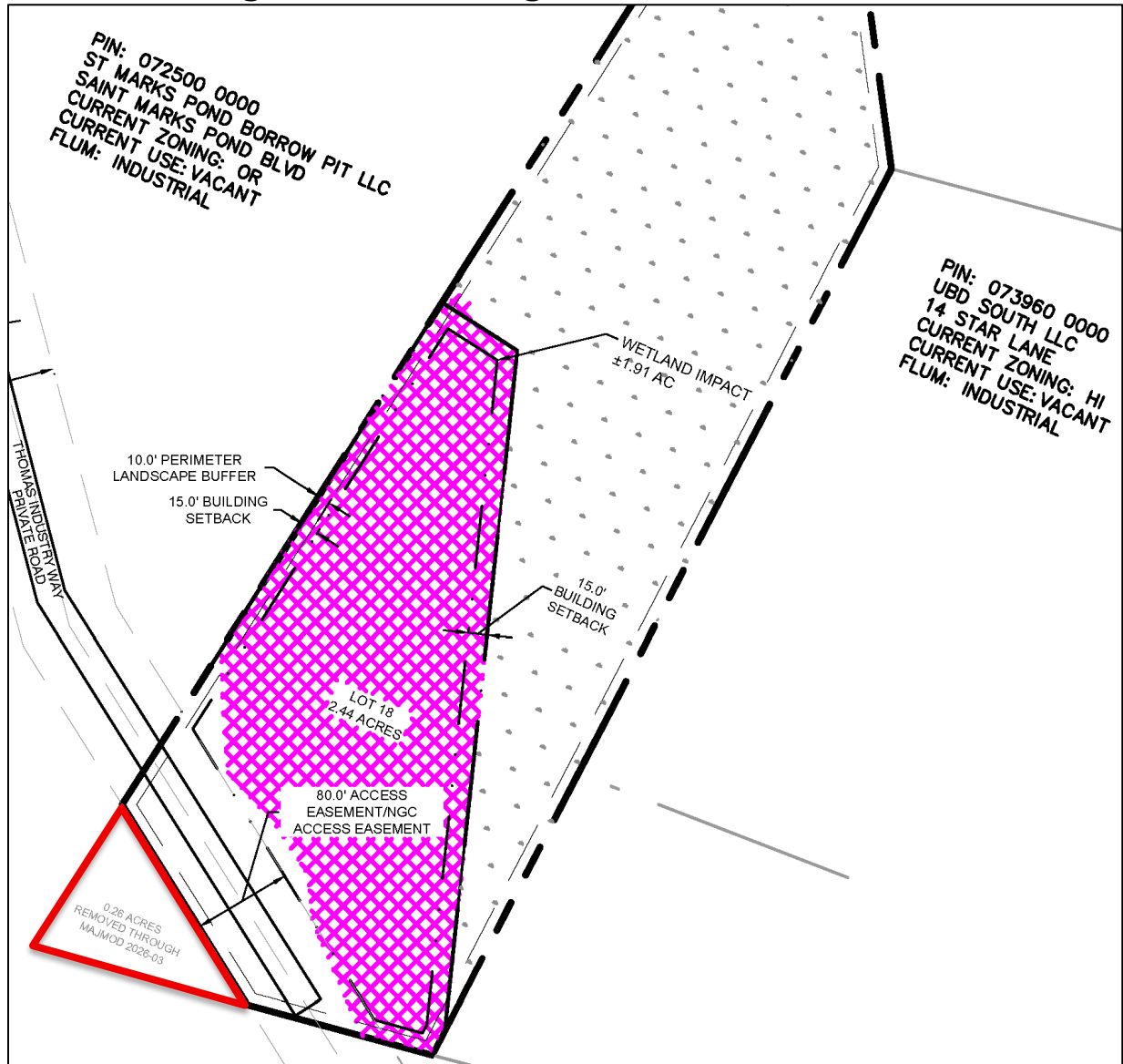
Planning and Zoning Division Review:

The IGP Commerce Center PUD was approved in 2019 allowing a maximum 290,000 square feet of industrial uses and 17 proposed individual outparcels or lots. A review by planning staff found that approximately 111,186 square feet of industrial uses have been constructed as of the writing of this Staff Report, and 16 of 17 lots have received construction plan approval. Planning staff notes that Lot 12 received construction plan approval for a Recreational Vehicle/Boat storage facility with 49 total storage spaces and no buildings (COMM 2024-35). Lot 14 is the only remaining outparcel within the PUD that has yet to receive construction plan approval.

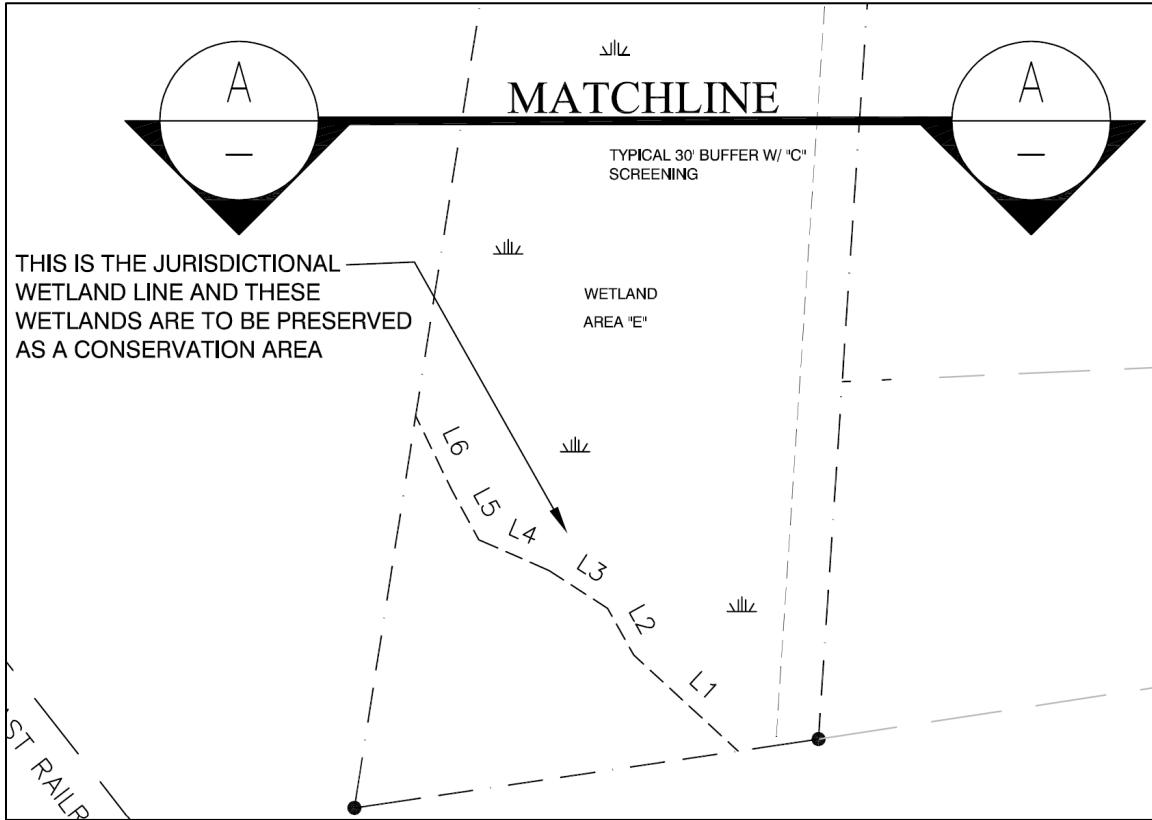
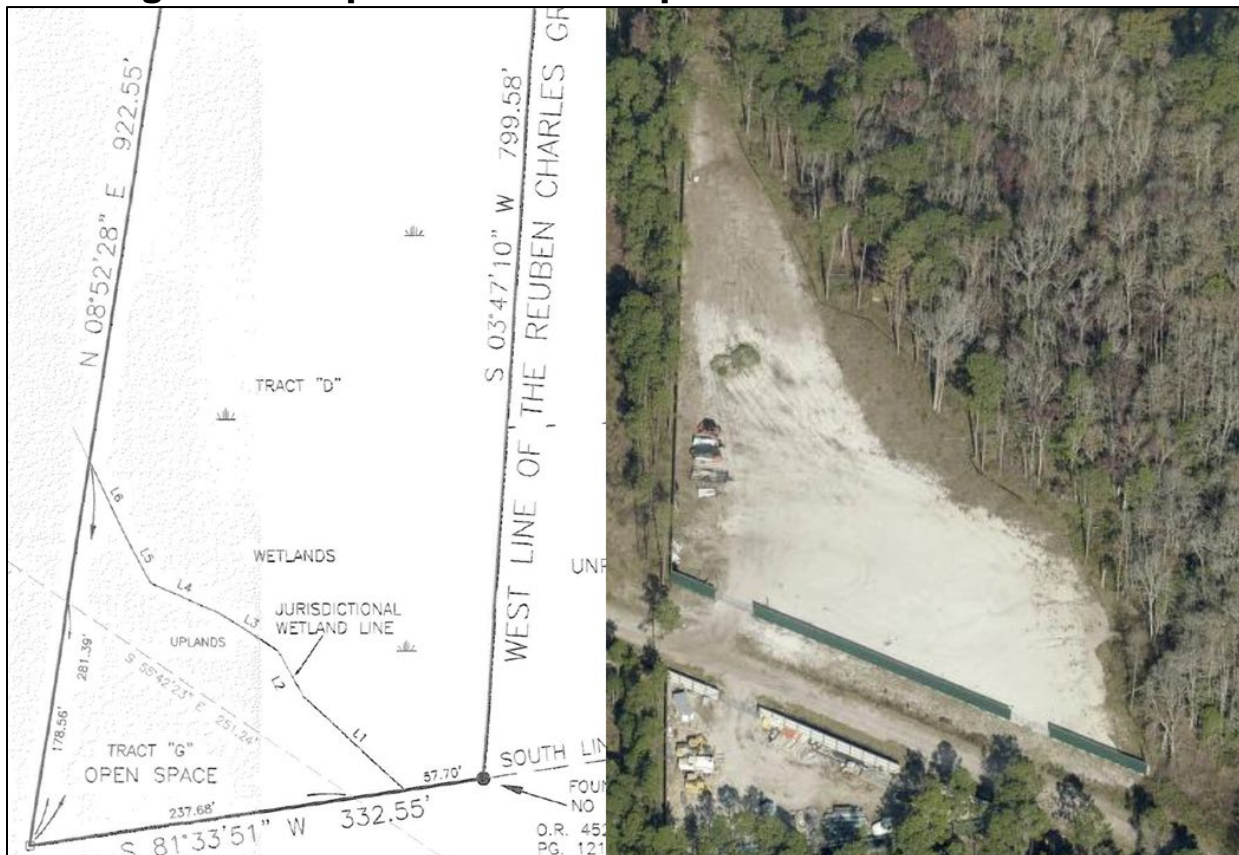
The following table shows the different acreages between the current iteration of the IGP Commerce Center PUD approved via Ordinance 2019-69 and the data values proposed in this Major Modification application. The applicant states that the St. Johns River Water Management District (SJRWMD) increased the acreage of wetlands located on the subject property during the latest wetland delineation survey.

