

AN ORDINANCE OF THE COUNTY OF ST JOHNS, STATE OF FLORIDA, APPROVING A REZONING OF LAND AS HEREINAFTER DESCRIBED FROM RESIDENTIAL GENERAL(RG) TO PLANNED SPECIAL DEVELOPMENT(PSD), PROVIDING FOR A CHANGE IN USE, A DEVELOPMENT PLAN, FINDINGS OF FACT, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

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

SECTION 1. Pursuant to the request by Steve Brody of Drozd * Atlantic Corp for property owned by Sims/Estes Partnership as described on the legal description, Exhibit B, for a rezoning of land from Residential General(RG) to Planned Special Development(PSD), said request is hereby granted as herein described.

SECTION 2. That the development of the lands within this Planned special Development shall proceed in accordance with the terms of the SIMS/ESTES MINI-STORAGE COMPLEX application dated May 4, 1999 as submitted by Steve Brody of Drozd * Atlantic Corp on behalf of the Owners and all exhibits attached to the application are incorporated herein by reference. In the event of conflict between the application and the supporting documents and the below described provisions of this Ordinance, below described provisions shall prevail.

SECTION 3. That the rezoning, as approved, allows the use, as described, in the written Description/Narrative attached hereto and made part hereof.

SECTION 4. Finding of Fact: That the need and justification for approval of the requested Rezoning has been considered in accordance with the Zoning Code and the St Johns county Comprehensive Plan, whereby it is found:

- A. That the development will accomplish the objectives, standards, and criteria set forth in the St Johns County Zoning Code, Section 8A-4;
- B. That the development will not adversely effect the orderly development of St Johns county as embodied in the St Johns County Comprehensive Plan 1990-2005 or portion thereof adopted by the Board of County Commissioners.
- C. That the granting of the change will not adversely effect the orderly development of St Johns County as embodied in the St Johns County Zoning Ordinance.
- D. That the development will not adversely effect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or to development of the adjacent properties or the general neighborhood.
- E. That when developed in accordance with the requirements of the modification, the use will be consistent with the desired future development trends of the area and will be compatible with the surrounding area.
- F. That the lands described by the attached exhibits and legal description follows an extension of the trend for that area as designated on the Future Land Use Map of St Johns County Comprehensive Plan which allows the types of use included within this application. The proposed PSD does not conflict with any element of the Plan.

SECTION 6. Except to the extent that they conflict with specific provisions of this Ordinance, all building codes, zoning ordinances, and other land use and development regulations of St Johns

County including, without limitation any Concurrency Management Ordinances 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 exception shall be prohibited.

SECTION 7. This Ordinance shall take effect upon receipt of the Secretary of State.

SECTION 8. This Ordinance shall be recorded by the Clerk of the Board of the Board of County Commissioners of St Johns County, Florida, in the Official Records of St Johns County and indexed under the name of the property owner listed in Section 1 hereof.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY this 22nd day of February 2000

BOARD OF COUNTY COMMISSIONERS
OF ST JOHNS COUNTY, FLORIDA

By: James L. Bryant
Its Chair

ATTEST: Cheryl Strickland, Clerk

By: Patricia A. Grande
Deputy Clerk

EFFECTIVE DATE: 02-28-2000



INTRODUCTION

This is a proposed project for self-storage buildings containing approximately 12,800 sq. feet of buildings with 41,055 of impervious area (storage buildings, office building and drives) with varying size units in eight (8) one story buildings with a total square footage as shown above. The existing duplex (north) is not included in the PSD and will be separated by an opaque fence and landscape buffer from the storage area. Other than noted, no further office buildings or living quarters are contemplated to accommodate this mini-storage project. The developer does request that minor alterations to the site plan be allowed to accommodate permitting, specific design requirements and field conditions.

As this property is zoned RG, (although most of the surrounding community is of a commercial/industrial character), the design is PSD under Article 8A allowing for a creative flexible design. Surrounding properties are CG, IW, OR, and RG.

INTENDED PLAN OF DEVELOPMENT

The use of the development is single purpose use of personal property self storage units with an administrative office building of approximately 921 square feet, inclusive. The entire storage area will be properly secured and fenced. The entrance to the storage facility will be approximately in the center of the property leading into it from Dobbs Road, allowing for, at least, two (2) vehicle stacking.

OPEN SPACE, TRAFFIC FLOW AND PARKING

There will be an approximately five (5) foot berm all around the property line where the drainage retention system is located; approximating thirteen (13) feet of green area, and a minimum of five (5) feet elsewhere. The entire property line periphery will be attractively landscaped. Although no sidewalks are contemplated, driveways and parking areas will be paved with impervious concrete or blacktop. There will be approximately nine hundred (900) square feet of parking behind the administrative building, including one handicap space, if required. It is intended to meet all the latest ordinances, standards and Land Development Regulations.

