

ORDINANCE NUMBER 2019 - 54

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of St. Johns County, FL
Clerk number: 2019062255
BK: 4783 PG: 62
8/22/2019 12:30 PM
Recording \$103.50

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the application, dated February 18, 2019, in addition to supporting documents and statements from the applicant which are a part of **Zoning File PUD 2018-16 Land Development for Boat and RV 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 Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, 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 PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-B.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.

- 8. The PUD would not adversely affect the orderly development of St. Johns County.
- 9. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2018-16 Land Development for Boat and RV Storage**, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, Exhibit "B" and the Master Development Plan Map, Exhibit "C".

SECTION 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenants shall be deemed waived or varied by any provision herein.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County 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.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 6th DAY OF August 2019.

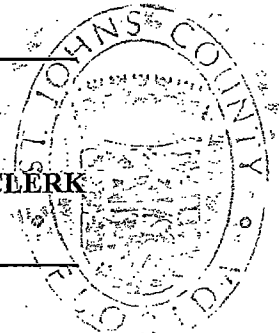
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Paul M. Waldron
Chair

REVISION DATE AUG 08 2019

ATTEST: HUNTER S. CONRAD, CLERK

BY: Wanne King
Deputy Clerk



EFFECTIVE DATE: AUG 16 2019

Exhibit A

Legal Description

A parcel of land in Section 48, Township 9 South, Range 30 East, St. Johns County, Florida, more particularly described as follows: Commence at the Northwest corner of said Section 48; thence South 00 degrees 20 minutes 24 seconds East, along the West line of Section 48 for a distance of 125.09 feet, more or less, to a point of intersection with the Southerly Right of Way line of State Road No. 206 (said Road No. 206 having a 200 foot wide Right of Way); thence run North 89 degrees 11 minutes 22 seconds East, along the Southerly Right of Way line of State Road No. 206, for a distance of 198.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 89 degrees 11 minutes 22 seconds East, along the Southerly right of Way line of State Road 206, for a distance of 198.00 feet to a point; thence run South 00 degrees 20 minutes 24 seconds East for a distance of 440.04 feet to a point; thence run South 89 degrees 11 minutes 22 seconds West for a distance of 198.00 feet to a point; thence run North 00 degrees 20 minutes 24 seconds West for distance of 440.04 feet to the Point of Beginning. Subject to an easement for ingress, egress and utilities over the Westerly 15.00 feet thereof. Containing 87,125 square feet or 2.00 acres more or less.

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
CUBBEDGE RV AND BOAT STORAGE

SECTION 1 – INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with supporting documents as required by the St Johns County Land Development Code. The Application Form is attached as Exhibit G. This application is filed by the owner: Patricia E Cubbedge.

A. Location: The property to be rezoned consists of 2.02 acres with the Legal Description described in Exhibit A. The property is situated in south east St Johns County on the south side of SR 206 approximately 1 mile east of US Highway 1. It is identified as Residential B Land Use Category on the Future Land Use Map (FLUM) of the St Johns County Comprehensive Plan. Property Location Map is attached as Exhibit E.

B. Surrounding Uses: The property is in an area that includes residential, commercial and public land. Immediately west is single family residential use; north is commercial use, including open vehicle storage, consumer goods, service oriented businesses, vacant land and Moses Creek Conservation Area; south is single family residential use and Matanzas State Forest; east is single family residential use and vacant land.

C. Ownership: The subject property is owned by Patricia E Cubbedge as shown by the proof of ownership deeds attached as Exhibit D

SECTION II – SITE DEVELOPMENT CRITERIA

A. Project Description: The property to be considered for rezoning consists of 2.02 acres, rectangular in shape with 200 +/- feet of frontage on SR 206 and an average depth of 427 +/- feet. The property is currently zoned OR and is identified as Residential -B Land Use Category on the Future Land Use Map (FLUM) of the St Johns County Comprehensive Plan. The Applicant is requesting a zoning change to Planned Unit Development (PUD) to allow for Neighborhood Business and Commercial uses, with initial development to be a fenced, outdoor recreational vehicle and boat storage facility for up to 104 spaces. The development will be known as Cubbedge RV and Boat Storage PUD.