	PUD 2018-03	MAJMOD 2026-03	Change (+/-)
Total Acreage	59.4 acres	59.14 acres	- 0.26 acres
Existing Wetlands	33.2 acres	34.43 acres	+ 1.23 acres
Impacted Wetlands	3.33 acres	5.53 acres	+ 2.20 acres

The removal of 0.26 acres of land (see Figure 1 below) from the boundaries of the IGP Commerce Center PUD is being sought to necessitate the addition of this land to a companion rezoning application that is currently under review by County staff (REZ 2025-17 St. Marks Parcel 2). This application proposes to rezone approximately 68.83 acres of land from Open Rural (OR) and Planned Unit Development (PUD) to Industrial Warehouse (IW). The applicant argues that this portion is being removed from the IGP Commerce Center PUD due to its location on the south side Thomas Industry Way, which separates it from the rest of the PUD. They believe that rezoning this portion with the rest of the acreage located to the southwest of the IGP Commerce Center PUD's boundaries to match the current Industrial (I) designation on the Future Land Use Map is a more practical solution. Staff has made note of these changes as they await the resubmittal of REZ 2025-17 St. Marks Parcel 2 to ensure that all necessary changes are captured.

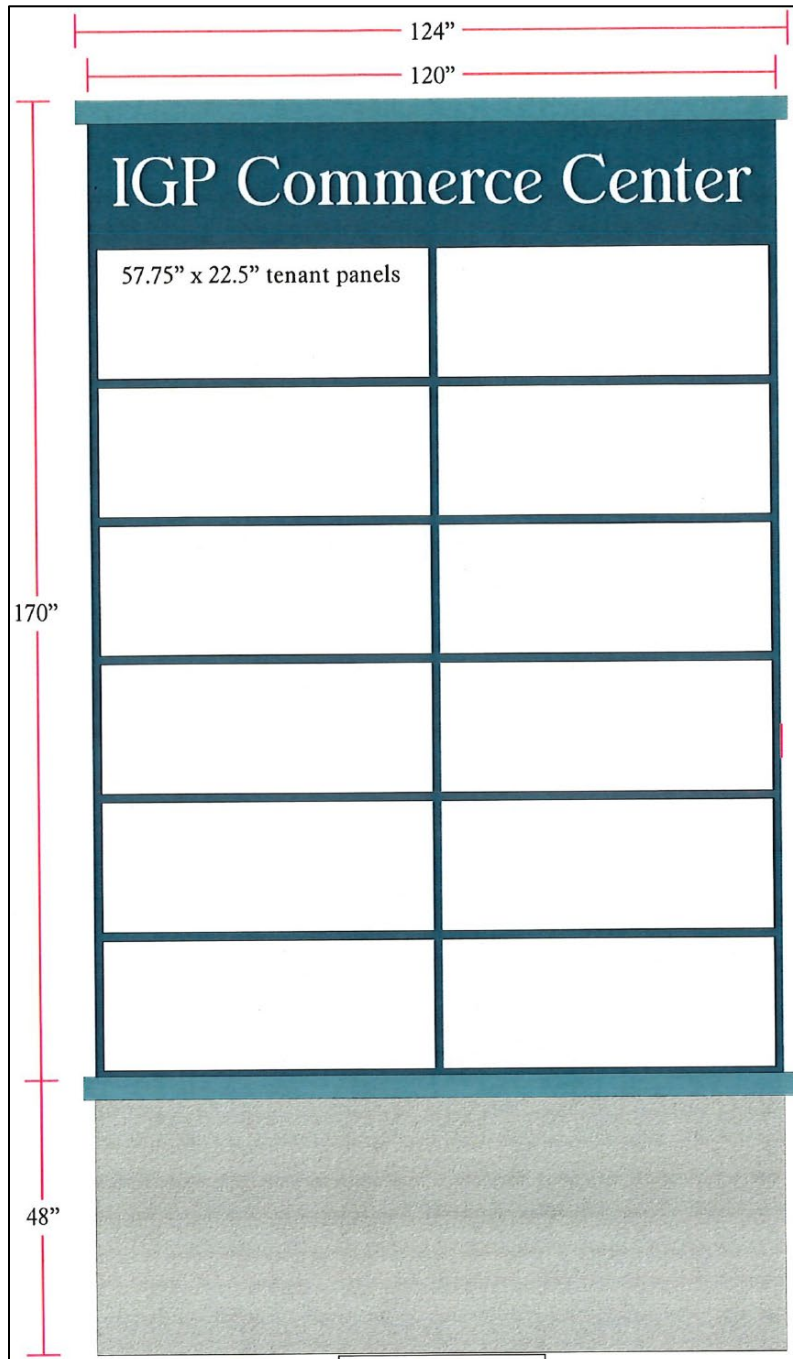
Figure 1: Lands Being Removed from the PUD

This request also proposes adding an additional outparcel within the PUD that will be known as "Lot 18". The outparcel location is currently comprised of several acres of wetlands that are depicted as being preserved on the currently approved and recorded overall MDP Map for the IGP Commerce Center PUD (Figure 2 below) and recorded plat maps. Lot 18 is proposed to be 2.44 acres in size, impacting approximately 1.91 acres of wetlands. The impacted wetland areas are hatched in pink on Figure 1 above. Research conducted by staff found that a Code Enforcement case was opened on the subject property (PRIDE #2602879) for the illegal clearing of preserved wetland areas, as depicted on the currently approved MDP Map. To facilitate the creation of the proposed Lot 18, the applicant is seeking to retroactively permit the illegally cleared areas in addition to impacting additional wetland areas with approval of this request. Figure 3 (below) depicts the plat map for the IGP Commerce Center PUD on the left, which shows the extent of Tract "D", which is comprised entirely of wetlands. On the right is an aerial from the Property Appraiser's website taken on 12/24/2025 looking north, depicting the illegal clearing that was conducted on site. It is Planning staff's understanding that the proposed use on Lot 18 will be an RV/Boat Storage facility.

Figure 2: Preserved Wetlands on Current MDP Map**Figure 3: Comparison of Plat Map and Aerial of Cleared Area**

Lastly, the applicant is seeking to revise Section G. 8 of the PUD text to allow for the addition of a second primary identification sign along International Golf Parkway. The development currently has an approved project identification sign (S2022-006978) meeting the requirements of Section G.8 located on the eastern side of the development's entrance along International Golf Parkway. The proposed second project identification sign would be located on the western entrance and would adhere to the current design requirements which prescribe a maximum height of 25 feet with two (2) faces allowing a maximum ADA of 150 SF on each side. Provided below is a drawing of the approved sign that is currently located on site. It is staff's understanding that the second project identification sign will look similar to this previously approved sign.

Figure 4: Current Project Identification Sign



PLANNING AND ZONING AGENCY HEARING

The Planning and Zoning Agency (PZA) considered this request during its regularly scheduled public hearing on August 20, 2026. There was no public comment regarding this application.

Discussion between members of the Agency and the applicant involved already completed work on the proposed Lot 18, wetland impacts, and an increase to entrance signage. As stated previously in the Planning and Zoning Review, the area designated to be the future Lot 18 has already been partially cleared, and fencing has been placed along the private roadway that connects Thomas Industry Way and the Northrop Grumman site located to the southeast. Member Olson raised questions about when these wetlands were impacted and when the current fence was established. The applicant could not provide a straight answer without knowing exactly the location of the impacts that Member Olson was inquiring about in the area. There was discussion about making the individual business signs smaller rather than adding another entrance monument sign of the same size, as suggested by Member Labanowski. This was taken into consideration by the applicant. Member Hilsenbeck raised concerns about the impact to the proposed wetland impacts. Judging by the aerials in the applicant's presentation, they believed that the impacted area was the headwaters of this possible cypress strand. The applicant countered by stating that the wetland strand has been cut off for a substantial amount of time. There was some minor discussion about the permitting and construction of the existing roadway and mitigation credits.

