

1**AGENDA ITEM
Planning & Zoning**

Meeting

10/15/2026

MEETING DATE**TO:** Planning and Zoning Board Members**DATE:** October 5, 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 Communication, Recommendation, Report**PRESENTER:** Brad Wester of Driver, McAfee, Hawthorne & Diebenow**BACKGROUND INFORMATION:**

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. This item was heard at the 10/01/26 PZA meeting and continued to the 10/15/26 PZA meeting to allow for revisions to the list of permitted and prohibited uses and to incorporate buffering requirements. Attached, staff has provided the revised text, with the applicant's changes since 10/01/26 highlighted for ease of review.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

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

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



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

To: Planning and Zoning Agency

From: Saleena Randolph, Senior Planner

Date: October 7, 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 for revisions)
- October 15, 2026
Board of County Commissioners – November 3, 2026

Commissioner District: District 5

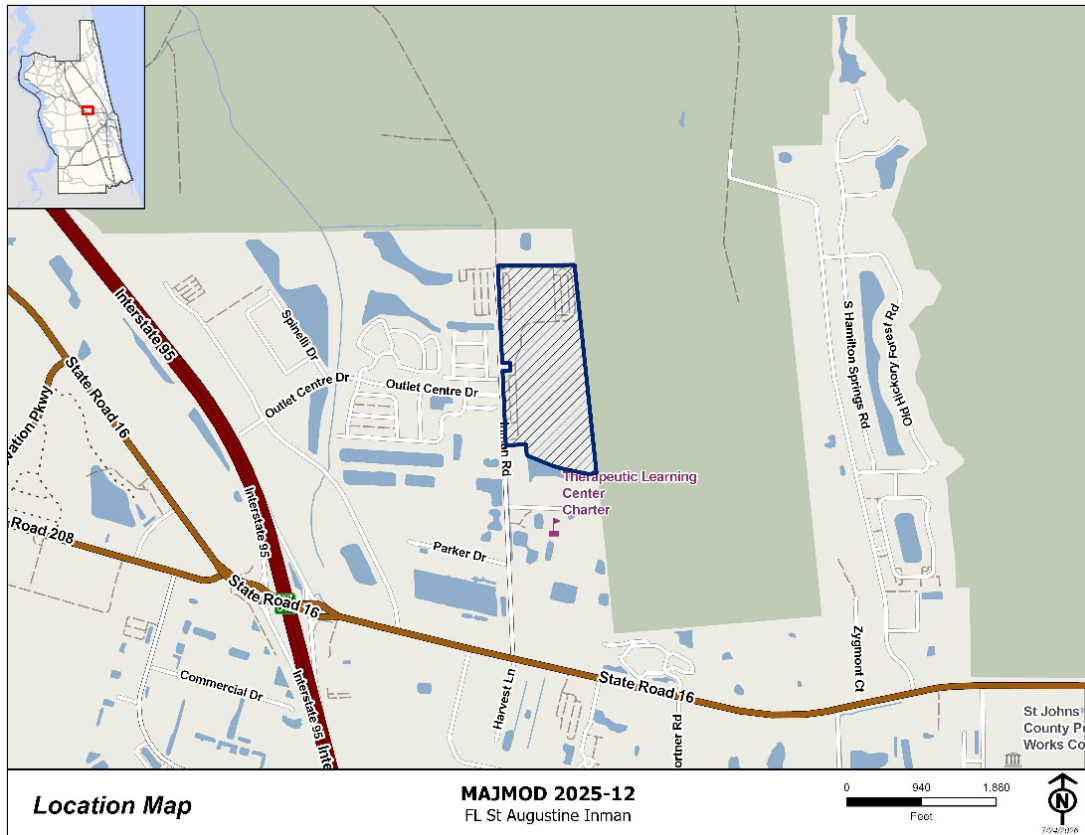
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **MAJMOD 2025-12 FL St. Augustine Inman PUD** based upon six (6) findings of fact as provided in the Staff Report.