The property is 59,388.51 square feet in size, the buildings, parking will cover 41,055 square feet, this calculates to an impervious site coverage of less than 70%, as shown on the plans. The total retention area is 14,234.5 cubic feet.

UTILITIES

All utilities will be underground. Water will be served by St. Johns Utility Department. As there is no sewer system available, a new septic system will be constructed, as located on the plans, to accommodate the one handicapped equipped toilet facility. A dumpster, located in the southwest area of the property (or closely thereto), will accommodate the solid waste and to be removed commercial pickup.

LANDSCAPING AND DRAINAGE

Tree replacement and colorful custom design landscaping is contemplated for the open area and buffer zones with high quality maintenance supervised by the owners who will operate and manage the facility. Heavy foliage will be installed adjacent to the south and west property lines for visual protection of the adjacent properties.

The drainage is designed to be a series of detention/retention ponds connected as periphery system along the property lines. See attached soil and boring reports. The Drainage Calculations booklet pursuant the LDR's, formerly Ord.96-40 (10), with Ring Exfiltration Results, is attached hereto. Application response from St. Johns River Water Management District is pending.

SCHEDULE OF DEVELOPMENT AND TEMPORARY USES

Construction of the self-storage buildings and administrative office are contemplated immediately upon receipt of building permits and continue for no longer than eighteen (18) months. The entire project is a single-phase operation to be accomplished with speed and alacrity. This contemplates initiating construction in September 1999 with completion no later than March 2001.

All amenities will be completed during the construction period. A commencement date is contemplated for September 1999. The only temporary use contemplated is a construction trailer and temporary directional signs during the entire construction period.

The Owner is the Sims/Estes Partnership (Sims et al and Moreau Estes), who will own, operate and maintain the development after completion, as stated above. The owners are local residents.

SIGNS

A main business site identification sign, eight (8) feet tall, and a stop sign at the exit will be constructed within code parameters to be located at the main entrance, as shown on the plans. It is anticipated that as many as eight (8) small internal directional or identification signs may be required upon completion plus building letters or numbers.

An attractive color scheme for the buildings and roof is being considered by the Designer, as required by the owner, with as many creative and innovative arrangements as possible yet allowing for an unobtrusive final product.

MISCELLANEOUS

A detailed set of initial plans are attached hereto which include but are not limited to:

1. Location of buildings, structures, set backs, lot size, (a sealed survey), vehicular paths, parking & maneuvering areas, paved and open spaces, ingress, egress and the Dobbs Road access. Fire protection will be provided for the project as required by Fire Administration.
2. Security will be enhanced with a six (6) foot fence including a set of electrically operated gates. The entire security system will be computer controlled from the remote office location.

ENCLOSURES

Site and Building drawings, Property Surveys, Copy of Property Deed, List of property owners within three hundred feet (300) feet (stamped, addressed envelopes), Agents Permission form, Universal Engineering Sciences Report, Application for Rezoning (PSD), Drainage Calculations Booklet.

SUMMARY AND CONCLUSION

The type of use contemplated is compatible with the St. Johns County Comprehensive Plan and blends well with the surrounding area or zoning and acts as an intermediary between the commercial/industrial property to the north and (potential residential property to the south and west. Consequently, it is consistent with the overall development trend for the area. The proposed development is believed to be of benefit to the community for the service offered, the high quality appearance and maintenance.

Justification for approval of this PSD, when developed, in accordance with the conditions stipulated within this application and imposed by the Ordinance, includes the following:

1. The project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Zoning Ordinance and the current Comprehensive Plan (2005).
2. The project will not adversely affect health, safety and welfare of the residents or visitors in the area and will not be detrimental to the environment or to the development of adjacent properties or the general neighborhood.
3. The project will accomplish the objectives, standards and criteria set forth in Section 8A-4 of the Zoning Ordinance.
4. The project does conform to the requirements of the Concurrency Committee in accordance with their procedures.
5. The conditions stipulated in the PSD application and imposed by the Management Ordinance provide for strict regulation and maintenance of the project.
6. This project upon completion, as stipulated, in the PSD application will be consistent with the development of property in the area and will appear compatible with the desired future development of the community.

This mixture of community land uses is enhanced by the conceptual guidelines on the PSD plan, which is intended to be attractive and provide a quite but needed service. The low traffic flow requirement for this type of development is an important reduction in traffic density that most commercial/industrial projects would have generated. Thus, this Planned Special Development meets St. Johns County requirements, including the Comprehensive Plan, does not conflict with any of its elements and therefore, is consistent with the Comprehensive Plan.