Following these discussions, the Planning and Zoning Agency voted 4-2 to recommended approval of the Major Modification application. Members Labanowski & Olson dissenting and Member Perkins absent.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff have not received any emails, phone calls, or any other forms of correspondence.

FINDINGS/ACTION

Staff has provided six (6) findings of fact to support a motion to recommend approval or seven (7) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Supporting Documents

Findings of Fact
MAJMOD 2026-03 IGP Commerce Center PUD

APPROVE	DENY
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the IGP Commerce Center PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.	2. The request is not consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the IGP Commerce Center PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.	3. The request is not consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the IGP Commerce Center PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	4. The request is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for IGP Commerce Center PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	5. The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the IGP Commerce Center PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.	6. The request is not consistent with Policy A.1.3.11 of the 2050 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
	7. Consistent with <i>Board of County Commissioners of Brevard County v. Snyder</i> , 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NO. 2026 - _____

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

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated June 16, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-03 IGP Commerce Center PUD**, for an amendment to the IGP Commerce Center Planned Unit Development, Ordinance Number 2019-69, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the IGP Commerce Center PUD, described in the attached Exhibit “A” (Legal), shall proceed in accordance with Ordinance Number 2019-69, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit “B” (MDP Text) and Exhibit “C” (MDP Map).

SECTION 2. That the need and justification for modification of the IGP Commerce Center PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the IGP Commerce Center PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the IGP Commerce Center PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the IGP Commerce Center PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the IGP Commerce Center PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the IGP Commerce Center PUD is consistent with Policy A.1.3.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2019-69, as amended, are not in conflict with the provision of this Ordinance, and shall remain in full force and effect.

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

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

SECTION 6. That the terms of this modification to the IGP Commerce Center PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2026.

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

BY: _____
Clay Murphy, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

PARCEL CONTAINING 59.14 ACRES +/-.

IGP COMMERCE CENTER MASTER DEVELOPMENT PLAN TEXT

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

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

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

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

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

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

Master Development Plan ("MDP") Map.

- C. Wetlands:** There are a total of approximately 34.43 acres of wetlands (prior to 5.53 acres wetland impacts) included within the project boundary.
- D. Development Area:** The area proposed for development is comprised of 30.24 acres, of which 24.71 acres are uplands and 5.53 acres are impacted wetlands.
- E. Dwelling Units and Density:** None. Only as an accessory use. See Section F.1. below.

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

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

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

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

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

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

1. **Setbacks:** All buildings shall have a minimum setback from the right-of-way of International Golf Parkway of thirty (30) feet and a minimum setback from all other property boundaries of five (5) feet. All parking and storage areas shall be set back a minimum of thirty (30) feet from the International Golf Parkway right-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Sidewalks and retention areas are permitted within the minimum yard and building setbacks. There will be a twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential uses. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.
2. **Accessory Structures:** All non-residential accessory structures within the Project will comply with applicable requirements of the Land Development Code.
3. **Minimum Lot size and Building Area:** Not applicable.
4. **Maximum Coverage of Lots by Buildings:**
 - (1) Floor Area Ratio (FAR): FAR shall not exceed seventy percent (70%). The Floor Area 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 two (2) primary identification ground signs located at the entrance to the project at International Golf Parkway. These primary identification signs may be twenty-five (25) feet in height with two (2) faces and a maximum ADA of 150 sq. ft. on each side.
 - **Individual Parcel or Outparcel Ground Signage:** Each individual parcel or outparcel may have a Ground Sign up to 150 sq. ft. ADA, a maximum of fifteen (15) feet in height. See waivers.
 - **Public Information Signs.** The project may have up to a maximum of three (3) Public Information Signage (wayfarer signs) at road access points and internal road intersections up to a maximum of 32 sq. ft. ADA and eight (8) ft. in height.
 - **Sign Locations:** Sign locations shown on the MDP Map are approximate and actual locations may vary according to access drive locations, field conditions or to prevent

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

- **Signage Lighting:** All project signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted within the PUD may be either monument type or ground signs, and may be incorporated into a wall, fence, or other structure and shall not obstruct visibility for vehicular traffic in accordance with LDC Section 7.00.06.C.
 - **Internal Signage:** Various locational, directional, informational and traffic control signs shall be allowed in accordance with the requirements of the Land Development Code to direct traffic and for identification of a sales office, recreation areas, sales centers, etc. Such signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. Temporary signage shall be allowed within the Project in accordance with the requirements of Article 7 of the LDC.
 - **Construction/Temporary Signs:** All construction/temporary signage within the Project will comply with Article 7 of the Land Development Code.
9. **Building Height:** Structures may exceed thirty-five (35) feet in height as measured in accordance with LDC Section 6.07.01., provided five (5) feet additional setback from the PUD boundary shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
10. **Fencing:** Fencing up to eight (8) feet in height may be installed around the perimeter of the site or any portion of the site and outparcels. Fencing shall be prohibited within any preserved wetland or upland buffer areas on the property.

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

1. **Vehicular Access:** There is planned to be one central, primary access road connection serving the project from International Golf Parkway in the general location depicted on the MDP Map with full median access.
2. **Internal Access:** The Applicant's intent is to provide internal access to all development within the PUD with a privately owned or public road that is centrally located.
3. **Pedestrian Access:** Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.1.h, 5.03.02.G.2.g and 6.02.06 for those portions of the Project that are developed if and when

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

4. Recreation: Given that the Project contains no primary residential uses, no recreation is required or proposed.
5. Open Space: To comply with LDC Section 5.03.03.A.1, the PUD would be required to provide a minimum of 14.785 acres of open space ($59.14 \text{ acres} \times 0.25 = 14.785$) which is twenty-five (25) percent of the PUD, for open space, pursuant to LDC Section 5.03.03.A.1. This open space requirement is exceeded through the preserved wetlands and perimeter buffers.
6. Drainage: Stormwater will be treated on site within the retention and detention areas or within provided off-site drainage easements. All drainage structures and facilities will be designed and constructed in compliance with the LDC in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be acquired and construction plans approved prior to the commencement of any construction. The Stormwater Management System will be maintained by either the owner or a property owners' association.
7. Utilities:
 - a. The Applicant shall provide central water and sewer to the Project. All utilities will be made available to the site concurrently with the construction of the first building.
 - b. The Applicant must confirm utility connection points at the design level. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by SJCUD to minimize impact to the existing infrastructure or to the existing level of service.
 - c. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the centerline of pipeline to the centerline of the trees.
 - d. All electrical, telephone, and cable lines will be installed underground on the site. Water and sewer will be provided by SJCUD and calculations on usage are contained within the water and sewer availability letter.
 - e. Electricity will be provided by FPL.
 - f. Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in the public right-of-way shall require an easement/restoration agreement.

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

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

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

- I. **Portable Water/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
7	Immokalee fine sand
26	Samsula muck, frequently ponded, 0 to 1 percent slopes
30	Wesconnett fine sand, frequently flooded

K. Site Vegetation:

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

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

Uplands:

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

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

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

Wetlands:

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

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

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

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

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

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

N. Buffers:

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

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

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

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

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

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

P. Temporary Uses:

1. **Temporary Signage.** Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than thirty (30) days after approval of the Certificate of Occupancy for the last building on the site.
2. **Construction Trailers.** Construction trailers shall be allowed on-site and to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets LDC requirements. The Applicant will obtain all necessary permits prior to placement of construction trailers. Temporary Uses may require building permits and shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.
3. **Types of Temporary Uses.** Temporary uses shall be allowed within the PUD as set forth in LDC Section 2.02.05. Temporary uses may include, but shall not be limited to, the following:
 - o Parking (on-site or off-site)

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

- o 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
- o Office;
- o Free-standing ATM;
- o Heavy Vehicle Wash facilities;
- o Cafeteria, deli and food trucks;

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

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

1. Commencement shall be deemed as approval of construction plans and Completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase.
2. A waiver of the Land Development Code's PUD phasing requirements is being requested by the Applicant to allow the PUD flexibility in meeting market demands for the needed commercial and office uses planned.

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

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

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

- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the Comprehensive Plan. The property is identified as Industrial District on the Future Land Use Map of the Comprehensive Plan, which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. Development of the subject project is consistent with the Comprehensive Plan.
- The proposed PUD will be a benefit to the existing and future residents of neighboring projects and to the residents of St. Johns County in that the County will be afforded strict control over development of this Project. The PUD will not adversely affect the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the LDC. The Applicant and any common property owners' association will maintain the character and appearance set forth herein.
- The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this PUD. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.
- The subject Project meets all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts, as well as general zoning, subdivision, and other regulations, specifically in relation to its location (it is located within a Industrial District area on the 2025 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities, and in conformance with all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G).

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

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

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

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

- Requested waiver from LDC Section 7.06.01.B - Maximum sign height. This waiver is being requested to allow for the Project Monument Sign to be up to twenty-five feet tall versus fifteen feet tall as specified in the LDC. This sign is planned at the primary entrance to the project and major access location along International Golf Parkway that would identify the project and the individual users within the center. At twenty-five feet tall the height of the sign will be appropriately scaled to the size of the center.
- Section 7.02.04.C. Ground Signs. This waiver request is to allow for a ground sign per individual parcel or outparcel depicted on the MDP Map so that the project is announced to the public in a fashion commensurate with the way in which established commercial centers are announced with signage. This request would allow for each individual parcel or outparcel to have a 150 sq. ft. ADA Ground Sign, up to a maximum of fifteen (15) feet in height. Should the internal roadway ever be dedicated to and accepted by St. Johns County, this will ensure that the internal parcel signage does not become nonconforming 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.