The Master Development Plan (MDP), attached as Exhibit C indicates the general layout of the site for construction of approximately 62,359 square feet of outdoor defined storage space to accommodate 104 spaces with driveways and accompanying parking. The site will be gated and fenced for security purposes. The sizes of the 104 storage spaces will vary. The defined spaces will provide for boats, personal watercraft, RV's, trailers associated with recreational vehicles and surplus personal vehicles that are of such size and/or value making them unsuitable for home storage. The interior drive will be 30 feet wide and configured in a circle. Storage spaces will be constructed of gravel. The driveways will be constructed of gravel. The facility will be accessed directly from SR 206 in accordance with all County "driveway" standards. The site has a buffer on all sides. All buffers and landscaping will be installed and maintained as required in the LDC.

The property is located within the Residential-B designation on the FLUM of the St Johns County Comprehensive Plan. The Residential-B designation allows for "Neighborhood Commercial uses approved pursuant to the Planned Unit Development land development regulations on a size and scale compatible with the surrounding residential area and further governed by the Future Land Use Element Policies, A.1.3.7, A.1.3.8, A.1.3.9, A.1.3.10, A.1.3.11 and A.1.11.2."

B. Development Size: There are a total of 2.02 acres of property.

C. Wetlands: The site contains no wetlands.

D. Development Area: The overall development area for the site is 2.02 acres.

E. Residential Use: There will be no residential land use in this PUD.

F. Non-Residential Development: Non-residential development will consist of up to 62,359 square feet of outdoor recreational vehicle and boat storage that will accommodate 104 spaces for the storage of boats, personal watercraft, RV's, trailers associated with recreational vehicle activities and personal vehicles that are of such size or value that makes them unsuitable for home storage.

G. Site Development Criteria:

1. Building Area: The property contains one (1) small structure (approximately 400 square feet) that is currently on the site which will be removed. No other buildings will be constructed. Driveways will be constructed of gravel.

2. Permitted Use: The development will be constructed in an orderly manner allowing the following use: Recreational Vehicle and Boat storage only.

3. Setbacks shall be measured in accordance with the requirements within Section 6.01.03 of the LDC: Buildings, parking and storage areas shall be setback 20' from right-of-way and residential areas. No buildings are proposed at this time, but required setbacks of any future structures are 25 feet in the front and 10 feet in the rear and side. There shall be a minimum of 20 feet separation between structures measured from the wall.

4. Building Height: No buildings are proposed at this time. Building height for any buildings constructed in the future shall not exceed 35 feet in height.

5. Parking: Temporary (short term) parking is not required for the outdoor boat and RV storage. For all other development, parking and loading shall meet the requirements of Section 6.05.02 of the LDC.

6. Signage: All signs will conform to the current St Johns County Land Development Code, Section 7.00.00 where applicable as follows:

a. The project will allow for signs in accordance with Section 7.02.04. of the LDC, which will include ground signs along the SR 206 frontage in the general location shown on the MDP, Exhibit C. These signs will be in accordance with Section 7.02.04. which allows for 2 signs at 150 square feet each. Signs may be located within the buffers and dimensions shall be consistent with those allowable in the LDC. Signs may be single or double faced and may be illuminated or landscaped consistent with the restrictions within the LDC. The applicant may construct the sign(s) as part of a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to compliment an entrance feature.

b. Building storefront signs shall be allowed at 1.5 square feet per linear foot of frontage for each with no individual sign exceeding 150 square feet of advertising display area. Each building is allowed up to a maximum of 200 square feet of signage related to building frontage per building.

c. Temporary signage may be provided for “for sale” or “lease” and information signs in compliance with Section 7.02.02 and 7.02.03 of the LDC and Special Event signs shall be allowed in accordance with Section 7.05.01 of the LDC.

d. Construction and/or advertising signs shall be allowed as on-site temporary project sales signs, conforming to the requirements of Section 7.02.02 of the LDC which will be allowed near the entrance to the property. The signs may be 2 sided with each face limited to 32 square feet in size.

e. Various directional, locational and traffic control signs shall be allowed on site to direct traffic and for identification of activities to be held within the community space or amenity areas in accordance with Section 7.02.06.B of the LDC. Such signs will be a maximum of 3 square feet in size.

f. Lighting will be directional and not shine directly onto adjacent properties, and shall meet the requirements of LDC Section 5.03.06.H.6.

H. Infrastructure:

1. Stormwater: Stormwater will be retained/detained within the stormwater management area designated on the MDP Map, Exhibit D, and clarified within the Construction Plans. The drainage structures and facilities will be constructed in compliance with the St Johns County Land Development Code in effect at the time of submittal, with the retention/detention area sized to accommodate the retention/detention requirements for the entire site.