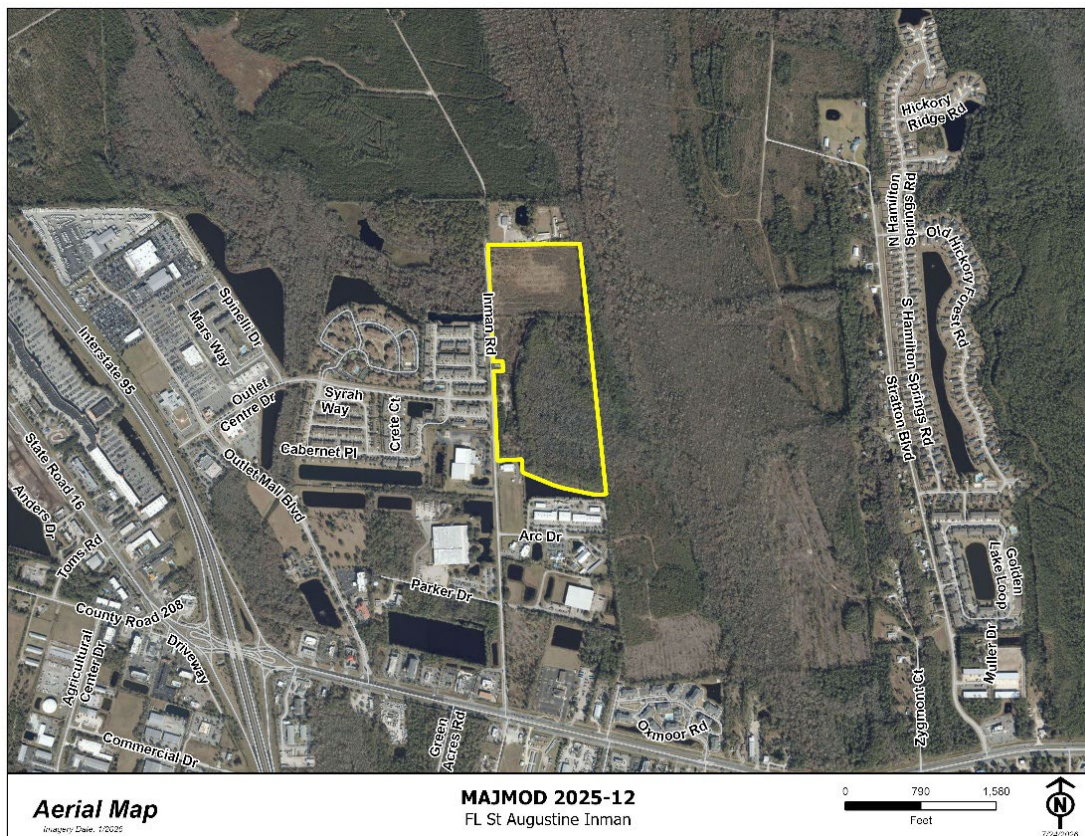
DENY: Motion to recommend denial of **MAJMOD 2025-12 FL St. Augustine Inman PUD** based upon seven (7) findings of fact as provided in the Staff Report.

MAP SERIES

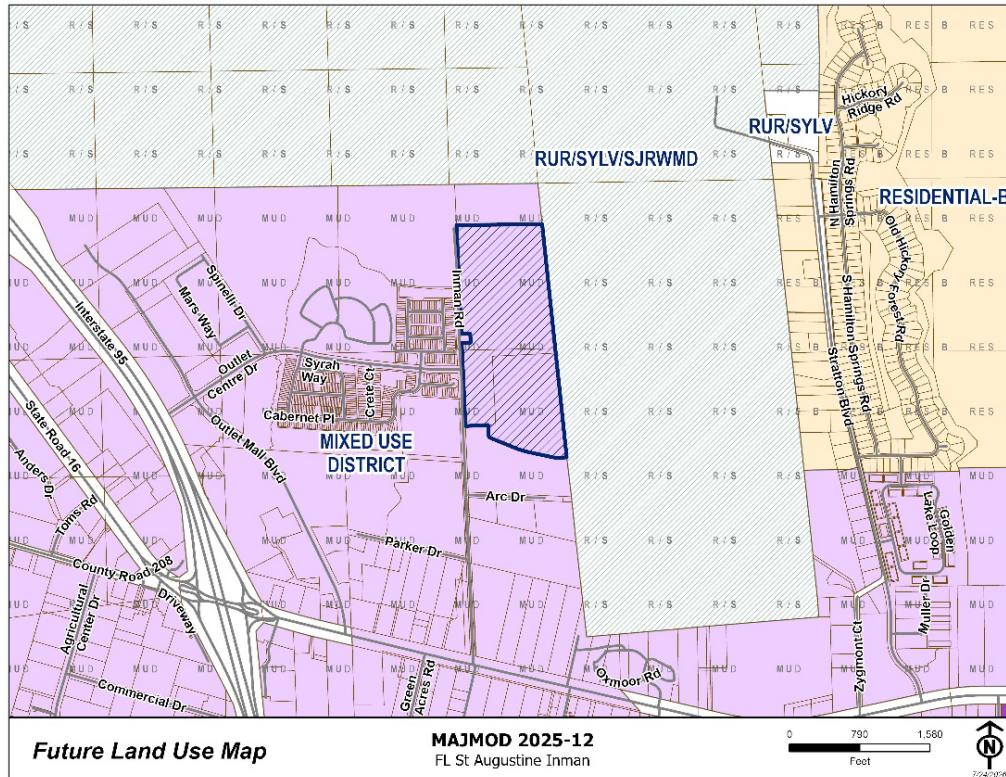
Location: The subject parcel is located east of Interstate 95, north of State Road 16, and on the east side of Inman Road. The property address is 3960 Inman Road.