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

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

Industrial Development:

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





ORDER OF THE
ST. JOHNS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

RE: Matthew H. Lahti, P.E
Gulfstream Design Group, LLC
2225 A1A South
St. Augustine, FL 32080

FILE NUMBER: MAJMOD 2026-03 IGP Commerce Center

LEGAL: Exhibit A

PARCEL ID: 072451-0001

DATE OF HEARING: October 6, 2026

ORDER DENYING MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT

The request for a Major Modification to the IGP Commerce Center PUD (Ord. 2019-69) to remove 0.26 acres from the PUD, create an additional lot, revise wetland totals and wetland impacts, and permit a second monument sign, came before the St. Johns County Board of County Commissioners for a public hearing on August 20, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff report prepared by staff; statements by the applicant; and all testimony and evidence presented during public hearing, the Board finds as follows:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. The request is not consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. The request is not consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. The request is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section

5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. The request is not consistent with Policy A.1.3.11 of the 2050 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
7. Consistent with *Board of County Commissioners of Brevard County v. Snyder*, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

NOW THEREFORE, based on the said Findings of Fact, the St. Johns County Board of County Commissioners hereby **DENIES** the Major Modification, on property described in Exhibit A.

This decision may be appealed by filing a writ of certiorari with the Clerk of the Circuit Court of St. Johns County in accordance with Florida Law.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Chair

Rendition Date _____

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court and Comptroller

BY: _____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

PARCEL CONTAINING 59.14 ACRES +/-.

**END DOCUMENTS
TO BE RECORDED**

ATTACHMENT 2
SUPPORTING DOCUMENTS



St. Johns County Growth Management Department

Application for: PUD/PRD Major Modification

Date 6/16/26

Property Tax ID No 072451-0001

Project Name IGP Commerce Center PUD

Property Owner(s) IGP Commerce Center LLC

Phone Number

Address 1100 Pond View Court

Fax Number

City Saint Johns

State FL

Zip Code 32259

e-mail

Are there any owners not listed?

☐ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative Matthew Lahti, P.E., Gulfstream Design Group LLC

Phone Number

904-794-4231

Address 2225 A1A S, Suite A2

Fax Number

City St. Augustine

State FL

Zip Code 32080

e-mail

permitting@gulfstreamdesign.com

Property Location THOMAS INDUSTRY WAY, SAINT AUGUSTINE 32095

Major Access Thomas Industry Way

Size of Property 59.14 AC

Cleared Acres (if applicable)

Zoning Class PUD

No. of lots (if applicable) 18

Overlay District (if applicable) N/A

Water & Sewer Provider SJCUD

Future Land Use Designation I

Present Use of Property Light Industrial and Commerce Park

Proposed Bldg. S.F.

Project Description (use separate sheet if necessary)

MAJMOD to the IGP Commerce Center PUD to (1) remove the southernmost 0.26-acres located south of Thomas Industry Way extension from the PUD, (2) create Lot 18, (3) revise total wetlands and wetland impacts, and (4) permit a second monument sign at the IGP entrance.

The 0.26-acres of land to be removed from the PUD is located on the south side of Thomas Industry Way and separated from the PUD development area. Based on its size, shape and location, development of the standalone 0.26-acres is extremely limited (setbacks, buffers, stormwater, vehicular maneuverability). It is more practical that the area be rezoned to IW and incorporated into the larger development area of St. Marks Parcel 2 (REZ 2025-17).

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:

ORD. 2019-69 IGP Commerce Center PUD (PUD 2018-03); REZ 2025-07 St. Marks Parcel II

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:

Matthew Lahti

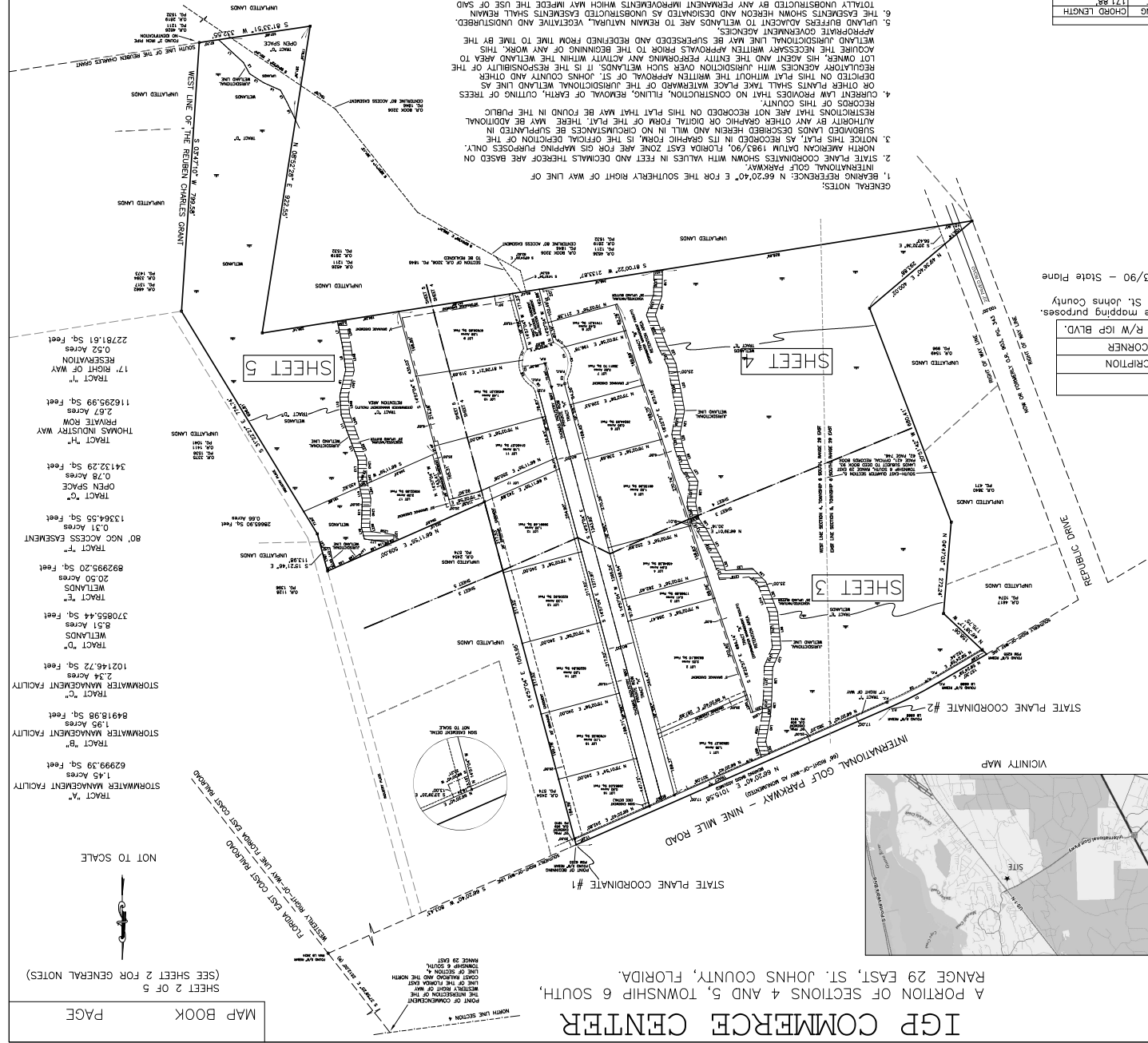
Signed By

Printed or typed name(s) Matthew Lahti, P.E.

Revised August 24, 2015

IGP COMMERCE CENTER

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



MAP BOOK PAGE
SHEET 2 OF 5
(SEE SHEET 2 FOR GENERAL NOTES)

