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Public Records of  
St. Johns County, FL  
Clerk # 2006051273,  
O.R. 2740 PG 491-495  
07/10/2006 at 11:13 AM,  
REC. \$21.00 SUR. \$23.00

ORDINANCE NUMBER: 2006-71

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) AND COMMERCIAL HIGHWAY AND TOURIST (CHT) TO COMMERCIAL GENERAL (CG) MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated February 23, 2006 in addition to supporting documents and statements from the applicant which are a part of Zoning File REZ 2005-36 16 Self Storage, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to Commercial General (CG) is consistent with the Comprehensive Plan, in that:
  - (a) The rezoning is compatible and complementary to adjacent land uses. (Objective A.1.3)
  - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
  - (c) The proposed project is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. The rezoning to Commercial General (CG) is consistent with the St. Johns County Land Development Code.
4. The zoning district designation of Commercial General (CG) is consistent with the land uses allowed in the land use designation of Mixed Use District (MD) as depicted on the 2015 Future Land Use Map.

*Jackel Y. King*  
M+R

**SECTION 2.** Pursuant to this application File Number REZ 2005-36 the zoning classification  
**is hereby changed to Commercial General (CG).**

**SECTION 3.** To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**SECTION 4.** This Ordinance shall take effect upon receipt by the Secretary of State.

**SECTION 5.** 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.

**SECTION 6.** Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed maintained in the Growth Management Services Department by the Planning Director or designee.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3<sup>rd</sup> DAY OF June, 2006.**

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

BY: James E. Bryant  
James E. Bryant, Chairman

RENDITION DATE 06/14/06

ATTEST CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland  
Deputy Clerk

EFFECTIVE DATE: 06/19/06

# LEGAL DESCRIPTION

**EXHIBIT "A"**  
(Boswell s/t J. P. Daniels, LLC)

A tract of Land lying in Government Lot 1, Section 8, Township 7 South, Range 29 East, being more particularly described as follows: Commencing at the Southwest corner of Section 53, as shown on United States Government Plat of Township 7 South, Range 29 East, run thence North 85° East along North line of United States Government Lot 1, Section 8, above Township and Range, a distance of 705.6 feet more or less, to the Point of Beginning, said point of beginning being the Northeast corner of the property described in Deed Book 245, Page 199, thence continue North 85° East 334.6 feet to the Northeast corner of land described in Deed Book 87, Page 572; thence South 1° East a distance of 937 feet, more or less, to an iron pipe on the North right of way line of State Road No. 16; thence North 77° 14' West along said road right of way line, to the Southeast corner of property described in Deed Book 245, Page 199; thence North 0° 28' West 827.2 feet to the point of beginning.

I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 31 DAY OF Aug 2005  
CHERYL STRICKLAND, CLERK



BY: Diana M. White DC



St. Johns County

Application For Rezoning

From 2/147 To CG

Date 2/23/06

Project Name: REZ 2005000076

Owner/Applicant: JP DANIELS, LLC (JOE/DAN/PAUL MATUGECZAK)

Address: 15 CHICKASAW COURT  
PALM COAST, FL 32137

Phone: 386 445-4110 Fax: 386 445-4110

E-mail Address: \_\_\_\_\_

Planning/Engineering Firm: BEEBE & ASSOCIATES, INC.

Address: 138 PALM COAST PARKWAY NE #128  
PALM COAST, FL. 32137

Phone: 386 931-1202 Fax: 386 446-8306

E-mail Address: BASSOCIATES@aol.com

Person to Receive Comments: MICHAEL BEEBE

Property Appraiser's Parcel No. 087590-0000 & 087580-0000

Name of Overlay District if applicable: \_\_\_\_\_

Location: 1980 & 2000 SR 16

Census Tract: 021001 Property Appraiser's Map Sheet: 4E0N Acres: 6

911 Address (if Known) \_\_\_\_\_

TAZ 67 Zone Class: OR Comp. Plan Dsgn. MIXED USE

Present Use of Property: SINGLE

Proposed Use of Property: PERSONAL MINI-STORAGE (APPROX. 100,000 SQ. FT.)  
REZONE FROM OR TO CG (COMMERCIAL-GENERAL)

Water/Sewer Provider: WELL & SEPTIC

Please list below any applications currently under review or recently approved which may assist in the review of this application: \_\_\_\_\_

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: Michael Beebe

Printed or typed name(s): MICHAEL BEEBE



Owner's Authorization For Agent

MICHAEL BOEBE is hereby authorized TO ACT ON BEHALF OF JP DANIELS, LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- Rezoning / Modification (checked)
Zoning Variance
Appeal
Concurrency
Special Use Permit
Non-Zoning Variance
Overlay District Review
Other

BY: [Signature]
Signature of Owner
Print Name: ibe Matuszszak
[Signature]
Signature of Owner
Print Name: PAUL MATUSZSZAK
Telephone Number: 386-846-8653

State of Florida County of St. Johns Flagler

Signed and sworn before me on this 20th day of February, 2006

By J.P. Daniels, LLC by Jos. S. Matuszszak



Robert G. Cuff, Jr.
MY COMMISSION # DD226091 EXPIRES
June 24, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Identification verified: F.L. D.C.

Oath sworn: Yes [X] No

[Signature]
Notary Signature

My Commission expires

HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF July 2006

10-8 CHERYL STRICKLAND, CLERK
By Office Clerk of the Board

Revised March 2, 2004

ORDINANCE BOOK 41 PAGE 21
BY: Lysanne King D.C.



# The St. Augustine Record

PUBLISHED EVERY MORNING 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 **CHARLES BARRETT**

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 **NOTICE OF HEARING**

in the matter **REZ 2005-36 SELF STORAGE**

was published in said newspaper in the issues of

**MAY 29, 2006**

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 he 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 30<sup>TH</sup> day of **MAY, 2006**.

by *Charles Barrett* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

*Patricia A. Bergquist*  
(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DD275991  
Expires December 18, 2007

(Seal)

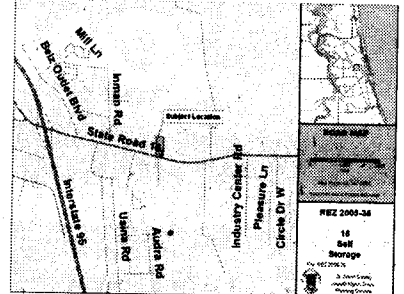
PATRICIA A. BERGQUIST

## COPY OF ADVERTISEMENT

### NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, June 13, 2006 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to rezone from Open Rural (OR) and Commercial Highway Tourist (CHT) to Commercial General (CG).

The subject property is located at 1980/2000 State Road 16 within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

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

This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JAMES BRYANT, CHAIRMAN

FILE NUMBER: REZ 2005-36 16 Self Storage  
L1388-6 May 29, 2006