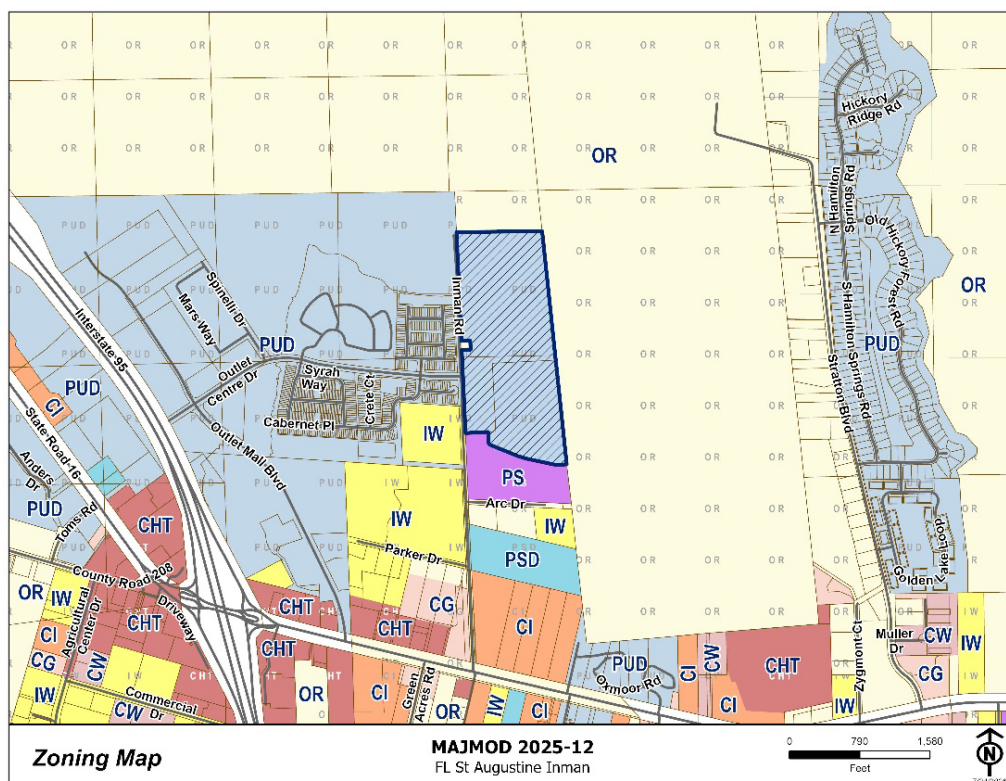
Aerial Imagery: The subject property contains approximately 58.74 acres.