LINE CHART
DISTANCE
LINE CHART

LINE CHART	DISTANCE	LINE CHART
150	N 16°00'19" W 38.55'	
148	S 66°11'55" W 78.80'	
147	N 18°21'13" W 7.42'	
146	S 56°04'08" W 42.02'	
145	S 68°11'55" W 41.32'	
144	N 20°22'11" W 22.45'	
143	N 11°36'45" W 34.93'	
142	N 89°23'49" W 22.80'	
141	N 24°34'37" W 17.48'	
140	N 10°41'07" E 76.44'	
139	S 07°10'06" E 171.04'	
138	S 13°42'11" W 79.47'	
137	S 04°12'55" E 50.76'	
136	S 20°03'47" E 63.88'	
135	S 21°07'45" E 79.65'	
134	S 07°19'05" W 67.91'	
133	S 11°52'37" E 46.44'	
132	S 02°02'42" W 81.43'	
131	S 13°38'09" E 16.33'	
130	S 82°05'38" E 68.82'	
129	S 04°05'38" E 25.42'	
128	S 01°25'29" W 69.48'	
127	S 19°06'29" W 64.56'	
126	N 11°13'11" E 68.61'	
125	S 10°21'01" E 131.88'	
124	S 26°49'54" E 103.62'	
123	S 11°13'11" W 69.00'	
122	S 12°04'38" E 49.68'	
121	S 18°08'38" W 53.02'	
120	S 30°11'05" E 46.60'	
119	S 06°39'55" W 98.33'	
118	S 11°36'17" E 58.04'	
117	S 35°05'41" E 46.40'	
116	S 35°05'41" E 46.40'	
115	S 11°52'37" E 46.44'	
114	S 02°02'42" W 81.43'	
113	S 13°38'09" E 16.33'	
112	S 04°05'38" E 25.42'	
111	S 01°25'29" W 69.48'	
110	S 19°06'29" W 64.56'	
109	N 11°13'11" E 68.61'	
108	S 10°21'01" E 131.88'	
107	S 26°49'54" E 103.62'	
106	S 11°13'11" W 69.00'	
105	S 12°04'38" E 49.68'	
104	S 18°08'38" W 53.02'	
103	S 30°11'05" E 46.60'	
102	S 06°39'55" W 98.33'	
101	S 11°36'17" E 58.04'	
100	S 35°05'41" E 46.40'	
99	S 35°05'41" E 46.40'	
98	S 11°52'37" E 46.44'	
97	S 02°02'42" W 81.43'	
96	S 13°38'09" E 16.33'	
95	S 04°05'38" E 25.42'	
94	S 01°25'29" W 69.48'	
93	S 19°06'29" W 64.56'	
92	N 11°13'11" E 68.61'	
91	S 10°21'01" E 131.88'	
90	S 26°49'54" E 103.62'	
89	S 11°13'11" W 69.00'	
88	S 12°04'38" E 49.68'	
87	S 18°08'38" W 53.02'	
86	S 30°11'05" E 46.60'	
85	S 06°39'55" W 98.33'	
84	S 11°36'17" E 58.04'	
83	S 35°05'41" E 46.40'	
82	S 35°05'41" E 46.40'	
81	S 11°52'37" E 46.44'	
80	S 02°02'42" W 81.43'	
79	S 13°38'09" E 16.33'	
78	S 04°05'38" E 25.42'	
77	S 01°25'29" W 69.48'	
76	S 19°06'29" W 64.56'	
75	N 11°13'11" E 68.61'	
74	S 10°21'01" E 131.88'	
73	S 26°49'54" E 103.62'	
72	S 11°13'11" W 69.00'	
71	S 12°04'38" E 49.68'	
70	S 18°08'38" W 53.02'	
69	S 30°11'05" E 46.60'	
68	S 06°39'55" W 98.33'	
67	S 11°36'17" E 58.04'	
66	S 35°05'41" E 46.40'	
65	S 35°05'41" E 46.40'	
64	S 11°52'37" E 46.44'	
63	S 02°02'42" W 81.43'	
62	S 13°38'09" E 16.33'	
61	S 04°05'38" E 25.42'	
60	S 01°25'29" W 69.48'	
59	S 19°06'29" W 64.56'	
58	N 11°13'11" E 68.61'	
57	S 10°21'01" E 131.88'	
56	S 26°49'54" E 103.62'	
55	S 11°13'11" W 69.00'	
54	S 12°04'38" E 49.68'	
53	S 18°08'38" W 53.02'	
52	S 30°11'05" E 46.60'	
51	S 06°39'55" W 98.33'	
50	S 11°36'17" E 58.04'	
49	S 35°05'41" E 46.40'	
48	S 35°05'41" E 46.40'	
47	S 11°52'37" E 46.44'	
46	S 02°02'42" W 81.43'	
45	S 13°38'09" E 16.33'	
44	S 04°05'38" E 25.42'	
43	S 01°25'29" W 69.48'	
42	S 19°06'29" W 64.56'	
41	N 11°13'11" E 68.61'	
40	S 10°21'01" E 131.88'	
39	S 26°49'54" E 103.62'	
38	S 11°13'11" W 69.00'	
37	S 12°04'38" E 49.68'	
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32	S 35°05'41" E 46.40'	
31	S 35°05'41" E 46.40'	
30	S 11°52'37" E 46.44'	
29	S 02°02'42" W 81.43'	
28	S 13°38'09" E 16.33'	
27	S 04°05'38" E 25.42'	
26	S 01°25'29" W 69.48'	
25	S 19°06'29" W 64.56'	
24	N 11°13'11" E 68.61'	
23	S 10°21'01" E 131.88'	
22	S 26°49'54" E 103.62'	
21	S 11°13'11" W 69.00'	
20	S 12°04'38" E 49.68'	
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18	S 30°11'05" E 46.60'	
17	S 06°39'55" W 98.33'	
16	S 11°36'17" E 58.04'	
15	S 35°05'41" E 46.40'	
14	S 35°05'41" E 46.40'	
13	S 11°52'37" E 46.44'	
12	S 02°02'42" W 81.43'	
11	S 13°38'09" E 16.33'	
10	S 04°05'38" E 25.42'	
9	S 01°25'29" W 69.48'	
8	S 19°06'29" W 64.56'	
7	N 11°13'11" E 68.61'	
6	S 10°21'01" E 131.88'	
5	S 26°49'54" E 103.62'	
4	S 11°13'11" W 69.00'	
3	S 12°04'38" E 49.68'	
2	S 18°08'38" W 53.02'	
1	S 30°11'05" E 46.60'	

POINT	NORTHING	EASTING
1	2064443.79	531056.24
2	2064036.30	530125.99

The intended use of these coordinates is for GIS base mapping purposes. The geodetic control relied upon for these values was St. Johns County. Geodetic Control Monuments 0031 & 0034. Coordinates are based on North American Datum 1983/90 - State Plane

LEGEND

- FOUND CONCRETE MONUMENT PSM 6255
- CORNER FOUND IDENTIFICATION AS NOTED
- ▲ SET 1/2" REBAR PSM 6255
- ▼ PK NAIL & DISC PSM 6255
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- R/M RIGHT OF WAY
- P.1 POINT OF TANGENCY
- P.2 POINT OF CURVATURE
- R.1 RADIUS POINT
- R.2 RADIUS RECORDS
- R.3 RADIUS
- R.4 ACUTE
- R.5 RADIUS
- R.6 RADIUS
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- R.96 RADIUS
- R.97 RADIUS
- R.98 RADIUS
- R.99 RADIUS
- R.100 RADIUS

CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	171.88'	171.88'	N 62°50'50" E	171.88'
C2	169.88'	169.88'	N 62°50'50" E	169.88'
C3	171.88'	171.88'	N 62°50'50" E	171.88'
C4	169.88'	169.88'	N 62°50'50" E	169.88'
C5	171.88'	171.88'	N 62°50'50" E	171.88'
C6	169.88'	169.88'	N 62°50'50" E	169.88'
C7	171.88'	171.88'	N 62°50'50" E	171.88'
C8	169.88'	169.88'	N 62°50'50" E	169.88'
C9	171.88'	171.88'	N 62°50'50" E	171.88'
C10	169.88'	169.88'	N 62°50'50" E	169.88'

1. BEARING REFERENCE: N 66°20'40" E FOR THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY.
2. STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF ARE BASED ON NORTH AMERICAN DATUM 1983/90. FLORIDA EAST ZONE ARE FOR GIS MAPPING PURPOSES ONLY. NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DECISION OF THE LOT OWNER. HIS AGENT AND THE ENTRY PREPARING ANY ACTIVITY WITHIN THE WETLAND AREA TO SUBDIVIDE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTING SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLAND LINE AS DESIGNATED BY THE EASEMENT HOLDER. THE EASEMENT HOLDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WETLANDS AND SHALL MAINTAIN THE WETLANDS IN A NATURAL STATE. THE EASEMENT HOLDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WETLANDS AND SHALL MAINTAIN THE WETLANDS IN A NATURAL STATE.
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8. THE EASEMENT HOLDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WETLANDS AND SHALL MAINTAIN THE WETLANDS IN A NATURAL STATE. THE EASEMENT HOLDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WETLANDS AND SHALL MAINTAIN THE WETLANDS IN A NATURAL STATE.

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L.S. NO. 6255

IGP COMMERCE CENTER

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 6 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

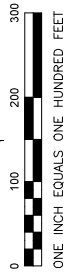
LIN	BEARING	LINE	DISTANCE
L200	N 18°22'57" W	53.81	
L201	S 71°30'23" W	55.31	
L202	N 02°22'28" E	18.45	
L203	N 42°22'04" E	40.32	
L204	S 71°30'23" W	55.31	
L205	S 04°21'07" W	81.19	
L210	S 04°21'11" W	35.12	
L211	S 01°41'04" W	91.86	
L212	S 22°53'04" W	60.96	
L213	S 08°18'53" E	98.78	
L214	S 21°00'01" E	86.90	
L215	S 04°21'07" W	81.19	
L216	N 84°39'19" E	87.87	
L217	S 74°49'15" E	92.61	
L218	S 26°54'12" E	56.47	
L219	S 35°05'41" E	48.40	
L220	S 11°36'17" E	58.04	
L221	S 06°39'35" W	55.93	
L222	S 06°39'35" W	55.93	
L223	S 18°08'37" E	65.07	
L224	S 12°04'38" E	49.69	
L225	S 11°13'11" W	69.00	

DISJUNCTIONAL	WETLAND	LINE	CHART
LINE BEARING	DISTANCE		
29 N 11°36'17" W	48.82'		
30 N 35°05'41" W	43.00'		
31 N 26°54'12" W	96.25'		
32 N 17°49'35" W	74.53'		
33 S 84°39'39" W	79.31'		
34 N 45°53'46" W	56.08'		
35 N 21°00'01" W	97.86'		
36 N 05°18'53" S	108.51'		
37 N 22°53'04" E	62.56'		
38 N 01°41'04" E	87.77'		
39 N 04°22'04" E	55.54'		
40 N 10°41'02" E	76.64'		
41 S 16°00'19" W	38.55'		

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	171.99'	1387.05'	7°06'16"	N 62°50'50" E	171.88'
C2	169.88'	1370.05'	7°06'16"	N 62°50'50" F	169.77'