2. Vehicular Access / Interconnectivity: One entrance driveway shall be provided for access to Cubbage RV and Boat Storage as shown on the MDP, Exhibit C, with the entrance providing access for all of the uses. The driveway and connections will be designed and permitted in accordance with current County standards and requirements and the Applicant will provide any required improvements. Interconnectivity is not feasible as the property does not “connect” to any other commercial sites.

3. Pedestrian Access/Sidewalks and Pathways: Sidewalks will not be provided for this boat and RV storage area.

4. Fencing: The applicant will install six (6) foot high fences as indicated on the MDP, Exhibit C. This fence may be of such materials (vegetative, masonry, wooden, PVC) or a combination thereof and will be located along the perimeter of the outdoor storage areas and along the front of the property.

5. Fire Protection: The applicant will comply with the requirements of the St Johns County Fire Services as outlined within Section 6.03.00 of the LDC.

6. Solid Waste: Solid waste will be handled by the licensed franchisee in the area with collection by curbside pickup.

7. Utilities: All electrical and telephone service will be installed per LDC Section 5.03.03.H.6. Florida Power and Light will provide electrical power.

8. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent residential properties, while providing for recognition of the business and safety of its customers.

9. Open Space: The site will provide approximately .60 acres of open space for this plan, constituting 29% of the site. As indicated on the MDP per Exhibit C. This includes the perimeter buffers and general open space.

I. Potable Water / Sanitary Sewer / Utilities / Pavement: Initially there will be no water/sewer services on site. Potable water service is currently available via St Johns County Utilities. All utilities provided during construction are subject to the current standards at the time of construction.

1. Development of the property is subject to the current construction standards within the Manual of Water, Wastewater and Refuge Design Standards and Specifications at the time of review.

2. 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.

3. Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in a public right-of-way shall require an easement/restoration agreement.

4. 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 landscape buffers shall be placed a minimum of 7.5 feet away from the centerline of utility pipelines.

5. Water service to the property is available from St. Johns County Utility Department.

J. Topography and Soils: The property is located on the south side of SR 2016 and located wholly within Flood Zone X of the Federal Emergency Management Agency (FEMA) Flood Zone Map.

The Soil Survey for St Johns County prepared by the US Department of Agriculture, Soil Conservation Service, identifies the soil on this site as St Johns Fine Sand, more particularly described below:

St Johns fine sand (13): This is poorly drained nearly level soil in broad flatwoods and landscapes adjacent to drainage ways. The seasonal high water table is at a depth of zero (0) to fifteen (15) inches for two (2) to six (6) months and at fifteen (15) to thirty (30) inches for one (1) to four (4) months. The natural vegetation consists of slash pine, loblolly bay, saw palmetto, wax myrtle, American Holly and inkberry. It has a medium community development potential with the excessive wetness the main limitation. The potential for septic tank use is medium and would also require up to four (4) feet of fill for the drain field.

K. Site Vegetation and Habitat: A site assessment by Carter Environmental Services (CES) in September 2018 reported “no protected species currently located within the referenced parcel”. The environmental site assessment is attached as Exhibit F.

L. Significant Natural Communities Habitat and Listed Species: A site assessment by Carter Environmental Services (CES) in September 2018 reported:

Bald Eagle – Using the FWC Eagle Nest Locator Database (2018), 6 bald eagle nests on record within a five mile radius of the property, but none were located within 1 mile of the site; therefore there are no bald eagle restriction on this property.

Gopher Tortoise – CES determined there to be a low probability for gopher tortoise habitat on the property based on soils. Site inspection confirmed that there was no available gopher tortoise habitat, and no gopher tortoises or burrows were located.

The CES environmental site assessment is attached as Exhibit F.

M. Historic Resources: The property falls within a “Medium” probability zone for archaeological sites based on the County’s Archaeological Probability Model Map. A Cultural Resource Assessment will be conducted to determine whether there are any significant historical resources on site. A copy will be provided to the County and State for concurrence.

N. Buffers: A 10 foot perimeter buffer is shown on the MDP, Exhibit C and will be provided along the entire property lines in accordance with the LDC for PUD districts. An 8 foot landscape buffer will be provided from SR 206 in compliance with LDC Sections 2.03.42.A and 6.06.04.B.10. A 25 foot landscape buffer will be provided along the south, east and west boundaries. Land clearing plans will be submitted for the drives, open storage area and drainage facilities with Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the LDC effective at the time of permitting. All buffers will left natural and may be augmented and landscaped with native vegetation if desired. An increased landscape buffer shall be provided around the subject property specifically along State Road 206 and along the eastern boundary of an additional shrub line and additional trees to create an opaque screening of 75% opacity within a year of growth.

