4	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 30, 2026**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **MAJMOD 2025-12 FL St. Augustine Inman PUD**

AGENDA TYPE: **Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Major Modification to the Last Mile Distribution Facility PUD (Ord. 2020-43, as amended), at 3960 Inman Road, to allow up to 250,000 square feet of light industrial/flex warehousing uses; rename the PUD to FL St. Augustine Inman; revise permitted/prohibited uses, setbacks, building heights, access, phasing, and the Master Development Plan (MDP) Text and Map. The PZA held public hearings on October 1 and October 15, 2026, with public concerns primarily related to traffic, roadway capacity, permitted uses, and compatibility with surrounding areas. The applicant submitted revisions on October 6, 2026, addressing prohibited uses, traffic circulation signage, and buffering. On October 15, a motion to recommend approval, subject to prohibiting all on-site Distribution Centers, was made and failed with a vote of 3-4. Perkins, Matovina, and Green supported the motion to recommend approval, while Hilsenbeck, Spiegel, Labanowski, and Olson opposed it. No further motions were made. Therefore, the decision is deemed as a recommendation for denial. Staff did not receive a subsequent application update to prohibit all on-site Distribution Centers. Additional information is available in the staff report packet.

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 2025-12 FL St. Augustine Inman PUD based upon six (6) findings of fact as provided in the Staff Report.
DENY: Motion to deny MAJMOD 2025-12 FL St. Augustine Inman PUD based upon seven (7) findings of fact as provided in the Staff Report.

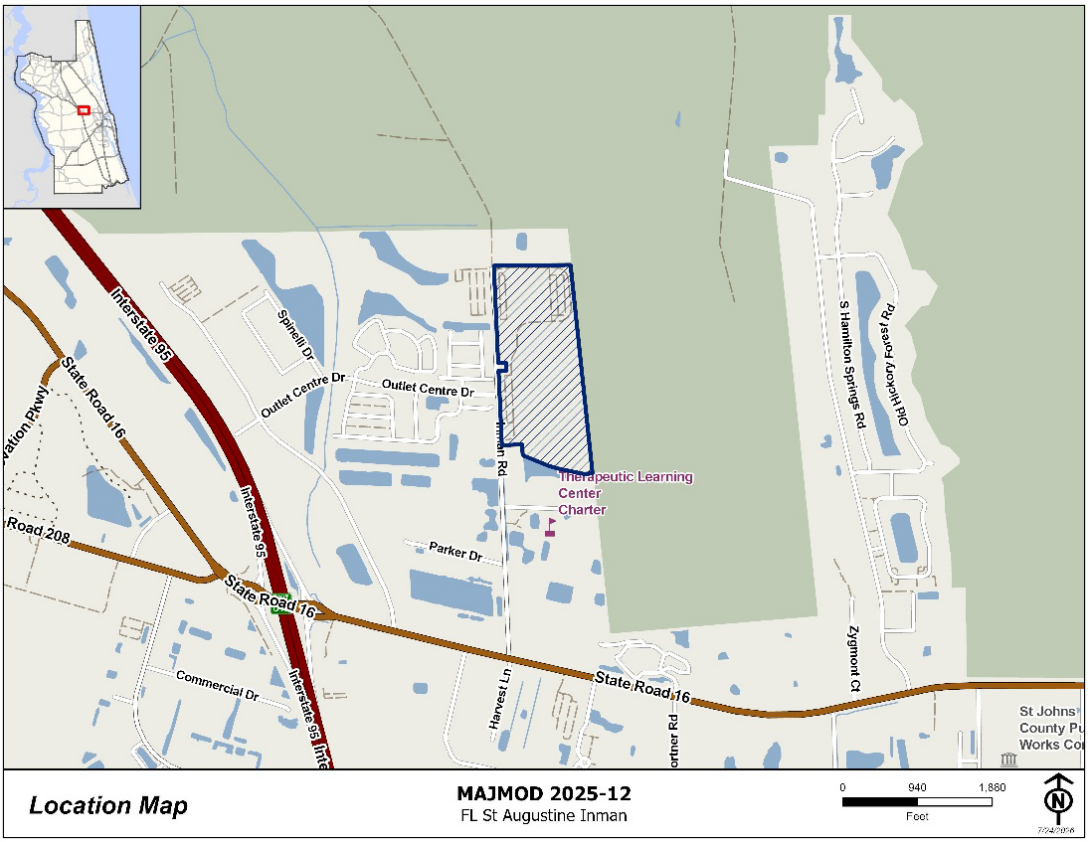
For Administration Use Only:
Legal: Kealey West 10/18/2026 **OMB: ARM 10/19/2026** **Admin: Brad Bradley 10/19/2026**

Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2025-12 FL St Augustine Inman PUD

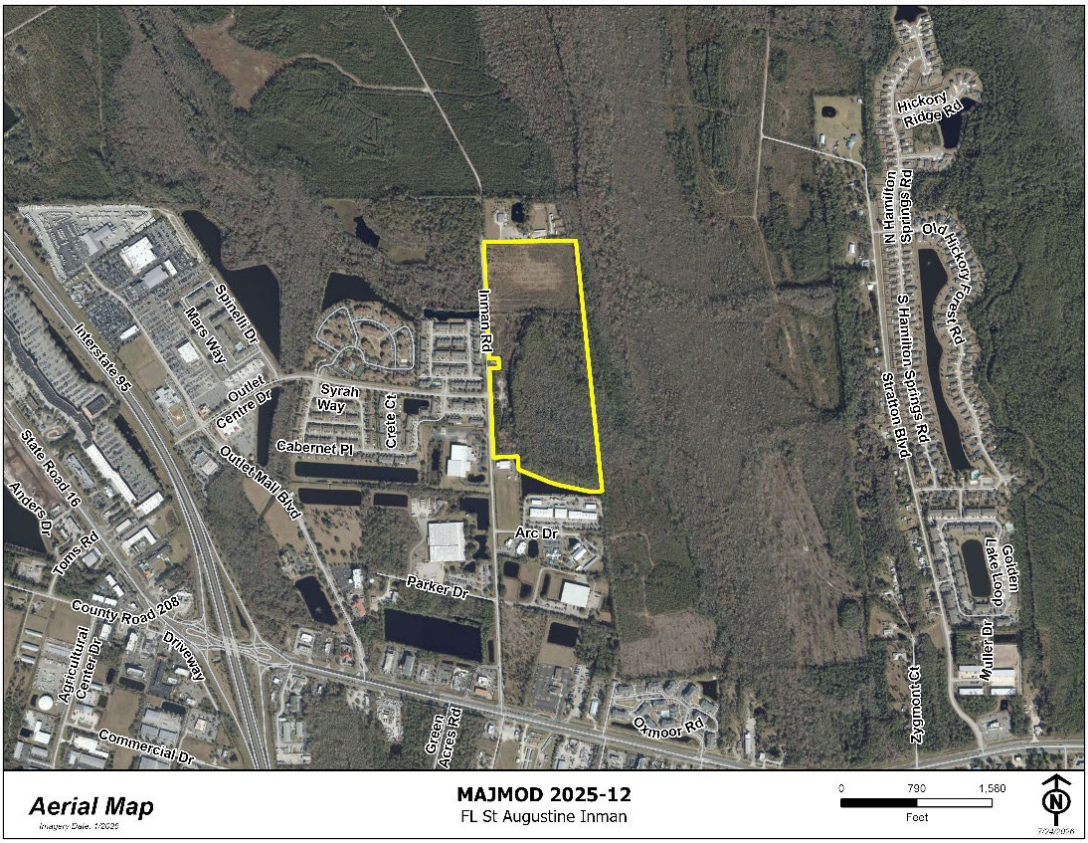
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	October 16, 2026
Subject:	**MAJMOD 2025-12 FL St. Augustine Inman PUD,** a request for a Major Modification to the Last Mile Distribution Facility PUD (Ord. 2020-43, as amended) to allow up to 250,000 square feet of light industrial/flex warehousing uses; rename the PUD to FL St. Augustine Inman; clarify permitted uses; restate building setbacks; reduce maximum building heights; add a right-of-way and increase access points; update phasing; and revise the Master Development Plan (MDP) Text and Map to reflect all proposed changes. The site is located at 3960 Inman Road.
Applicant:	Brad Wester of Driver, McAfee, Hawthorne & Diebenow
Owner:	Inman Road Properties LLC
Hearing Dates:	Planning and Zoning Agency - October 1, 2026 (continued to 10/15 for revisions) - October 15, 2026 Board of County Commissioners – November 3, 2026
Commissioner District:	District 5

MAP SERIES

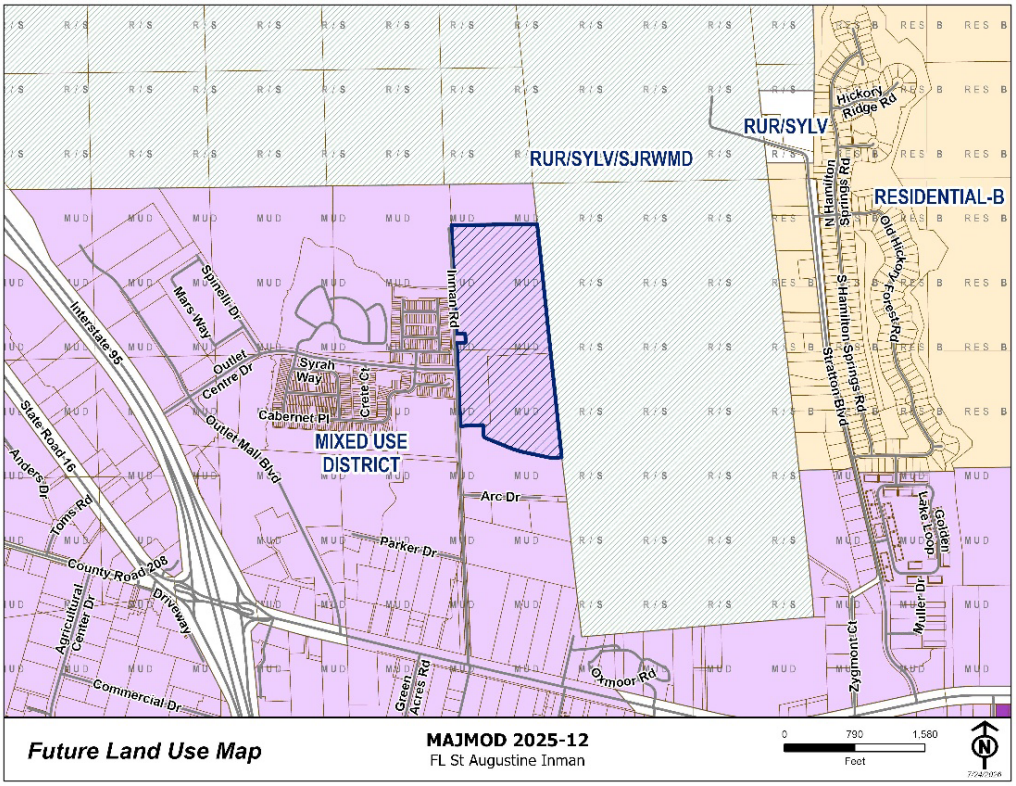
Location: The subject parcel is located east of Interstate 95, north of State Road 16, and on the east side of Inman Road. The property address is 3960 Inman Road.



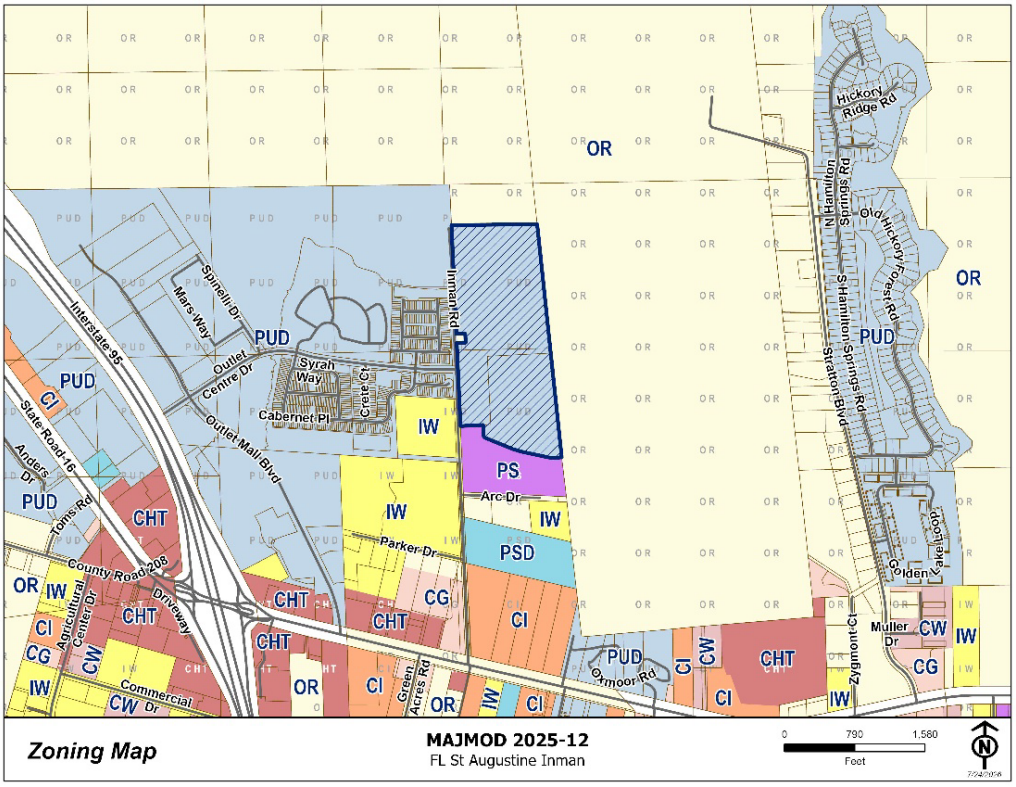
Aerial Imagery: The subject property contains approximately 58.74 acres.



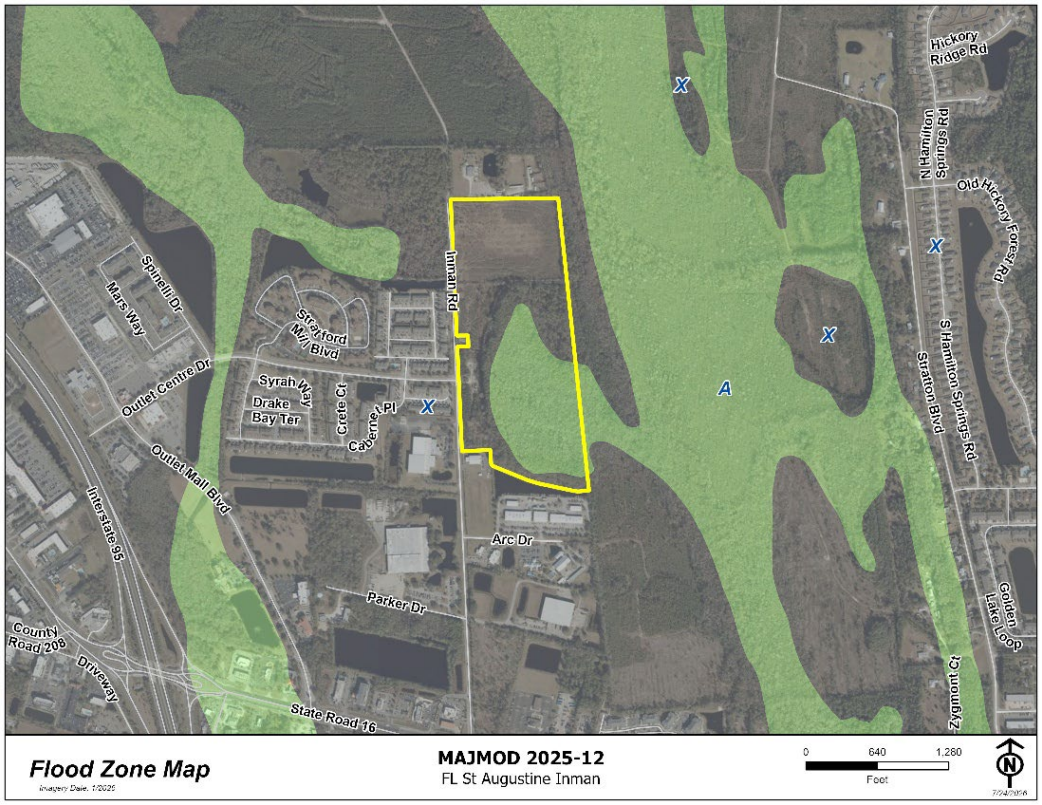
Future Land Use: The subject property is designated Mixed-Use District (MD). Other adjacent Land Uses include Rural/Silviculture and Mixed-Use District.



Zoning District: The subject property is zoned Planned Unit Development (PUD) as part of the Last Mile Distribution Facility PUD (Ord. 2020-43, as amended). Adjacent properties to the north and east are Open Rural (OR). Adjacent property to the south is Public Service (PS). Adjacent properties to the southwest are Industrial Warehouse (IW) and to the northwest are part of the St. Augustine Centre PUD (Ord. 1997-23, as amended).



Flood Zone Map: The subject property is within Zones X and A.



APPLICATION SUMMARY

The Applicant is seeking to modify the Last Mile Distribution Facility PUD (Ord. 2020-43, as amended) to include the following changes:

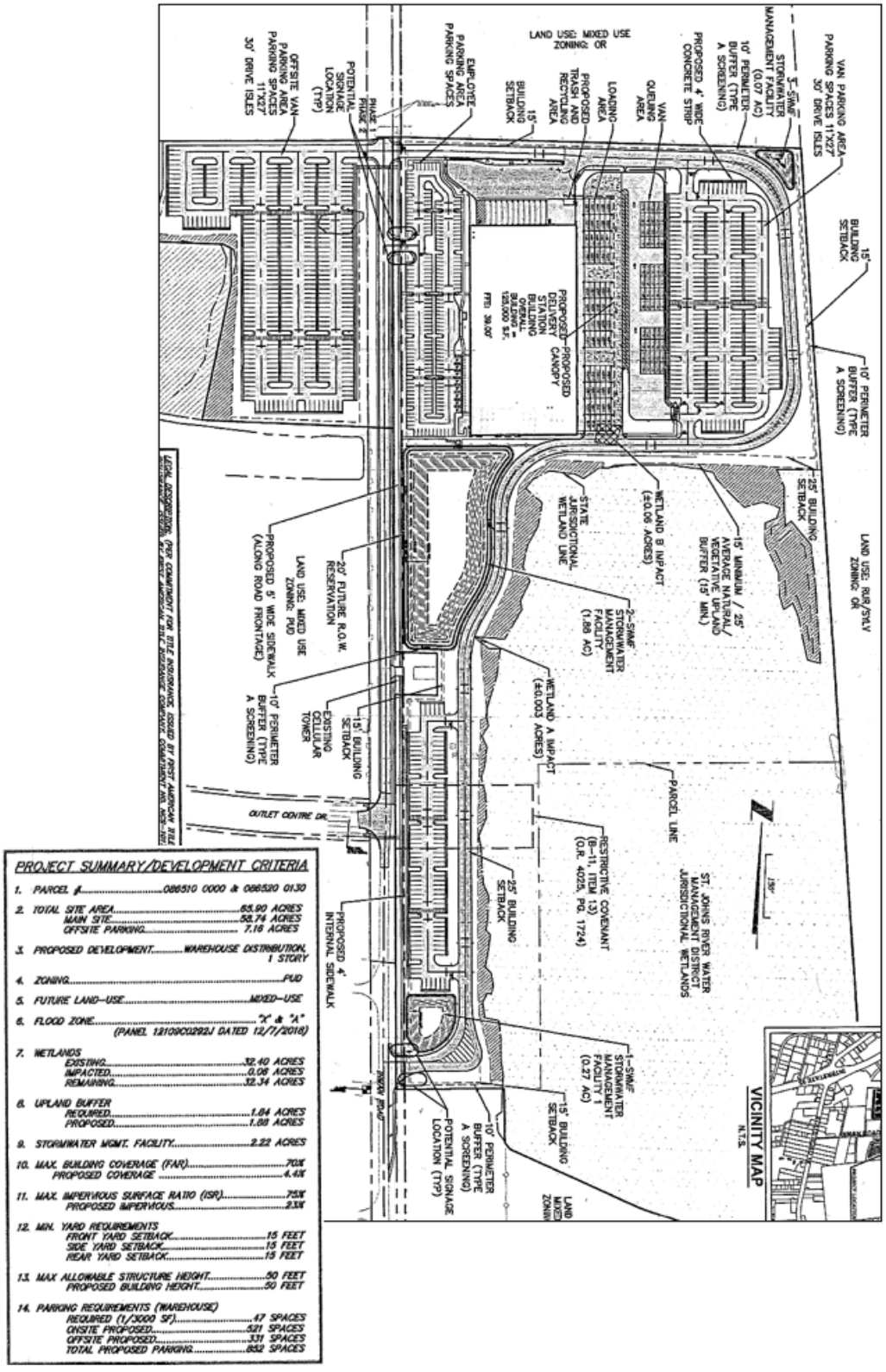
- Change the development name to FL St. Augustine Inman PUD
- Increase the total square footage from 125,000 to 250,000
- Clarify the uses allowed/prohibited within the development (updated since PZA 10/01)
- Restate the required building setbacks (adding a waiver)
- Decrease the maximum building heights from 50 feet to 35 feet
- Add and clarify a 20' right-of-way reservation
- Increase onsite ingress/egress from 4 to 5 access points (with a waiver revision)
- Add and clarify the buffering/screening (update since PZA 10/01)
- Extend the phasing; the PUD is currently expired
- Update the MDP Text and Map for all proposed changes

The new, revised Master Development Plan (MDP) Text can be found in **Attachment 1 - Recorded Documents**. A red-line version highlighting changes made to the text is available in **Attachment 2 – Supporting Documents**.

Waivers:

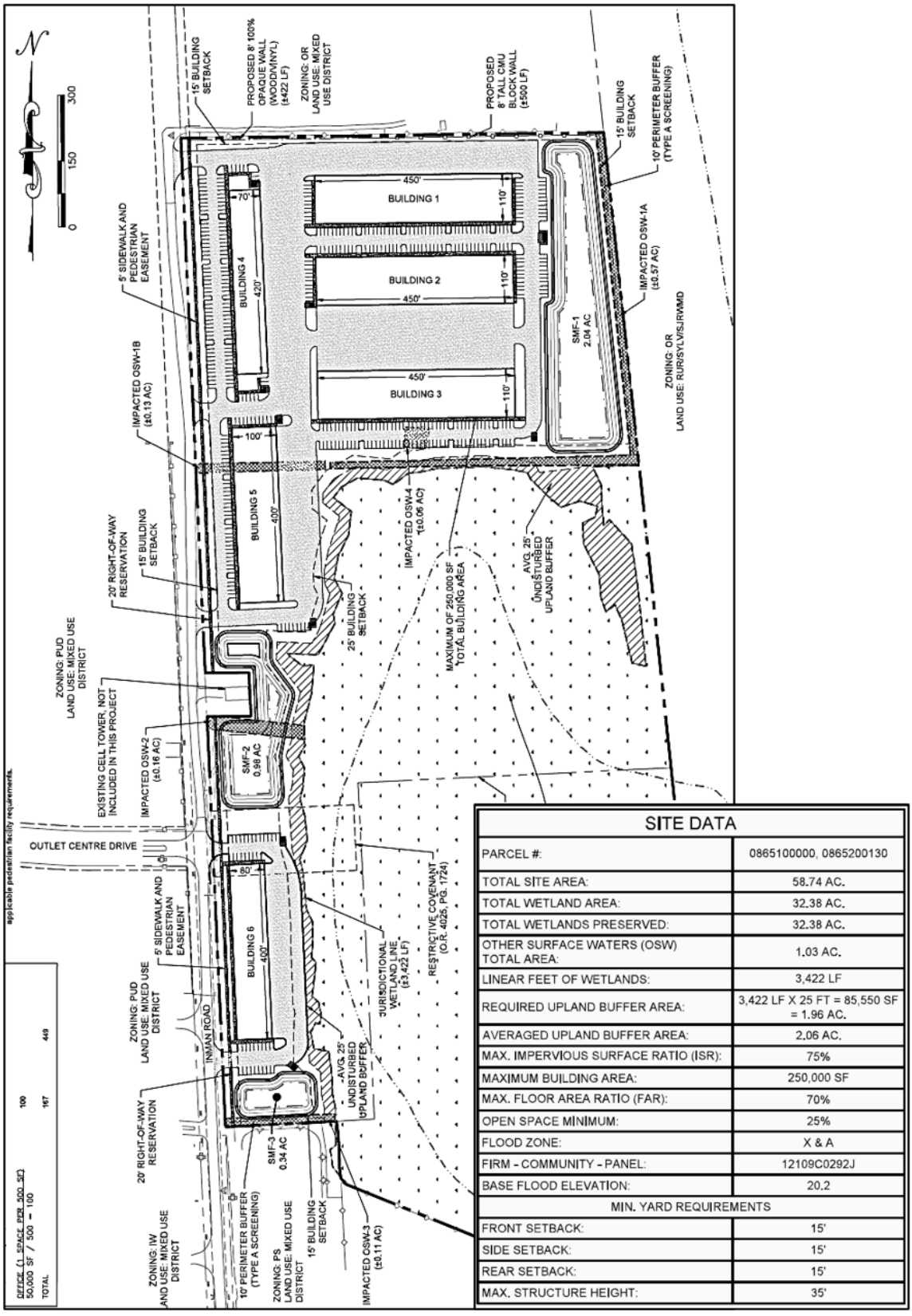
The amended text in Ordinance 2020-43 included three waivers related to buffers/screening, driveway connections, and interior landscaping islands. For the current Major Modification application, two of those waivers—buffers/screening and driveway connections—remain in place, while a new waiver is being requested for PUD commercial building setbacks. This new waiver is essentially a cleanup of the previous language, which allowed the project to use the Industrial Warehousing (IW) zoning setbacks, even though the Land Development Code (LDC) requires more stringent setback standards for PUD projects.

EXISTING MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):



The above map matches the plan recorded in PUD Drawing Book 40, Page 98, and approved under Small Adjustment (SMADJ 2020-65) on December 18, 2020. The previously approved plan depicted one (1) 125,000-square-foot building with parking distributed throughout the site, including parking spaces located across Inman Road to the west. The plan also included van queuing and loading areas to the rear of the building, as well as three (3) ingress/egress points along Inman Road.

PROPOSED MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):



SITE DATA	
PARCEL #:	0865100000, 0865200130
TOTAL SITE AREA:	58.74 AC.
TOTAL WETLAND AREA:	32.38 AC.
TOTAL WETLANDS PRESERVED:	32.38 AC.
OTHER SURFACE WATERS (OSW) TOTAL AREA:	1.03 AC.
LINEAR FEET OF WETLANDS:	3,422 LF
REQUIRED UPLAND BUFFER AREA:	3,422 LF X 25 FT = 85,550 SF = 1.96 AC.
AVERAGED UPLAND BUFFER AREA:	2.06 AC.
MAX. IMPERVIOUS SURFACE RATIO (ISR):	75%
MAXIMUM BUILDING AREA:	250,000 SF
MAX. FLOOR AREA RATIO (FAR):	70%
OPEN SPACE MINIMUM:	25%
FLOOD ZONE:	X & A
FIRM - COMMUNITY - PANEL:	12109C0292J
BASE FLOOD ELEVATION:	20.2
MIN. YARD REQUIREMENTS	
FRONT SETBACK:	15'
SIDE SETBACK:	15'
REAR SETBACK:	15'
MAX. STRUCTURE HEIGHT:	35'

The above proposed map depicts six (6) buildings totaling up to 250,000 square feet, with parking provided adjacent to each building. The map also includes loading areas to the rear of each building and five (5) ingress/egress points along Inman Road. The full MDP Map is included within **Attachment 1 – Recorded Documents**.