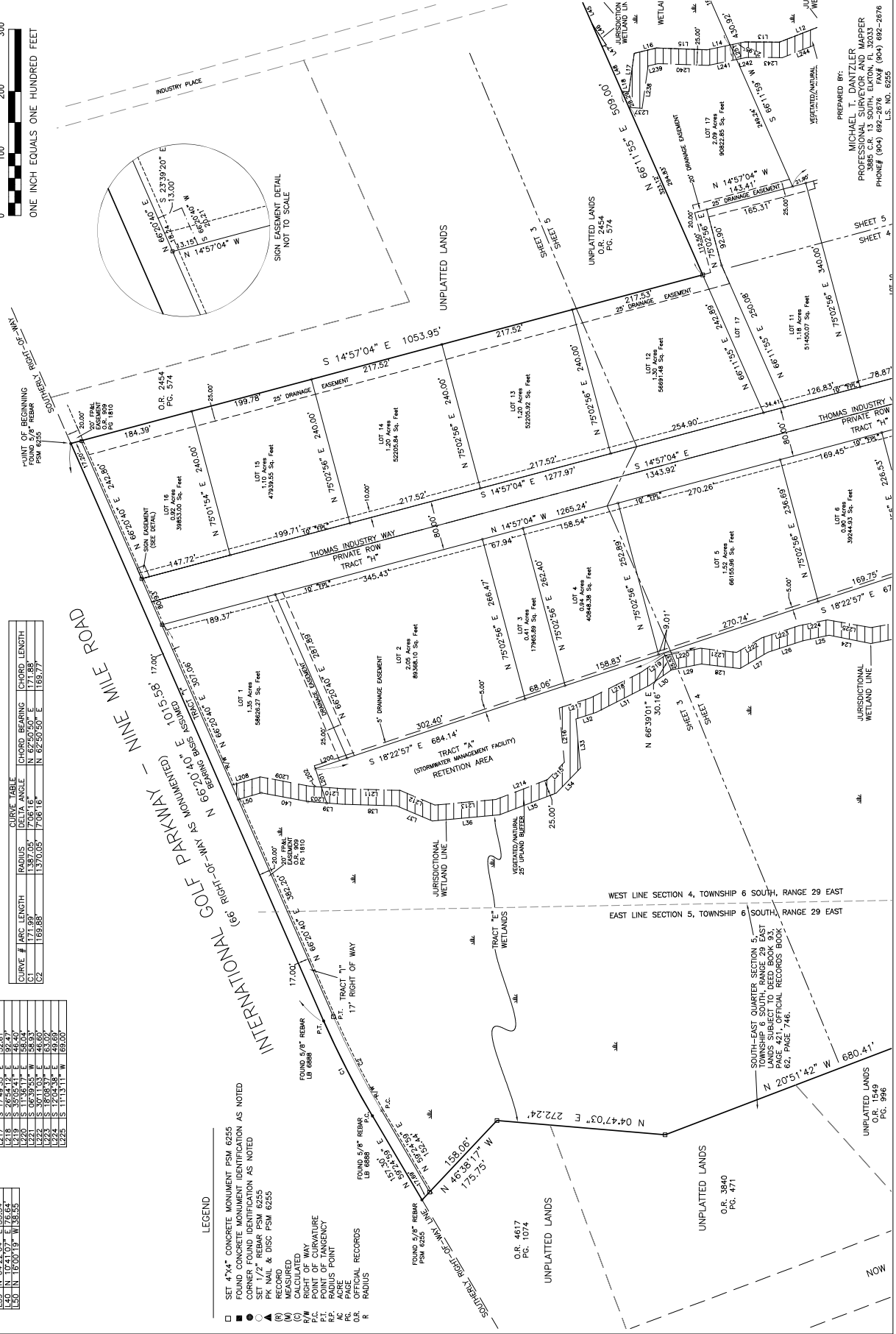


SHEET 3 OF 5
(SEE SHEET 2 FOR GENERAL NOTES)



LEGEND

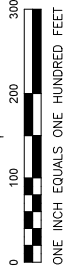
- | | |
|-------|--|
| □ | SET 4" x 4" CONCRETE MONUMENT PSM 6255 |
| ■ | SET 4" x 4" CONCRETE MONUMENT IDENTIFICATION AS NOTED |
| ● | CORNER FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED |
| ▲ | SET 1 1/2" REBAR PSM 6255 |
| △ | PK NAIL & DISC PSM 6255 |
| ○ | RECORD |
| ◌ | MEASURED |
| ◌ | CALCULATED |
| R/W | RIGHT OF WAY |
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| R.P. | RADIUS POINT |
| AC | AGRE |
| PAGE | PAGE |
| PG. | OFFICIAL RECORDS |
| FOUND | FOUND 5/8" REBAR |



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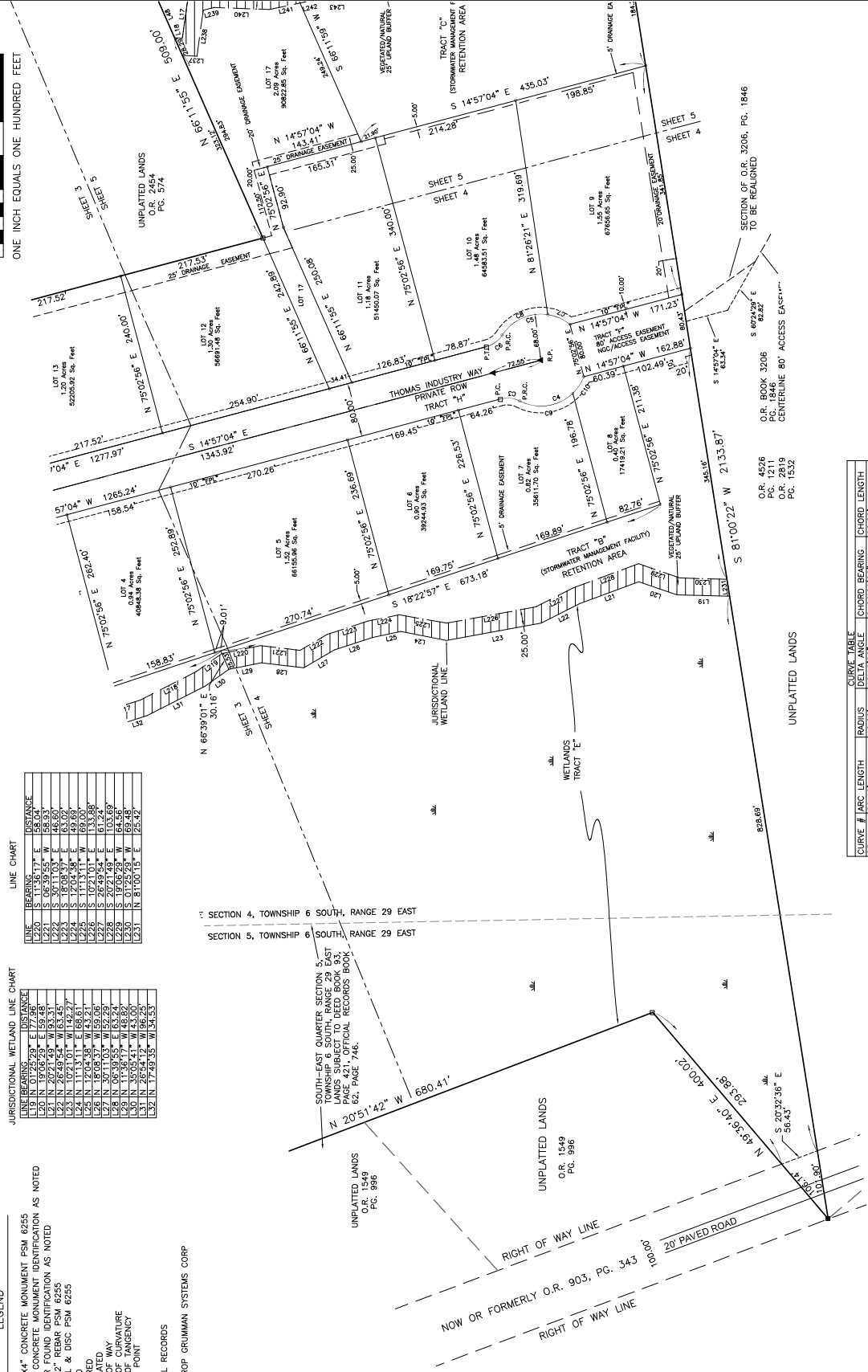
MAP BOOK	PAGE
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SHEET 4 OF 5
(SEE SHEET 2 FOR GENERAL NOTES)



LINE	BEARING	DISTANCE
L220	S 11°36'17" E	58.04
L221	S 10°36'55" W	58.93
L222	S 30°11'03" E	46.60
L223	S 18°08'37" E	63.02
L224	S 12°04'38" E	49.69
L225	S 11°13'11" W	69.00
L226	S 10°21'01" E	133.88
L227	S 26°49'54" E	61.24
L228	S 20°21'49" E	103.69
L229	S 19°06'29" W	64.56
L230	S 1°25'59" W	69.48
L231	N 81°00'15" E	28.42

□	SET 1/4" CONCRETE MONUMENT PSM 6255
■	FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
●	CORNER FOUND IDENTIFICATION AS NOTED
▲	SET 1/2" REBAR PSM 6255
(R)	PK NAIL & DISC PSM 6255
(C)	RECORD MEASURED
(O)	RIGHT OF WAY CALCULATED
(P)	POINT OF BEGINNING
(I.P.)	POINT OF INTERSECTION
(T.P.)	POINT OF TANGENCY
(R.P.)	RADIUS POINT
AC	ACRE
LG	LINEAL FEET
OFF	OFFICIAL RECORDS
R	RADIUS
N	NORTH
GR	GRUHAM SYSTEMS CORP



CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	29.48°	40.00°	47°12'20"	S 06°09'06" W	28.80'
C4	111.14°	68.00°	96°10'20"	S 20°49'30" E	101.21'
C5	29.48°	40.00°	47°12'20"	N 06°09'06" W	28.80'
C6	29.48°	40.00°	47°12'20"	N 36°03'13" W	28.80'
C7	35.95°	68.00°	30°19'25"	N 25°51'19" E	35.59'
C8	78.15°	68.00°	65°01'59"	N 06°03'54" W	78.32'
C9	29.48°	40.00°	47°12'20"	N 13°13'54" W	73.82'
C10	29.86°	68.00°	25°09'24"	S 56°40'27" E	29.82'

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MAP BOOK	PAGE
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SHEET 5 OF 5
(SEE SHEET 2 FOR GENERAL NOTES)



0 100 200 300

ONE INCH EQUALS ONE HUNDRED FEET



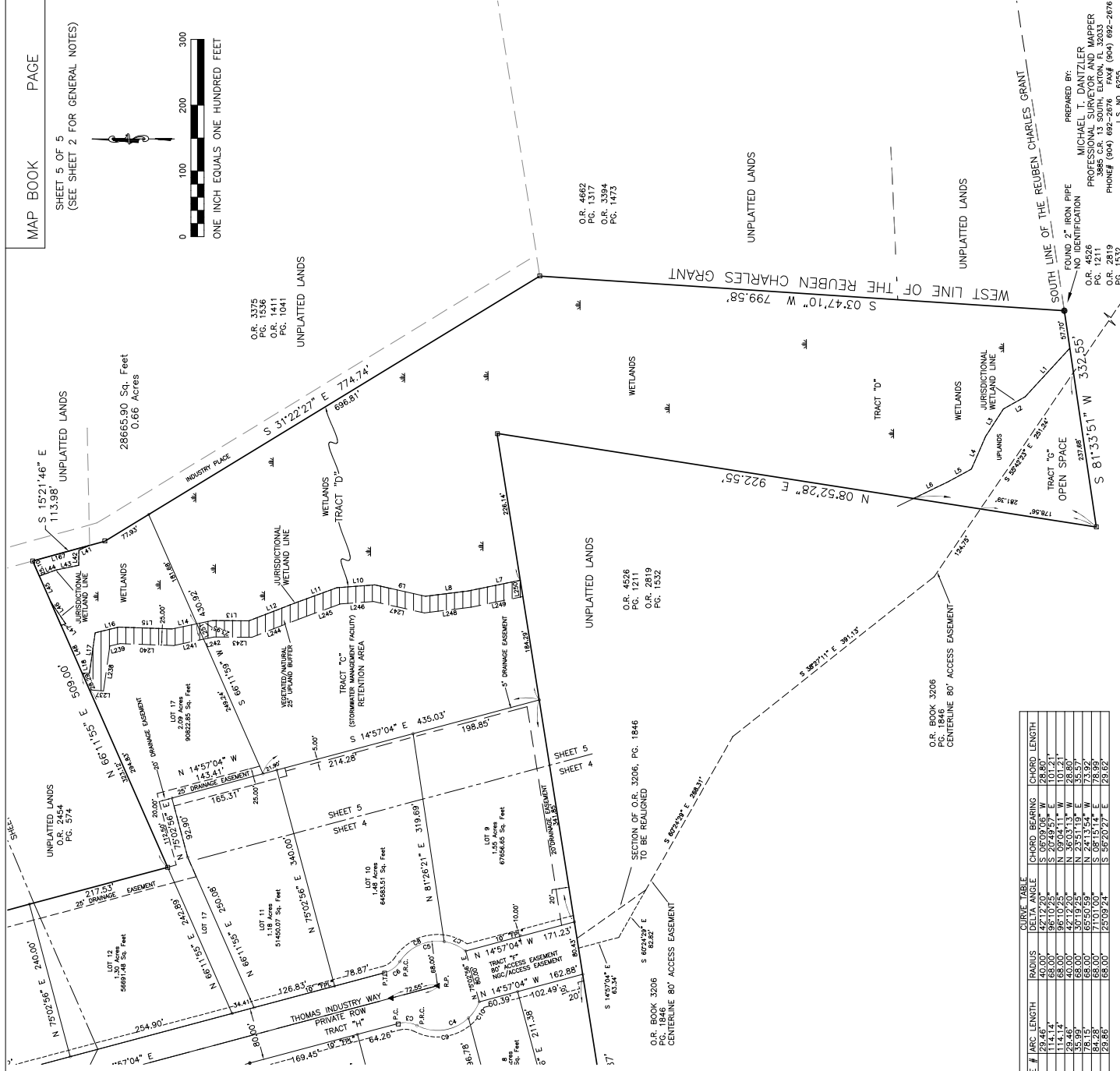
JURISDICTIONAL WETLAND LINE CHART	LINE NUMBER	DISTANCE
	1	28.0117
	2	29.7177
	3	31.4237
	4	33.1297
	5	34.8357
	6	36.5417
	7	38.2477
	8	39.9537
	9	41.6597
	10	43.3657
	11	45.0717
	12	46.7777
	13	48.4837
	14	50.1897
	15	51.8957
	16	53.6017
	17	55.3077
	18	57.0137
	19	58.7197
	20	60.4257
	21	62.1317
	22	63.8377
	23	65.5437
	24	67.2497
	25	68.9557
	26	70.6617
	27	72.3677
	28	74.0737
	29	75.7797
	30	77.4857
	31	79.1917
	32	80.8977
	33	82.6037
	34	84.3097
	35	86.0157
	36	87.7217
	37	89.4277
	38	91.1337
	39	92.8397
	40	94.5457
	41	96.2517
	42	97.9577
	43	99.6637
	44	101.3697
	45	103.0757
	46	104.7817
	47	106.4877
	48	108.1937
	49	109.8997
	50	111.6057
	51	113.3117
	52	115.0177
	53	116.7237
	54	118.4297
	55	120.1357
	56	121.8417
	57	123.5477
	58	125.2537
	59	126.9597
	60	128.6657
	61	130.3717
	62	132.0777
	63	133.7837
	64	135.4897
	65	137.1957
	66	138.9017
	67	140.6077
	68	142.3137
	69	144.0197
	70	145.7257
	71	147.4317
	72	149.1377
	73	150.8437
	74	152.5497
	75	154.2557
	76	155.9617
	77	157.6677
	78	159.3737
	79	161.0797
	80	162.7857
	81	164.4917
	82	166.1977
	83	167.9037
	84	169.6097
	85	171.3157
	86	173.0217
	87	174.7277
	88	176.4337
	89	178.1397
	90	179.8457
	91	181.5517
	92	183.2577
	93	184.9637
	94	186.6697
	95	188.3757
	96	190.0817
	97	191.7877
	98	193.4937
	99	195.1997
	100	196.9057

LINE CHART		
LINE	BEARING	DISTANCE
1237	S 04°05'38" W	21'5.3"
1238	S 8°05'31" E	68.82'
1239	S 13°08'09" E	16.33'
1240	S 02°02'42" W	81'4.3"
1241	S 11°52'37" E	46.44'
1242	S 11°52'37" E	15.99'
1243	S 07°19'05" W	57.91'
1244	S 21°07'45" E	79.65'
1245	S 20°33'47" E	63.86'
1246	S 04°12'35" E	50.76'
1247	S 12°42'11" W	79.47'
1248	S 07°10'06" E	71.04'
1249	S 11°31'39" E	80.83'
1250	N 8°01'04" E	25.02'
1251	N 61°01'50" E	95.55'

☐ SET 4"x4" CONCRETE MONUMENT PSM 6255
☒ FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
☐ CORNER FOUND IDENTIFICATION AS NOTED
☒ SET 1/2" REBAR PSM 6255
☐ PK NAIL & DISC PSM 6255

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	29.46	68.00	42°12'20"	S 06°09'56" W	28.80
C4	114.14	68.00	96°10'25"	S 24°09'05" E	101.21
C5	29.46	68.00	42°12'20"	N 24°09'05" E	28.80
C6	114.14	68.00	96°10'25"	N 06°09'56" E	101.21
C7	35.99	68.00	40°12'40"	N 2°51'19" E	35.57
C8	76.15	68.00	65°50'59"	N 24°17'54" W	73.92
C9	29.46	68.00	42°12'20"	N 06°09'56" E	28.80
C10	29.46	68.00	25°09'24"	S 56°07'20" E	29.89

R
NGC
RADIUS
NORTHROP GRUMMAN SYSTEMS CORP



PIPE
PREPARED BY:
MICHAEL T. DANTZLER
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3885 C.R. 13 SOUTH, ELKTON, FL 32033
PHONE# (904) 692-2676 FAX# (904) 692-2676
L.S. NO. 6255

IGP COMMERCE CENTER MASTER DEVELOPMENT PLAN TEXT

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

A. Project Description: The proposed IGP Commerce Center PUD ("PUD") is located within an area that the County has identified and targeted for Industrial land uses within its adopted Comprehensive Plan. The PUD is planned as an industrial anchored center with a maximum of 290,000 square feet of industrial on approximately 59.~~4~~14 acres of land. The PUD is located near the southwest quadrant of International Golf Parkway and US Highway 1 intersection.

The overall design theme for the IGP Commerce Center will be a master planned industrial center. The PUD is located in an area with prevalent heavy and light industrial uses ~~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 (VM~~TP~~), 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 59.4-14 acres of property within the PUD that are located within the Industrial Comprehensive Plan Designation as depicted on the Master Development Plan ("MDP") Map.