O. Special Districts: The project is not located within any special districts as defined by Article III of the Land Development Code.

P. Temporary Uses: There may be a temporary construction trailer located on the property until construction is complete. Parking shall be provided for such use in temporary, but defined unpaved areas nearby. On site construction signage may be provided in accordance LDC Section 7.02.02, including temporary signage relative to the future project that may not exceed thirty-two (32) square feet. In addition temporary sale and/or lease, contractor signs, etc. are allowed with each sign not exceeding six square feet. Any temporary construction trailers shall be removed within thirty (30) days of the issuance of a final certificate of occupancy for the development.

Q. Accessory Uses: Standard office, commercial and planned districts accessory uses will be allowed per the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use and shall include those allowable per the provisions of LDC Part 2.02.04 C.

R. Phasing: The Cubbedge RV and Boat Storage PUD shall be permitted in one (1), five (5) year phase commencing within five (5) years of PUD approval. Commencement shall be defined as approval of the Construction Plan and completion shall be defined as approval of the as-built survey for the Construction Plan.

S. Project Impact: The property will be located within the Residential-B Land Use area of the 2025 St Johns County Comprehensive Plan. The property is being changed to PUD in order to provide a variety of neighborhood commercial uses, including outdoor recreational vehicle and boat storage as provided for within the Land Development Code. Such uses will include those allowable within the Neighborhood Business and Commercial Use categories (which allow for a myriad of business and service uses) This PUD provides for a neighborhood commercial development site and will promote use for community oriented services and commercial activities and businesses. As indicated within the application, this PUD

site is located within a residential land use that is an area with a combination of single family residential and commercial development along SR 206.

T. Waivers / Variances / Deviations: Special Use Criteria of LDC 2.03.42 RV/Boat Storage requires that there be a staffed, on site office (LDC 2.03.42.E) and that access to the facility be restricted to hours of management personnel being on site unless individual electronic access is available (LDC 2.03.42.F). The Applicant shall provide individual electronic access to the property and requests a waiver, variances or deviation from the Land Development Code. The Applicant resides in the adjacent property at 1165 SR 206 East and is capable of monitoring the RV/Boat Storage property and providing necessary supervision.

U. Ownership / Agreement to Comply: The Cubbedge RV and Boat Storage PUD will be constructed, owned and operated by the Applicant. The Applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included in the adopting ordinance. All facilities are to remain private and will not be dedicated to St Johns County. The Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established by the St Johns County Planning and Zoning Agency and the St Johns County Board of Commissioners regarding said PUD specifically outlined as follows: "To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of the ordinance, no portion of any impact fee ordinance, concurrency 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." The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included in the adopting Ordinance.

V. Future Land Use Designation: The property is located within the Residential-B District designation on the Future Land Use Map (FLUM) of the St Johns County Comprehensive Plan, as amended.

SECTION II – SUMMARY AND CONCLUSIONS

The need and justification for approval of Cubbedge RV and Boat Storage PUD has been considered in accordance with the St Johns County Land Development Code (LDC) and the St Johns County Comprehensive Plan whereby it is found that:

A. Consistency with Comprehensive Plan: Development of the subject property is consistent with the St Johns County Comprehensive Plan as it is located within a "Residential-B" FLUM which allows the type of development envisioned (and is actually less intense) within the PUD and further described within the text under Goal A.1 as follows"

“To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage / accommodate land uses which make St Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities, while minimizing adverse impact on the natural environment”

It is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it strip development. It sets a standard for general commercial development requests within a commercial area within the County, that are uses located adjacent to residential areas. In addition, the development is consistent with the Comprehensive Plan as embodied in Objective A.1.3, Surrounding Land Uses, as the project includes uses allowable in within the County Comprehensive Plan and land development regulations although the uses have been restricted to maintain only retail and storage uses, which are compatible with the surrounding properties. It is consistent with Policy A.1.3.12 Compatibility, whereas the property provides the buffers to adjacent land uses and along the major roadway and Policies A.1.3.6, A.1.3.9, A.1.3.11, and A.1.11 and limits the scale and scope of these uses.

The project conforms to Objective A.1.11, Provision of Efficient, Compact Development and Policy A.1.11.1(C)(2), Commercial that provides for commercial and business uses intended to serve the surrounding community with a larger market area than Neighborhood Commercial, but of a sub-regional nature, category approved pursuant to the PUD regulations of the LDC. Therefore the request is consistent with and furthers the objectives and policies of the Comprehensive Plan.