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.

Historical Preservation Review:

Archaeological review is complete (Bland, 2005). However, in the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division shall be contacted immediately at 904-209-0623. (Policy A.1.4.6 Comprehensive Plan).

Environmental Division Review:

A small area of non-migrating petroleum contamination ("Restricted Property") exists on 1.12-acre portion of the site and is identified by FDEP Facility Identification number 558518511. The small area is bound by certain excavation and dewatering restrictions set forth by FDEP and memorialized in a Site Rehabilitation Order with Conditions issued by FDEP. On future Construction Plans, a note on the site plans describing the restricted use of the Restricted Property will be required.

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.

Applicant has provided a 20-foot right-of-way reservation as required in order to construct this portion of Inman Drive to Minor Collector standards, including a 5-foot-wide sidewalk. Staff has no objection to the waiver request for five (5) driveway connections to Inman Road as noted in the MDP text.

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

Based on this project submitted, 186510-0000, as well as the current primary fire station location at 3400 CR 208 and creditable water supply, ISO would assign a rating of Class 3.

For industrial parks, Fire Rescue requests the water mains to be looped as opposed to dead end mains. Dead end mains may not provide the required amount of fire flow for large industrial warehouses even if buildings are protected with an automatic fire sprinkler system and fire pump.

Concurrency/Transportation Planning Review:

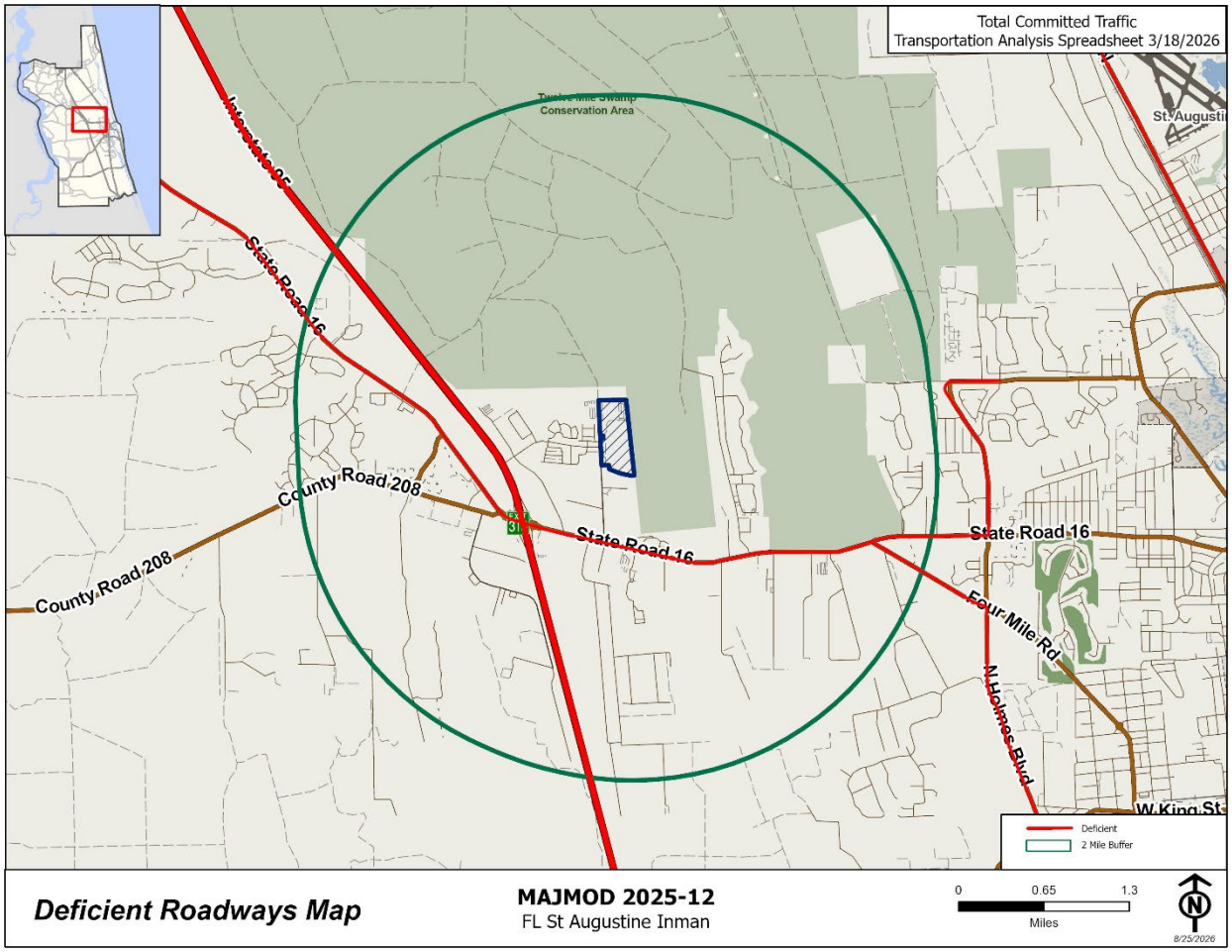
The following assessment is a non-binding traffic impact analysis for the FL St. Augustine Inman PUD to assess for potential impact based solely upon the applicant's intent to develop within this application consisting of a maximum 250,000 square feet of flex industrial use.

Intended Plan of Development: The applicant intends to develop a maximum amount of 250,000 sq. ft. of flex industrial space. The proposed development is estimated by staff to generate 1,318 average weekday trips with 154 trips occurring during the weekday P.M. peak hour (4 P.M. to 6 P.M.) based on 250,000 sq. ft. of industrial park space (ITE LUC 130).

The directly accessed roadway segments, Link 93.1 (SR 16 from I-95 to Inman Road) and Link 93.2 (SR 16 from Inman Road to Four Mile Road), are currently operating at 126.2% and 131.3% of capacity, respectively, based on existing 2026 P.M. peak hour traffic; and 184.3 % and 179.3% of capacity, respectively, based on total committed peak hour traffic.

Non-residential: The proposed non-residential development is exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code. A detailed site access analysis is required at the time of construction plan review to determine appropriate access design and necessary access improvements to provide for safe and efficient access to the proposed development, including the SR 16/Inman Rd Intersection.

Deficient Roadways Map: The following map displays deficient roadway segments within a 4-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



Planning and Zoning Division Review:

The applicant is requesting a Major Modification to the Last Mile Distribution Facility PUD, enacted through Ordinance 2006-136, as amended, with the most recent amendment through Ordinance 2020-43.

Project History

Ordinance 2006-136	Project: PUD 2005-43 The Floridian at St. Augustine PUD Rezoning from OR to PUD for 39.7766 acres to allow: • 236 multi-family residential units (condominium/townhome) • 20,000 sq ft of office space • Phasing commencement timeline: 2006-2009 • Developed in 1 Phase; commencement within 3 years of PUD approval; completion within 5 years of commencement.
Ordinance 2015-12	Project: MAJMOD 2014-16 The Fountains at St. Augustine PUD • Added 18.97 acres for a total site of 58.74 acres • Changed the name to The Fountains at St. Augustine • Removed the multi-family and office space uses • Added the use of Motorhome Vacation Resort with 114 spaces • Added 35,030 sqft of accessory uses to include clubhouse, café, general store, and guest center.

	• Revised phasing commencement timeline: changed to 2015-2018 • Developed in 1 Phase; commencement within 3 years of MAJMOD approval; completion within 5 years of commencement.
Ordinance 2020-43	Project: MAJMOD 2020-09 Last Mile Distribution Facility PUD • Changed the name to Last Mile Distribution Facility • Removed all Motorhome Vacation Resort with accessory uses • Added the use of Warehouse and Distribution Facility • Added 125,000 sqft of warehouse buildings • Revised phasing commencement timeline: changed to "immediately" • Developed in 1 Phase; commencement immediately; completion deadline not provided.

The application includes the following requested changes:

1. **Development Name-**
   Existing: According to Ordinance 2020-43, the development name is Last Mile Distribution Facility PUD.

   Modification: As provided within the MDP Text, they are requesting a name change to FL St. Augustine Inman PUD.

   Staff Review: The PUD has had several name changes since it was first enacted, and a new name does not appear as a problem.

2. **Maximum Intensity and Allowed Uses-**
   Existing: According to Ordinance 2020-43, section (f), the site is allowed a maximum of 125,000 square feet of warehouse/distribution use.

   Modification: As provided within the MDP Text revision under section (f), the site will allow a maximum of 250,000 square feet of flex industrial uses. The applicant further defines Flex Industrial to include light industrial and business/commercial park uses similar to those found in the Industrial Warehousing and Commercial Warehousing zoning districts. After the PZA hearing on October 1, the applicant has provided a list of **prohibited** onsite uses to include the following:

   1. Restaurants,
   2. Retail Sales (Except Ancillary to a Primary Allowed Use),
   3. Brewpubs,
   4. Psychics, Astrologists, Palmists,
   5. Financial Institutions,
   6. Funeral Homes, Crematoriums, Mortuaries,
   7. Convenience Stores,
   8. Gas Stations, Car Wash Facilities, Auto/Oil Change Facilities,
   9. Alcoholic Beverage Sales,
   10. Adult Arcade Amusement/Electronic Game Promotions,
   11. Automobile Sales/Service/Rental Facilities,
   12. Large Scale Discount Centers,
   13. Supercenters,
   14. Big Box Retailers,
   15. Outdoor Plant/Garden Supply Centers,
   16. Vocational/Technical Trade Schools,
   17. Taverns, Bars, Lounges, Clubs,

18. Adult Uses,
19. Agricultural Stands,
20. Arenas/Rodeo Grounds,
21. Kennels and other Animal Boarding Facilities,
22. Storage of Garbage/Waste Haulers,
23. Flea Markets,
24. Truck Stops,
25. Hotels/Motels,
26. Vegetable Food Processing,
27. Lumberyards,
28. Biomass Processing/Transfer Facilities,
29. Newspaper Printing Operation/Distribution,
30. Vehicle Recycling Facilities,
31. Composting/Yard Waste Facilities,
32. Outdoor Seasonal Sales, Farmers Markets,
33. Any Use Emitting Noxious Odors,
34. Last Mile Distribution Facilities,
35. Data Centers,
36. Livestock Auction Facilities,
37. Airport, Heliport Facilities,
38. Electric Substations,
39. Large Scale Printing Plants,
40. Racetracks (auto, dog, kart, horse, moto),
41. Limited Paramutual Permit Holder,
42. Heavy Industrial Uses per LDC 2.02.01.K.

Staff Review: Per LDC Sections 5.03.05.C.1 and C.3, the proposed increase in intensity and expansion of the range of permitted uses within the previously approved PUD constitutes a Major Modification. The proposed maximum intensity increases from 125,000 square feet of warehouse/distribution use to 250,000 square feet of flex industrial uses. While this represents a doubling of the maximum allowable square footage, the proposed development would be distributed among multiple buildings rather than the single 125,000-square-foot warehouse previously approved.

The applicant describes "Flex Industrial" as including light industrial and business/commercial park uses similar to those found within the IW and CW zoning districts; and, as of 10/06/2026, the applicant has provided a list of prohibited uses within the proposed MDP Text. To provide a general understanding of the types of uses that could potentially occur under the proposed flex industrial designation, staff reviewed the uses identified in the LDC for the applicable zoning districts. The remaining potential uses could include:

- Business and Commerce Parks
- Offices – General, Medical, Professional, and Government
- Office Showrooms
- Employment Services
- Adult and Child Care Centers
- Veterinary Office, Animal Hospital, and Groomers
- Landscape Services
- Extermination and Pest Control Services
- Mini-warehouse / Personal Property
- Automobile, Recreational Vehicle, and Boat Storage

- Outdoor Storage
- Warehousing with or without Distribution Centers
- Storage Yards for Equipment, Machinery, and Supplies for Building Contractors, Trade Contractors, and Landscape Services
- Maintenance, Garage, Storage Yards for School Buses, Highway Construction Equipment
- Vehicle Repair and Storage (All Types)
- Body Shops
- Large and Small Appliance Repair Shop
- Machine Shops
- Light Manufacturing
- Production, Packaging, Assembly Plants
- Ambulance, Fire, Police, EMS
- Telephone Equipment, Switching, Similar
- Indoor Shooting Range
- And other substantially similar facilities and uses.

The above list is provided by staff as a general indication of potential uses based on the applicable LDC provisions and was not provided or proposed by the applicant. The applicant has identified specific prohibited uses within the PUD and states that the actual uses will be determined by future tenants.

3. **Building Setbacks-**

Existing: According to Ordinance 2020-43, section (g.1) of the MDP Text, the structure setbacks were allowed at 15 feet for the Front Yard; the text further states "similar to IW Zoning District."

Modification: There is no revision in section (g.1) of the Text, but because the setback does not meet the LDC minimum requirements for commercial setbacks found in LDC Section 5.03.03.B.2, the applicant has added a waiver to Text section (t). The waiver is for LDC Section 5.03.03.B.2 to allow a reduced setback of 15 feet in lieu of the required 20-foot front setback; the applicant points out that several of the commercial, office, and industrial zonings allow a 15-foot front setback. The text further states within section (t) that the adopted ordinance allowed the 15-foot setback along the same right-of-way line and accounted for the increased distance based on the reservation area across Inman Road to the nearest residential located to the west.

Staff Review: pursuant to LDC Section 10.02.03.B.4, the PUD ordinance must be amended to comply with the Land Development Code (LDC) in effect at the time a Major Modification is approved. Although Ordinance 2020-43 previously authorized a 15-foot front yard setback, LDC Section 5.03.03.B.2 currently requires a minimum 20-foot front yard setback for commercial development. Therefore, the applicant has included a waiver in Text section (t) to allow the previously approved 15-foot setback to remain in effect. No changes are proposed to Text section (g.1), which continues to identify the 15-foot front yard setback.

Staff acknowledges the applicant's justification that the 15-foot setback is consistent with setbacks permitted in several applicable zoning districts, including zonings such as Office & Professional (OP), Commercial Highway Tourist (CHT), Commercial General (CG), Commercial Intensive (CI), Commercial High Intensity (CHI), Commercial Rural (CR), Commercial Warehouse (CW), Industrial Warehousing (IW), and Heavy Industrial (HI). Additionally, the previously adopted ordinance established the 15-foot setback along the same right-of-way line and considered the increased separation provided by the reservation area across Inman Road from the nearest residential development to the west.

4. **Building Height-**
   Existing: The existing Ordinance 2020-43, section (g.3) of the MDP Text states that building heights shall not exceed 50 feet.

   Modification: the revised Text decreases the maximum building height from 50 feet to 35 feet.

   Staff Review: This is a reduction in height and staff has no concerns.

5. **Right-of-Way-**
   Existing: According to the MDP Text found in Ordinance 2020-43, there was no mention of any right-of-way reservation within section (h) where it discusses *Access & Interconnectivity*. The only mention in the Text of this right-of-way reservation was found in section (n) where *Buffering & Screening* is discussed. The MDP Map provided within the recorded Ordinance depicted a 20-foot right-of-way reservation along Inman Road.

   Modification: This modification seeks to add and clarify a 20-foot right-of-way reservation. This is being added to section (h) of the MDP Text and is shown on the provided MDP Map.

   Staff Review: Please see Technical Division's review for information regarding the Right-of-Way reservation; they point out that the applicant has provided a 20-foot right-of-way reservation as required in order to construct this portion of Inman Drive to Minor Collector standards to include a 5-foot-wide sidewalk.

6. **Site Access-**
   Existing: The existing Ordinance 2020-43, section (h) of the MDP Text, under the heading *Access & Interconnectivity*, states that vehicle access and circulation will be provided on-site with connections to Inman Road for parking and loading. The approved access configuration includes one (1) dedicated truck/trailer ingress/egress, one (1) dedicated employee ingress/egress, and two (2) dedicated delivery van ingress/egress points. Within section (t) waivers, a waiver was approved to allow use of an access road to serve a portion of the site, permitting up to four (4) driveway connections, and eliminating the requirement for a right turn lane on Inman Road.

   Modification: The proposed modification seeks to increase the number of onsite ingress/egress points from four (4) to five (5). Section (h) of the text has been revised to clarify that the ingress/egress points will serve employees, customers, and trucks. The text further states that Inman Road shall be improved to County Minor Collector standards from the project's northerly point of access to the area just south of Outlet Centre Drive, where County ownership of the roadway begins. Text section (t) waivers has also been revised to permit up to five (5) driveway connections to Inman Road. The justification for the additional access point is based on the approximately 2,250 linear feet of property frontage and the unique configuration of the developable portions of the property, which are generally divided into two areas. The applicant indicates that normal access and driveway connection standards would constrain development potential of the site and limit opportunities for appropriate internal circulation and access. After the October 1, 2026 PZA hearing, the applicant revised section (h) to include a statement that signs will be provided on the property prohibiting any business-related vehicle 'through traffic' on Outlet Center Drive and that they should only use Inman Road.

   Staff Review: Please see the Technical Division's review for additional information regarding site access. The Technical Division has no objection to the waiver request to allow five (5) driveway connections to Inman Road. The applicant has proposed signage prohibiting business-related vehicle through traffic on Outlet Center Drive and directing such traffic to Inman Road. Staff notes that the effectiveness of the proposed signage in preventing business-related trucks from using Outlet Center Drive as a through route is not known.

7. **Buffering/Screening:**

Existing: The existing Ordinance 2020-43, Section (n) of the MDP Text provides the typical language for a 10-foot perimeter buffer and a 10/A screening standard around the PUD boundary, including a 6-foot screening wall along the FOP shooting range boundary. The text also identifies the 20-foot ROW reservation for future expansion along Inman Road and additional trees abutting the western boundary.

Modification: The proposed plan has been revised following the October 1, 2026 PZA hearing to provide an 8-foot masonry wall along the northern boundary abutting the FOP site. The text also provides an enhanced landscape buffer with additional trees and shrubs along the western boundary within the 10' perimeter buffer.

Staff Review: The proposed 8-foot masonry wall along the northern boundary, together with the enhanced landscaping along the western boundary, is intended to provide additional screening between the PUD and adjacent properties. The proposed landscaping along Inman Road provides additional screening between the development and the existing residential properties located across the roadway.

8. **Phasing -**

Existing: The phasing schedule has been revised twice through Major Modifications, and several Development Order Extensions have been submitted throughout the years. The Phasing is currently expired. According to Ordinance 2020-43, commencement should have occurred immediately after approval of the Major Modification in September of 2020. The Commercial Plans (COMM 2020-76) for the main 125,000 sqft warehouse were approved on 01/29/2021, but the associated Permit for the Amazon Distribution Center (Permit 12101876) expired on 10/04/2022.

Modification: The proposed plan has been revised to allow commencement within one (1) year of the approval of this Major Modification. They plan to complete construction within two (2) years of commencement.

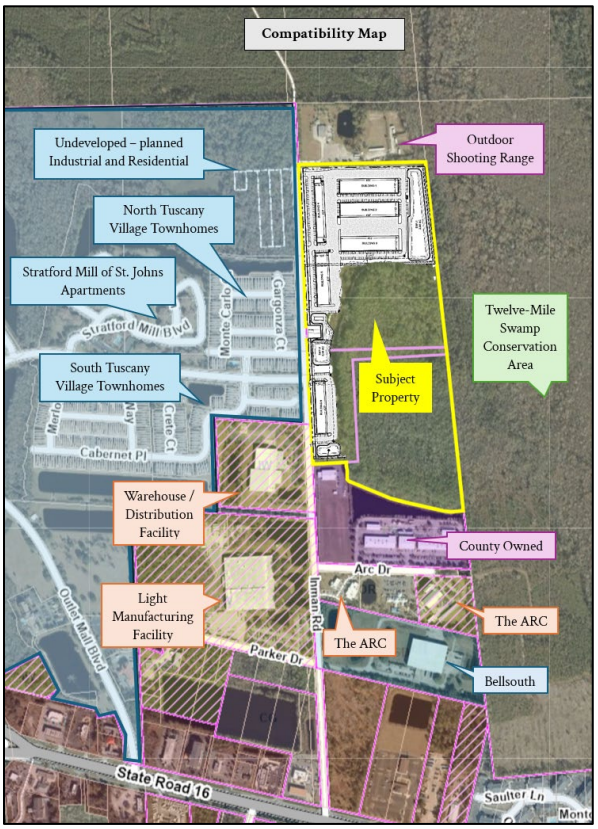
Staff Review: The PUD is currently expired, which necessitates this Major Modification. The proposed phasing schedule would allow commencement of the development within one (1) year of approval of this Major Modification, rather than requiring commencement immediately upon approval. While it is typical for project commencement to occur upon approval of a PUD or Major Modification, staff recognizes the proposed one-year timeframe as a reasonable period to allow the applicant to proceed with the necessary permitting and construction activities. Given the project's prior history of approved Major Modifications, extensions, and permitting, staff has no objections to the proposed commencement period or the associated two-year timeframe for completion of construction following commencement.

Figures 1 and 2 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing residential, industrial, a shooting range, a utility site, conservation land, and undeveloped land.

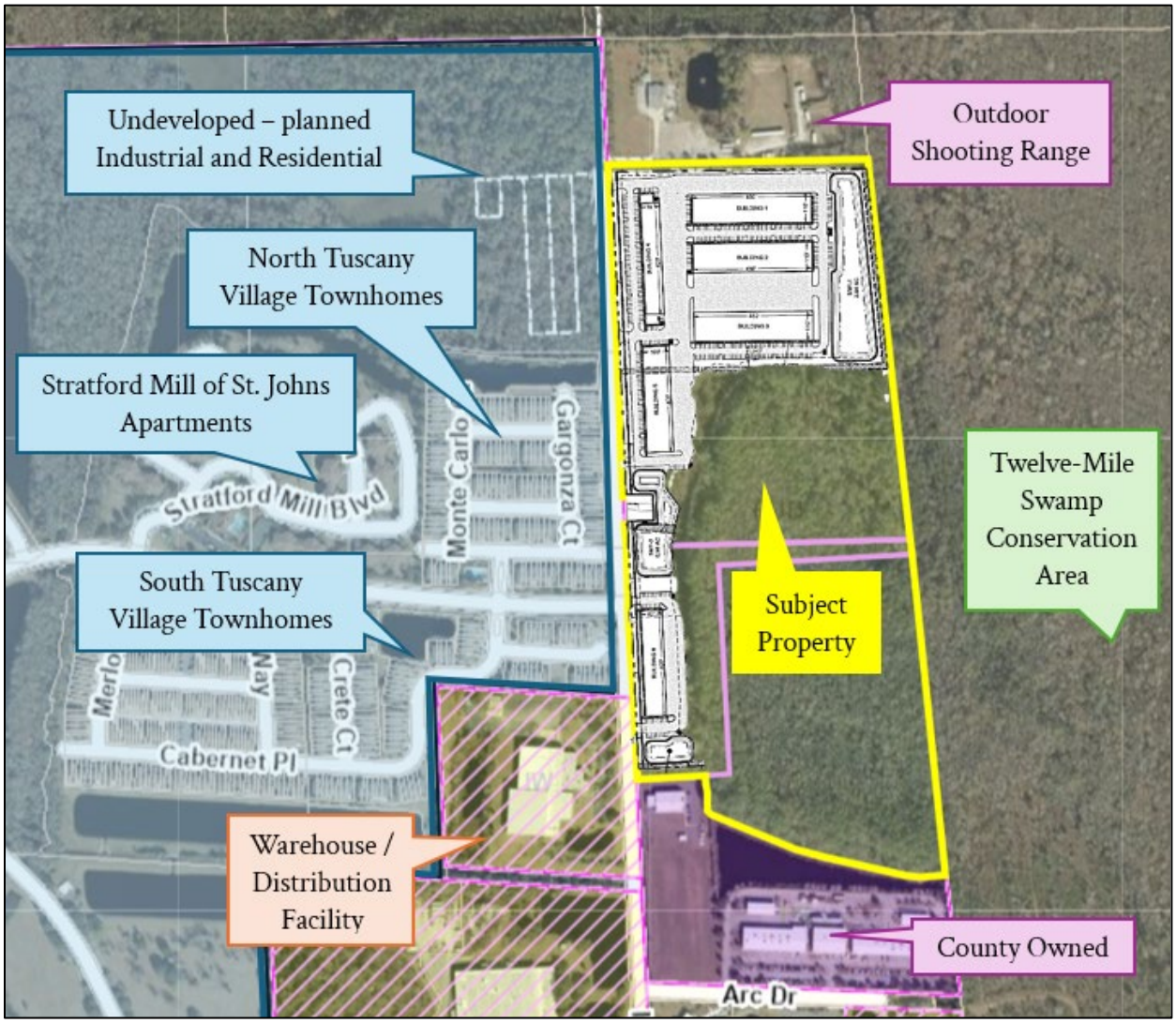
Figure 1: Compatibility Analysis

Criteria	Subject Property	North	East	South	Northwest (across Inman Rd)	Southwest (across Inman Rd)
FLUM	Mixed Use District (MD)	MD	Rural / Silviculture SJRWMD	MD	MD	MD
Zoning	Last Mile Distribution Facility PUD (Ord. 2006-136, as amended)	Open Rural (OR)	Open Rural (OR)	Public Service (PS)	St. Augustine Centre PUD (Ord. 1997-23, as amended)	Industrial Warehousing (with conditions Ord. 1987-4)
Current / Proposed Use	Current: undeveloped Proposed: Light Industrial and Warehousing	Outdoor Shooting Range (since 1989)	Conservation	County Owned (Utilities)	Townhomes (Tuscany Village) and undeveloped Residential / Industrial	Warehouse / Distribution Facility (was Budweiser since 1988)
Property Area	58.74 acres	10 acres	304 acres	14.55 acres	315 acres	10 acres
Density / Intensity	250,000 square feet of flex industrial uses	n/a	n/a	Approx. 57,500 sqft	Commercial= 428,493 sqft Hotel= 234 units Industrial= 300,00 sqft Residential= 1,167 units	Approx. 75,000 sqft

Figure 2: Compatibility Map



Close up of the Compatibility Map:



The above map shows the location of the proposed site in comparison to the existing Fraternal Order of Police (FOP) shooting range and existing residential homes.

The PUD has been amended twice through Major Modifications since its original approval in 2006, along with several Development Order Extensions and Small Adjustments. The amendments have included changes to the development name, site area, permitted uses, development intensity, and phasing. The current Major Modification proposes substantial revisions to the MDP Text and Map, including increasing the maximum intensity from 125,000 to 250,000 square feet, expanding the range of potential uses, revising access and right-of-way provisions, reducing building height, maintaining the 15-foot setback through a waiver, and extending the currently expired phasing schedule. Overall, the request represents a significant revision to the previously approved PUD while incorporating several site and development standards intended to support the proposed six-building flex industrial development.

PLANNING AND ZONING AGENCY HEARING (October 1, 2026)

The Planning and Zoning Agency (PZA) considered this request during its regularly scheduled public hearing on October 1, 2026. Public comment was predominantly in opposition, with speakers expressing concerns regarding traffic, roadway capacity, pedestrian safety, noise, lighting, drainage, potential environmental impacts, and compatibility with nearby residential areas and the FOP training facility. Some speakers also expressed concern about the broad range of potential uses and the lack of specific tenants.