C. Wetlands: There are a total of approximately 34.334.43 acres of wetlands (prior to 3.335.53 acres wetland impacts) included within the project boundary.

D. Development Area: The area proposed for development is comprised of 29.0330.24 acres uplands, of which 24.7125.7 acres are uplands and 3.335.53 acres are impacted wetlands.

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

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

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

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

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

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

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

1. **Setbacks:** All buildings shall have a minimum setback from the right-of-way of International Golf Parkway of thirty (30) feet and a minimum setback from all other property boundaries of five (5) feet. All parking and storage areas shall be set back a minimum of thirty (30) feet from the International Golf Parkway right-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured from the furthest architectural feature 30 inches above grade (eaves, bay windows, walls, etc.). Sidewalks and retention areas are permitted within the minimum yard and building setbacks. There will be a twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential uses. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of 10 feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.
2. **Accessory Structures:** All non-residential accessory structures within the Project will comply with applicable requirements of the Land Development Code.
3. **Minimum Lot size and Building Area:** Not applicable.
4. **Maximum Coverage of Lots by Buildings:**
 - (1) Floor Area Ratio (FAR): FAR shall not exceed seventy percent (70%). The Floor Area 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 two~~ **(2)** primary identification ground signs located at the entrance to the project at International Golf Parkway. ~~These~~ **is** primary identification signs may be twenty-five (25) feet in height with two (2) faces and a maximum ADA of 150 sq. ft. on each side.
 - **Individual Parcel or Outparcel Ground Signage:** Each individual parcel or outparcel may have a Ground Sign up to 150 sq. ft. ADA, a maximum of fifteen (15) feet in height. See waivers.
 - **Public Information Signs.** The project may have up to a maximum of three (3) Public Information Signage (wayfarer signs) at road access points and internal road intersections up to a maximum of 32 sq. ft. ADA and eight (8) ft. in height.

- **Sign Locations:** Sign locations shown on the MDP Map are approximate and actual locations may vary according to access drive locations, field conditions or to prevent conflict with existing or planned utilities. Signs shall not be located within County maintained right-of-way unless otherwise approved by the County.
 - **Signage Lighting:** All project signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted within the PUD may be either monument type or ground signs, and may be incorporated into a wall, fence, or other structure and shall not obstruct visibility for vehicular traffic in accordance with LDC Section 7.00.06.C.
 - **Internal Signage:** Various locational, directional, informational and traffic control signs shall be allowed in accordance with the requirements of the Land Development Code to direct traffic and for identification of a sales office, recreation areas, sales centers, etc. Such signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. Temporary signage shall be allowed within the Project in accordance with the requirements of Article 7 of the LDC.
 - **Construction/Temporary Signs:** All construction/temporary signage within the Project will comply with Article 7 of the Land Development Code.
9. **Building Height:** Structures may exceed thirty-five (35) feet in height as measured in accordance with LDC Section 6.07.01., provided five (5) feet additional setback from the PUD boundary shall be required for each five (5) feet of Structure height above the prescribed maximum height up to a maximum increase of twenty (20) feet. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
10. **Fencing:** Fencing up to eight (8) feet in height may be installed around the perimeter of the site or any portion of the site and outparcels. Fencing shall be prohibited within any preserved wetland or upland buffer areas on the property.

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

1. **Vehicular Access:** There is planned to be one central, primary access road connection serving the project from International Golf Parkway in the general location depicted on the MDP Map with full median access.
2. **Internal Access:** The Applicant's intent is to provide internal access to all development within the PUD with a privately owned or public road that is centrally located.

3. Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.1.h, 5.03.02.G.2.g and 6.02.06 for those portions of the Project that are developed if and when such development occurs. A five (5) foot wide sidewalk will be constructed along the Project's frontage on International Golf Parkway. Such sidewalks shall provide pedestrian connections throughout the site and to adjacent properties wherever practicable.
4. Recreation: Given that the Project contains no primary residential uses, no recreation is required or proposed.
5. Open Space: To comply with LDC Section 5.03.03.A.1, the PUD would be required to provide a minimum of 14.785 acres of open space ($59.414 \text{ acres} \times 0.25 = 14.785$) which is twenty-five (25) percent of the PUD, for open space, pursuant to LDC Section 5.03.03.A.1. This open space requirement is exceeded through the preserved wetlands and perimeter buffers.

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

K. Site Vegetation:

According to the June 21, 2019 report and site visit by Carter Environmental Services (CES), CES evaluated the property to determine if any of the six Significant Natural Communities regulated by the St. Johns County Land Development Code (Section 4.01.07(~~9G~~)) 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 (~~fern~~) (*Woodwardia virginica*).

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

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

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

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

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

N. Buffers:

Buffer. The Applicant shall provide a ten (10) foot landscaped perimeter buffer (Applicant may utilize natural vegetation in lieu of landscaping in those areas where natural vegetation exists), along the Project's frontage of International Golf Parkway. No perimeter buffer shall be required along property lines internal to lands owned by the Applicant.

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

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

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

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

P. Temporary Uses:

1. Temporary Signage. Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than thirty (30) days after approval of the Certificate of Occupancy for the last building on the site.
2. Construction Trailers. Construction trailers shall be allowed on-site and to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets LDC requirements. The Applicant will obtain all necessary permits prior to placement of construction trailers. Temporary Uses may require building permits and shall meet the requirements of the Florida Accessibility

Code for Building Construction (FACBC) including but not limited to an accessible route, accessible parking and signage.

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

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

- o 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
- o Office;
- o Free-standing ATM;
- o Heavy Vehicle Wash facilities;
- o Cafeteria, deli and food trucks;
- o Outdoor passive recreational uses
- o Parking (on-site. or off-site)
- o Temporary Seasonal Sales
- o Other similar accessory uses or as may otherwise be allowed by the LDC

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

1. Commencement shall be deemed as approval of construction plans and Completion shall be deemed as the approval from the County of applicable as-built surveys or certification of completion by the Engineer of Record for that phase.
2. A waiver of the Land Development Code's PUD phasing requirements is being requested by the Applicant to allow the PUD flexibility in meeting market demands for the needed commercial and office uses planned.

S. Project Impact: The property is located within the Industrial District category of the 2025 St. Johns County Comprehensive Plan, which allows the types of industrial and commercial (retail and office) uses included within the application. A natural and/or landscaped buffer will be provided between International Golf Parkway Road/Longleaf Pine Parkway and the buildings and parking areas. The overall area and community is ideally suited to this type of development and this tract is suitable in character and location for the structures and uses proposed, as it is consistent with

other proposed development in the area and is in close proximity to available public facilities. The Project has access to major roadways and transportation corridors by virtue of its proximity to International Golf Parkway Road, which provides access to US Highway 1 and I-95.

The Applicant believes that the proposed commercial PUD will be of benefit to existing and future residents of neighboring projects and to the residents of St. Johns County, in that it will further the stated goals and objectives of the St. Johns County Comprehensive Plan ~~aria 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.11(r). Phasing. The Applicant is proposing commencement of construction within ten (10) years of approval of this PUD application. Construction shall be completed within fifteen (15) years from the date of approval of this PUD application. As such, the Applicant is requesting this waiver of the LDC to allow a more flexible phasing schedule for development of this industrial and commercial project that is critical to the long-term success of the County. This flexibility is necessary to allow the Applicant adequate time to determine the most appropriate use and associated end user(s) for the Project. The Applicant desires to ready the Project for development to be better able to attract key businesses and industrial users to the site. Importantly, industrial development in the County has historically grown more slowly than other types of development and, since industrial development is vital to the County's economic growth, a longer term for Commencement is warranted.
- Requested waiver from LDC Section 7.06.01.B - Maximum sign height. This waiver is being requested to allow for the Project Monument Sign to be up to twenty-five feet tall versus fifteen feet tall as specified in the LDC. This sign is planned at the primary entrance to the project and major access location along International Golf Parkway that would identify the project and the individual users within the center. At twenty-five feet tall the height of the sign will be appropriately scaled to the size of the center.
- Section 7.02.04.C. Ground Signs. This waiver request is to allow for a ground sign per individual parcel or outparcel depicted on the MDP Map so that the project is announced to the public in a fashion commensurate with the way in which established commercial centers are announced with signage. This request would allow for each individual parcel or outparcel to have a 150 sq. ft. ADA Ground Sign, up to a maximum of fifteen (15) feet in height. Should the internal roadway ever be dedicated to and accepted by St. Johns County, this will ensure that the internal parcel signage does not become nonconforming 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."¹⁴ 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 that¹¹: “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.”¹¹ 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. St. Johns County recognizes Business and Commerce Parks and Industrial areas as economic assets to the community. The County shall place importance on large and small businesses that locate or expand within these areas.

~~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.~~

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AFFIDAVIT OF PUBLICATION

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STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 07/29/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/29/2026

Legal Clerk

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$328.40

Tax Amount: \$0.00

Payment Cost: \$328.40

Order No: 12509485

Customer No: 1020303

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

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

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

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

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

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

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

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

**PLANNING AND ZONING
AGENCY**

**ST. JOHNS COUNTY,
FLORIDA**

RICHARD HILSENBECK, CHAIR

FILE NUMBER: MAJMOD-2026000003

PROJECT NAME: IGP Commerce Center PUD

**BOARD OF COUNTY
COMMISSIONERS**

**ST. JOHNS COUNTY,
FLORIDA**

CLAY MURPHY, CHAIR