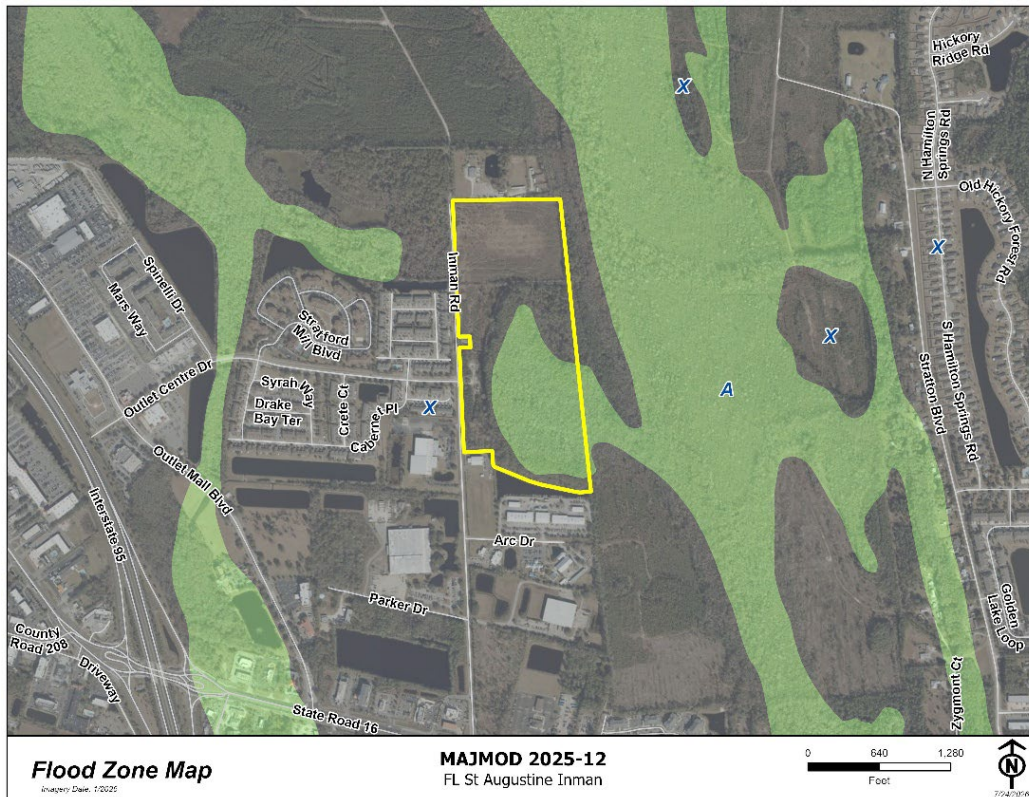
Future Land Use: The subject property is designated Mixed-Use District (MD). Other adjacent Land Uses include Rural/Silviculture and Mixed-Use District.