The applicant responded to the concerns and indicated a willingness to add conditions addressing permitted and prohibited uses, traffic circulation, buffering, and screening. Board members discussed the need for additional information and revisions before making a recommendation. On October 1, 2026, the Agency voted 6-0 to continue the item until October 15, 2026, to allow the applicant time to address concerns raised during the hearing.

On October 6, 2026, the applicant subsequently submitted revisions addressing prohibited uses, signage for traffic circulation, and buffering/screening.

PLANNING AND ZONING AGENCY HEARING (October 15, 2026)

The Planning and Zoning Agency (PZA) considered this request during its continued public hearing on October 15, 2026. Public comments were received, with speakers expressing concerns regarding traffic, the unspecified permitted on-site uses, the potential use of Outlet Center Drive as a shortcut to Outlet Mall Boulevard, and roadway capacity. Board members discussed the scale of the proposed project in comparison to Amazon, proposed buffering, the amount of committed traffic, and existing roadway conditions, with traffic in the surrounding area identified as the primary concern. It was noted that the previous Amazon site was not included in the committed traffic counts. The status of the Planned Unit Development (PUD) was also discussed, and it was clarified that the PUD has expired and requires a Major Modification to revise the phasing rather than a simple extension of the development order. A motion to recommend approval subject to a condition prohibiting all on-site Distribution Centers was made and failed by a vote of 3-4. Perkins, Matovina, and Green supported the motion to recommend approval, while Hilsenbeck, Spiegel, Labanowski, and Olson opposed it. No further motions were made. Therefore, the decision is deemed as a recommendation for denial. Staff did not receive a subsequent application update to prohibit all on-site Distribution Centers.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff had received correspondence and calls regarding this request. Copies of the correspondence are included in **Attachment 3 - Correspondence**.

ACTION

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

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. Correspondence

Findings of Fact

MAJMOD 2025-12 FL St Augustine Inman 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 FL St Augustine Inman 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 FL St Augustine Inman 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 FL St Augustine Inman 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 the FL St Augustine Inman 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 FL St Augustine Inman 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.1.4.11 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.

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 FL ST AUGUSTINE INMAN PLANNED UNIT DEVELOPMENT (PREVIOUSLY APPROVED AS LAST MILE DISTRIBUTION FACILITY PUD), ORDINANCE NUMBER 2020-43, 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 October 15, 2025, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2025-12 FL St Augustine Inman PUD**, for an amendment to the FL St Augustine Inman Planned Unit Development (previously approved as Last Mile Distribution Facility PUD), Ordinance Number 2020-43, 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 FL St Augustine Inman PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2020-43, 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 FL St Augustine Inman 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 FL St Augustine Inman PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.

3. As modified, the FL St Augustine Inman 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 FL St Augustine Inman 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 FL St Augustine Inman PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the FL St Augustine Inman 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.

SECTION 3. That all other provisions of Ordinance 2020-43, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

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

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that 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 FL St Augustine Inman 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

PARCEL 1:
A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 06 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 47 SECONDS WEST, 713.24 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 13 SECONDS EAST, 768.30 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 07 SECONDS WEST, 340.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INMAN ROAD (A 60 FOOT RIGHT OF WAY); THENCE NORTH 02 DEGREES 34 MINUTES 47 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 2259.51 FEET TO THE SOUTHWEST CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 769, PAGE 238; THENCE NORTH 89 DEGREES 14 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS, 963.48 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 1362, PAGE 1392, OF SAID PUBLIC RECORDS.

PARCEL 2:
A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 06 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 06 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG SAID LAST MENTIONED LINE 1178.74 FEET; THENCE SOUTH 85 DEGREES 40 MINUTES 18 SECONDS WEST, 101.19 FEET; THENCE NORTH 80 DEGREES 35 MINUTES 11 SECONDS WEST, 50.40 FEET; THENCE NORTH 78 DEGREES 02 MINUTES 48 SECONDS WEST, 310.63 FEET; THENCE NORTH 73 DEGREES 01 MINUTES 03 SECONDS WEST, 103.77 FEET; THENCE NORTH 67 DEGREES 52 MINUTES 38 SECONDS WEST; 334.76 FEET; THENCE NORTH 41 DEGREES 14 MINUTES 03 SECONDS WEST, 18.32 FEET; THENCE NORTH 07 DEGREES 12 MINUTES 42 SECONDS WEST, 20.49 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 41 SECONDS WEST, 47.54 FEET; THENCE NORTH 03 DEGREES 19 MINUTES 49 SECONDS WEST, 35.25 FEET; THENCE NORTH 07 DEGREES 18 MINUTES 11 SECONDS WEST, 27.07 FEET; THENCE NORTH 86 DEGREES 58 MINUTES 07 SECONDS EAST, 86.85 FEET; THENCE NORTH 02 DEGREES 47 MINUTES 13 SECONDS WEST, 768.30 FEET; THENCE NORTH 87 DEGREES 12 MINUTES 47 SECONDS EAST, 713.24 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
"FL St. Augustine Inman PUD"

Section 5.03.02 (G) (1)

a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development

This PUD is proposed on behalf of the FL St. Augustine Inman, LLC ("Owner"), and requests a Major Modification (MAJMOD) to Planned Unit Development (PUD) Ordinance 2020-43. The proposed PUD is located approximately ½ mile north of SR-16 on the east side of the terminus of Inman Road and will modify the existing approved Warehouse/Distribution use, to a flex industrial type use for the purpose of developing the site as generally depicted on the Master Development Plan (MDP) map. The previous PUD was approved September 15, 2020, but the site remains vacant and undeveloped, except for previous limited agricultural uses and infrastructure.

It is anticipated that the design, character and architectural style of the proposed flex industrial uses demonstrate an innovative, unified, cohesive and compatible plan of development in that it will:

- Provide an environment, which is compatible with the surrounding land use fabric and compliments the commercial and industrial uses in the area, as well as service and employment opportunities for the residents of the area and greater St. Johns County.
- Permit a creative approach for the development of this site to accomplish a more desirable plan than would be possible through the strict application of the standard LDC requirements.
- Allow for site design, architectural style and low impact development principals in keeping with the latest technology and functional aspects of a modem distribution facility and infrastructure.

b. The total number of acres included within the project requested in the application.

58.74 acres (+/-).

c. ***The total number of Wetland acres included within the project as requested in the application.***

There are 32.38 (+/-) acres of wetlands.

d. ***The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.***

The total site area is 58.74 acres (+/-). The wetlands total 32.38 (+/-) acres and will remain as-is with no impacts or fill. Total upland area is 25.33 (+/-) acres. There will be approximately 1.03 (+/-) acres of Other Surface Waters (OSW) impacted and filled as part of the proposed development, pursuant to State and Federal regulations.

e. ***The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.***

This PUD will have no residential use, and the applicant waives rights to potentially develop as a Live Local Act residential project pursuant to the Florida Statutes.

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

A maximum of 250,000 square feet of flex industrial uses. Flex industrial is meant to generally describe the facilities and infrastructure that can be used and adapted over time for various tenants and will include light industrial and business/commercial park uses commensurate with the Industrial Warehousing and Commercial Warehouse zoning districts in the St. Johns County Land Development Code (LDC), except for the following list of uses, which shall not be allowed in this PUD.

1. Restaurants,
2. Retail Sales (Except Ancillary to a Primary Allowed Use),
3. Brewpubs,
4. Psychics, Astrologists, Palmists,
5. Financial Institutions,
6. Funeral Homes, Crematoriums, Mortuaries,
7. Convenience Stores,
8. Gas Stations, Car Wash Facilities, Auto/Oil Change Facilities,
9. Alcoholic Beverage Sales,
10. Adult Arcade Amusement/Electronic Game Promotions,
11. Automobile Sales/Service/Rental Facilities,
12. Large Scale Discount Centers,
13. Supercenters,

14. Big Box Retailers,
15. Outdoor Plant/Garden Supply Centers,
16. Vocational/Technical Trade Schools,
17. Taverns, Bars, Lounges, Clubs,
18. Adult Uses,
19. Agricultural Stands,
20. Arenas/Rodeo Grounds,
21. Kennels and other Animal Boarding Facilities,
22. Storage of Garbage/Waste Haulers,
23. Flea Markets,
24. Truck Stops,
25. Hotels/Motels,
26. Vegetable Food Processing,
27. Lumberyards,
28. Biomass Processing/Transfer Facilities,
29. Newspaper Printing Operation/Distribution,
30. Vehicle Recycling Facilities,
31. Composting/Yard Waste Facilities,
32. Outdoor Seasonal Sales, Farmers Markets,
33. Any Use Emitting Noxious Odors,
34. Last Mile Distribution Facilities,
35. Data Centers,
36. Livestock Auction Facilities,
37. Airport, Heliport Facilities,
38. Electric Substations,
39. Large Scale Printing Plants,
40. Racetracks (auto, dog, kart, horse, moto),
41. Limited Paramutual Permit Holder,
42. Heavy Industrial Uses per LDC 2.02.01.K.

g. ***The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.***

The development will adhere to the following minimum site development standards listed below and as depicted on the MDP Map:

1. Structure Setbacks: 15' front, 15' side and 15' rear; similar to IW Zoning District.
2. Parking: Shall meet applicable requirements of the LDC.
3. Building Height: Shall not exceed 35'.
4. Accessory Structures: Shall meet applicable requirements of the LDC.

5. Signage: Shall meet applicable requirements of the LDC.

6. Maximum ISR: 75%;

7. Maximum FAR: 70%;

8. Lighting: Shall meet applicable requirements of the LDC.

h. The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will he provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.

Drainage

Drainage will be provided by way of pipe, ditch and/or culvert to storm water management facilities either, which may include ponds, swales and or subsurface systems on site to treat storm water runoff. All storm water facilities will adhere to St. Johns County and St. Johns River Water Management District regulations. Pursuant to Comprehensive Plan Policies D.3.2.13 and E.2.6.8, storm water ponds will be designed and constructed, wherever feasible, to use natural vegetation, trees, understory plantings and groundcover to create wildlife habitat and passive recreation areas.

Access & Interconnectivity

A 20' right-of-way reservation area is provided and depicted on the MDP map.

Vehicle access and circulation will be provided on site connecting to Inman Road for parking and loading as depicted on the MDP map, including five (5) ingress/egress points for employees, customers, and truck ingress/egress. Inman Road shall be improved to County Minor Collector standards from the project's northerly point of access to the area just south of Outlet Centre Drive where County ownership of the roadway begins.

Intersection improvements at Inman Road and SR 16 will comply with the FDOT and St. Johns County Requirements, as determined by the traffic analysis.

The unimproved portion of Inman Road will be improved to St. Johns County standards as a Minor Collector, or other standard as determined, to serve as a roadway for the PUD and existing adjacent uses. Pedestrian access and interconnectivity will be made possible by a 5' sidewalk along the western road frontage to connect existing uses and developments abutting to the north and south. A 4' internal sidewalk is proposed along the parking frontage within the 10' perimeter buffer for employees connecting the parking area to other areas of the development as depicted on the MDP map.

Signs shall be provided on the property prohibiting any business-related vehicle 'through-traffic' on Outlet Center Drive, and to only use Inman Road.

Open Space & Recreation

The minimum open space will be provided throughout the PUD per the requirements of the LDC as depicted on the MDP Map. No recreation is planned as part of this PUD.

Utilities & Solid Waste

Water and sewer will be a centralized system provided by St. Johns County Utility Department. Solid waste will be provided by the licensed franchisee in the area.

Fire Protection

Fire protection will comply with LDC Part 6.03.00 and meet the current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

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

St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a new 250,000 square foot flex industrial development with a total anticipated usage of 6,000 gallons per day of water and 6,000 gallons per day sewer. The water and sewer service will be provided by the CR 214 Water Treatment Plant and SR16 Wastewater Treatment Plant, respectively~~.~~

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.

Utility connection points shall be installed as listed in the Availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

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.

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. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipes.

j. ***The type of underlying soils and its suitability for development of the proposed project***

The ECS Florida, LLC report, included with this application, describes the site to generally have Smyrna-Smyrna Wet Fine Sand, Ona-Ona Wet Fine Sand, St. Johns Fine Sand, and Tomoka Muck. A detailed analysis and geotechnical exploration of soil structure for

development purposes will be conducted during the engineering and construction plan phase.

k. ***The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal.***

Pursuant to the ECS Florida, LLC report, the site includes 58.74 (+/-) acres of Mixed Hardwood-Coniferous (1400), Urban Open Land (1821), High Intensity Urban (1822), Industrial (1822), Mixed Hardwood-Coniferous Swamps (2200), and Cypress (2211) FLUCCS land use types.

l. ***The type and extent of any significant natural communities habitat as defined by this code***

A protected wildlife species survey and habitat assessment were conducted over the property on July 29, 2025, by ESC Florida, LLC. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). The Project area was surveyed for potential threatened and endangered species of St. Johns County, Florida. There are no known or documented species of special concern or significant natural communities' habitat on site.

m. ***Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply***

There are no known or observed historic resources on site. The archaeological review is complete pursuant to the PREAPP 2025-080 comment from Megan Wright. However, if archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Historic Resource Management office contacted immediately (Objective A.1.4.6, St. Johns County Comprehensive Plan).

n. ***The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

A minimum 10' perimeter buffer and 10/A screening standards shall be provided along the PUD boundary, including a masonry screening wall of minimum height of 8' along the North property boundary abutting the existing FOP outdoor shooting range lanes, as described and depicted on Exhibit C MDP Map as part of this PUD. A 20' reservation for future ROW expansion will be provided along the western property boundary abutting Inman Road. An enhanced landscape buffer with additional trees and shrubs beyond the minimum standards as described in this PUD will be provided along the western property boundary abutting Inman Road across from the

existing residential uses to provide additional screening and buffering.

An average 25' undisturbed upland buffer, plus a 25' building setback is required between developed areas and contiguous wetlands. However, all interior drive and parking areas, infrastructure and accessory uses are allowed in the setback.

o. PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.

Not applicable.

p. ***The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.***

Temporary signage shall be allowed within the Property and shall comply with LDC Section 7.02.00. Provided a permit for construction or development has been issued, pursuant to LDC Section 2.02.05.B.5, temporary construction trailers may be utilized and placed on the site in the location shown on the construction plans. Temporary construction trailers will be allowed to remain until completion of the last building and must be removed no later than thirty (30) days of approval of the certificate of occupancy for the last building. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets the LDC requirements.

q. ***The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, set- backs, swimming pools, fencing, and similar uses.***

Accessory structures will meet the applicable requirements of the LDC.

r. ***A phasing schedule, including at a minimum, the amount of residential and non- residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.***

Construction is planned to commence within one (1) year from approval of this PUD Ordinance. Commencement of construction shall be deemed to have occurred upon final construction plan approval for any portion of the horizontal infrastructure improvements. Construction shall be

completed in accordance with the applicable expiration date(s) of construction plan approvals, which may be extended upon County approval pursuant to applicable provisions of the LDC. It is anticipated construction to be complete within two (2) years from date of commencement. Completion of construction is defined as receipt of approval from the County of the post-construction infrastructure as-built surveys or the certification of completion by the licensed Professional Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

s. ***The projected impact of the project upon St. Johns County, an explanation of the project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the project.***

The Major Modification from PUD to PUD Zoning will allow for a development compatible with the existing Mixed-Use Future Land Use designation in an appropriate location adjacent to and integrated into the existing mixed-use nodal interchange development at I-95 and SR-16. This development will provide opportunities for commercial growth, service to the surrounding residential communities, economic development and employment generation within St. Johns County.

The Property is in a constantly growing part of St. Johns County. This development will complement the growth and activity near the Interstate 95 and SR-16 interchange area that has taken place since the mid-1980s based on market demand and its prime location factors. Numerous changes to the commercial and industrial warehouse zoning districts have occurred to accommodate development to serve St. Johns County, including almost every parcel of land along Inman Road, SR-16 and 15 modifications to the St. Augustine Centre mixed-use PUD since its adoption.

t. ***A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.***

1) A waiver from LDC Sections 6.06.04.A&B for a reduction of the buffer and screening standard from Type 30/B to 10/A around the perimeter of the property, except as previously described in Section n of this PUD. The western property line abuts the 60' Inman Road right-of-way; the northern property line abuts an existing shooting range and lodge owned by the St. Johns County Fraternal Order of Police (FOP); the eastern property line abuts approximate 22,000 acre Twelve Mile Swamp Conservation Area owned by the SJRWMD/FDEP that acts as a buffer from development, the southern property line abuts public land owned and operated by St. Johns County's Utility Department as a warehouse and storm water pond. Based on the aforementioned surrounding property data, the normal buffer and screening standard would constrain and burden the needed internal vehicular use areas and parking infrastructure needed to serve the flex industrial facility.

2) A waiver from LDC Sections 6.04.05, 6.04.05.C.2.b and 6.04.05.H.1.a.l for the use of an

access road to serve a portion of the site, to allow up to five (5) driveway connections to accommodate the separate vehicle parking, staging and loading areas required for the development, and eliminate the right turn lane requirement on Inman Road. An access easement will be provided, if needed, with the roadway improvements to assure continued access to the abutting property owners. The frontage of the property is approximately 2,250 linear feet, combined along Inman Road and the unimproved roadway, and the developable portions of the property are uniquely shaped and generally split into two, a northern portion and southern portion. As such, the normal access and driveway connection standards would hinder the ability to develop the site with proper circulation and access.

3) A waiver from LDC Section 5.03.03.B.2 for a reduction from 20' to 15' for the commercial setback from a right-of-way line. The 15' setback is commensurate with the majority of commercial, office and industrial zoning categories in St. Johns County. Furthermore, the previous PUD (Ord. 2020-43) was adopted with 15' setbacks along the same right-of-way line and accounted for the increased distance based on the reservation area across Inman Road to the nearest adjacent residential area to the west.

u. ***A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.***

The Applicant hereby stipulates and agrees to proceed with the descriptions listed in this MDP text 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. Changes to the MDP map pursuant to final engineering and permitting requirements imposed by local or State agencies related to civil infrastructure, utilities and/or storm water management systems will be allowed by way of an administrative Small Adjustment concurrent with construction plan review and approval as long as the overall spirit and intent of the MDP text is met for this PUD.

v. ***When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each land use designation.***

Not applicable. The entire property has a Comprehensive Plan FLUM designation of Mixed-Use.

LEGAL DESCRIPTION:

PARCEL 1:
A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST;
THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET;
THENCE SOUTH 87 DEGREES 15 MINUTES 47 SECONDS WEST, 713.84 FEET;
THENCE SOUTH 08 DEGREES 47 MINUTES 13 SECONDS EAST, 768.30 FEET;
THENCE SOUTH 80 DEGREES 58 MINUTES 07 SECONDS WEST, 340.85 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INMAN ROAD (A 60 FOOT RIGHT OF WAY);
THENCE NORTH 02 DEGREES 34 MINUTES 47 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 2259.51 FEET TO THE SOUTHWEST CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 769, PAGE 238;
THENCE NORTH 89 DEGREES 14 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS, 963.48 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 1362, PAGE 1392, OF SAID PUBLIC RECORDS.

PARCEL 2:
A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST;
THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET FOR A POINT OF BEGINNING;
THENCE CONTINUE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG SAID LAST MENTIONED LINE 1178.74 FEET;
THENCE SOUTH 82 DEGREES 40 MINUTES 18 SECONDS WEST, 101.19 FEET;
THENCE NORTH 80 DEGREES 35 MINUTES 11 SECONDS WEST, 50.40 FEET;
THENCE NORTH 75 DEGREES 00 MINUTES 48 SECONDS WEST, 310.63 FEET;
THENCE NORTH 73 DEGREES 01 MINUTES 03 SECONDS WEST, 103.77 FEET;
THENCE NORTH 67 DEGREES 58 MINUTES 38 SECONDS WEST, 334.76 FEET;
THENCE NORTH 41 DEGREES 14 MINUTES 03 SECONDS WEST, 18.38 FEET;
THENCE NORTH 07 DEGREES 12 MINUTES 43 SECONDS WEST, 20.49 FEET;
THENCE NORTH 01 DEGREES 53 MINUTES 41 SECONDS WEST, 47.54 FEET;
THENCE NORTH 03 DEGREES 19 MINUTES 49 SECONDS WEST, 55.25 FEET;
THENCE NORTH 07 DEGREES 15 MINUTES 11 SECONDS WEST, 27.07 FEET;
THENCE NORTH 08 DEGREES 58 MINUTES 07 SECONDS EAST, 96.85 FEET;
THENCE NORTH 08 DEGREES 47 MINUTES 13 SECONDS WEST, 768.30 FEET;
THENCE NORTH 87 DEGREES 12 MINUTES 47 SECONDS EAST, 713.84 FEET TO THE POINT OF BEGINNING.

PARKING REQUIREMENTS		
	REQUIRED PARKING	PARKING PROVIDED
WAREHOUSE (1 SPACE PER 3,000 SF) 200,000 SF / 3,000 = 67	67	
OFFICE (1 SPACE PER 500 SF) 50,000 SF / 500 = 100	100	
TOTAL	167	449

GENERAL NOTES:

1. ACCESSIBILITY COMPLIANCE
   All facilities and elements of the site, including accessible routes and parking, shall comply with the:
   - Florida Accessibility Code for Building Construction (FACBC)
   - ADA Standards for Accessible Design
   - Americans with Disabilities Act Accessibility Guidelines (ADAAG)
   - 28 CFR Part 35
2. Fair Housing Act, if applicable
   Details regarding location, size, number, dimensions, and other necessary data shall be provided on the construction drawings.
3. PROJECT LAYOUT
   The project layout is conceptual and may be revised on construction plans or modified through changes to the Master Development Plan in accordance with St. Johns County criteria.
4. TEMPORARY CONSTRUCTION TRAILER
   Temporary construction trailers may be located within development areas and may be relocated as construction progresses. Trailers shall not be located within required buffers.
5. SIGNAGE
   All proposed signage shall be designed and permitted by others and shall comply with Article 7 of the Land Development Code (LDC).
6. DUMPSTER, WASTE, AND EQUIPMENT SCREENING
   All dumpster, waste, and equipment areas shall be screened from view in accordance with the following:
   - LDC Section 6.06.04(B)(8)
   - LDC Section 6.06.04(B)(9)
7. OUTDOOR LIGHTING
   Outdoor lighting shall comply with the following sections of the LDC:
   - Section 6.09.01
   - Section 5.03.06(H)(6)
8. BICYCLE PARKING
   Bicycle parking shall be provided in accordance with LDC Section 6.05.02(M).
9. SIDEWALKS AND PEDESTRIAN FACILITIES
   Sidewalks shall be provided in accordance with LDC Section 6.02.06 and other applicable pedestrian facility requirements.

SITE DATA	
PARCEL #:	0865100000, 0865200130
TOTAL SITE AREA:	58.74 AC.
TOTAL WETLAND AREA:	32.38 AC.
TOTAL WETLANDS PRESERVED:	32.38 AC.
OTHER SURFACE WATERS (OSW) TOTAL AREA:	1.03 AC.
LINEAR FEET OF WETLANDS:	3,422 LF
REQUIRED UPLAND BUFFER AREA:	3,422 LF X 25 FT = 85,550 SF = 1.96 AC.
AVERAGED UPLAND BUFFER AREA:	2.06 AC.
MAX. IMPERVIOUS SURFACE RATIO (ISR):	75%
MAXIMUM BUILDING AREA:	250,000 SF
MAX. FLOOR AREA RATIO (FAR):	70%
OPEN SPACE MINIMUM:	25%
FLOOD ZONE:	X & A
FIRM - COMMUNITY - PANEL:	12109C0292J
BASE FLOOD ELEVATION:	20.2
MIN. YARD REQUIREMENTS	
FRONT SETBACK:	15'
SIDE SETBACK:	15'
REAR SETBACK:	15'
MAX. STRUCTURE HEIGHT:	35'



VICINITY MAP
NTS

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

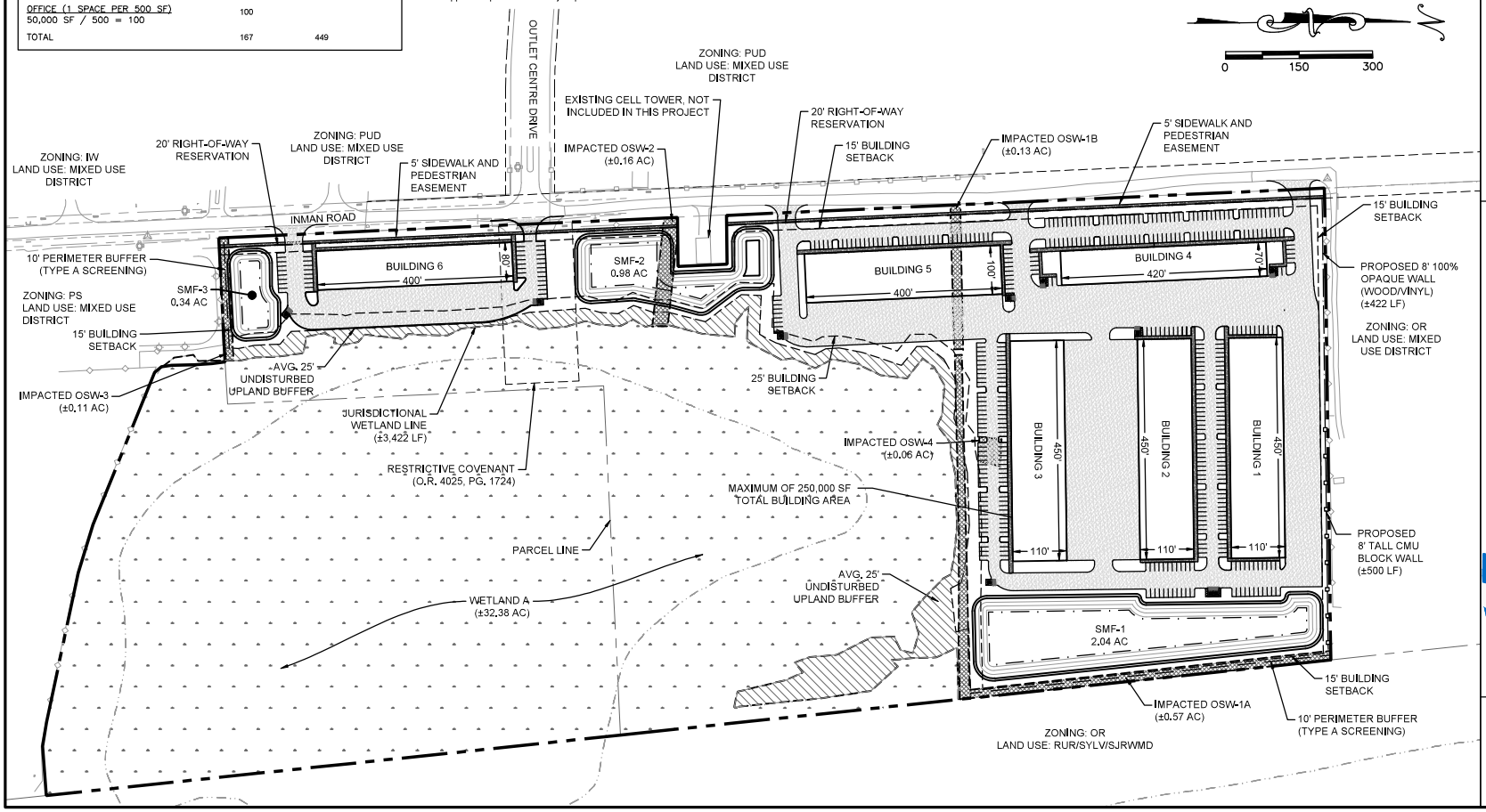
APPROVED : _____

DATE : _____

ORDINANCE NUMBER : _____

FILE NUMBER : _____

0 150 300



DAVID O. DOSTIE, P.E.
FL# 93742

Date	Revision

AE JOB NO,: 25-80
DESIGN: DOD
DRAWN: ANT
CHECKED: CAK
DATE: 7/14/2026

EXHIBIT "C"
MASTER DEVELOPMENT PLAN
3960 INMAN ROAD
ST. AUGUSTINE, FL 32084

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

MDP

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

EXHIBIT B

MASTER DEVELOPMENT PLAN TEXT
~~Last Mile Distribution Facility PUD~~"FL St. Augustine Inman PUD"

Section 5.03.02 (G) (1)

a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. ~~.~~Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development~~.~~

This PUD is proposed on behalf of the FL~~Fountains of~~ St. Augustine Inman, LLC ("~~(~~"Owner"),~~"),~~ and requests a Major Modification (MAJMOD)~~rezoning~~ to Planned Unit Development (PUD) Ordinance 2020-43~~2015-12~~. The proposed PUD is~~,~~ located approximately ½ mile north of SR-16 on the east side of the terminus of Inman Road and~~,~~ will modify~~convert~~ the existing approved ~~Class A Motorhome Vacation Resort and accessory Commercial Uses to a~~ Warehouse/Distribution use, to a flex industrial type use for the purpose of developing the site as generally depicted on the Master Development Plan (MDP) map. ~~.~~The previous PUD was approved September 15, 2020~~in February 2015~~, but the site remains vacant and undeveloped, except for~~with the exception of~~ previous limited agricultural uses and infrastructure.

