

ORDINANCE NUMBER: 2024 - 34

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) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of St. Johns County, FL  
Clerk number: 2024057753  
BK: 5990 PG: 637  
7/24/2024 11:11 AM  
Recording \$265.00

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 29, 2024, in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2023-09 Rivers Self Storage PUD**, 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 Mixed-Use District.
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, 5.03.02.G.2, 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 2023-09 Rivers Self Storage PUD** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

**is hereby changed to Planned Unit Development (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 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. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

**SECTION 5.** It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

**SECTION 6.** 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 7.** 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 16TH DAY OF JULY, 2024.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

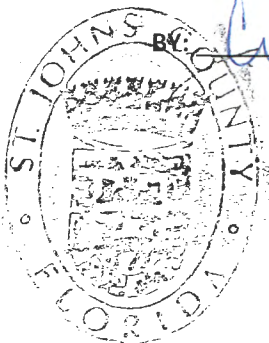
BY:   
Sarah Arnold, Chair

Rendition Date JUL 16 2024

ATTEST: BRANDON J. PATTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY:   
Deputy Clerk

EFFECTIVE DATE: JUL 22 2024



**EXHIBIT A**  
**LEGAL DESCRIPTION**

# DEGROVE

SURVEYORS, INC

OFFICIAL RECORDS BOOK 4150, PAGE 1665

## PARCEL 1

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 AND THE NEW SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE SOUTHERLY 304.8 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 1 TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 46, PAGE 125, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED; THENCE CONTINUE SOUTHERLY 370.0 FEET ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE S 89° 59' EAST 350.0 FEET; THENCE N 7° 08' WEST 360.3 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 46, PAGE 125; THENCE N 89° 59' WEST 400.0 FEET TO THE POINT OF BEGINNING.

## PARCEL 2

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, SAID INTERSECTION POINT BEING THE POINT OF BEGINNING; THENCE S 89° 59' E 400.0 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE S 15° 00' E 460.0 FEET; THENCE N 89° 59' W 400.0 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 1, THENCE N 15° 00' W 460.0 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 1 TO THE POINT OF BEGINNING.

## PARCELS 3 AND 4

TWO PARCELS OF LAND LYING IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE WEST LINE OF SAID SECTION 10 (BEING ALSO THE WEST LINE OF GOVERNMENT LOT 1) AND THE NOW EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN S 89°59'E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, FOR A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S 89°59'E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, FOR A DISTANCE OF 20 FEET TO A POINT; THENCE RUN S 14°50' E, PARALLEL WITH THE WEST LINE OF SAID SECTION 10, FOR A DISTANCE OF 674.8 FEET TO A POINT; THENCE RUN N 89°59' W, FOR A DISTANCE OF 20 FEET TO A POINT; THENCE RUN N 14°50' W, FOR A DISTANCE OF 674.8 FEET TO THE POINT OF BEGINNING.

AND

2131 CORPORATE SQUARE BLVD.  
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FROM THE INTERSECTION OF THE WEST LINE OF SAID SECTION 10 (BEING ALSO THE WEST LINE OF GOVERNMENT LOT 1) AND THE NOW EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN S 89°59' E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, FOR A DISTANCE OF 400 FEET TO A POINT; THENCE RUN S 14°50'E, PARALLEL WITH THE WEST LINE OF SECTION 10, FOR A DISTANCE OF 304.8 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED (SAID LAST MENTIONED COURSE BEING COINCIDENT WITH THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN O. R. BOOK 46, PAGE 125 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY AND THE POINT OF BEGINNING BEING COINCIDENT WITH THE SOUTHEAST CORNER OF SAID O. R. BOOK 46, PAGE 125 PARCEL); THENCE CONTINUE S 14°50' E, FOR A DISTANCE OF 370 FEET TO A POINT; THENCE RUN N 89°59'W, FOR A DISTANCE OF 50 FEET TO A POINT; THENCE RUN N 7°07'39" W, FOR A DISTANCE OF 360.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 3 AS FOLLOWS:

FROM THE INTERSECTION OF THE WEST LINE OF SAID SECTION 10 (BEING ALSO THE WEST LINE OF GOVERNMENT LOT 1) AND THE NOW EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN S 89°59'E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, FOR A DISTANCE OF 400 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S 89°59'E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, FOR A DISTANCE OF 20 FEET TO A POINT; THENCE RUN S 14°50' E, PARALLEL WITH THE WEST LINE OF SAID SECTION 10, FOR A DISTANCE OF 674.8 FEET TO A POINT; THENCE RUN N 89°59' W, FOR A DISTANCE OF 20 FEET TO A POINT; THENCE RUN N 14°50' W, FOR A DISTANCE OF 674.8 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

**MDP TEXT**

**EXHIBIT “B”**  
**MASTER DEVELOPMENT PLAN TEXT**  
**Rivers Self Storage PUD**  
**St. Johns County, FL**

*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 Master Development Plan (MDP) Text is proposed on behalf of 4 Rivers Acquisitions, LLC (The “Applicant”, which term shall include its successors and assigns), to set forth the plan of development for the Project to be known as Rivers Self Storage PUD (the “Project” or the “PUD”). To achieve the performance standards needed to guide this development, a rezoning to PUD for approximately 5.99 acres of land included within the Project limits is necessary. The Project is located at 1065 State Road 16 (SR 16). The proposed PUD is planned to consist of a personal property mini-warehouse facility with up to 100,000 square feet (the “Mini-Warehouse Facility”).