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

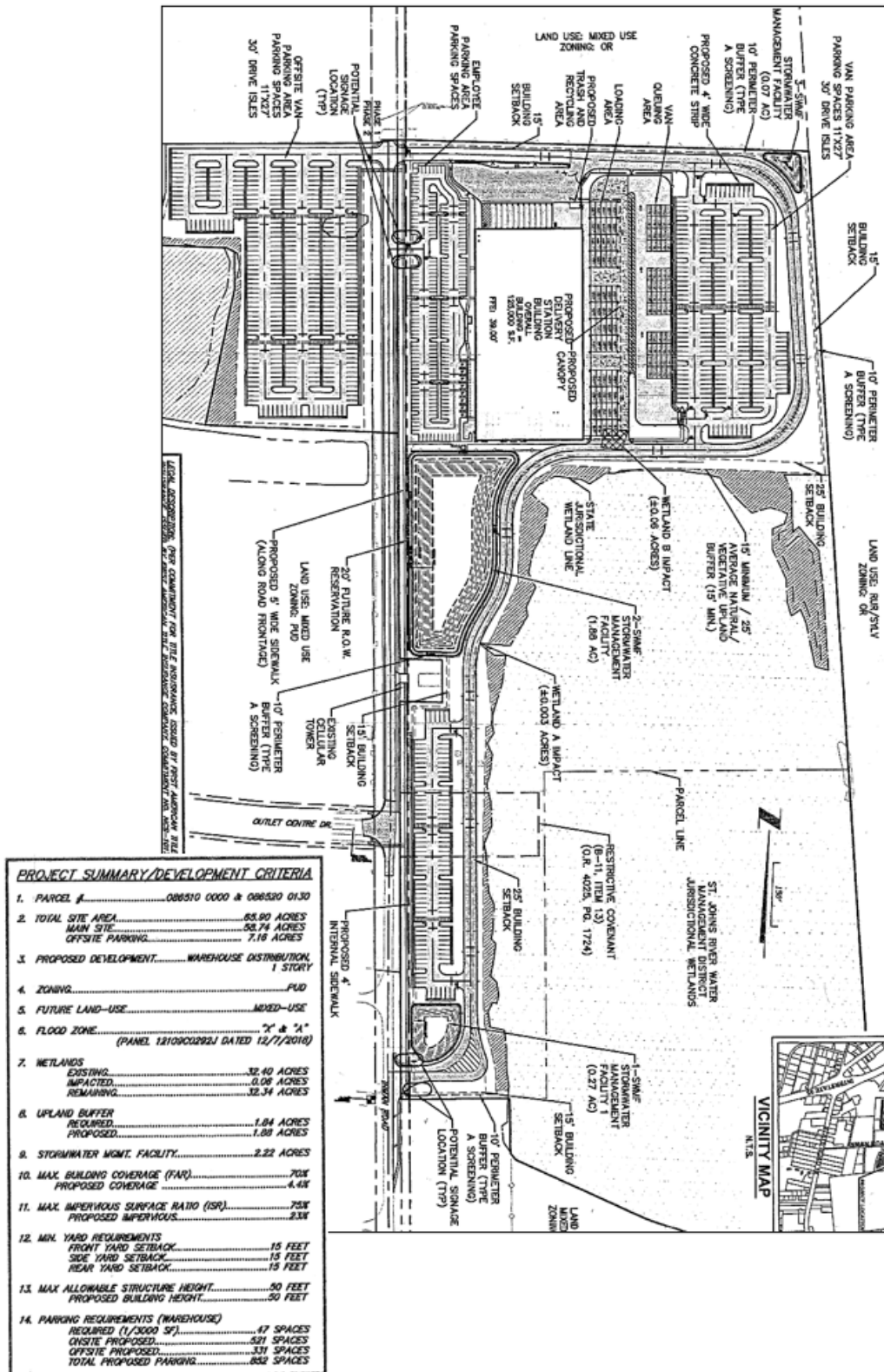
The Applicant is seeking to modify the Last Mile Distribution Facility PUD (Ord. 2020-43, as amended) to include the following changes:

- 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

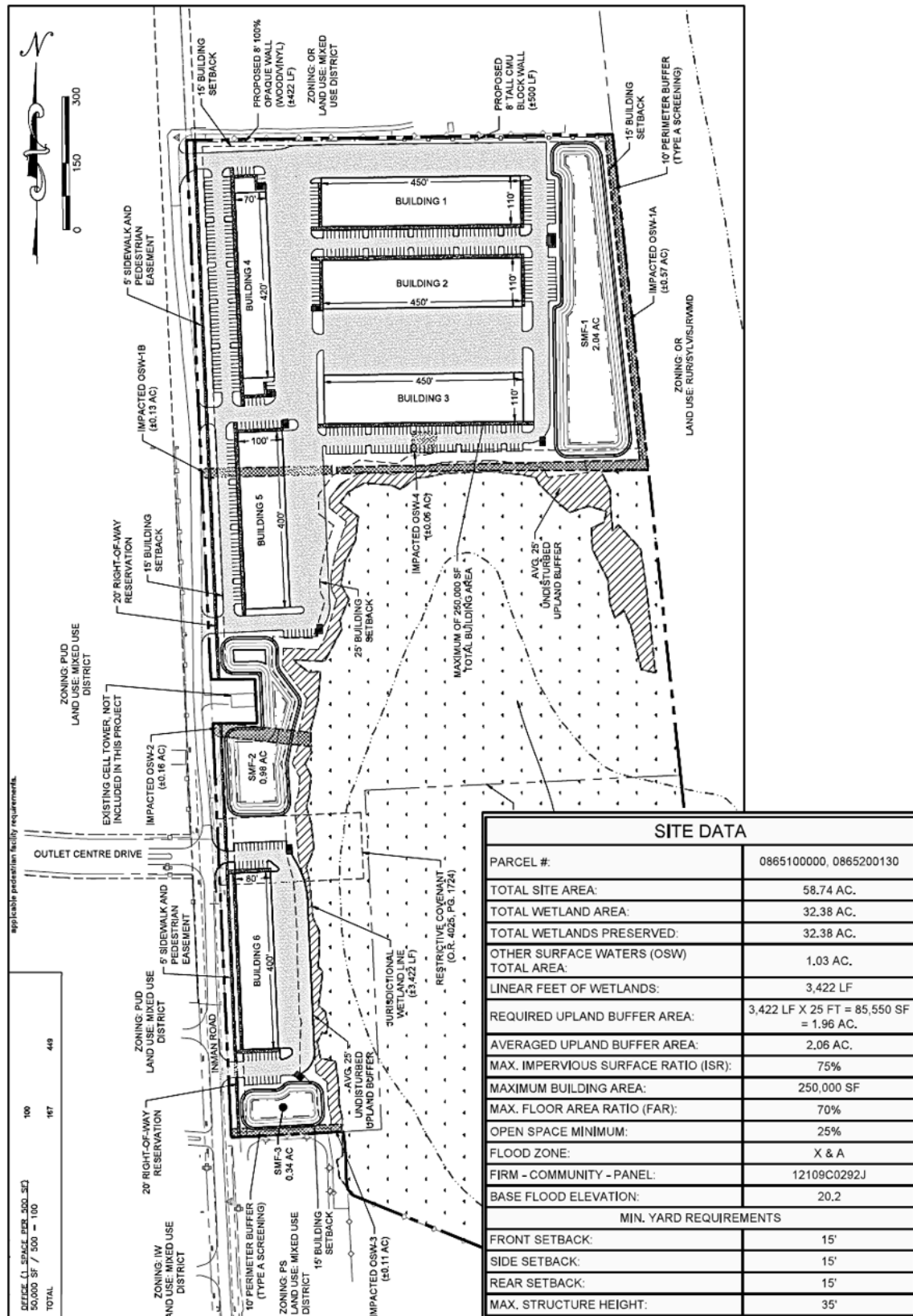
The revised Master Development Plan (MDP) Text can be found in **Attachment 1**. Staff has provided this with highlight of all changes since the October 1, 2026 for easy review and only for the PZA continued hearing.

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):

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.

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:

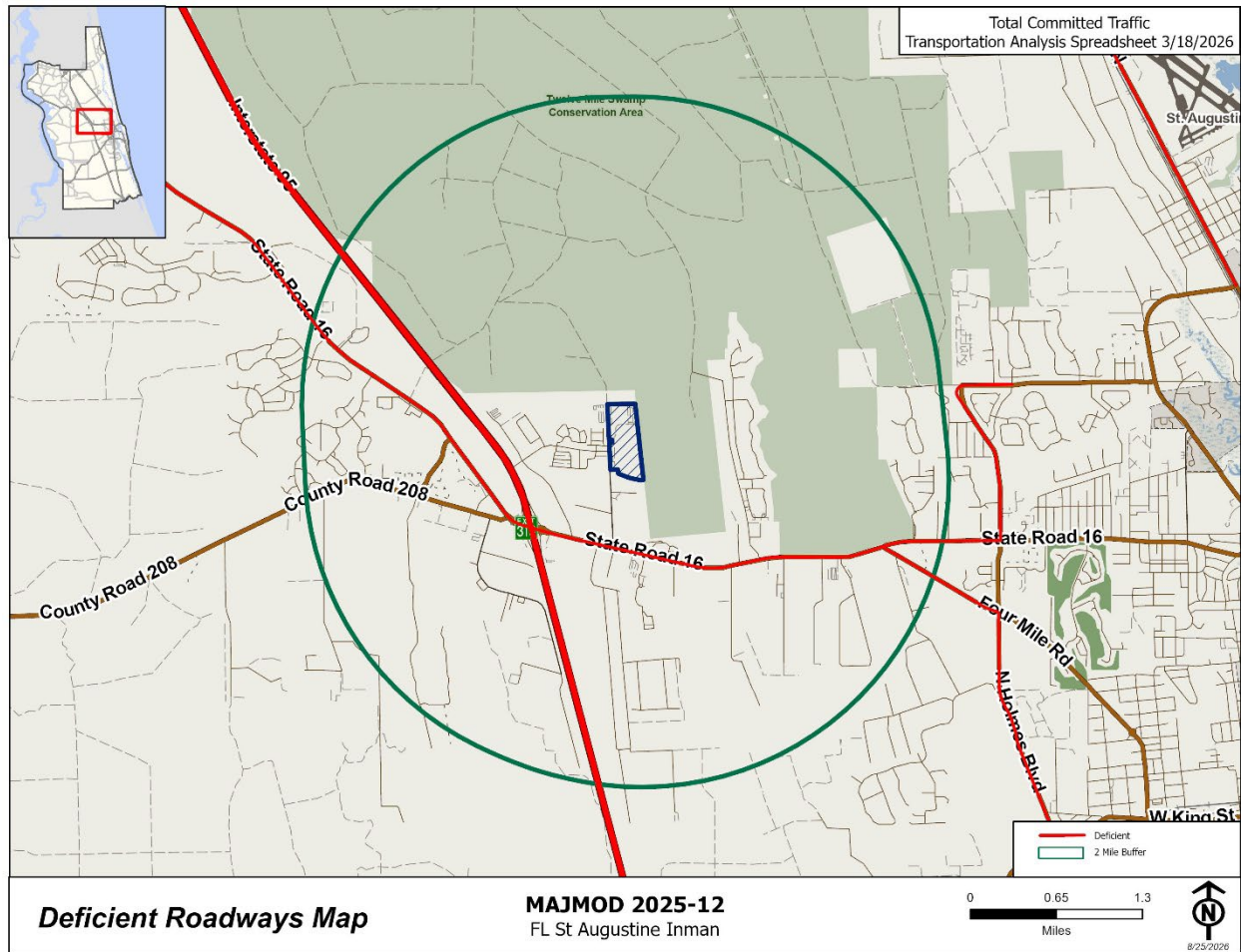
The following assessment is a non-binding traffic impact analysis for the FL St. Augustine Inman PUD to assess for potential impact based solely upon the applicant's intent to develop within this application consisting of a maximum 250,000 square feet of flex industrial use.

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.

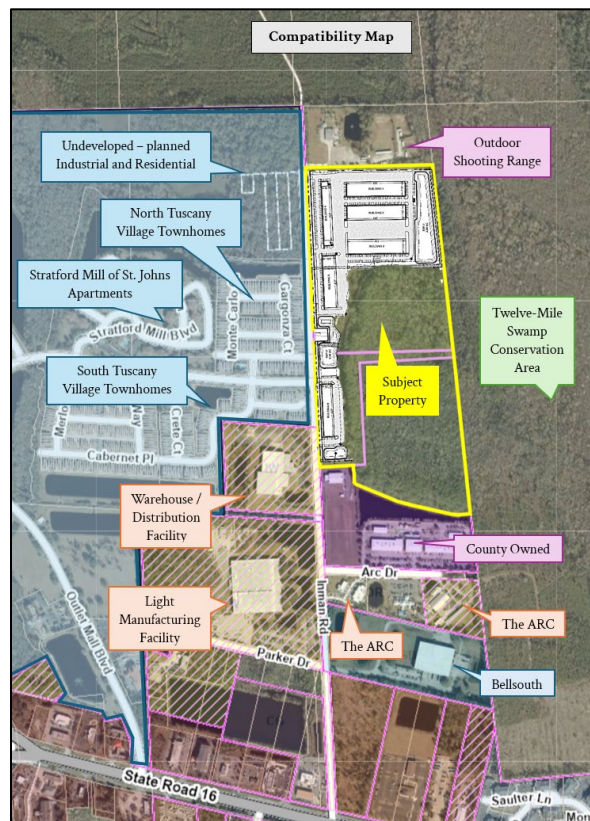
Staff Review: The PUD is currently expired, which necessitates this Major Modification. The proposed phasing schedule would allow commencement of the development within one (1) year of approval of this Major Modification, rather than requiring commencement immediately upon approval. While it is typical 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.