It is anticipated that the design, character and architectural style of the proposed flex industrial uses demonstrate~~distribution facility demonstrates~~ an innovative, unified, cohesive and compatible plan of development in that it will:

- Provide an environment, which is compatible with the surrounding land use fabric and compliments the commercial and industrial uses in the area, as well as service and employment opportunities for the residents of the area and greater St. Johns County.
- Permit a creative approach for the development of this site to accomplish a more desirable plan than would be possible through the strict application of the standard LDC requirements.
- Allow for site design, architectural style and low impact development principals in keeping with the latest technology and functional aspects of a modem~~modern~~ distribution facility and infrastructure.

b. The total number of acres included within the project requested in the application.

58.74 acres (+/-).

c. ***The total number of Wetland acres included within the project as requested in the application.***

There are 32.383.4140 (+/-) acres of wetlands.

d. ***The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.***

The total site area is 58.74 acres (+/-). The wetlands total 33.4132.38 (+/-) acres and will remain as-is with no impacts or fill. .Total upland area is 25.48-3326.34 (+/-) acres. The wetlands total 32.40 (+/-) acres. The wetlands total 33.41 (+/-) acres. There will be approximately 0.0607 acres of wetlands impacted and filled, which will be permitted pursuant to State and Federal regulations. to accommodate certain portions of the parking lot as depicted on the MDP Map. It is anticipated that approximately 32.33.35 acres of wetlands will remain on site.There will be approximately 1.03 (+/-) acres of Other Surface Waters (OSW) impacted and filled as part of the proposed development, pursuant to State and Federal regulations. after the impacts are permitted.

e. ***The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.***

This PUD will have no residential use, and the applicant waives rights to potentially develop as a Live Local Act residential project pursuant to the Florida Statutes.uses.

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

A maximum of 250,000 square feet of flex industrial uses. Flex industrial is meant to generally describe the facilities and infrastructure that can be used and adapted over time for various tenants and will include light industrial and business/commercial park uses commensurate with the Industrial Warehousing and Commercial Warehouse zoning districts in the St. Johns County Land Development Code (LDC), except for the following list of uses, which shall not be allowed in this PUD.

1. Restaurants,
2. Retail Sales (Except Ancillary to a Primary Allowed Use),
3. Brewpubs,
4. Psychics, Astrologists, Palmists,
5. Financial Institutions,
6. Funeral Homes, Crematoriums, Mortuaries,

7. Convenience Stores,
8. Gas Stations, Car Wash Facilities, Auto/Oil Change Facilities,
9. Alcoholic Beverage Sales,
10. Adult Arcade Amusement/Electronic Game Promotions,
11. Automobile Sales/Service/Rental Facilities,
12. Large Scale Discount Centers,
13. Supercenters,
14. Big Box Retailers,
15. Outdoor Plant/Garden Supply Centers,
16. Vocational/Technical Trade Schools,
17. Taverns, Bars, Lounges, Clubs,
18. Adult Uses,
19. Agricultural Stands,
20. Arenas/Rodeo Grounds,
21. Kennels and other Animal Boarding Facilities,
22. Storage of Garbage/Waste Haulers,
23. Flea Markets,
24. Truck Stops,
25. Hotels/Motels,
26. Vegetable Food Processing,
27. Lumberyards,
28. Biomass Processing/Transfer Facilities,
29. Newspaper Printing Operation/Distribution,
30. Vehicle Recycling Facilities,
31. Composting/Yard Waste Facilities,
32. Outdoor Seasonal Sales, Farmers Markets,
33. Any Use Emitting Noxious Odors,
34. Last Mile Distribution Facilities,
35. Data Centers,
36. Livestock Auction Facilities,
37. Airport, Heliport Facilities,
38. Electric Substations,
39. Large Scale Printing Plants,
40. Racetracks (auto, dog, kart, horse, moto),
41. Limited Paramutual Permit Holder,
42. Heavy Industrial Uses per LDC 2.02.01.K.

~~Warehouse/Distribution: A maximum of 125,000 square feet.~~

g. ***The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.***

The

development will adhere to the following minimum site development standards listed below and as depicted on the MDP Map:

1. 1. Structure Setbacks: 15'15' front, 15'15' side and 15'15' rear; similar to IW Zoning District.

2. 2. Parking: Shall meet applicable requirements of LDC Section 6.05.02 for the LDC.proposed use.

3. Building Height: Shall not exceed 35'.

3. Building Height: Shall not exceed 50'. Buildings over 35' shall be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire prevention Code, NFPA 13, and the LDC.

4. 4. Accessory Structures: Shall meet applicable requirements of the LDC.

Signage: Shall meet applicable requirements of the LDC.
5.

5. Signage: Shall meet LDC Section 7.00.00.

6. Screening: West Type "'10/A"' on the west boundary abutting Inman Road, the IW zoned distribution facility and residential uses in the mixed use PUD west of the 60' ROW;

South Type "'10/A"' on the south boundary; abutting OR and PS

~~zoned St. Johns County owned property and Utility Department Warehouse; No rth Ty pe ""“10/A””, including a screening wall of minimum hei ght of 6’, on the north boundary abutting the exi sting OR zoned St. Johns County Fraternal Order of Pol ice (FOP) shooting range and lodge;~~

~~East Type "10/A" on east boundary;~~
~~East Type “10/A” on east boundary abutting the OR zoned Twelve Mile Swamp Conservation Area owned by the St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP). A waiver is requested in Section T of this PUD.~~

6. ~~7.~~
Maximum ISR: 75%;~~%, similar to IW Zoning District~~

7. ~~8.~~
Maximum FAR: 70%;~~%, similar to IW Zoning District~~

8. ~~9.~~
Lighting: Shall meet applicable requirements of the LDC. ~~Section 6.09.02.~~

h. The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will he~~be~~ provided,

the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.

Drainage

Drainage will be provided by way of pipe, ditch and/or culvert to storm water management facilities either, which may include ponds, swales and or subsurface systems on site to treat storm water runoff. -All storm water facilities will adhere to St. Johns County and St. Johns River Water Management District regulations. Pursuant to Comprehensive Plan Policies D.3.2.13 and E.2.6.8, storm water ponds will be designed and constructed, wherever feasible, to use natural vegetation, trees, understory plantings and groundcover to create wildlife habitat and passive recreation areas.

Access & Interconnectivity

A 20' right-of-way reservation area is provided and depicted on the MDP map.

Vehicle access and circulation will be provided on site connecting to Inman Road for parking and loading as depicted on the MDP map, including five (5)~~one (1) dedicated truck/trailer ingress/egress, one (1) dedicated employee ingress/egress, and two (2) dedicated delivery van~~ ingress/egress points for employees, customers, and truck ingress/egress. ~~. Intersection improvements at~~ Inman Road shall be improved to~~and SR 16 will comply with FDOT and St. Johns~~ County Minor Collector standards from~~requirements, as determined by~~ the project's northerly point of access to the area just south of Outlet Centre Drive where County ownership of the roadway begins~~traffic analysis~~.

Intersection improvements at Inman Road and SR 16 will comply with the FDOT and St. Johns County Requirements, as determined by the traffic analysis.

The unimproved portion of Inman Road will be improved to St. Johns County standards as a Minor Collector, or other standard as determined, to serve as a roadway for the PUD and existing adjacent uses. Pedestrian access and interconnectivity will be made possible by a 5'~~5'~~ sidewalk along the western road frontage to connect existing uses and developments abutting to the north and south. A 4'~~4'~~ internal sidewalk is proposed along the parking frontage within the 10'~~10'~~ perimeter buffer for employees connecting the parking area to other areas of the development as depicted on the MDP map.

Signs shall be provided on the property prohibiting any business-related vehicle 'through-traffic' on Outlet Center Drive, and to only use Inman Road.

Open Space & Recreation

The minimum open space will be provided throughout the PUD per the requirements of the LDC as depicted on the MDP Map. No recreation is planned as part of this PUD.

Utilities & Solid Waste

Water and sewer will be a centralized system provided by St. Johns County Utility Department. -Solid waste will be provided by the licensed franchisee in the area.

Fire Protection
Fire protection will comply with LDC Part 6.03.00 and meet the current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

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

St. Johns County Utility Department (SJCUD) will be able to meet the water and sewer plant capacity for a new 250125,000 square foot flex industrial developmentfeet distribution center with a total anticipated usage of 6,0003,750 gallons per day of water and 6,0003,750 gallons per day sewer. The water and sewer service will be provided by the CR 214 Water Treatment Plant and SR16 Wastewater Treatment Plant, respectively.

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.

Utility connection points shall be installed as listed in thepiethe Availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

ii

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.

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. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipes.

j. ***The type of underlying soils and its suitability for development of the proposed project***

The ECS Florida, LLC report, included with this application,The USDA Natural Resource Conservation Service soil survey describes the site to generally have Smyrna-Smyrna Wet Fine Sand, Ona-Ona Wet Fine Sand, St. Johns Fine Sand, and Tomoka Muck. A detailed analysis and geotechnical exploration of soil structure for development purposes will be conducted during the engineering and construction plan phase.

k. ***The type and extent of upland forest and wetlands on the site using the Level III classification***

of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal.

Pursuant to the ECS Florida, LLC report, theThe site includes 58.7432.33 (+/-) acres of Wetland Forested Mixed Hardwood-Coniferous (1400), Urban Open Land (1821), High Intensity Urban (1822), Industrial (1822), Mixed Hardwood-Coniferous Swamps (2200),(6300) and Cypress (2211) 6210). The remaining 26.41 (+/-) acres are made up of man-made pond (5300), ditch (5100), upland mixed coniferous/hardwood (4340), crops and agricultural (2143, 2140, 1510) as further depicted on the FLUCCS land use types. map exhibit included as part of this PUD application.

l. ***The type and extent of any significant natural communities habitat as defined by this code***

A protected wildlife species survey and habitat assessment were conducted over the property on July 29, 2025, by ESC Florida, LLC. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). The Project area was surveyed for potential threatened and endangered species of St. Johns County, Florida. There are no known or documented species of special concern or significant natural communities'communities habitat on site.

m. ***Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply***

There are no known or observed historic resources on site. The archaeological review is complete pursuant to the PREAPP 2025-0802020-055 comment from Megan Wright.Mercedes Herrold. However, ifin the event that archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division, Historic Resource Management office contacted immediately (Objective A.1.4.6, St. Johns County Comprehensive Plan).

n. ***The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

A minimum 10'10' perimeter buffer and 10/A screening standards shall be provided along the PUD boundary, including a masonry screening wall of minimum height of 8'6' along the North property boundary abutting the existing FOP outdoor shooting range lanes, as described and depicted on Exhibit C MDP Map as part of this PUD. A n additional 20'20' reservation for future ROW expansion will be provided along the western property boundary abutting Inman Road. An enhanced landscape buffer with aAdditional trees and shrubs beyond the minimum

standards~~.~~ as described in this PUD will be ~~added~~ provided ~~abutting~~ along the western property boundary abutting Inman Road ~~along Inman Road~~ across from the existing residential uses to provide additional screening and buffering~~. g.~~

An average 25'~~25'~~ undisturbed upland buffer, plus a 25'~~25'~~ building setback is required between developed areas and contiguous wetlands. However, all interior drive and parking areas, infrastructure and accessory uses are allowed in the setback.

o. ~~.~~PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.

Not applicable.

p. ***The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.***

Temporary signage shall be allowed within the Property and shall comply with LDC Section 7.02.00. Provided a permit for construction or development has been issued, pursuant to LDC Section 2.02.05.B.5, temporary construction trailers may be utilized and placed on the site in the location shown on the construction plans. Temporary construction trailers will be allowed to remain until completion of the last building and must be removed no later than thirty (30) days of approval of the certificate of occupancy for the last building. Parking shall be provided for the trailer(s) in a temporarily defined, but unpaved lot with a driveway apron that meets the LDC requirements.

q. ***The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, set~~.~~ ~~.~~backs, swimming pools, fencing, and similar uses.***

Accessory structures will meet the applicable requirements of the LDC.

r. ***A phasing schedule, including at a minimum, the amount of residential and non~~.~~ ~~.~~residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent complete, before the next phase may proceed. The phasing schedule between the commencement dates and completion date may be modified pursuant to LDC Section 5.03.05. The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07.***

Construction is planned to commence within one (1) year from approval of this PUD Ordinance. Commencement of construction shall be deemed to have occurred upon final construction plan approval for any portion of the horizontal infrastructure improvements. Construction shall be completed in accordance with the applicable expiration date(s) of construction plan approvals, which may be extended upon County approval pursuant to applicable provisions of the LDC. It is anticipated construction to be complete within two (2) years from date of commencement. Completion of construction is defined as receipt of approval from the County of the post-construction infrastructure~~n~~ as-built surveys or the certification of completion by the licensed Professional Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by the County pursuant to LDC Section 5.03.05.

~~The project will be completed within a single one-year phase. Construction is planned to commence immediately from the date of approval of this PUD Ordinance and applicable County, State and Federal permits.~~

s. ***The projected impact of the project upon St. Johns County, an explanation of the project's~~sproject's~~ benefit to the County, as compared to existing zoning or other zoning district, and justification of the project.***

The Major Modification from PUD to PUD Zoning will allow for a development compatible with the existing Mixed-Use Future Land Use designation in an appropriate location adjacent to and integrated into the existing mixed-use nodal interchange development at I-95 and SR-16. This development will provide opportunities for commercial growth, service to the surrounding residential communities, economic development and employment generation within St. Johns County.

The Property ~~is located in~~is in a constantly~~constant~~ growing part of St. Johns County. This development will complement~~compliment~~ the growth and activity near the~~this~~ Interstate 95 and SR-16 interchange area that has taken place since the mid-1980s based on market demand and its prime location factors. Numerous changes to the commercial and industrial warehouse zoning districts have occurred to accommodate development to serve St. Johns County~~County~~, including almost every parcel of land along Inman Road, SR-16 and –15 modifications to the St. Augustine Centre mixed-use PUD since its adoption.

t. ***A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.***

~~There are three (3) waivers requested as part of this PUD.~~

1) A waiver from LDC Sections 6.06.04.A&B for a reduction of the buffer and screening standard from Type 30/B to 10/A around the perimeter of the property, except as previously described in Section n of this PUD. The western property line abuts the 60'~~60'~~ Inman Road right-of-way; the northern property line abuts an existing shooting range and lodge owned by the St. Johns County Fraternal Order of Police (FOP); the eastern property line abuts

approximate 22,000 acre Twelve Mile Swamp Conservation Area owned by the SJRWMD/FDEP that acts as a buffer from development, the southern property line abuts public land owned and operated by St. Johns County's~~County's~~ Utility Department as a warehouse and storm water pond. Based on the aforementioned surrounding property ~~data, the~~data, the normal ~~buffer and~~buffer and screening standard would constrain and burden the needed internal vehicular use areas and parking infrastructure needed to serve the flex industrial~~distribution~~ facility.

~~2)~~ A waiver from LDC Sections 6.04.05, 6.04.0~~,5~~05.C.2.b and 6.04.05.H.1.a.~~1~~ for the use of an access road to serve a portion of the site, to allow up to five (5~~four (4~~) driveway connections to accommodate the separate vehicle parking, staging and loading areas required for the development, and eliminate the right turn lane requirement on Inman Road. An access easement will be provided, if needed, with the roadway improvements to assure continued access to the abutting property owners. The frontage of the property is approximately 2,250 linear feet, combined along Inman Road and the unimproved roadway, and the developable portions of the property are uniquely shaped and generally split into two, a northern portion and southern portion. As such, the~~The~~ normal access and driveway connection standards would hinder the ability to develop the site with proper circulation and access ~~and impact more wetlands based on the requirements of the distribution facility~~. ~~Furthermore, driveway connections from the site to Inman Road are located from Outlet Center Drive to the north and will function to primarily serve the PUD along with limited traffic from the FOP shooting range...~~

2)

~~A waiver from LDC Section 6.06.03.G.2a for a reduction in the amount and size of interior landscape tree islands within the parking lot and vehicular use area, as the required Code amount is technically infeasible due to the flex industrialdistribution facility requirements for vehicle parking. The reduction in amount of trees in the parking lot and vehicular use area will be offset by adding the same amount of trees along the western boundary fronting Inman Road and perimeter buffer where feasible.~~

3) A waiver from LDC Section 5.03.03.B.2 for a reduction from 20' to 15' for the commercial setback from a right-of-way line. The 15' setback is commensurate with the majority of commercial, office and industrial zoning categories in St. Johns County. Furthermore, the previous PUD (Ord. 2020-43) was adopted with 15' setbacks along the same right-of-way line and accounted for the increased distance based on the reservation area across Inman Road to the nearest adjacent residential area to the west.

u. ***A statement, and agreement to comply, binding all successors and assigns in title~~ideltitle~~ to the commitments and conditions of the Master Development Plan.***

The Applicant hereby stipulates and agrees to proceed with the descriptions listed in this MDP text 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. Changes to the MDP map pursuant to final engineering and permitting requirements imposed by local or State agencies related to civil infrastructure, utilities and/or storm water management systems will be allowed by way of an administrative Small

Adjustment concurrent with construction plan review and approval as long as the overall spirit and intent of the MDP text is met for this PUD.

v. ***When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be ~~Last Mile Distribution Facility PUD September 15, 2020~~ provided depicting the boundaries between the designations and provide the total upland and wetland acres for each land use designation.***

Not applicable. The entire property has a Comprehensive Plan FLUM designation of Mixed-Use.

ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF

SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST

ST. JOHNS COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. Surveyor has reviewed Commitment for Title Insurance, Commitment Number 25000140199, as issued by Stewart Title Guaranty Company, and underwritten by American Land Title Association, issued 6/11/2025 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings and coordinates shown hereon are based on the NAD83 / Florida State Plane Coordinate System, FL-West Projection, (USft) with the North boundary line of the subject property having a grid bearing of N.89°13'55"E.
6. Bearings and distances shown hereon are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, St. Johns River Water Management District (S.J.R.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
9. The background aerial imagery is shown for informational purposes. And was flown by D.C. Johnson & Associates on 8/2/2025.
10. No evidence of the subject property site being used as a solid waste dump, sump or sanitary landfill were observed in the process of conducting the fieldwork.
11. The wetlands shown hereon were delineated and located on 08/10/2021.
12. Parcels comprising the subject property are contiguous without gaps, gores or hiatuses.
13. No fire hydrants were found within the limits of the survey. The nearest fire hydrants are located near the southwest corner of the subject property and near the intersection of Outlet Centre Drive and Inman Road.

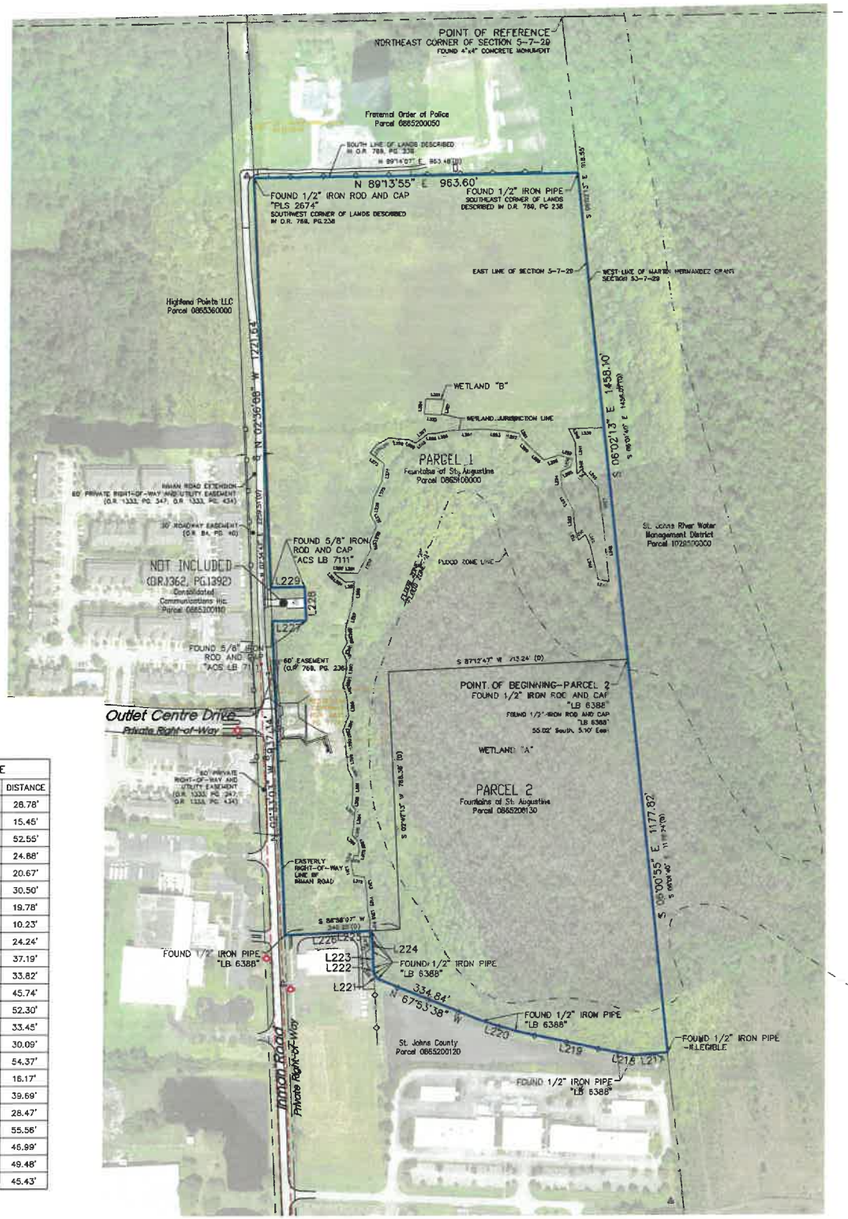
SCHEDULE B-II	
Item No. 9	All matters shown on the Master Development Plan of Fountains of St. Augustine recorded 06/24/2015, in Official Records Plat Book 26, Page 90, of the Public Records of St. Johns County, Florida. Said matter does not affect the subject property and has not been shown hereon.
Item No. 10	Easement granted to Dwens-Illinois, Inc., an Ohio corporation, for roadway, drainage ditch, appurtenant facilities and rights incident thereto, as contained in and more fully set forth in that certain Easement for Roadway, recorded 03/16/1966, in Official Records Book 84, Page 35, and in Official Records Book 84, Page 40, of the Public Records of St. Johns County, Florida. Said matter affects the subject property and has been shown hereon.
Item No. 11	Terms, conditions, provisions, liabilities and obligations as contained in and more fully set forth in the St. Johns County Board of County Commissioners of St. Johns County, Florida Ordinance No. 87-4, recorded 01/01/1980 in Official Records Book 732, Page 1519, of the Public Records of St. Johns County, Florida. Said matter does not affect the subject property and has not been shown hereon.
Item No. 12	Easement for ingress, egress, utilities, appurtenant facilities, and rights incident thereto, as evidenced by and more fully set forth in that certain Grant of Easement recorded 12/30/1987, in Official Records Book 769, Page 236, of the Public Records of St. Johns County, Florida. Said matter affects the subject property and has been shown hereon.
Item No. 13	Water Rights and Access and Maintenance Easement retained by Wallace F. Inman and Ira L. Inman, husband and wife as contained in and more fully set forth in that certain Warranty Deed recorded 12/30/1987, in Official Records Book 769, Page 238, of the Public Records of St. Johns County, Florida. Note: Assignment of Water Rights and Access and Maintenance Easement recorded 02/02/2007, in Official Records Book 2861, Page 24, of the Public Records of St. Johns County, Florida. Note: Assignment of Water Rights and Access and Maintenance Easement recorded 10/14/2013, in Official Records Book 3802, Page 948, of the Public Records of St. Johns County, Florida. Note: Assignment of Water Rights and Access and Maintenance Easement recorded 04/04/2014, in Official Records Book 3864, Page 660, of the Public Records of St. Johns County, Florida. Said matter benefits the subject property and has been shown hereon.
Item No. 14	Easement granted to St. Johns County, Florida, a political subdivision of the State of Florida, as contained in and more fully set forth in that certain Grant of Drainage Easement recorded 05/19/1988 in Official Records Book 783, Page 429, of the Public Records of St. Johns County, Florida. Said matter does not affect the subject property and has not been shown hereon.
Item No. 15	Terms, conditions, provisions, liabilities and obligations contained in and more fully set forth in the St. Johns Board of County Commissioners of St. Johns County, Florida Ordinance No. 89-7, recorded 02/24/1989 in Official Records Book 812, Page 1097, of the Public Records of St. Johns County, Florida. Said matter does not affect the subject property and has not been shown hereon.
Item No. 16	Terms, conditions, provisions, liabilities and obligations contained in and more fully set forth in the Board of County Commissioners of St. Johns County, Florida Ordinance No. 2006-136 recorded 11/29/2006 in Official Records Book 2825, Page 502, of the Public Records of St. Johns County, Florida. Note: Assignment of Development Rights, recorded 08/20/2010 in Official Records Book 3346, Page 1719, of the Public Records of St. Johns County, Florida. Note: Quit Claim Assignment of Development Rights, recorded 04/04/2014 in Official Records Book 3864, Page 857, of the Public Records of St. Johns County, Florida. Note: Modification to said Ordinance was contained in and more fully set forth in the Board of County Commissioners of St. Johns County Florida Ordinance No. 2015-12, recorded 03/12/2015, in Official Records Book 3998, Page 1408, of the Public Records of St. Johns County, Florida. Note: Further modification to said Ordinance was contained in and more fully set forth in the Board of County Commissioners of St. Johns County Florida Ordinance No. 2020-43, recorded 09/22/2020, in Official Records Book 5049, Page 1216, of the Public Records of St. Johns County, Florida. Said matter is blanket over Parcel 1.
Item No. 17	Covenants, conditions, easements and restrictions recorded 05/11/2015, in Official Records Book 4025, Page 1724, of the Public Records of St. Johns County, Florida. Said matter affects the subject property and has been shown hereon.
Item No. 18	St. Johns River Water Management District Office of Business and Administrative Services Notice of Environmental Resource Permit No. 109382-6, recorded 04/06/2021, in Official Records Book 5229, Page 1756, of the Public Records of St. Johns County, Florida. Said matter is blanket over the subject property.