B. Location: The project is located within a Residential “B” FLUM area which allows the type of development envisioned within the PUD, provided it is approved pursuant to a Planned Unit Development. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development of a typical commercial development under the criteria established within Article V of the Land Development Code.

D. Compatibility: The proposed uses are compatible with the area and overall community and meet the criteria established within Objective A.1.3, Surrounding Land Use, Policy A.1.3.12, which provides that “When rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land use can co-exist over time such that no use is unduly negatively impacted by another use.” Since the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within Objective A.1.3, Policy A.1.3.12, as stated, that a “rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on the adjacent properties.”

The applicant believes that the location on SR 206 and the general location of other commercially zoned properties make this a good location for the neighborhood type commercial activities, including an open boat and RV storage facility. And further believes that the proposed design and the associated buffers will alleviate concerns with regard to compatibility with the adjacent residential development.

The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the

proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses and activities within the PUD are allowable within the Residential-B Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance. Development will conform to the current LDC standards.

The project when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current LDC standards and will not adversely affect the orderly development of St Johns County as embodied in the St Johns County Land Development Code and the St Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment of the development of adjacent properties of the neighborhood.

E. Adequacy of Public Facilities: The subject property is served by a major transportation system and will provide on-site drainage facilities for any development activities that would mitigate any off-site drainage impacts. The development will proceed only upon receipt of a Certificate of Concurrency, indicative that there are adequate public facilities to accommodate the development.

F. Relation to PUD Regulation: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except those that may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

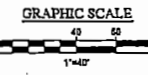
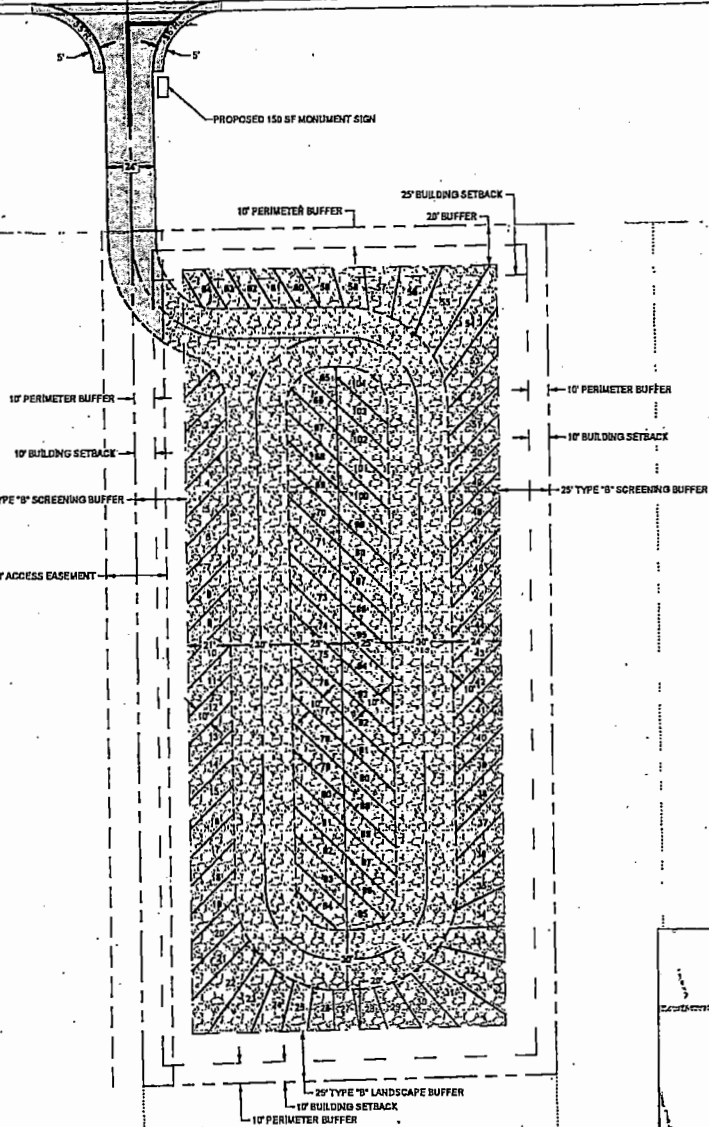
G. Master Development Plan Required: The Master Development Plan (MDP) for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development pattern of the area and will be compatible with the desired future development of the area, and will be consistent with the St Johns County Comprehensive Plan and all County requirements and guidelines.