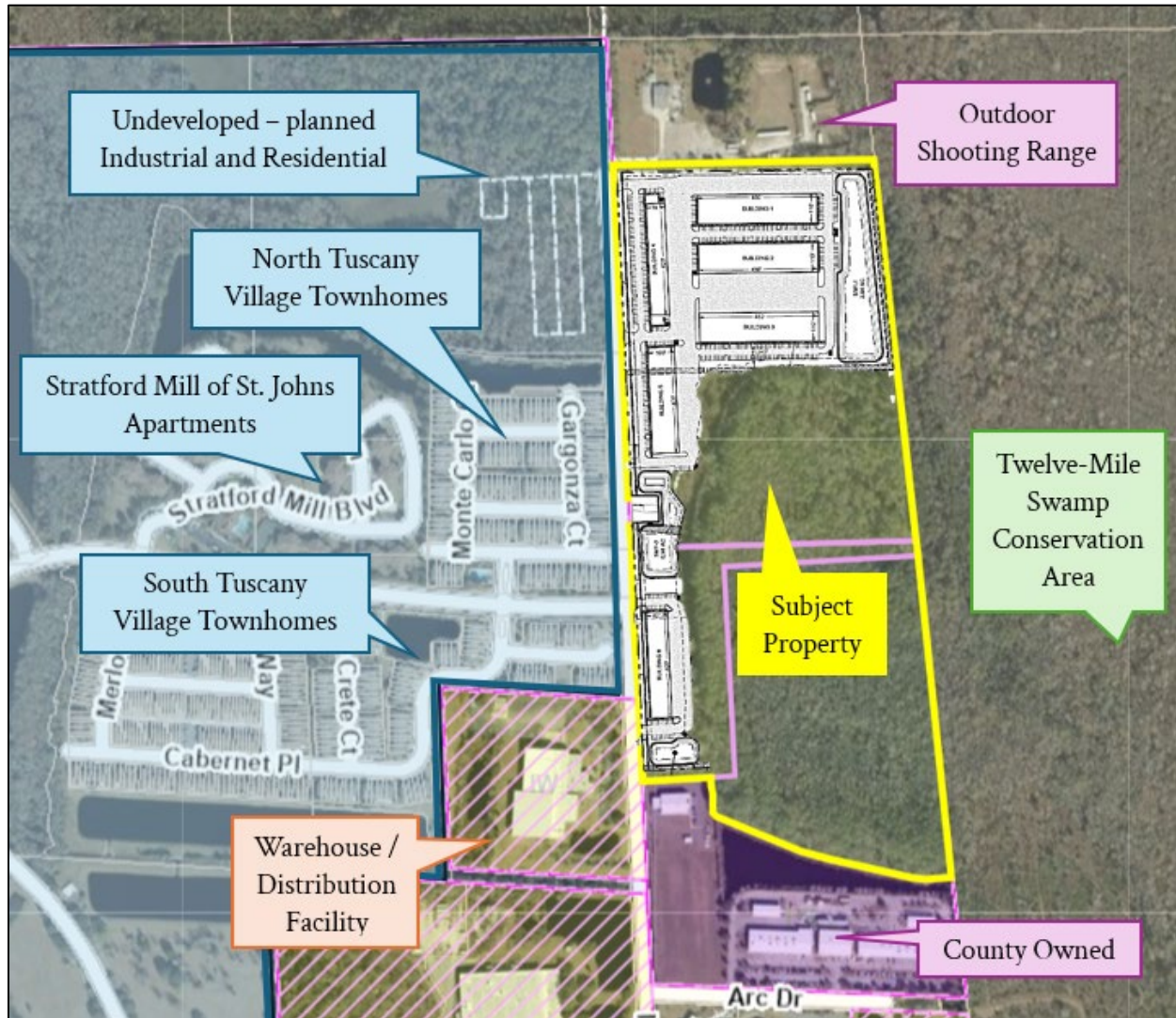
Figure 1: Compatibility Analysis

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

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. The revised MDP Text, provided with highlights of the changes, is included in **Attachment 1**.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff had received correspondence and calls regarding this request. Copies were provided during PZA October 1, 2026.

ACTION

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

ATTACHMENTS

1. MDP Text provided with highlights of changes since October 1, 2026 PZA hearing

ATTACHMENT 1

**MDP Text provided with highlights
of changes since Oct 1, 2026 PZA**

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 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 32.38 (+/-) 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 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) 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.1 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.