LINE TABLE		
LINE	BEARING	DISTANCE
L217	S 85°38'28" W	100.87'
L218	N 80°37'34" W	50.54'
L219	N 78°02'34" W	310.64'
L220	N 73°03'19" W	103.75'
L221	N 41°04'35" W	18.44'
L222	N 07°04'14" W	20.40'
L223	N 01°44'14" W	47.53'
L224	N 03°27'43" W	35.26'
L225	N 07°31'08" W	27.21'
L226	S 87°01'16" W	253.69'
L227	N 89°30'20" E	99.91'
L228	N 02°32'26" W	100.60'
L229	S 89°07'24" W	99.66'
L230(D)	S 85°40'18" W	101.19'
L231(D)	N 80°35'11" W	50.40'
L232(D)	N 78°02'48" W	310.63'
L233(D)	N 73°01'03" W	103.77'
L234(D)	N 41°14'03" W	18.32'
L235(D)	N 07°12'42" W	20.49'
L236(D)	N 01°53'41" W	47.54'
L238(D)	N 07°18'11" W	27.07'
L239	S 88°33'26" W	105.53'
L240	S 25°30'43" E	47.14'
L241	S 01°37'47" E	44.06'
L242	S 04°51'43" E	48.17'
L243	N 44°01'58" E	19.10'
L244	S 42°00'37" E	74.25'
L245	S 08°37'46" E	99.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L246	S 05°44'54" E	182.00'
L247	N 77°22'24" W	32.21'
L248	N 13°33'32" W	103.70'
L249	N 24°30'20" W	35.48'
L250	S 52°30'14" W	26.18'
L251	N 19°39'03" W	32.23'
L252	N 04°50'02" W	55.15'
L253	N 26°51'09" W	78.15'
L254	N 02°26'56" W	47.86'
L255	N 65°00'58" E	30.82'
L256	N 13°53'26" E	25.36'
L257	N 73°13'23" W	42.26'
L258	S 71°59'34" W	46.03'
L259	N 48°42'22" W	40.05'
L260	N 45°22'27" W	53.82'
L261	N 27°20'06" W	17.07'
L262	N 78°43'25" W	34.20'
L263	N 84°37'26" W	68.48'
L264	S 87°48'55" W	103.23'
L265	S 78°13'28" W	46.52'
L266	S 89°26'19" W	18.88'
L267	S 53°06'13" W	24.98'
L268	S 53°30'29" W	20.26'
L269	N 63°44'46" W	21.90'
L270	N 84°59'12" W	61.92'
L271	S 60°16'56" W	42.35'
L272	S 37°03'10" W	29.39'
L273	S 51°17'40" E	51.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L274	S 06°30'26" W	53.47'
L275	S 26°17'46" W	52.87'
L276	S 10°23'48" W	52.55'
L277	S 27°37'45" E	38.91'
L278	S 23°15'12" W	51.32'
L279	S 11°33'01" E	20.99'
L280	S 27°59'19" W	81.50'
L281	N 88°14'56" W	47.39'
L282	N 85°44'30" W	22.75'
L283	S 41°12'55" E	11.61'
L284	S 53°19'40" E	32.35'
L285	N 87°43'15" E	25.56'
L286	S 04°48'07" W	65.63'
L287	S 14°30'59" W	78.31'
L288	S 00°38'37" E	23.15'
L289	S 15°07'20" E	19.33'
L290	S 30°46'13" W	29.47'
L291	S 27°17'19" E	29.29'
L292	S 04°30'11" W	46.81'
L293	S 15°14'42" W	25.49'
L294	S 15°55'18" E	40.49'
L295	S 05°40'33" E	56.35'
L296	S 21°16'54" W	46.60'
L297	S 15°03'14" E	23.24'
L298	S 04°53'35" E	34.66'
L299	S 06°33'30" E	58.51'
L300	S 28°10'52" E	31.10'
L301	S 00°16'46" W	51.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L302	S 05°25'03" W	28.78'
L303	S 44°00'30" E	15.45'
L304	S 05°41'08" W	52.55'
L305	S 09°24'09" W	24.88'
L306	S 46°16'54" E	20.67'
L307	S 12°19'37" E	30.50'
L308	S 12°02'16" W	19.78'
L309	N 77°43'45" W	10.23'
L310	S 24°16'03" W	24.24'
L311	S 10°46'33" E	37.19'
L312	S 80°09'18" E	33.82'
L313	S 08°34'32" E	45.74'
L314	S 02°31'05" E	52.30'
L315	S 11°35'16" E	33.45'
L316	S 01°38'09" W	30.09'
L317	S 01°35'52" E	54.37'
L318	S 51°28'29" W	18.17'
L319	S 07°57'47" E	39.69'
L320	S 38°17'42" E	28.47'
L321	S 87°30'02" E	55.56'
L322	S 13°14'17" W	46.99'
L323	N 86°33'16" W	49.48'
L324	N 05°52'17" E	45.43'





DESCRIPTION: (prepared per this survey)

PARCEL 1:
A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST;
THENCE SOUTH 06 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET;
THENCE SOUTH 87 DEGREES 12 MINUTES 47 SECONDS WEST, 713.24 FEET;
THENCE SOUTH 02 DEGREES 47 MINUTES 13 SECONDS EAST, 768.30 FEET;
THENCE SOUTH 66 DEGREES 58 MINUTES 07 SECONDS WEST, 340.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INMAN ROAD (A 60 FOOT RIGHT OF WAY);
THENCE NORTH 02 DEGREES 34 MINUTES 47 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 2259.51 FEET TO THE SOUTHWEST CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 769, PAGE 238;
THENCE NORTH 89 DEGREES 14 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS, 963.48 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED IN OFFICIAL RECORDS BOOK 1362, PAGE 1392, OF SAID PUBLIC RECORDS.

PARCEL 2:
A PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE ON THE EAST LINE OF SAID SECTION 5, THE SAME BEING THE WEST LINE OF THE MARTIN HERNANDEZ GRANT, SECTION 53, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST;
THENCE SOUTH 06 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 5 AND 53, A DISTANCE OF 1458.07 FEET FOR A POINT OF BEGINNING;
THENCE CONTINUE SOUTH 06 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG SAID LAST MENTIONED LINE 1176.74 FEET;
THENCE SOUTH 85 DEGREES 40 MINUTES 18 SECONDS WEST, 101.19 FEET;
THENCE NORTH 80 DEGREES 35 MINUTES 11 SECONDS WEST, 50.40 FEET;
THENCE NORTH 78 DEGREES 02 MINUTES 48 SECONDS WEST, 310.63 FEET;
THENCE NORTH 73 DEGREES 01 MINUTES 03 SECONDS WEST, 103.77 FEET;
THENCE NORTH 67 DEGREES 52 MINUTES 38 SECONDS WEST; 334.76 FEET;
THENCE NORTH 41 DEGREES 14 MINUTES 03 SECONDS WEST, 18.32 FEET;
THENCE NORTH 07 DEGREES 12 MINUTES 42 SECONDS WEST, 20.49 FEET;
THENCE NORTH 01 DEGREES 53 MINUTES 41 SECONDS WEST, 47.54 FEET;
THENCE NORTH 03 DEGREES 19 MINUTES 49 SECONDS WEST, 35.25 FEET;
THENCE NORTH 07 DEGREES 18 MINUTES 11 SECONDS WEST, 27.07 FEET;
THENCE NORTH 86 DEGREES 58 MINUTES 07 SECONDS EAST, 66.85 FEET;
THENCE NORTH 02 DEGREES 47 MINUTES 13 SECONDS WEST, 768.30 FEET;
THENCE NORTH 87 DEGREES 12 MINUTES 47 SECONDS EAST, 713.24 FEET TO THE POINT OF BEGINNING.

ALTA TABLE A NOTES:

- [Item 1] See map of survey for found or set monuments.
- [Item 2] The physical address of the subject property is 3992 Inman Road, St. Augustine, FL 32084.
- [Item 3] Subject property appears to lie in Flood Zones "X" and "A" according to F.I.R.M. Community Panel 12109C0292J, dated 12/7/2018.
- [Item 4] Subject property contains 58.76 acres, more or less.
- [Item 5] Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88). National Geodetic Survey benchmark "E 482", located along State Road 16, Florida, published elevation = 41.55' (NAVD88).
- [Item 6] Surveyor has reviewed Zoning Report prepared by St. Johns County, FL, No. 2020-43, dated 9/17/2020.
  Front building setback requirement: 15'
  Rear building setback requirement: 15'
  Side building Setback requirement: 15'
  Building height restriction: 50'
  Floor Space area requirement: 125,000 square feet
- [Item 7] See map of survey for building dimensions and area.
- [Item 8] See map of survey for depiction of substantial features observed.
- [Item 9] See parking space table for number and type of parking spaces. See map of survey for depiction of striping location.
- [Item 11] Utilities existing on or serving the subject property have been shown hereon based on visible above ground evidence/observed and subsurface utility markings
- [Item 13] See map of survey for names of adjoining owners.
- [Item 17] No proposed changes in street right-of-way lines are known by the surveyor. No evidence of recent street or sidewalk construction or repairs were observed.
- [Item 18] See Schedule B-II table for index of easements and servitudes disclosed in Title Documents. See map of survey for depiction thereof.
- [Item 19] Proof of professional liability insurance shall be provided to certified parties upon request.

LEGEND

IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
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(D) = MEASUREMENT PER DESCRIPTION
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× = FOUND SCRIBE
⊡ = FOUND LIGHTER WOOD HUB
⊙ = FOUND PVC PIPE
▣ = VERTICAL CONTROL BENCHMARK
EP = EDGE OF PAVEMENT
TC = TOP OF CURB
PP = POWER / TELEPHONE POLE
GP = GUY POLE
MP = METER POLE
LP = LIGHT POLE
GA = GUY ANCHOR
RD = ROADSIGN
SM = SANITARY MANHOLE
GV = GATE VALVE - SANITARY
CO = CLEANOUT
SD = STORM MANHOLE
W = WELL
WL = WATER LINE
WM = WATER METER
GV = GATE VALVE - WATER
EB = ELECTRIC BOX
FH = FIRE HYDRANT
FDC = FIRE DEPARTMENT CONNECTION
GV = GATE VALVE - FIRE
AR = AIR RELEASE VALVE
○ = OAK TREE (SIZE AS NOTED)
○ = ORNAMENTAL TREE (SIZE AS NOTED)
○ = PINE TREE (SIZE AS NOTED)
○ = PALM TREE (SIZE AS NOTED)
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WOOD FENCE
VINYL FENCE
CHAIN LINK FENCE
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ENVIRONMENTAL LINE FLAG
HP = HYDROPERIOD / SEASONAL HIGH WATER
BT = BAY TREE (SIZE AS NOTED)
CT = CEDAR TREE (SIZE AS NOTED)
BF = BACKFLOW PREVENTER
GV = GATE VALVE - UNKNOWN UTILITY
UV = UTILITY VAULT
= WOOD DECK
= WETLAND AREA
= GRAVEL/DIRT ROAD
= ASPHALT
= CONCRETE

CERTIFICATION:

To: Stewart Title Guaranty Company; FL St Augustine Inman, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 7(b)(1), 8, 14, 16, and 18 of Table A thereof. The fieldwork was completed on 8/4/2025.

Date of Plat or Map: 10/22/2025

ANDREW R. GETZ LS6763 Licensed Surveyor and Mapper STATE OF FLORIDA

Andrew R. Getz
Digitally signed by Andrew R. Getz
Date: 2025.11.21 11:08:47 -05'00'
Andrew R. Getz
PLS/PSM License Number 7043

This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

DRAWN: DTH	DATE: 8/4/2025
CHECKED: ARG	DATE: 10/22/2025

BY	DATE	REVISION

DATE OF FIELD SURVEY: 8/4/2025

OVERALL BOUNDARY AND SURVEYOR'S NOTES

SEE SHEET 2-4 FOR TOPOGRAPHY AND BOUNDARY DETAILS

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
1191 S. Colley Street
Starke, FL 32091
Phone: (352) 588-2788
Email: survey@dcjohnson.com
www.dcjohnson.com

PREPARED FOR:
FL St Augustine Inman, LLC.

Boundary Survey

Inman Road, St. Augustine

PROJECT NO: 2020-187A05.00001	COUNTY: St.Johns
SEC: 5	TWP: 7 S
	RNG: 29 E

SCALE: 1"=200'

SHEET NO: 1 of 4

20' WATER/IRRIGATION EASEMENT
(O.R. 780, PG. 230; O.R. 2981, PG. 24; O.R. 3802, PG. 948; O.R. 3864, PG. 860)

N 89°13'55" E 963.58'

BARBED WIRE FENCE REMAINS

N 02°35'08" W 1721.64'

S 02°35'08" E 1458.10'

30" CMP
EL: 34.05'

30" CMP
EL: 32.04'

30" RCP
EL: 29.87

30" RCP
EL: 29.27

N

W E

S

SCALE 1" = 40'

0 20' 40' 80'

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■	= ROADSIGN
Ⓢ	= SANITARY MANHOLE
⋈	= GATE VALVE – SANITARY
⊙	= CLEANOUT
Ⓢ	= STORM MANHOLE
★	= WELL
	= WATER LINE
⊗	= WATER METER
⋈	= GATE VALVE – WATER
⊞	= ELECTRIC BOX
⊕	= FIRE HYDRANT
⊕	= FIRE DEPARTMENT CONNECTION
⋈	= GATE VALVE – FIRE
⊙	= AIR RELEASE VALVE
⊠	= BACKFLOW PREVENTER
⋈	= GATE VALVE – UNKNOWN UTILITY
⊞	= UTILITY VAULT
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34.5	= SPOT ELEVATION
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	= CHAIN LINK FENCE
OHP	= OVERHEAD POWER LINE
	= WOOD DECK
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	= GRAVEL/DIRT ROAD
	= ASPHALT
	= CONCRETE

BY	REVISION	DATE

DATE OF FIELD SURVEY: 8/4/2025

TOPOGRAPHY AND BOUNDARY DETAILS

SEE SHEET 1 FOR SURVEYORS NOTES AND OVERALL BOUNDARY

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
11811 S. Dixie Street
Suite 1, Miami, FL 33156
Phone: (305) 588-2788
Email: survey@jdjohnson.com
www.jdjohnson.com

Boundary Survey

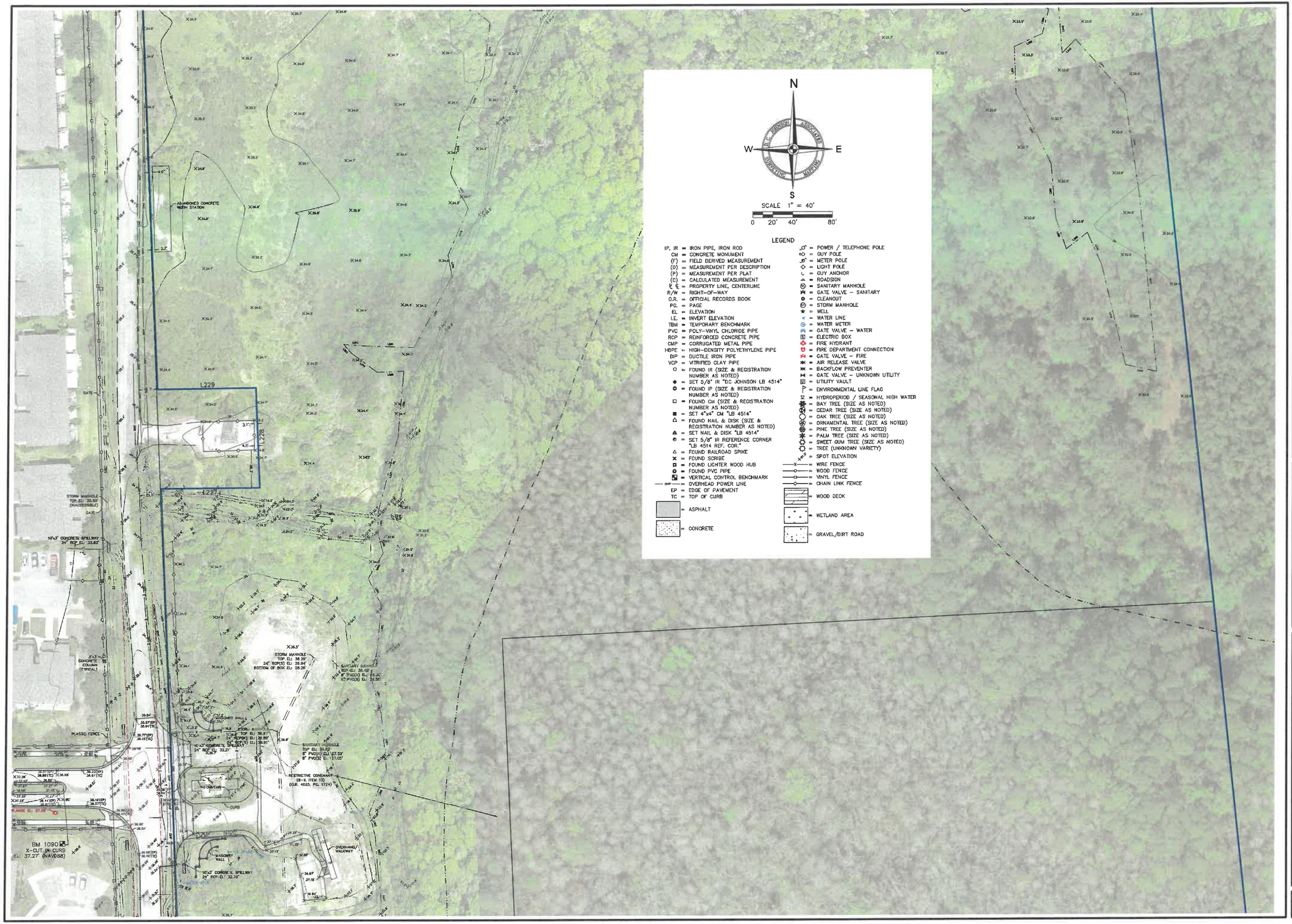
PREPARED FOR: FL St Augustine Inman, LLC.

Inman Road, St. Augustine

PROJECT NO: 2020-187A05.00001 | COUNTY: St. Johns

SEC: 5 | TWP: 7 S | RNG: 29 E

SCALE: 1" = 40'



DATE	REVISION	BY

DATE OF FIELD SURVEY: 8/4/2025

TOPOGRAPHY AND BOUNDARY DETAILS

SEE SHEET 1 FOR SURVEYOR'S NOTES AND OVERALL BOUNDARY

D.C. JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
11911 S. Dixie Street
Hobe Sound, FL 33475
Phone: (352) 588-2768
Email: survey@dcjohnson.com
www.dcjohnson.com

Boundary Survey

PREPARED FOR: FL St Augustine Inman, LLC.

Inman Road, St. Augustine

PROJECT NO: 2020-187A05.00001 | COUNTY: St. Johns

SEC: 5 | TWP: 7 S | RNG: 29 E

SCALE: 1"=40'

SHEET NO. 3 of 4

LEGEND

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TOPOGRAPHY AND BOUNDARY DETAILS

SEE SHEET 1 FOR SURVEYORS NOTES AND OVERALL BOUNDARY

DATE OF FIELD SURVEY: 8/4/2025

BY	REVISION	DATE

D.C. JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
11811 S. Dixie Street
Jacksonville, FL 32258
Phone: (352) 580-2768
Email: surveyor@dcjohnson.com
www.dcjohnson.com

Boundary Survey

PREPARED FOR: FL St Augustine Inman, LLC.

Inman Road, St. Augustine

PROJECT NO: 2020-187A05.00001

SEC: 5	TWP: 7 S	RNG: 29 E	COUNTY: St. Johns

SCALE: 1" = 40'

SHEET NO: 4 of 4

ECS Florida, LLC

Results for AE 25-80 Inman Rd EA Report

Inman Rd Industrial AE 25-80
3960 Inman Road, St. Augustine, Florida 32084

For: FL St Augustine Inman, LLC

201 Riverplace, Suite 400, Greenville, South Carolina 29601

ECS Project Number 55:7722-B

June 13, 2026

June 13, 2026

Ms. Rivers Cape
Development Manager
FL St Augustine Inman, LLC
201 Riverplace, Suite 400
Greenville, South Carolina 29601

ECS Project No. 55:7722-B

Reference: Results for Inman Rd Industrial AE 25-80, 3960 Inman Road, St. Augustine, St. Johns County, Florida

Dear Ms. Cape:

ECS Florida, LLC (ECS) is pleased to provide you with results of our AE 25-80 Inman Rd EA Report for the Inman Rd Industrial AE 25-80. ECS services were provided in general accordance with ECS Proposal No. 55:13724 authorized on July 18, 2025.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

ECS Florida, LLC

Joe Brinson
Environmental Senior Project Manager
JLBrinson@ecslimited.com
904-880-0960

Chrissy Carr-Kuhn
Environmental Department Manager
CCarr@ecslimited.com
407-494-7765

INTRODUCTION

ECS completed a AE 25-80 Inman Rd EA Report for the Inman Rd Industrial AE 25-80, located at 3960 Inman Road in St. Augustine, St. Johns County, Florida. An aerial view of the subject property is provided in **Appendix I (Figure 2)**. The field portion of the survey was conducted on July 29, 2025, May 21, and 22, 2026.

The purpose of the field visit was to re-establish the jurisdictional wetland line per guidance from the SJRWMD and assess the potential for listed species to occur and to determine if critical habitat occurs onsite.

The following report (and referenced exhibits) describes relevant ecological conditions observed on the site during the field investigations and the results of documented literature regarding the presence of listed species and/or critical habitat on the site and its relevant surroundings.

SITE LOCATION AND DESCRIPTION

The site is located in the physiographic area known as the Eastern Flatwoods District. The site is an approximately 58.74-acre property located at 3960 Inman Road in St. Augustine, St. Johns County, Florida and is identified by the St. Johns County Property Appraiser as parcel identification number 0865100000 and owned by Inman Road Properties LLC (**Figure 1**).

The site is classified by St. Johns County as vacant land. At the time of this survey, the site was observed to be occupied by forested wetlands, drainage ditches and fallow cropland consisting of sapling trees and shrubs.

The upland vegetation is dominated by slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), wax myrtle (*Morella cerifera*), holly (*Ilex vomitoria*), silk bay (*Persea borbonia*), muscadine (*Vitis rotundifolia*), Greenbriar (*Smilax spp.*), bracken fern (Pteridium aquilinum), and bahia grass (*Paspalum notatum*).

The wetland vegetation is dominated by cypress (*Taxodium ascendens*), black gum (*Nyssa sylvatica*), sweet gum (*Liquidambar stryraciflua*), and red maple (*Acer rubrum*), lizard's tail (*Sauraurus cernuum*), cinnamon fern (*Osmundastrum cinnamomeum*), Viginia chain fern (*Woodwardia virginica*), smartweed (*Persicaria hydropiperoides*), maidencane (*Panicum hemitomon*), pennywort (*Hydrocotyle umbellata*), torpedograss (*Panicum repens*), and muscadine.

Site photographs taken at the time of this survey are included in **Appendix II**.

Soils

Four (4) general soil types were identified by the Natural Resource Conservation Service's (NRCS) *Soil Survey of* St. Johns County*, Florida*. The following soil units and descriptions were mapped by the soil survey on the site:

- **Unit 11 - Smyrna-Smyrna, wet, fine sand**, consists of poorly drained soils that formed from sandy marine deposits. These soils are found in flats on marine terraces and flatwoods on marine terraces. Slopes range from 0 to 2 percent. Smyrna-Smyrna, wet, fine sand is classified as non-hydric. These soils cover approximately 51.2% of the site by area.

- **Unit 12 - Ona-Ona, wet, fine sand**, consists of poorly drained soils that formed from sandy marine deposits. These soils are found in flatwoods on marine terraces. Slopes range from 0 to 2 percent. Ona-Ona, wet, fine sand is classified as non-hydric. These soils cover approximately 1.4% of the site by area.
- **Unit 13 - St. Johns fine sand**, consists of poorly drained soils that formed from sandy marine deposits. These soils are found in flats on marine terraces. Slopes range from 0 to 2 percent. St. Johns fine sand is classified as hydric. These soils cover approximately 32.2% of the site by area.
- **Unit 41 - Tomoka muck, frequently ponded**, consists of very poorly drained soils that formed from herbaceous organic material over sandy and loamy marine deposits. These soils are found in depressions on marine terraces. Slopes range from 0 to 1 percent. Tomoka muck, frequently ponded, is classified as hydric. These soils cover approximately 15.1% of the site by area.

Figure 3 shows the site and soils as mapped by the Soil Survey.

Vegetative Communities and Land Uses

Prior to the field visit, Geographic Information System (GIS) data from the Southwest Florida Water Management District (SWFWMD) was reviewed to identify documented vegetative communities and land uses on the property (**Figure 4**). These site conditions are documented using the Florida Land Use, Cover and Forms Classification System (FLUCCS, Florida Department of Transportation, 1999). FLUCCS classifications for the land covers and uses (as adapted from SWFWMD coverages) on the property are as follows: **1510: Food Processing, 1900: Open Land, 2150: Field Crops, 4340: Upland Mixed Coniferous / Hardwood, 6210: Cypress, 6300: Wetland Forested Mixed.**

PRELIMINARY WETLANDS DETERMINATION METHODS

Per SJRWMD guidance, a re-establishment of the Jurisdictional Flagging was performed on July 29, 2025, May 21, and 22, 2026 based on the previously approved wetland line. On-site soils, hydrology indicators, and plant communities were generally observed in the field. The re-establishhment of the wetland line was completed in accordance with the SJRWMD Request for Additional Information (RAI), and pursuant to the 1987 Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement, Version 2.0, November 2010 and Chapter 62-340, Florida Administrative Code.

Results and Discussion

Based on field observations and a review of FLUCCS classifications and the U.S. Fish and Wildlife Service's National Wetland Inventory (NWI) online mapper, ECS confirmed the presence of jurisdictional aquatic features present on the site and received reapproval of the jurisdictional wetland line from the SJRWMD on June 13th, 2026.

According to the NWI mapper, majority of the central, eastern, and southern portion of the site is depicted as a "Freshwater Forested/Shrub Wetland" (**Figure 5**).

One forested wetland (**Wetland A**) was observed throughout the central, eastern, and southern portion of the site. A rim-ditch runs along the western portion of this wetland, altering the natural hydroperiod. Additionally, ECS observed four (4) Other Surface Waters (OSW) on site at the time of

this survey. **OSW-1** is a man-made ditch that runs along the northern portion of wetland A then turns north along the eastern property boundary. **OSW-2** is a man-made ditch that extends from Inman Road east to Wetland A. **OSW-3** is a man-made ditch that runs along the southern boundary of the site and extends from Inman Road east to Wetland A. **OSW-4** is an isolated, man-made seasonally inundated borrow area, located north of Wetland A. Please refer to **Figure 6** for the SJRWMD approved jurisdictional wetland and OSW's.

Please refer to the table below for a summary of the approved aquatic features onsite.

Summary of Delineated Aquatic Resources Within the Project Area:

Feature Label	Description	Land Use	Acreage
WL-A	Cypress & Forested Wetland	621/617	±32.38
OSW-1A/B	manmade ditch	510	±0.7
OSW-2	manmade ditch	510	±0.16
OSW-3	manmade ditch	510	±0.11
OSW-4	Isolated Reservoir/Borrow Area	534	±0.06

PRELIMINARY THREATENED AND ENDANGERED SPECIES METHODS

A protected wildlife species survey and habitat assessment were conducted over the property on July 29, 2025, May 21, and 22, 2026. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). The Project area was surveyed for potential threatened and endangered species of St. Johns County, Florida.