Revised 8-16-2019

Exhibit 'C'

SR 206



DEVELOPMENT INFORMATION
 PARCEL NUMBER(S): 197425 0032
 911 ADDRESS: 1195 STATE ROAD 206 E
 FLOOD ZONE: X
 FEMA PANEL NUMBER: 12109C0394H

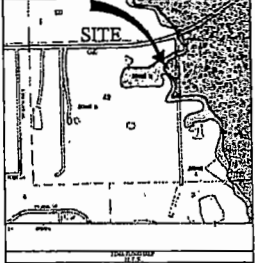
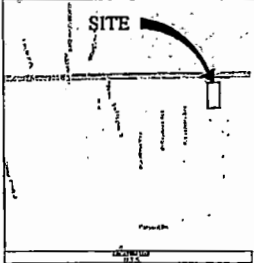
SITE DATA TABLE	
TOTAL SITE	2.97 AC
PROPOSED BUILDING	87,854 SF
PROPOSED IMPERVIOUS AREA	0 SF
TOTAL IMPERVIOUS	62,359 SF
TOTAL PERVIOUS	25,494 SF
TOTAL IMPERVIOUS %	71%
TOTAL PERVIOUS %	29%
% BUILDING COVERAGE	0%
PARCEL NUMBER(S)	197425 0032
911 ADDRESS	1195 STATE ROAD 206 E
FEMA PANEL NUMBER	12109C0394H
FLOOD ZONE	ZONE X

LOT STANDARD DATA TABLE	
BUILDING SETBACKS:	
FRONT	25
SIDE	10
REAR	10
FRONT YARD AND RESIDENTIAL FOR BUILDINGS, STORAGE AREAS, AND PARKING AREAS	20
MINIMUM IMPERVIOUS SURFACE RATIO	25%
MAXIMUM LOT COVERAGE BY BUILDINGS	20%
MAXIMUM BUILDING HEIGHT	N/A
MINIMUM LOT WIDTH	100
MINIMUM LOT AREA	1,700 AC

- GENERAL NOTES**
1. MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 35 FEET.
 2. SITE LIES WITHIN FLOOD ZONE "X" & "Y".
 3. PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHN'S COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
 4. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
 5. ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
 6. THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
 7. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
 8. ALL WETLANDS ONSITE ARE ISOLATED.
 9. PROPOSED SIGNAGE MAY INCLUDE ONE MONUMENT SIGN AT EACH PROJECT ENTRANCE IN ACCORDANCE WITH LDC 7.04.01, WITH A MAXIMUM ADVERTISING DISPLAY AREA OF 30 SQUARE FEET PER SIDE.
 10. THE PERIMETER BUFFER IS TO REMAIN NATURAL OR IS TO BE LANDSCAPED.

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE F.L.D.P.A.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____



MATTHEWS DESIGN GROUP
 P.O. BOX 3189, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDDG.COM

MASTER DEVELOPMENT PLAN
 CUBBEDGE RV STORAGE
 ST. JOHN'S COUNTY
 PREPARED FOR
 CUBBEDGE

SHEET NO. **1**
 OF 1

C:\PRODUCTION\197425\197425_0032\197425_0032.DWG, 11/14/2018 10:58:11 AM, USER: JEFFREY, 1/4"=1'-0", MATTHEWS DESIGN GROUP, INC.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

BOB MILLION
17 S WATERVIEW DRIVE

PALM COAST, FL 32137

ACCT: 43453
AD# 0003182195-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

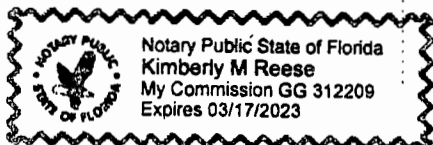
Before the undersigned authority personally appeared JULIA KERTI who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of PUD-2018000016 was published in said newspaper on 06/04/2019.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this ____ day of JUN 04 2019

by Julia Kerti who is personally known to me
or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 6/20/2019 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 8/6/2019 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request to rezone approximately 2 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to accommodate an RV and Boat Storage Facility.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is 1195 State Road 206 E, St. Augustine, FL 32086. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



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

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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFER, CHAIR PAUL M. WALDRON, CHAIR
FILE NUMBER: PUD-2018000016
PROJECT NAME: Land Development for Boat and RV Storage

0003182195 June 4, 2019



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 16, 2019

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2019-54, which was filed in this office on August 16, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **AUG 16 2019**
ST. JOHNS COUNTY
CLERK OF COURT
BY: *Yvonne King*
DEPUTY CLERK