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared Linda Y. Murray who on oath says that she is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a

NOTICE OF PROPOSED REZONING

in the matter of FILE # R-PSD 99-30

2645 DOBBS ROAD

in the Court, was published in said newspaper in the issues of

FEBRUARY 7, 2000

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

Sworn to and subscribed before me this 7TH day of JANUARY 2000,

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public]



Zoe Ann Moss MY COMMISSION # CG641814 EX August 27, 2001 BONDED THRU TROY FARM INSURANCE

Zoe Ann Moss

ORDINANCE BOOK 24 PAGE 245

Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk of the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US 1 North), St. Augustine, Florida. BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA BY Cheryl Strickland, Its Clerk FILE NUMBER R-PSD-99-30 DMS/ESTES/PSD 1945 Feb 7, 2000

COPY OF A ORDINANCE NUMBER

REZONING HEREBY... NOTICE... Board of... County... St. Johns... Florida... at its regular meeting on... the 22nd day of February... 2000, at 1:30 p.m. in the... County Auditorium, County... Administration Building... 4020 Lewis Speedway... (County Road 16-A) and US... 1 North, St. Augustine, Flori... da, will consider passage of... the following Ordinance... AN ORDINANCE OF... THE COUNTY OF ST... JOHNS, STATE OF FLORIDA... REZONING LAND AS... DESCRIBED HEREINAFT... ER FROM THE PRESE... ENT ZONING CLASSIFI... CATION OF RESIDEN... TIAL GENERAL (RG-1)... TO PLANNED SPECIAL... DEVELOPMENT (PSD)... PROVIDING FOR A... CHANGE IN USE, A DE... VLOPMENT PLAN... FINDING OF FACT, A... SAVING CLAUSE, AND AN... EFFECTIVE DATE... Applicant: Steve Brody... Location: 2645 Dobbs... Road, a portion of Section... 36, Township 7, South... Range 29 East, St. Johns... County, Florida; more particu... larly described as fol... lows: EXHIBIT A... THE SOUTH 450 FEET... OF THE WEST 1/4 OF... TRACT 11, UNIT 2, ST. AUG... USTINE HEIGHTS... SUBDIVISION, EXCEPT... THAT PART THAT LIES... WITHIN THE RIGHT OF... WAY OF COUNTY ROAD... ACCORDING TO PLAT... THEREOF RECORDED IN... MAP BOOK 10, PAGE 287... ST. JOHNS COUNTY... FLORIDA. RE: PARCEL... #099520-0010... NOTICE TO PERSONS... NEEDING SPECIAL AC... COMMODATIONS AND TO... ALL HEARING IMP... PAIRED PERSONS: In ac... cordance with the Ameri... cans with Disabilities Act... persons needing a special... accommodations or an in... terpreter to participate in... this proceeding should con... tact: ADA Coordinator, at... (904) 823-2501 or at the... County Administration... Building, 4020 Lewis Speed... way, St. Augustine, Florida... 32095. For hearing impaired... individuals: Telecommuni... cation Device for the Deaf... (TDD): 823-2501, or Florida... Relay Service: 1-800-955-8770, no later than... 5 days prior to the date of... the hearing. Interested parties may... appear at the meeting and... be heard with respect to the... proposed request. This matter is subject... to court imposed quasi-judic... ial rules of procedure. In... terested parties should limit... contact with the County... Commissioners and Planning... & Zoning Agency... members on this topic, ex... cept with compliance with... Resolution 95-126, to proper... ly noticed public hearings... or to written communica... tion care of St. Johns Coun... ty Planning Department, P.O. Drawer 349, St. Augus... tine, Florida, 32095. If a person decides to... appeal any decision made... with respect to any matter... considered at the hearing... such person will need a re... cord of the proceedings and... for such purpose, he/she... may need to ensure that a... verbatim record of the pro... ceedings is made, which re... cord includes the testimony... and evidence upon which... the appeal is to be based... Subject to a proper and... timely objection of a party... at the beginning of the hear... ing, the record of the Plan... ning & Zoning Agency hear... ing of this matter, including... the tape recording of the... proceedings before the... Planning & Zoning Agency... shall be part of the record... and file of this matter sub... mitted to the Board of Coun... ty Commissioners for its... consideration in this hear...

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
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RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

February 28, 2000

Honorable Cheryl Strickland
Clerk to Board of Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande, Deputy Clerk
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated February 24, 2000 and copies of St. Johns County Ordinance Nos. 2000-11 through 2000-14, which were filed in this office on February 28, 2000.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 24 PAGE 233

BUREAU OF ADMINISTRATIVE CODE
The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us

CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

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FILED