Results of Survey

Federal and state listed threatened and endangered species for St. Johns County were reviewed from the USFWS North Florida Ecological Services Office website and the Florida Natural Areas Inventory (FNAI) website prior to the site visit (**Appendix III**). Biota was broken down into six categories:

Amphibians

No threatened or endangered amphibian species or their habitats were encountered during the time of this survey.

Birds

ECS reviewed the FWC's Historical Bald Eagle Nesting Areas online database. The nearest documented bald eagle (*Haliaeetus leucodephalus*) nest is located approximately 1.3 miles north of the site (**Figure 7A**). This nest is located outside of the FWC recommended buffer distance of 660 feet.

The Eastern black rail (*Laterallus jamaicensis ssp, jamaicensis*) is a federally-listed threatened species. Although the species' range overlaps the project area (**Figure 7B**), no critical habitat has been designated for this species. The Eastern black rail requires marsh habitat with dense overhead cover

and soils that are moist or saturated, which is often found along the fringe of gently sloping wetlands adjacent to higher wetland/upland areas with high vegetative cover. No Eastern black rail individuals or their habitat were encountered at the time of this survey.

ECS reviewed the USFWS' map of Wood Stork (*Mycteria americana*) Nesting Colonies and Core Foraging Areas. The site appears to be located within a designated Core Foraging Area (**Figure 7C**). No wood stork individuals or suitable potential habitat were observed onsite at the time of this survey.

No additional threatened or endangered bird species or their habitats were encountered at the time of this survey.

Fish

No threatened or endangered fish species were encountered during the time of this survey. No wetlands capable of sustaining a fish community were observed on the interior portion of the subject property.

Mammals

The tricolored bat (*Perimyotis subflavus*) is a small insectivorous bat that is distinguished by its unique tricolored fur and often appears yellowish to nearly orange. During the spring, summer, and fall, tricolored bats are found in forested habitats where they roost in trees, primarily among leaves of live or recently dead deciduous hardwood trees, but may also be found in Spanish moss, pine trees, and occasionally human structures. The site appears to fall within the current habitat range for this species (**Figure 7D**). However, no tricolored bat individuals or evidence of inhabitance (i.e., roost/ cavity trees, etc.) were observed during the site visit.

No additional threatened or endangered mammal species or their habitats were encountered during the time of this survey.

Reptiles

Marginal potential gopher tortoise (*Gopherus polyphemus*) habitat was noted at various locations throughout the site. No gopher tortoises or suspected gopher tortoise burrows were directly observed on the site at the time of this survey. A more detailed survey may be required by FWC during the regulatory permitting review cycle as the habitat is marginally suitable for this species.

The federally threatened Eastern indigo snake (*Drymarchon couperi*) is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows, or other refugia, as nesting spots. The species is also known to utilize a broad range of habitats, from scrub and sandhill to wet prairies and mangrove swamps. Even with the lack of suitable gopher tortoise habitat located on the site, potential Eastern indigo snake habitat and refugia is still considered to be present on the site.

No additional threatened or endangered reptile species or their habitats were encountered during the time of this survey.

Insects

The monarch butterfly (*Danaus plexippus*) is a federally listed candidate species. Their preferred habitat includes open fields and meadows with milkweed which is the sole host plant of the monarch butterfly. No monarch butterfly individuals or milkweed plants were encountered during the time of this survey.

No additional threatened or endangered insect species or their habitats were encountered during the time of this survey.

PERMITTING HISTORY

Permitting History

ECS performed a desktop permitting search to determine if any environmental permitting has been completed for the site in the past. A review of flwaterpermits.com and FDEP's Map Direct Environmental Resource Permitting (ERP) Map determined the following permits were previously issued for the site:

SJRWMD

The project site previously received St. Johns River Water Management District (SJRWMD) Environmental Resource Permit (ERP) No. **109382-6**, issued on February 10, 2021, for the Last Mile Distribution Facility project, authorizing the construction and operation of a surface water management system. The permit authorized impacts to approximately 0.01 acres of mixed forested wetlands, a 0.055-acre isolated herbaceous depression, and 0.34 acres of upland-cut drainage ditches. A permit modification has been submitted to update the site plan and to extend the permit for another 5-years.

Mitigation

To offset permitted OSW impacts, **a 0.10 forested freshwater credit from Town Branch Mitigation Bank** was reserved. A Mitigation Credit Reservation was provided under SJRWMD Permit No. 4-031-84706-6, with the reservation holding the credits for a period of 180 days. Please refer to **Appendix VII** for a copy of the Reservation Letter.

CULTURAL RESOURCES

A desktop cultural resource assessment was completed on July 28, 2025. Results revealed no evidence of Florida Master Site File (FMSF) sites recorded within the project area. Please refer to **Appendix IV** for a copy of the desktop search.

CONCLUSIONS

Wetlands

One forested wetland (**Wetland A**) approximately ±32.38-acres, was observed throughout the central, eastern, and southern portions of the site. A rim-ditch runs along the western portion of this wetland, altering the natural hydroperiod. Additionally, ECS observed four (4) Other Surface Waters

(OSW) on site at the time of this survey. **OSW-1**, approximately ±0.7-acres, is a man-made ditch that runs along the northern portion of wetland A then turns north along the eastern property boundary. **OSW-2**, approximately ±0.16-acres, is a man-made ditch that extends from Inman Road east to Wetland A. **OSW-3**, approximately ±0.11-acres, is a man-made ditch that runs along the southern boundary of the site and extends from Inman Road east to Wetland A. **OSW-4**, approximately ±0.06-acres, is an isolated, seasonally inundated borrow area located just north of Wetland A. Please refer to **Figure 6** for the SJRWMD approved jurisdictional wetland delineation.

Ecological Constraints

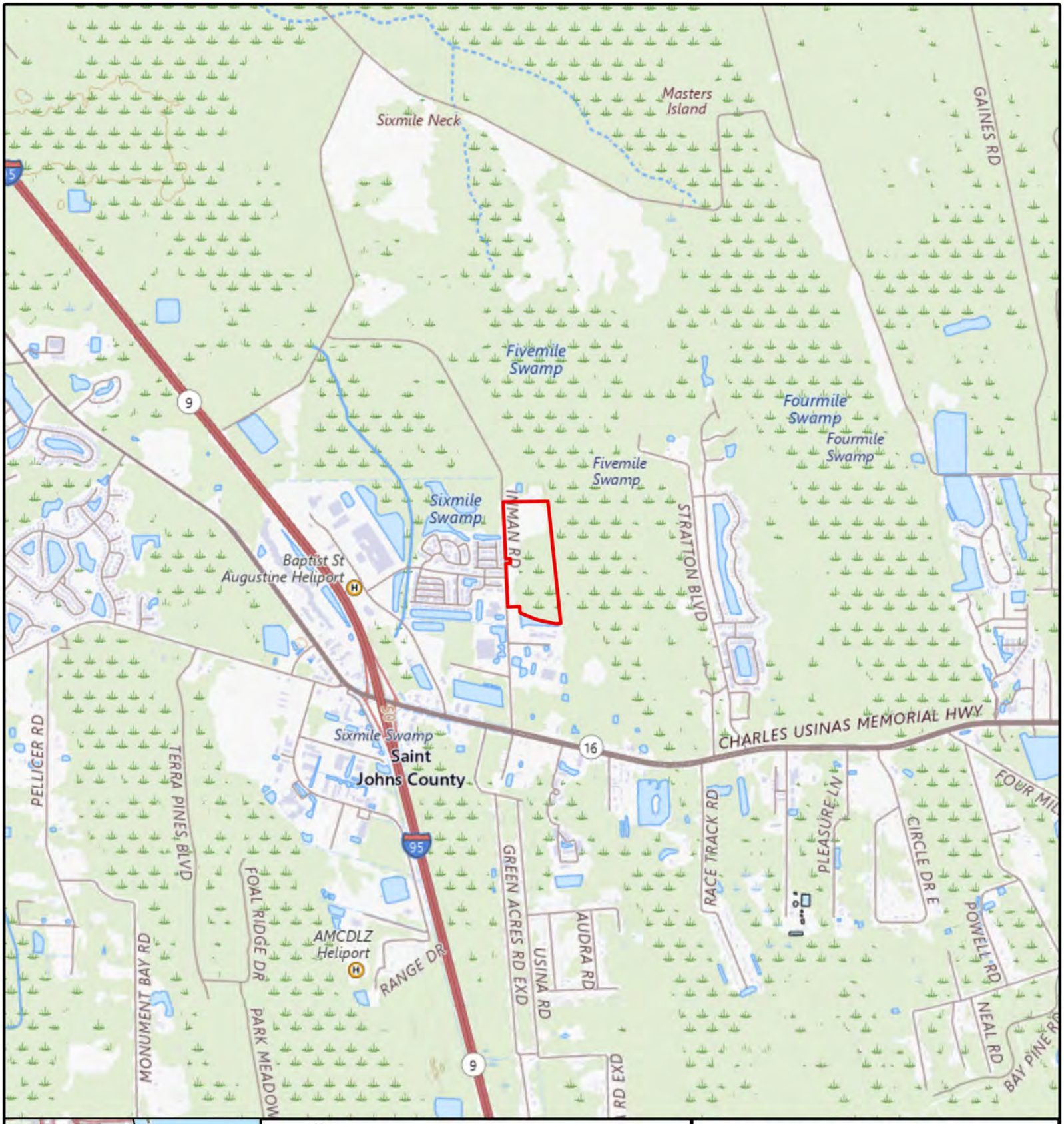
The project site is currently regulated under an active permit (ERP no.109382 - 8) issued by the St. Johns River Water Management District (SJRWMD). The proposed impacts remain consistent with the current permit and permit modification has been submitted to update the site plan, but no additional impacts are proposed.

LIMITATIONS OF THIS REPORT

It is important to note that the conclusions of this report are necessarily based on the conditions observed on the day of the field investigation, as well as our scientific judgment of the site's potential to support wetlands or protected species (based on each species' optimal habitat requirements). Due to this "snapshot" view of the site, the results presented in this report may not accurately reflect changing site conditions and/or potential wetland or wildlife species' temporal and spatial locations.

This report is provided for the exclusive use of the listed client. This report is not intended to be used or relied upon in conjunction with other projects or by other unidentified third parties. The use of this report by any undesignated party will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

Appendix I: Figures





St Johns County, Florida

N W E S

0 1,250 2,500 5,000 Feet

Project Boundary

Figure 1: Site Location
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

ECS

July 2026





St Johns County, Florida

N
W E
S

0 150 300 600 Feet

Figure 2: Aerial Map (December 2024)
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

July 2026

Project Boundary





St Johns County, Florida

N
W E
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0 150 300 600 Feet

Figure 3: NRCS Soils
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

ECS

July 2026

Project Boundary

Soil Type

ONA

SMYRNA

ST. JOHNS

TOMOKA





St Johns County, Florida

N
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Feet
0 150 300 600

Figure 4: FLUCCS
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

July 2026

Project Boundary

Landuse Type

- 1400: Mixed Hardwood-Coniferous
- 1821: Urban Open Land
- 1822: High Intensity Urban
- 1822: Industrial
- 2200: Mixed Hardwood-Coniferous Swamps
- 2211: Cypress





St Johns County, Florida

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0 150 300 600 Feet

Figure 5: USFWS NWI
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

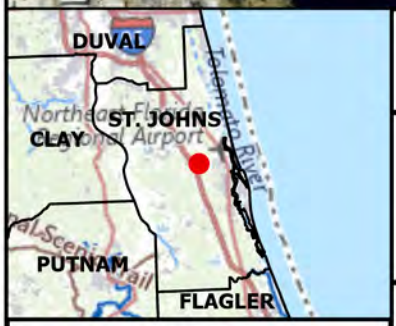
July 2026

Project Boundary

Wetland Type

Freshwater Forested/Shrub Wetland





St Johns County, Florida

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0 150 300 600 Feet

Figure 6: Wetland Delineation
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

ECS

July 2026

- Project Boundary
- Wetland (32.38 Acres)
- OSW (1.03 Acres)





St Johns County, Florida

N
W E
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0 0.25 0.5 1 Miles

Figure 7A: Threatened & Endangered Species Map - Eagle
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

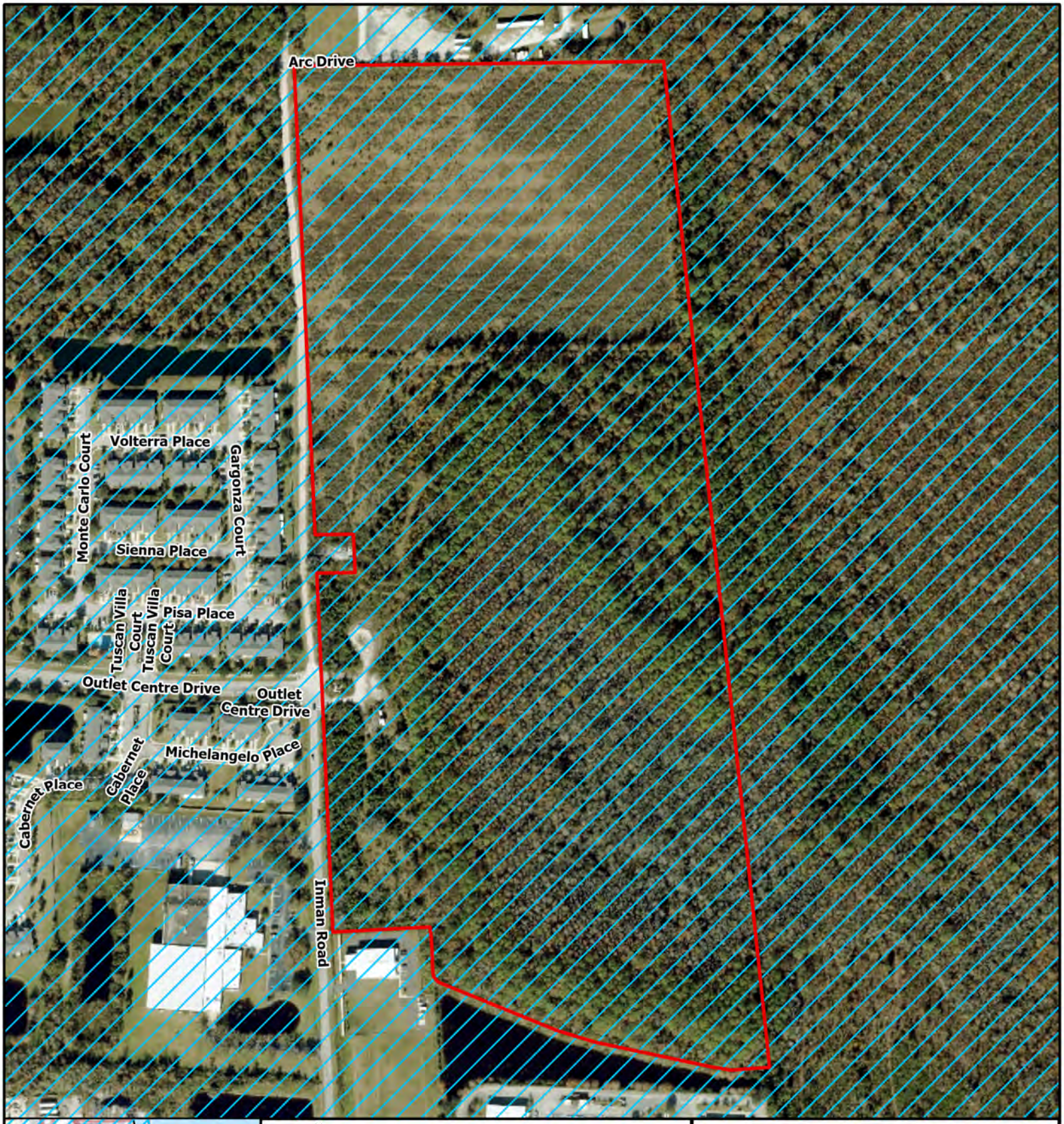
ECS

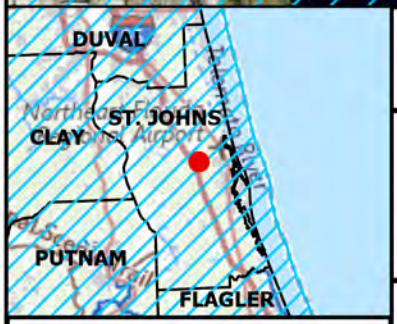
July 2026

Project Boundary

Bald Eagle Nesting

Eagle Nesting Buffer (660ft)





St Johns County, Florida

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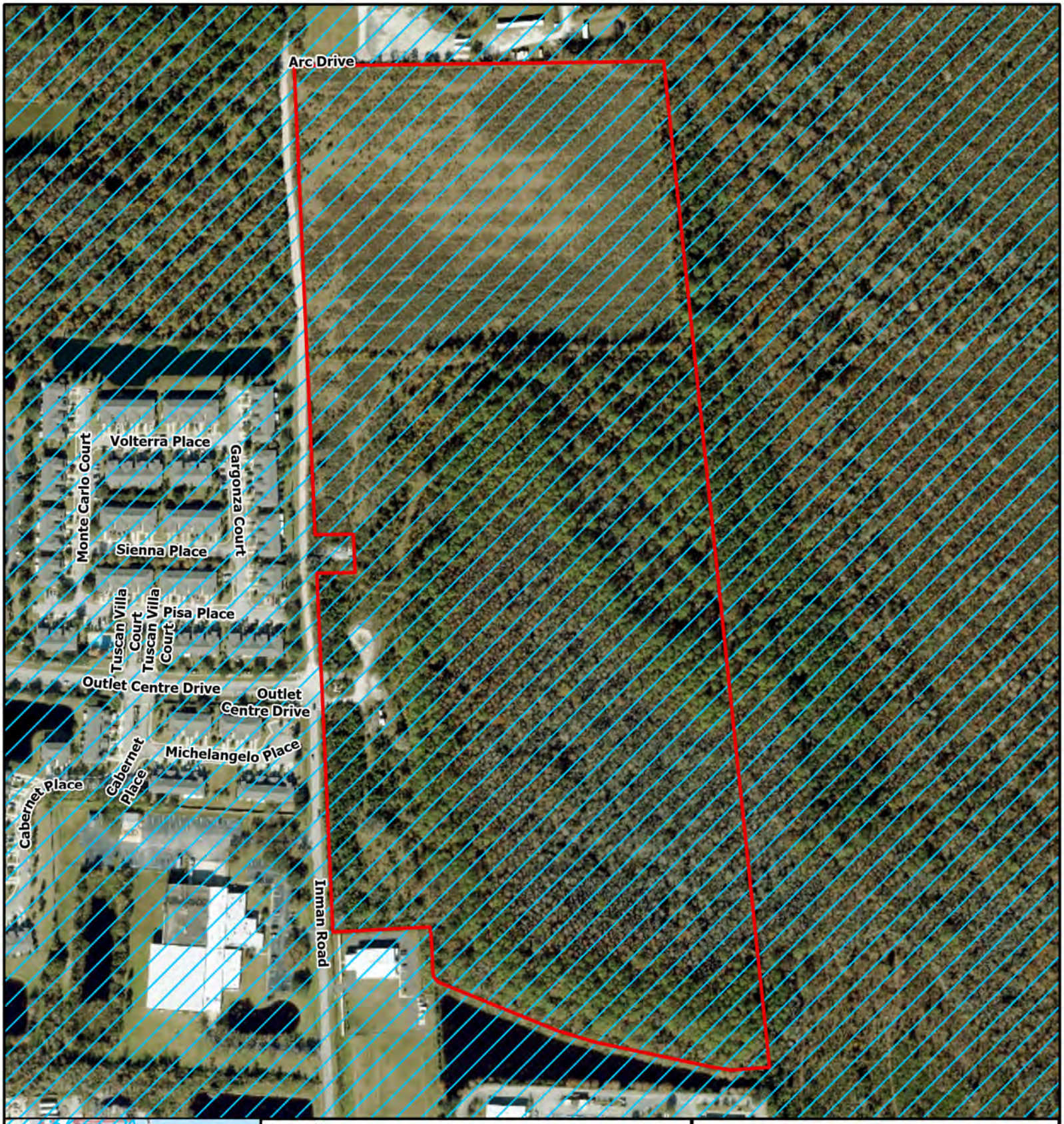
Figure 7B: Threatened & Endangered Species Map - Eastern Black Rail
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

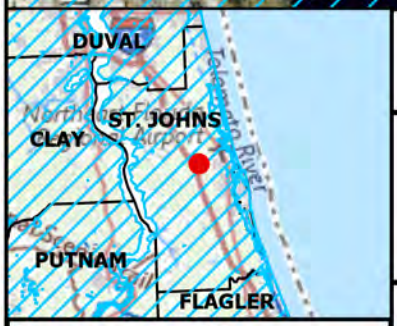
ECS

July 2026

Project Boundary

Eastern Black Rail Habitat Range





St Johns County, Florida

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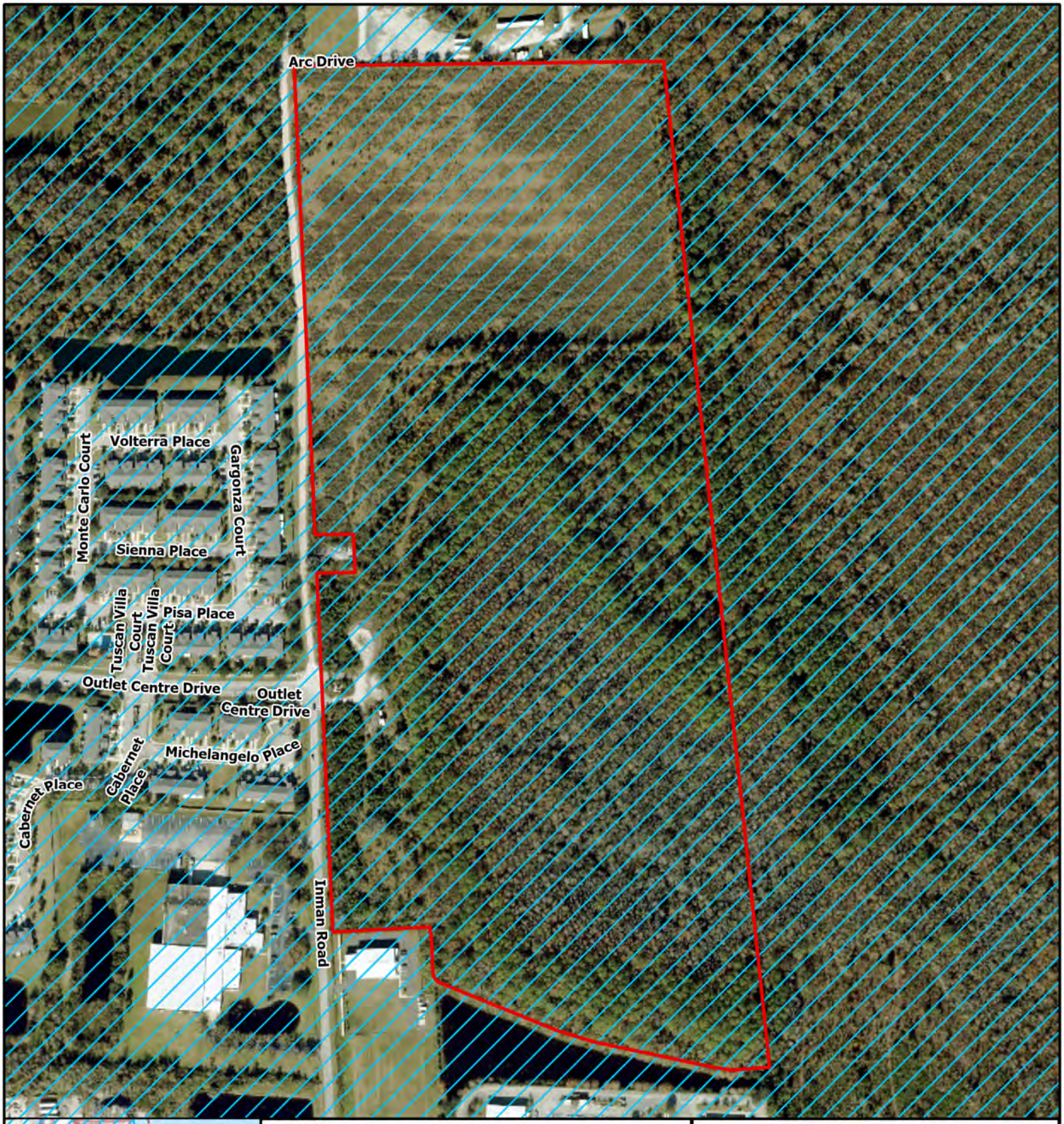
0 150 300 600 Feet

Figure 7C: Threatened & Endangered Species Map - Eastern Indigo Snake
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

July 2026

Project Boundary

Eastern Indigo Snake Habitat Range





St Johns County, Florida

N
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0 150 300 600 Feet

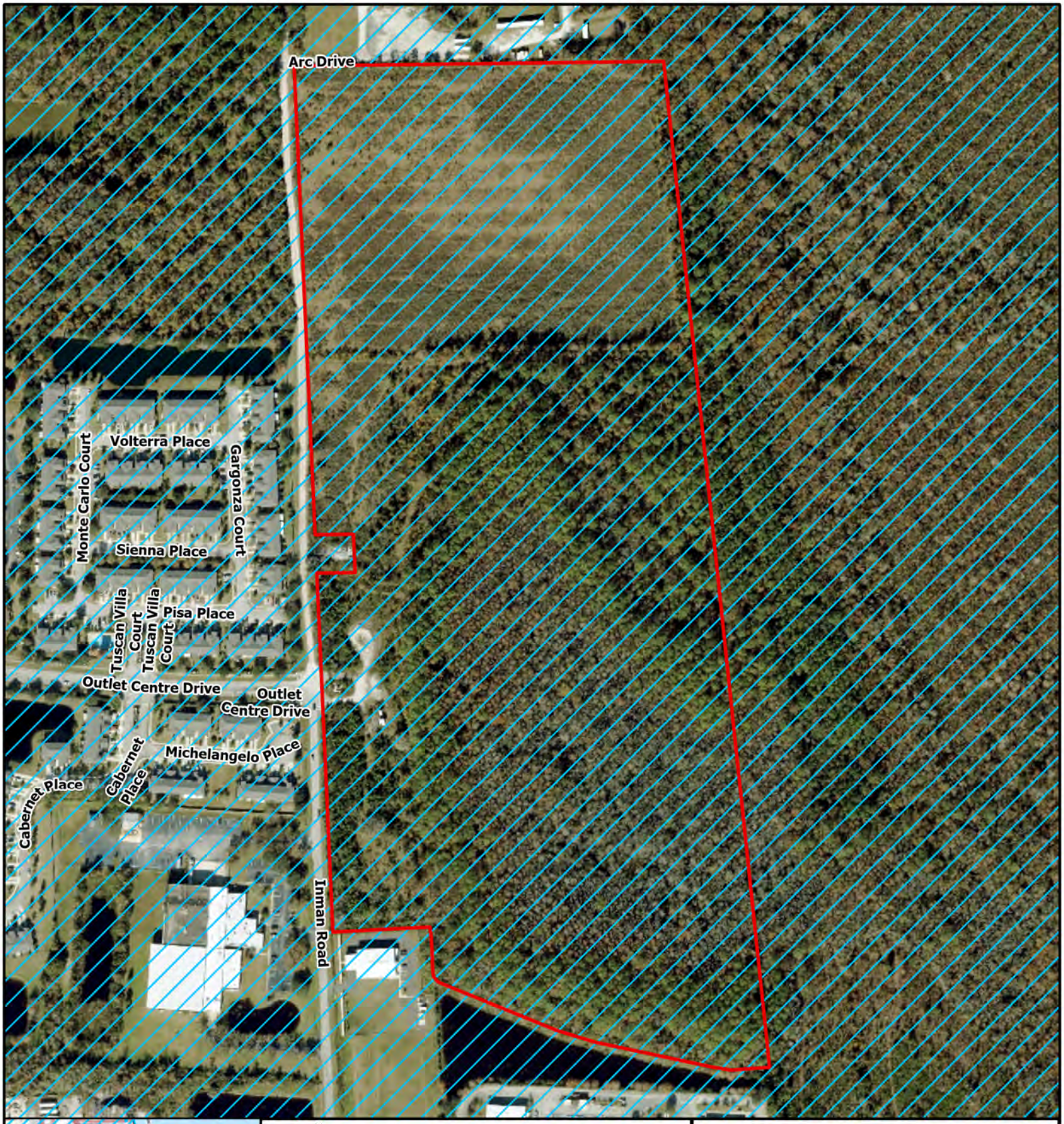
Figure 7D: Threatened & Endangered Species Map - Rufa Red Knot
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

ECS

July 2026

Project Boundary

Rufa Red Knot Critical Habitat





St Johns County, Florida

N
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0 150 300 600 Feet

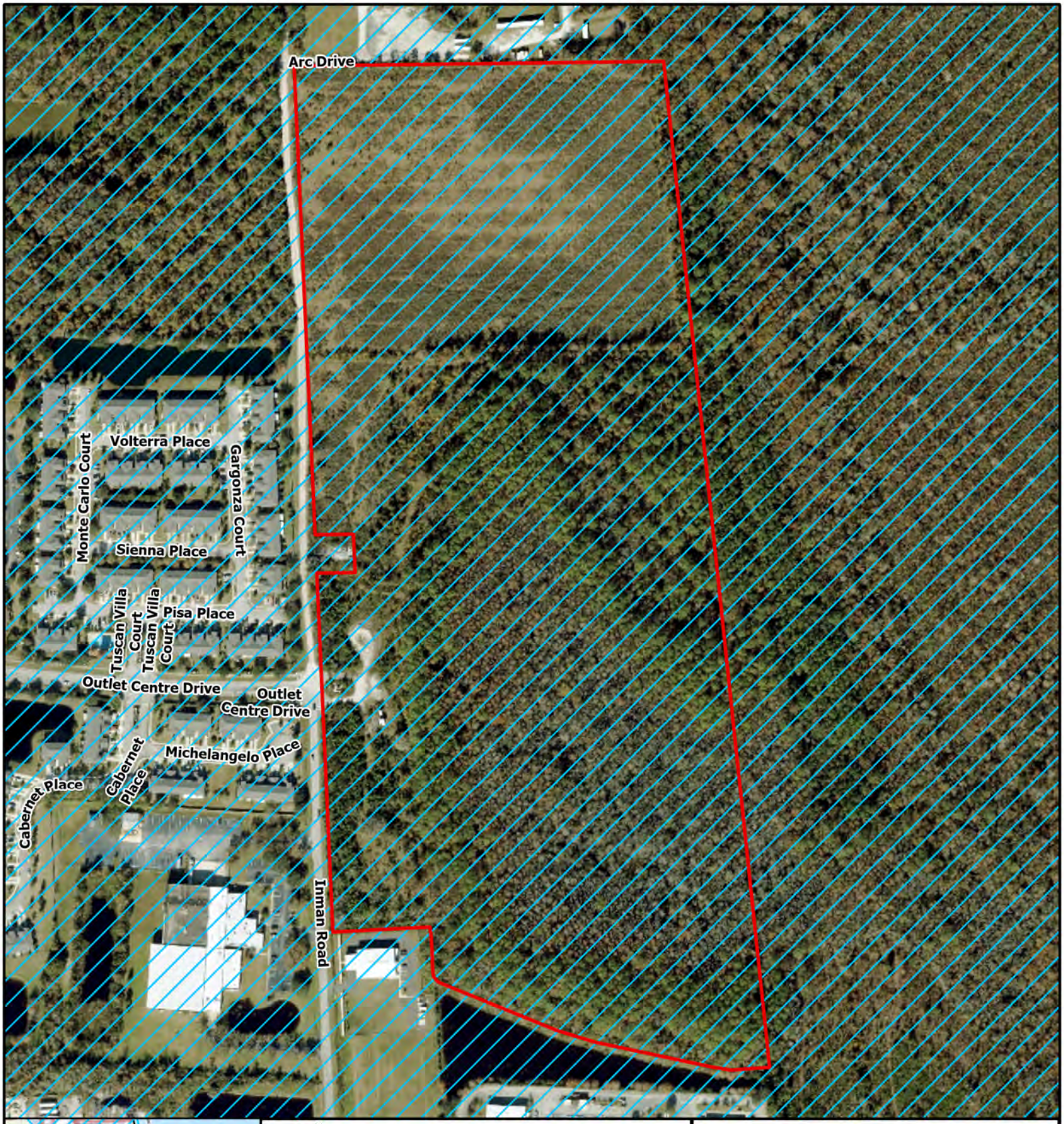
Figure 7E: Threatened & Endangered Species Map - Tricolored Bat
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

ECS

July 2026

Project Boundary

Tricolored Bat Consultation Area





St Johns County, Florida

N
W E
S

0 150 300 600 Feet

Figure 7F: Threatened & Endangered Species Map - Wood Stork
Inman Road Industrial
3960 Inman Road, St. Augustine, FL, 32084
ECS Project No. 55:7722-A

ECS

July 2026

Project Boundary

Wood Stork Core Foraging Area

Appendix II: Site Photos



1 - Representative Site Photograph of Northeast Corner



2 - Representative Site Photograph of Central Portion of Fallow Field



3 - View of OSW-1A



4 - Representative Photograph of Onsite Wetlands



5 - View of Intersection of OSW-1A, and OSW-2B



6 - View of East/West Ditch along South Boundary of Fallow Field



7 - View of OSW-1B



8 - Representative View of Southern Upland Area, South of OSW-1B



9 - North View of Access Road



10 - Eastern View of Fallow Field



11 - View of OSW-2



12 - View of OSW-2 Culvert under access road



13 - View of OSW-3



14 - View of Uplands Area, South of OSW-2



15 - Representative Site Photograph of of Fallow Field



16 - View of Southeastern Boundary and Paved Portion of Access Road

Appendix III: Threatened and Endangered Species Lists

St. Johns County Florida Matrix Unit 43771

Scientific and Common Names	Global Rank	State Rank	Federal Rank	State Rank	Habitat Present	Observed On-site
Stenacron floridense A Mayfly	G3G4	S3S4	N	N	NO	NO
Calydorea coelestina Bartram's Ixia	G2G3	S2S3	N	E	NO	NO
Mesic flatwoods	G4	S4	N	N	NO	NO
Mycteria americana Wood Stork	G4	S2	LT	FT	NO	NO
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	N	NO	NO
Arnoglossum diversifolium Variable-leaved Indian-plantain	G2	S2	N	T	NO	No
Asclepias viridula Southern Milkweed	G2	S2	N	T	NO	NO
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N	NO	NO
Balduina atropurpurea Purple Honeycomb-head	G2	S1	N	E	NO	NO
Calopogon multiflorus Many-flowered Grass-pink	G2G3	S2S3	N	T	NO	NO
Carex chapmanii Chapman's Sedge	G3	S3	N	T	NO	NO
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N	NO	NO
Ctenium floridanum Florida Toothache Grass	G2	S2	N	E	NO	NO
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST	NO	NO
Gymnopogon chapmanianus Chapman's Skeletongrass	G3	S3	N	N	NO	NO
Lechea cernua Nodding Pinweed	G3	S3	N	T	NO	NO
Lithobates capito Gopher Frog	G3	S3	N	SSC	NO	NO
Litsea aestivalis Pondspice	G3?	S2	N	E	NO	NO
Lythrum curtissii Curtiss' Loosestrife	G1	S1	N	E	NO	NO
Matelea floridana Florida Spiny-pod	G2	S2	N	E	NO	NO
Monotropsis reynoldsiae Pygmy Pipes	G1Q	S1	N	E	NO	NO
Nemastylis floridana Celestial Lily	G2	S2	N	E	NO	NO
Neofiber alleni Round-tailed Muskrat	G3	S3	N	N	NO	NO
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N	NO	NO
Nolina atopocarpa Florida Beargrass	G3	S3	N	T	No	NO
Orbexilum virgatum Pineland Scurfpea	G1	S1	N	E	NO	NO
Pycnanthemum floridanum Florida Mountain-mint	G3	S3	N	T	NO	NO
Rudbeckia nitida St. John's Blackeyed Susan	G3	S2	N	E	NO	NO
Salix floridana Florida Willow	G2	S2	N	E	NO	NO

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Appendix IV: Desktop CRAS Response Letter

July 28, 2025

Ms. Rivers Cape
FL St. Augustine Inman, LLC
201 Riverplace, Suite 400
Greenville, South Carolina 29601

Reference: **Desktop Cultural Resources Assessment**
Amazon DJX6I Site
3960 Inman Road
St. Augustine, St. Johns County, Florida 32084

ECS Project No. 55:7722-A

Dear Ms. Cape:

ECS Florida, LLC (ECS) is pleased to provide you with the results of the Desktop Cultural Resources Assessment for the referenced site. The results of the Desktop Cultural Resources Assessment are as follows:

- The desktop assessment confirmed no evidence of Florida Master Site File (FMSF) sites recorded within the project area.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Respectfully submitted,

ECS FLORIDA, LLC

Chrissy Carr
Senior Environmental Project Manager

Jason Adams
Natural Resources Department Manager

Attached: Results of Desktop Cultural Resources Assessment

Outlook

[EXTERNAL] RE: Request for Review - Amazon DJX6I Site 55:7722-A

From Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Date Mon 7/28/2025 3:08 PM
To Amber L Cortazzo <ACortazzo@ecslimited.com>

Glad to be of service!

From: Amber L Cortazzo <ACortazzo@ecslimited.com>
Sent: Monday, July 28, 2025 3:05 PM
To: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Subject: Re: Request for Review - Amazon DJX6I Site 55:7722-A

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Thank you!

AMBER L CORTAZZO | ACortazzo@ecslimited.com
Staff Project Manager
T 813.302.1644 **C** 813.394.4000
ECS FLORIDA, LLC

Confidential/proprietary message/attachments. Delete message/attachments if not intended recipient.

From: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Sent: Monday, July 28, 2025 2:48 PM
To: Amber L Cortazzo <ACortazzo@ecslimited.com>
Subject: [EXTERNAL] RE: Request for Review - Amazon DJX6I Site 55:7722-A

Completed

A search of the Florida Master Site File inventory shows no previously recorded archaeological or cultural resources for the designated (+/- 39.78 acres subject property located at 3960 Inman Road St. Augustine, St. Johns County, Fla.

Kind regards,

Eman M. Vovsi, PhD.
Records Specialist – Florida Department of State
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250 – Phone: 850.245.6377 – e-mail: Eman.Vovsi@dos.fl.gov

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

From: Amber L Cortazzo <ACortazzo@ecslimited.com>
Sent: Monday, July 28, 2025 2:36 PM
To: Vovsi, Eman M. <Eman.Vovsi@dos.fl.gov>
Cc: Chrissy Carr <CCarr@ecslimited.com>; Joe Brinson, PWS <jlbrinson@ecslimited.com>
Subject: Request for Review - Amazon DJX6I Site 55:7722-A

EMAIL RECEIVED FROM EXTERNAL SOURCE

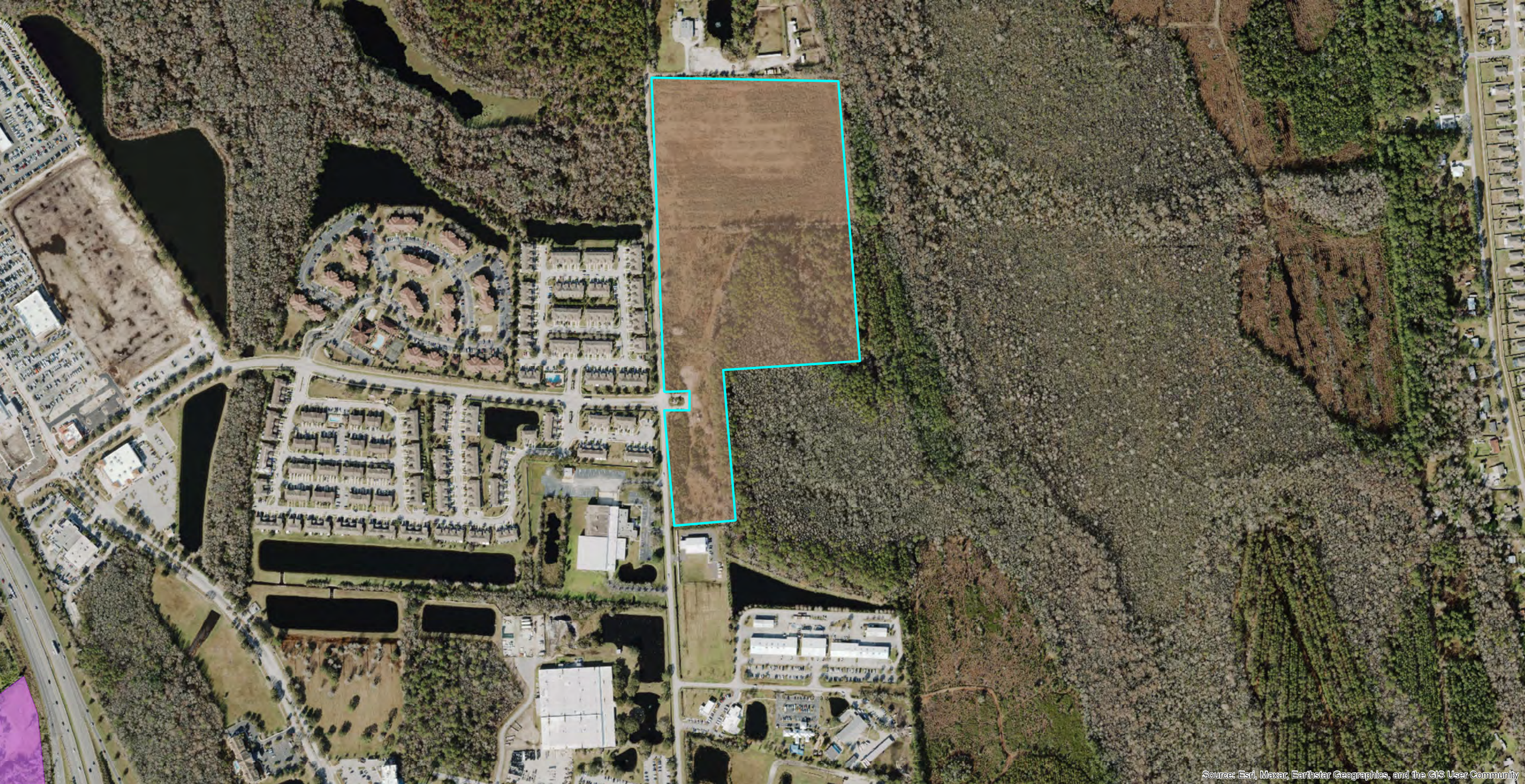
The attachments/links in this message have been scanned by Proofpoint.

Good afternoon, Eman,

I have a site lookup request for a property located at 3960 Inman Road St. Augustine, St. Johns County, Florida 32084 (+/- 39.78 acres).

I have attached the application and a site location map. Please let me know if you need anything else.

Thank you!
Amber Cortazzo


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Appendix V: Technical Staff Report

INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT TECHNICAL STAFF REPORT
10-Feb-2021
APPLICATION #: 109382-6

Applicant: Douglas Dieck
Ryan Companies, US, Inc.
533 S 3rd St Ste 100
Minneapolis, MN 55415-1133
(813) 204-5042

Owner: M Curt Geisler
The Fountains of St. Augustine, LLC
10160 Centurion Pkwy N
Ste 170
Jacksonville, FL 32256-0532

Lee Chira
Highland Pointe, LLC
800 Highland Ave
Ste 200
Orlando, FL 32803-3907
(813) 204-5042

Agent: Beth Leaptrott
Connelly & Wicker Inc.
10060 Skinner Lake Dr
Ste 500
Jacksonville, FL 32246-7471
(904) 265-3030

Consultant: Wendy M Swindell
Ecotech Consultants, Inc.
PO Box 690265
Vero Beach, FL 32969-0265

Beth Leaptrott
Connelly & Wicker Inc.
10060 Skinner Lake Dr
Ste 500
Jacksonville, FL 32246-7471
(904) 265-3030

Project Name: Last Mile Distribution Facility
Acres Owned: 39.78
Project Acreage: 26.4
County: St. Johns
STR:

Section(s):	Township(s):	Range(s):
5,53	7S	29E

Receiving Water Body:

Name	Class
Four Mile Marsh	III Fresh

Authority:	62-330.020 (2)(a), 62-330.020 (2)(c) , 62-330.020 (2)(d), 62-330.020 (2)(b)
Existing Land Use:	Mixed Wetland Hardwoods(6170), Streams and Waterways(5100), Vegetated Non - Forested Wetlands(6400), Shrub and Brushland(3200), Pine - Mesic Oak(4140)
Mitigation Drainage Basin:	Sixmile & Julington Creeks Nested
Special Regulatory Basin:	Not Applicable
Final O&M Entity:	Ryan Companies, US, Inc.
ERP Conservation Easements/Restrictions:	No
Interested Parties:	No
Objectors:	No

Authorization Statement:
Construction and operation of a Stormwater Management System for a 26.4-acre project known as Last Mile Distribution Facility as per the plans received by the District on January 11, 2021, and Plan sheet C15 received January 26, 2021.

Recommendation: Approval
Reviewers: Christine Wentzel; Dale Eisman

Staff Comments

Project Applicant and Sufficient Real Property Interest:
The permit applicant has a valid contract to purchase the real property on which the proposed activities will be conducted. The work cannot begin until proof of ownership is provided.

Project Location and Brief Description:
The project is located at on the east side of the northern terminus of Inman Road in St. Johns County. The project includes the construction of a surface water management system to serve a regional distribution facility.

Permitting History:
This site received a District permit 109382-1 in 2008, for an apartment project. Construction never commenced and the permit expired in 2017.

The proposed activity as outlined on your ERP application and attached drawings does not qualify for federal authorization pursuant to the State Programmatic General Permit

V-R1 (SPGP V-R1) Coordination Agreement, therefore a SEPARATE permit or authorization may be required from the Corps. You may need to apply separately to the Corps using the appropriate federal application form. More information about Corps permitting may be found online in the *Jacksonville District Regulatory Sourcebook*. Failure to obtain Corps authorization prior to construction could subject you to federal enforcement action by that agency.

Coastal Zone Management:
Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Engineering

Description of Project (Surface Water Management System):
The surface water management system consist of a 125,000 square foot delivery station building, paved access drives, paved parking and loading areas, concrete curb and gutter, a piped stormwater conveyance system, stormwater inlets, retaining walls and three wet detention ponds. The ponds discharge to on-site wetlands that ultimately outfall to the Four Mile Marsh, a Class 3 fresh receiving water.

Water Quality:
Submitted plans and calculations show that the stormwater system is designed to provide water quality treatment in accordance with Sections 4.1 and 8.0, A.H. Vol II for discharge to Class 3 waters.

Water Quality Certification:
This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Flood Protection:
Calculations were provided demonstrating that the post-development peak rate of discharge will not exceed the pre-development peak rate of discharge generated by the mean annual and the 25-year, 24-hour storm events.

Special Basin Criteria:
This project is not within a special basin.

Operation and Maintenance:
The applicant has proposed that the project will be operated and maintained by the applicant which meets the requirements of Section 12.3.1, A.H. Vol I.

Environmental

Site Description:

The project site has been used for agriculture purposes for many years and has recently been allowed to go fallow. The site includes approximately 1.80 acres of mixed forested wetlands that extend offsite to the east as well as a 0.06-acre isolated herbaceous depression and approximately 0.34 acres of upland cut drainage ditches. The site is bound to the east by mixed forested wetlands and District owned lands, to the north and south by undeveloped uplands and to the west by Inman Road.

Impacts:
The applicant proposes to fill approximately 0.01 acres of the mixed forested wetland, the 0.06-acre isolated depression and 0.34 acres of upland cut drainage ditches. The adjacent offsite wetlands will be undisturbed by the proposed project. The isolated depression and the upland cut drainage ditches meet the criteria of subsection 10.2.2.1 and 10.2.2.2, A.H., respectively.

Secondary impacts:
The project meets the secondary impact criteria of subsection 10.2.7, A.H., Volume I, as:

a. upland buffers meeting the criteria of subsection 10.2.7, A.H. have been proposed and in those areas where buffers were not able to be provided, additional mitigation has been proposed to offset anticipated adverse secondary impacts. Signage has been proposed along the upland side of the buffers in order to denote these areas onsite;
b. no evidence was observed that the upland portions of the site are being utilized by bald eagles, and aquatic and wetland dependent listed species for nesting and denning;
c. no adverse impacts to cultural resources are anticipated; and
d. there are no known future phases or expansion, or very closely linked and causally related on-site or off-site activities that would result in adverse impacts.

Elimination/Reduction of Impacts:
The applicant was not required to implement practicable design modifications to reduce or eliminate impacts pursuant to Section 10.2.1.2 (a)., A.H. Vol. I. The ecological value of the impacted wetland/surface water is low, and the proposed mitigation will provide greater long-term ecological value than the impacted wetland/surface water.

Mitigation:
As compensation for proposed direct and anticipated adverse secondary impacts, the applicant proposes to purchase 0.10 forested credits from Town Branch Mitigation Bank. The functional gain and functional loss associated with this project has been quantified pursuant to Chapter 62-345, F.A.C.

Financial Assurance Mechanism:
None

Off-Site Mitigation:
None

Cumulative Impacts:
The proposed mitigation fully offsets the proposed impacts and is located within the same drainage basin as the impacted wetlands, so no unacceptable cumulative impacts will occur, pursuant to Section 10.2.8, ERP A.H. Vol. I.

Wetland Summary Table
Last Mile Distribution Facility Commercial

		Acres
Total Surface Water, Upland RHPZ and Wetlands in Project		
Wetlands		1.860
OSW		0.340
Upland RHPZ		0.000
	Total	2.200
Impacts that Require Mitigation		
Dredged or Filled		0.010
Other - Secondary		1.790
	Total	**1.800**
Impacts that Require No Mitigation		
Dredged or Filled - Isolated		0.060
Dredged or Filled - Ditches		0.340
	Total	**0.400**
Mitigation		
On-Site		
	Total	**0.000**
Off-Site		
	Total	**0.000**

Other	**Reserved Credits**
	0.000
Mitigation Bank Credits (Town Branch Mitigation Bank - UMAM,5,Forested Freshwater)	0.100

Conclusion:
The applicant has provided reasonable assurance that the proposed project meets the conditions for issuance of permits specified in rules 62-330.301 and 62-330.302, F.A.C.

Conditions

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately

and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. The permittee has documented its real property interest over the land upon which the activities subject to the application will be conducted as evidenced by a contract to purchase the real property included in the application. In accordance with Section 4.2.3.(d), ERP Applicant's Handbook, Volume I, work cannot begin until proof of ownership is provided to the Agency.

22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is

functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), “Operation and Maintenance Inspection Certification,” describing the remedial actions taken to resolve the failure or deviation.

23. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

24. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

25. The Surface Water Management System shall be constructed and operated per the plans received by the District on January 11, 2021, and Plan sheet C15 received January 26, 2021.

26. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 0.10 forested mitigation credits have been debited from the Town Branch Mitigation Bank ledger.

27. In the event that the permittee does not successfully complete the transaction to obtain 0.10 forested mitigation credits from Basin 5 of Town Branch Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

28. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever comes first, the permittee must erect signs on the landward side of the areas bound by the upland buffer (as depicted on the final approved plans) that state:

“CONSERVATION AREA: No dumping, land clearing, or other disturbance to vegetation will be permitted beyond this point.”

Appendix VI: SJRWMD Permit

St. Johns River
Water Management District
Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

February 10, 2021

Douglas Dieck
Ryan Companies, US, Inc.
533 S 3rd St Ste 100
Minneapolis, MN 55415-1133

SUBJECT: 109382-6
Last Mile Distribution Facility

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on February 10, 2021. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:
If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on

GOVERNING BOARD

Douglas Burnett, CHAIRMAN, ST. AUGUSTINE
Rob Bradley, VICE CHAIRMAN, FLEMING ISLAND
Susan Dolan, SECRETARY, SANFORD
Ron Howse, TREASURER, COCOA
Doug Bournique, VERO BEACH
Cole Oliver, MERRITT ISLAND
J. Chris Peterson, WINTER PARK
Janet Price, FERNANDINA BEACH

forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:
Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at http://www.sjrwmd.com/permitting/permitforms.html.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief
Division of Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Beth Leaptrott
Connelly & Wicker Inc.
10060 Skinner Lake Dr
Ste 500
Jacksonville, FL 32246-7471

Wendy M Swindell
Ecotech Consultants, Inc.
PO Box 690265
Vero Beach, FL 32969-0265

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 109382-6 **DATE ISSUED:** February 10, 2021

PROJECT NAME: Last Mile Distribution Facility

A PERMIT AUTHORIZING:
Construction and operation of a Stormwater Management System for a 26.4-acre project known as Last Mile Distribution Facility as per the plans received by the District on January 11, 2021, and Plan sheet C15 received January 26, 2021.

LOCATION:
Section(s): 53, 5 Township(s): 7S Range(s): 29E
St. Johns County

Receiving Water Body:

Name	Class
Four Mile Marsh	III Fresh

ISSUED TO:
Ryan Companies, US, Inc.
533 S 3rd St Ste 100
Minneapolis, MN 55415-1133

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:
See conditions on attached “Exhibit A”, dated February 10, 2021

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By: Everett Frye

Everett Frye
Supervising Professional Engineer

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 109382-6
Last Mile Distribution Facility
DATED February 10, 2021

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

    b. For all other activities — "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

   b. Convey to the permittee or create in the permittee any interest in real property;

   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall

request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit for construction will expire five years from the date of issuance.

20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. The permittee has documented its real property interest over the land upon which the activities subject to the application will be conducted as evidenced by a contract to purchase the real property included in the application. In accordance with Section 4.2.3.(d),

ERP Applicant's Handbook, Volume I, work cannot begin until proof of ownership is provided to the Agency.

22. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.

23. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.

24. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

25. The Surface Water Management System shall be constructed and operated per the plans received by the District on January 11, 2021, and Plan sheet C15 received January 26, 2021.

26. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 0.10 forested mitigation credits have been debited from the Town Branch Mitigation Bank ledger.

27. In the event that the permittee does not successfully complete the transaction to obtain 0.10 forested mitigation credits from Basin 5 of Town Branch Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

28. Prior to the sale of any lot or parcel, or use of the infrastructure for its intended use, whichever comes first, the permittee must erect signs on the landward side of the areas bound by the upland buffer (as depicted on the final approved plans) that state:

    "CONSERVATION AREA: No dumping, land clearing, or other disturbance to vegetation will be permitted beyond this point."

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.

2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.

3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at *sjrwmd.com*. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.

9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to *compliancesupport@sjrwmd.com* (preferred method) **or** send a copy of the original affidavit to:

Office of Business and Administrative Services
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

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If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Business and Administrative Services, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA
The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BAKER
Baker County Press, Legal Advertising
P. O. Box 598
Maclenny, FL 32063
904-259-2400/ fax 904-259-6502

BRAFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

BREVARD
Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

CLAY
Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

DUVAL
Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

FLAGLER
Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386- 681-2322

INDIAN RIVER
Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

LAKE
Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

MARION
Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

NASSAU
News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

OKEECHOBEE
Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

ORANGE
Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

OSCEOLA
Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM
Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

ST. JOHNS
St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

SEMINOLE
Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

VOLUSIA
News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

Appendix VII: Reservation Letter

MITIGATION CREDIT RESERVATION
FOR
TOWN BRANCH, LLC
SJRWMD Permit # 128671-3
USACOE Permit # SAJ-2011-02710

January 28, 2021

Mr. Bacariza
201 North Franklin St
Suite 5500
Tampa, FL 33602

Re: SJRWMD Permit # 109382-6
USACOE Permit #

This is to certify that 0.10 UMAM SJRWMD and 0.10 UMAM USACOE mitigation bank credits will be reserved for a period of 180 days for Ryan Companies US, Inc. for use to offset wetland impacts at Last Mile Distribution Facility. The land in the mitigation bank will consist of forested fresh-water wetlands.

Payment is due within 10 days of receipt of permits and upon receipt of payment for the wetland mitigation credits, then Town Branch Wetland Mitigation Bank will send confirmation of sale to purchaser. In addition, upon issuance of the permit for the project named above, the credits will be withdrawn from the Town Branch Mitigation Bank ledger.

When sending in a check for the allocation letter please make it payable to Town Branch, LLC.

Ernest Hale
Sales Agent

TRIP GENERATION COMPARISON
INMAN ROAD INDUSTRIAL

LAND USE	INTENSITY	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	TOTAL	IN	OUT	TOTAL	IN	OUT
Currently Approved Use								
Distribution Center	125 ksf	1,480	1	0	1	91	61	30
Proposed Development								
Industrial Park	250 ksf	1,512	85	69	16	85	19	66
Trip Differential (Proposed Minus Approved)		***32***	***84***	***69***	***15***	***-6***	***-42***	***36***

Trip Generation Rates:

Daily

Distribution Center	Based on End-User Provided Employee Shift Schedule	
Industrial Park	[ITE 130]	Ln(T) = 0.52 Ln(X) + 4.45 (50% in, 50% out)

AM Peak Hour

Distribution Center	Based on End-User Provided Employee Shift Schedule	
Industrial Park	[ITE 130]	T = 0.34(X) (81% in, 19% out)

PM Peak Hour

Distribution Center	Based on End-User Provided Employee Shift Schedule	
Industrial Park	[ITE 130]	T = 0.34(X) (22% in, 78% out)

February 2nd, 2026

VIA Email: emclavish@almondengineering.com

Emilee McLavish
Almond Engineering
6297 Dupont Station Court
Jacksonville, FL 32217

RE: Water & Sewer Availability
Inman Road Flex Warehouse **PIN(s): 086510 0000, 086520 0130**

Ms. McLavish:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 25,000 square feet office space and 220,000 square feet industrial park with a total anticipated water demand of 24,500 gallons per day (gpd) and wastewater flow of 24,500 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connection Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:
Potable water service can be provided by SJCUD's NW Water Treatment Plant (WTP) with connection to the existing 12-inch water main along Outlet Centre Dr. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available.

Point of Connection - Wastewater:
The wastewater capacity can be provided by SJCUD's SR 16 Water Reclamation Facility (WRF) with connection to the existing 4-inch force main located approximately 700 feet south of the intersection of Outlet Centre Dr. and Inman Rd.

Point of Connection – Reclaimed Water:
This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities pursuant to County Ordinance 2022-37, as amended. In no case shall potable water be utilized for irrigation. Reclaimed water will be made available with connection to the existing 10-inch reclaimed water main located along Outlet Centre Drive approximately 1,900 feet west of Inman Road.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site

utilities will be privately owned and SJCUD is not responsible for maintenance.

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

3. The availability of capacity will expire 180 days from the date of this letter on **August 1st, 2026**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37, as amended

4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUDAvailability@sjcfl.us for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app by clicking here.

5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

If you have any questions, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E., PMP
St. Johns County Utility Department

ATTACHMENT 3
CORRESPONDENCE

Ronald C. Delisle
136 Gargonza Ct
Saint Augustine, FL 32084-2588

JACKSONVILLE RPDC 320

14 SEP 2026 PM 4 L



St. Johns County
Growth Management
4040 Lewis Speedway
St. Augustine, Fl. 32084

32084-883740

St. Johns County Growth Management Department, Planning & Zoning Division
4040 Lewis Speedway, St. Augustine, Florida 32084
Phone: (904) 209-0675
E-mail: plandept@sjcfl.us

ADJACENT PROPERTY OWNER NOTICE

You have received this notice because you own property within a 300-foot radius of the subject property below. This is notice of a public hearing scheduled for the request as described below. For additional information please email plandept@sjcfl.us or call (904) 209-0675 ext. 2.

NOTICE OF PUBLIC HEARING: Notice is hereby given that a Public Hearing will be held on **10/1/2026 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 **11/3/2026 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 the described application.

REQUESTED CHANGE: Request for a Major Modification to the Last Mile Distribution Facility PUD (Ordinance 2020-43, as amended) to allow for a maximum 250,000 square feet of light industrial/flex warehousing uses, to rename the PUD to FL St. Augustine Inman, and provide other revisions within an updated MDP Text and Map.

LOCATION OF PROPERTY: 3960 Inman Road; east of Outlet Centre Drive and Inman Road

SUBJECT: File number: MAJMOD-2025000012
FL St Augustine Inman

APPLICATION FILED BY: Brad Wester
One Independent Drive, Suite 1200
Jacksonville, FL 32202

The application is on file with the Planning & Zoning Division and is open to public review and inspection during regular business hours Monday through Friday 7:30 AM to 4:30 PM.

Not less than 15 days in advance of this hearing date, sign(s) will be posted on the subject property on each street side of the property. If no street frontage is available, sign(s) will be posted on the nearest street frontage with a note providing the location of the subject property. In the event that no signs are observed, citizens are asked to notify the Planning & Zoning Division.

Please be advised you may attend the meeting indicated in the notice and state your opinions, or you may reply by e-mail to: plandept@sjcfl.us. If you choose to reply by mail and use this form, please send it to St. Johns County Planning & Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida 32084. If needed, additional pages may be included. Please note: any correspondence will be included in the public record, staff packet and provided to the applicant.

This matter is subject to court imposed quasi-judicial rules of procedures. Decisions must be made on Competent Substantial Evidence, which are fact-based testimony and evidence presented as a part of the hearing. Acceptable citizen testimony includes, but is not limited to: first-hand knowledge of the area; observed changes in condition or quality of life of a neighborhood over time; location and density of nearby development; or personally observed noise, vibrations and other nuisance.

In accordance with the Americans 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 visit St Johns County Facilities Management 2416 Dobbs Rd 32086, no later than 5 days prior to the date of this meeting. Hearing impaired persons, call Florida Relay Services (1-800-955-8770).

Visual aids are allowed with any presentations to the Board or Agency; we ask that no photographs with a glossy finish be presented as part of the presentation. For quality purpose, photographs and PowerPoint presentations can be sent digitally. Staff will then project any visuals on the overhead screens. Such arrangements must be made at least twenty-four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Division at (904) 209-0675.

FILE NUMBER: MAJMOD-2025000012 FL St Augustine Inman

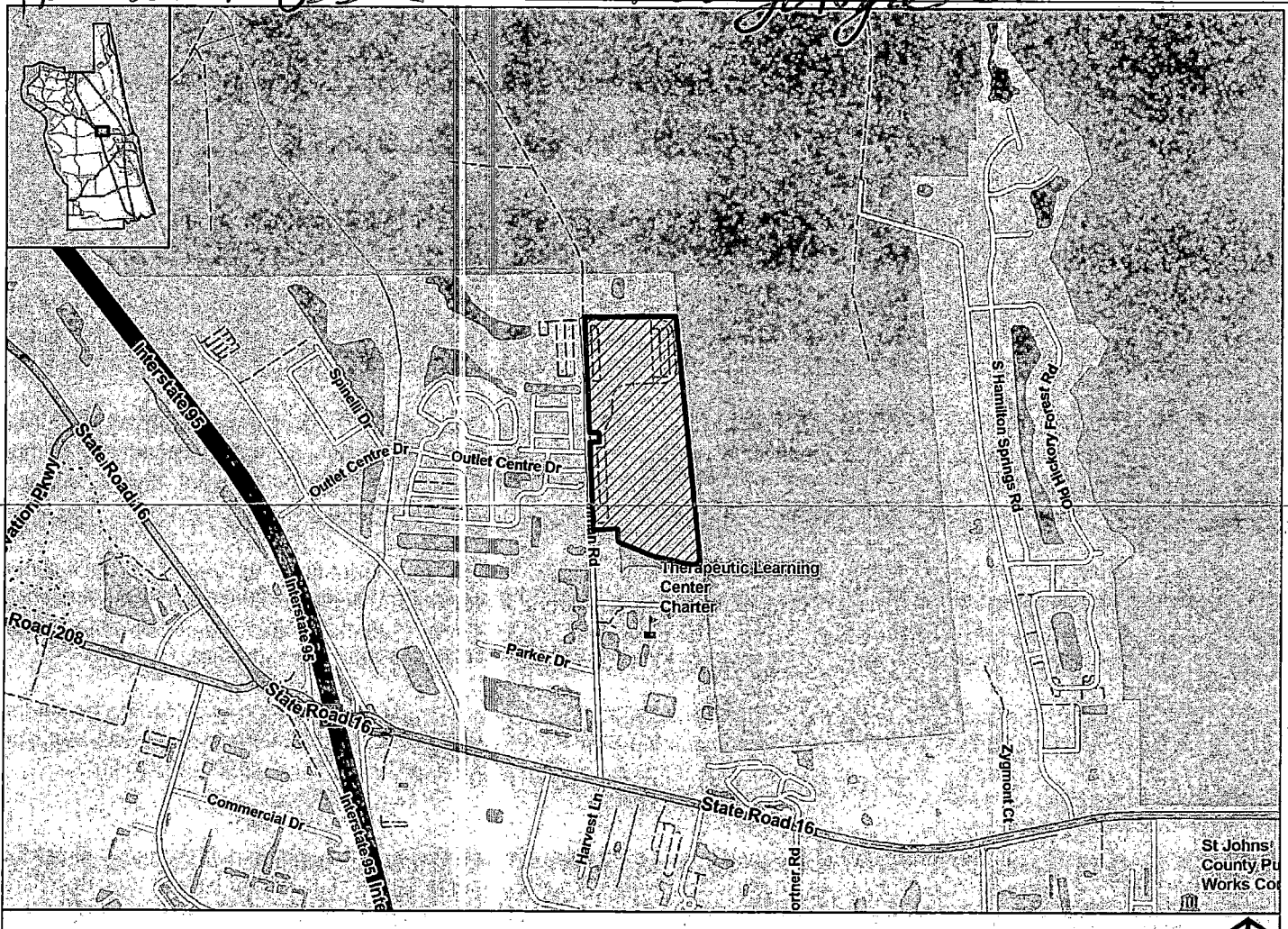
Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary)

This area can not handle any more Traffic without major improvements to SR16. A Project this size will cause serious Traffic issues and for that reason I am against this Project. Please do not vote to go forward with this. Thankyou

Signature: Donald DeLisle

Address: 136 Augusta Ct.



Location Map

MAJMOD 2025-12
FL St Augustine Inman

0 940 1,880
Feet

7/24/2026

Saleena Randolph

From: Jennifer Gutt
Sent: Wednesday, September 30, 2026 3:47 PM
To: Saleena Randolph
Subject: FW: Amazon and Walmart Facilities on Inman Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
904-209-0663 | www.sjcfl.us

WARNING: St Johns County will never ask you to wire transfer money.
For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the St. Johns County Board of County Commissioners and employees regarding public business are public records available to the public and media through a request. Your e-mail communications may be subject to public disclosure.

From: Justin Mays <jaxbeachsurfer@hotmail.com>
Sent: Wednesday, September 30, 2026 2:37 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; Jennifer Gutt <jgutt@sjcfl.us>; P ZA1 <pza1@sjcfl.us>; PZA4 <pza4@sjcfl.us>; Commissioner Ann Taylor <Bcc5ataylor@sjcfl.us>
Subject: Amazon and Walmart Facilities on Inman Rd

Hello,

I am writing to voice my concerns of the Amazon and Walmart facilities that are being proposed on Inman Rd. This is NOT the place for such massive facilities. There are residential areas to the east and west. The residents don't deserve to have their peace and quiet be disturbed by a facility that runs 24/7. The infrastructure upgrades needed to handle such a massive facility would greatly inconvenience the residents and other businesses who travel Inman Rd. The traffic in the SR16/I95 area is bad enough as everything sits now. Adding in a bunch of Walmart and Amazon semi-trucks and delivery trucks isn't going to help. Also, you would be putting the FOP Lodge #113 in danger of being forcibly sold. Current and retired law enforcement officers and their families utilize the FOP Lodge as a place for fellowship. It is a place some law enforcement officers use as a safe place to decompress and talk with fellow officers outside of their daily duty of the job. If you approve this project and allow it to go forward, you would be

doing a huge disservice to the residents in that area and the law enforcement community that utilizes the FOP Lodge. These projects need to be DENIED!

Get Outlook for iOS

Saleena Randolph

From: Tami Rich
Sent: Wednesday, September 30, 2026 3:52 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Public Opposition – MAJMOD-2025000012 – 3960 Inman Road

Follow Up Flag: Follow up
Flag Status: Flagged

From: Josh Lee <joshclee24@yahoo.com>
Sent: Wednesday, September 30, 2026 3:50 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Public Opposition – MAJMOD-2025000012 – 3960 Inman Road

Dear St. Johns County Planning & Zoning Division,

I am writing to formally express my strong opposition to MAJMOD-2025000012 and the proposed expansion of the warehouse/distribution use at 3960 Inman Road.

As a nearby homeowner, I am deeply concerned about the impact a 250,000-square-foot, 24/7 industrial operation would have on the surrounding residential community. My home currently backs up to a large, beautiful wooded area, and I am concerned that this development would fundamentally change the character and quality of the area.

I am particularly concerned about traffic and public safety. The additional volume of commercial vehicles, delivery vans, and semi-trucks on the surrounding roads would create additional risks for residents, pedestrians, bicyclists, and especially the children in our community who walk and wait for school transportation. Increasing heavy truck traffic through an area already experiencing significant growth deserves serious consideration from a safety standpoint.

I am also concerned about the impact on the wildlife and natural habitat surrounding the proposed development. The wooded areas provide habitat for a variety of wildlife, and a large-scale, continuously operating industrial facility—with substantial lighting, traffic, noise, and activity—could significantly disrupt that environment and create additional risks to wildlife crossing or moving through the area.

In addition to these concerns, I am deeply concerned about the anticipated noise, nighttime lighting, traffic congestion, loss of the existing natural character, and cumulative impact on nearby residential neighborhoods associated with a 24/7 industrial operation of this scale.

I also want to make clear that I am unable to attend the October 1 hearing in person because I am a firefighter and will be working my scheduled shift. I respectfully request that this email be entered into the public record and that my opposition be given full consideration by the Planning & Zoning Agency.

I respectfully ask that the County deny the requested modification and carefully consider the safety, residential,

environmental, and quality-of-life impacts this development would have on the surrounding community.

Thank you for your consideration.

Respectfully,

Joshua Lee
Firefighter/Veteran
200 Gargonza ct
Saint Augustine, Florida 32084

Susan Weinstein
130 Nw 28th St
Gainesville, FL 32607

JACKSONVILLE RPDC 320

29 SEP 2026 PM 1 L

FOREVER USA

St. Johns County Growth Management Dept.
Planning & Zoning Division
4040 Lewis Speedway
St. Augustine, FL 32084

32084-883740

St. Johns County Growth Management Department, Planning & Zoning Division
4040 Lewis Speedway, St. Augustine, Florida 32084
Phone: (904) 209-0675
E-mail: plandept@sjcfl.us

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FL St Augustine Inman

APPLICATION FILED BY: Brad Wester
One Independent Drive, Suite 1200
Jacksonville, FL 32202

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FILE NUMBER: MAJMOD-2025000012 FL St Augustine Inman

Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary)

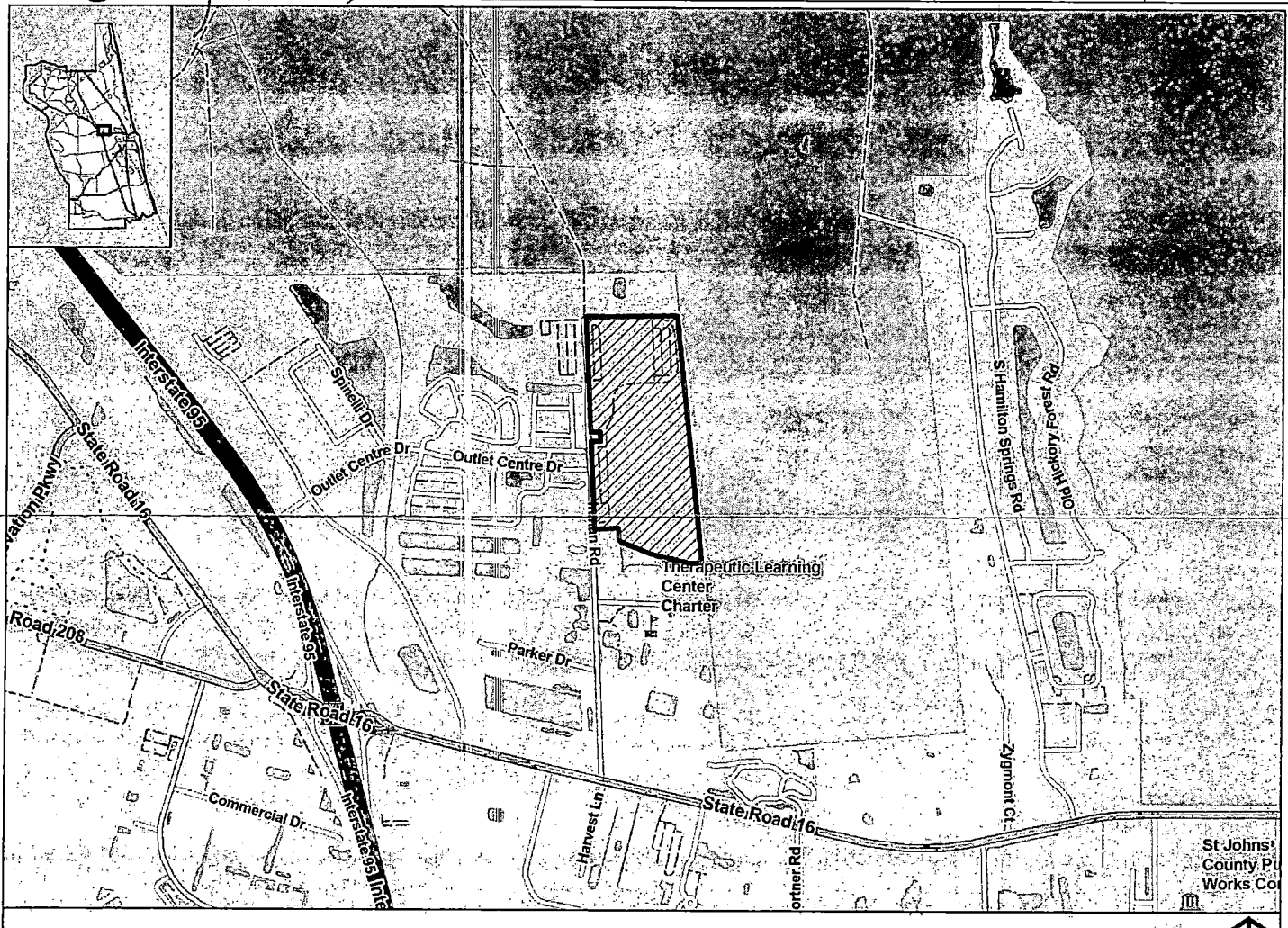
1- Restrict Access/Egress To Location South Of Outlet Circle Drive To Avoid Heavy Traffic Through Residential Property

2- Provide Direct Access V/A State Road 16, If Possible

3- Would Prefer Continuation Of Residential Development

Signature: Jan Robert Weinstein

Address: 349 Volterra Pl St. Augustine, FL.



Location Map

MAJMOD 2025-12
FL St Augustine Inman

0 940 1,880
Feet

7/24/2026

From: Claudia Gaitan <cgaitan32084@gmail.com>
Sent: Thursday, October 1, 2026 9:13 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: : Ref.: Project name: Last Mile Distribution facility PUD

TO: St. Johns County Planning and Zoning section

From: Claudia Gaitan, 180 Gargonza Ct. St. Augustine, FL 32084

I received letter being at 300 feet for the Project name: amazon Distribution facility and my opinion as owner of townhouse across the Project is:

I don't agree with this project for following reasons:

1. Noise: We already have a shooting range open 24 hours, 7 days all year long. I hear the shooting range day and night, having the new project will increase the noise, and disturb my family peace at home.
2. Traffic: The traffic will increase as streets are not for so many trucks it is not a expressway
We already have trucks from the beer distribution center
3. Eco damage: the green lot and reserve in the back will be impacted by this huge project
4. The project should be a more distant from residentil units or located at industrial area.
5. Property value: the increased mosie, traffic, will reduce the property values

I ask your team, would you buy my hoouse knowing there are in close proximity:
a shooting range. a beer distrbution center, a mal, a hearly davidosn lcation and an Amazon center!!???

I do expect you understand this big project is not for this small town.

Thank you

Claudia Gaitan
180 Gargonza Ct
St Augustine, FL 32084cell 678-468-8816

10/6/1927

St. Johns' County Growth Management Dept, Planning & Zoning Division
4040 Lewis Speedway, St. Augustine, Florida 32084

Dear Sir's and Madam,

I realize that this is St. John's county owned property and that this opportunity has reappeared, MA JMOD-2025000012. The traffic which we are all aware of in this area already has proven documents that this area of State Road 16 is well above the capacity designed for this roadway. The area in question already has complex navigational issues, for newcomers going to the Old Town and residents which must deal with these erratic cars and trucks on SR16.

Not knowing which way to navigate the lanes East, or West, or to get on I-95, and trucks negotiating lane changes within the same 1/10th mile on SR16. This traffic on most days extends to Four Mile if driving West and to the entrance of the Outlet Mall on SR16.

If driving West or East every driver, young and old, worker and truck driver just want this bottleneck to be over, adding frustration to everyone who traverses this area of road.

Tuscany Village and other residential communities in the area who live within this navigation nightmare, must negotiate and deal with this driving daily.

It is not a stretch of anyone's imagination to say going to Publix's for a container of milk from Tuscany Village may cause them to be involved in an accident possibly injuring a Child, a Mom, a Dad, or possibly a death. How heavily will this scenario weigh on your minds when making this decision, how much is a life worth, what's the price of making another Warehouse.

A young Mom, now has to worry when her child goes to visit a friend and has to say "watch out for the 16 Wheelers" or an older couple who planned their retirement and bought a town home in 2007 so they could live and grow in their golden years, playing with their grandchildren in peace but now, no one comes to visit them, because they are afraid to drive in this area, imagine that, to be afraid to leave your home, or, to go back to it.

Victor Mearini Sr.

Tuscany Village Resident



Gmail

Victor Mearini <pisaplace@gmail.com>

Fwd: File # MAJMOD 2025000012 Inman Road

1 message

Mary Ann mearini <motherofour719@gmail.com> Mon, Oct 5, 2026 at 11:07 AM
To: Victor Mierni Mearini <pisaplace@gmail.com>

Dear Dr. Hilsenbeck,

I would like to address my concerns about the proposed construction planned on Inman Road by Brad Wester, file - MAJMOD-2025000012

This plan does not ensure the safety for the Tuscany Village residents and their homes which are located west and directly across Inman Road and of Outlet Center Drive.

The documents that were provided by the builder, to only a **few of the residents**, does not state or guarantee that there are no harmful substances and or chemicals that will be stored or used in the construction site.

Will there be any airborne substances or chemicals used that pose physical harm to the Tuscany Village residents, especially the children and the elderly.

The added traffic is an **extreme** danger to the children traveling to and from school and the residents using Inman and Outlet Center Drive. Doesn't the recent addition of the traffic lights on SR 16 as well as the several accidents pose a red light to the board? Who will be held accountable?

The expected and guarantee of heavy traffic of commercial vehicles pose another health hazard in both pollution and noise being a close proximity to the residents of Tuscany Village.

There is nothing stated in the documents that guarantee that the residents and their homes will not be affected by this pending construction. For example cracks in the walls, windows and foundation caused by heavy vibrations from earth moving and pile driving as well as the debris and dust accumulation, trash and runoff spilling into the Tuscany Village property and roadway (Inman and Outlet Center Rd.) Once again, who is accountable?

The hours of the proposed construction is not stated in the documents nor does it guarantee the hours are within the legal hours of construction for St. Johns County. What, if any, is to be expected should this pass? How much more are the residents of Tuscany Village to endure with this proposal?

As a long time St. Johns County resident and for the safety of my children and grandchildren, I implore you and the board to vote against this construction and side with the safety and livelihood of the residents of St John's County in Tuscany Village.

Thank you for your consideration and time.

Sincerely,
Mary Ann Mearini



USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

Brad Wester
Driver Mc Afee Hawthorne And Dieb
1 Independent DR # 1200
Jacksonville FL 32202-5014

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 09/10/2026

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 09/10/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

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PO #:	PROPOSED MAJOR MODIFICATION	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/1/2026 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 11/3/2026 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 Last Mile Distribution Facility PUD (Ordinance 2020-43, as amended) to allow for a maximum 250,000 square feet of light industrial/flex warehousing uses, to rename the PUD to FL St. Augustine Inman, and provide other revisions within an updated MDP Text and Map.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE FL ST AUGUSTINE INMAN PLANNED UNIT DEVELOPMENT (PREVIOUSLY APPROVED AS LAST MILE DISTRIBUTION FACILITY PUD), ORDINANCE NUMBER 2020-43, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at 3960 Inman Road; east of Outlet Centre Drive and Inman Road See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

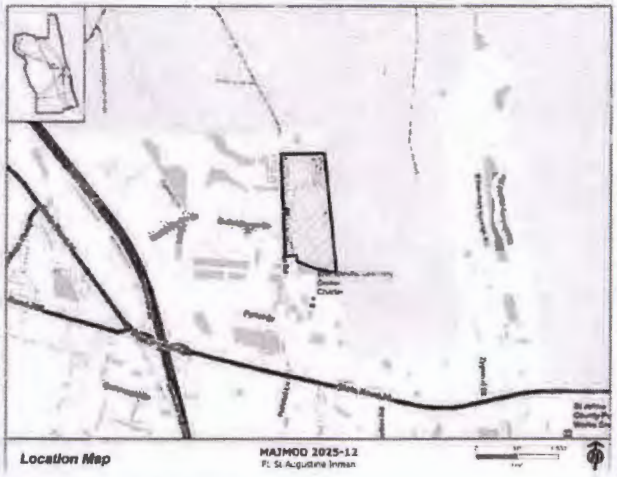
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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

NOTICE TO PERSONS NEEDING SPECIAL CCOMMODATIONS 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	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR	CLAY MURPHY, CHAIR

FILE NUMBER: MAJMOD-2025000012
PROJECT NAME: FL St Augustine Inman



Order# 12612581, 9/10/2026

SAG4464020