The PUD property is located within the Mixed-Use District (Md) Future Land Use designation as depicted on the 2025 Future Land Use Map (FLUM) of the County’s adopted Comprehensive Plan. Pursuant to Policy A.1.11.1(p) of the Comprehensive Plan, projects located within the Mixed-Use District land use designation may allow a variety of commercial uses, including personal property mini-warehouse facilities.

The existing zoning designation is Open Rural (OR), as is the case of many undeveloped parcels in the County with Mixed Use future land use designations. Pursuant to Land Development Code (LDC) section 2.03.00, this PUD will allow Personal Property Mini-Warehouse Facilities as permissible under the Commercial General (CG) zoning designation. The Project will comply with the Special Use criteria under Section 2.03.16 (Personal Property Mini-Warehouse Facilities) with the exception of the waiver requested in Section “t” of this MDP Text to the 500’ distance requirement from residential development.



The Project is immediately adjacent to the Publix Supermarket at Shoppes at Mission Trace development (“Mission Trace Publix”) to the east. The Project is nearly adjacent to the FDOT right-of-way for the future SR 312 extension, separated only by a narrow sliver of undeveloped Mission Trace PUD common area property. Given the Project’s location along a principal arterial, the property’s adopted Future Land Use designation of Mixed-Use District, and the existing adjacent commercial developments and infrastructure, the Project is a compatible infill development and does not constitute urban sprawl.

It is the Applicant’s intent to implement Low Impact Development principles, where feasible, that may include lowering irrigation usage, using reclaimed holding ponds for irrigation water, reducing the size of stormwater management systems, proposing native plant material for planting areas, reducing cleared and filled areas and leaving as much existing vegetated areas undisturbed as possible, and potentially using bio-retention areas and swales to reduce stormwater sheet flows. The specific Low Impact Development Principles implemented will be determined at the Applicant’s discretion at the time of construction plan approval.

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

Approximately 5.99 acres.

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

There are approximately 0.02 acres of wetlands included within the Project boundaries. According to the Environmental Assessment conducted by Oneida Environmental, the wetlands on-site are isolated, therefore, they do not have direct connection to a waterbody or directly connected to Waters of the State.

***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 approximately 5.99 acres. The total developable area is +/- 5.99 acres (5.97 upland acres, including 0.02 acres of preserved wetlands).



- 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.*

The Project does not include residential development and, accordingly, the Applicant waives the rights to redevelop the property under Chapter 2023-17 Law of Florida (the “Live Local Act”).

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

The Application is proposing a single-story Mini-Warehouse Facility with up to 100,000 square feet and up to 750 personal property warehouse units. Per LDC Section 2.03.16, the Mini-Warehouse Facility will contain a staffed on-site office and access to the facility shall be restricted to the hours of management personnel being on-site, unless individual electronic access is made available.

- 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 proposed development will adhere to the following site development standards:

1. *Setbacks:* All buildings, parking and storage areas will have at least a ten (10) foot setback from all other property lines inclusive of the 10 ft. PUD perimeter buffer as follows:
  - A. Front setback – 20 feet
  - B. Side setback – 10 feet
  - C. Rear setback – 10 feet

Setbacks shall be measured in compliance with the requirements of the LDC. Sidewalks, driveways, and retention areas are permitted within the minimum yard and building setbacks. Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC 6.03.01.

2. *Minimum Lot size and Building Area:*

Not applicable.

3. *Maximum coverage by Buildings:*

The development within the PUD will have a maximum Floor Area Ratio (FAR) of 70% and a maximum Impervious Surface Ratio (ISR) of 75%, complying with the Mixed-Use District land use designation within the St. Johns County 2025 Comprehensive Plan.

4. *Parking:*

Vehicular and bicycle parking will meet or exceed the requirements of the LDC at the time of application submittal for construction plans. In the event that the size of the personal property mini-warehouse facilities as shown on the MDP Map is reduced, the parking shown on the MDP Map may also be reduced in accordance with the parking requirements (Section 6.05.02) of the LDC by staff approval of an incremental MDP Map. Parking will be provided as follows:

Mini Warehouse:	1 space per 7,000 Square Feet
Office Space:	1 space per 500 Square Feet

5. *Building Height:*

The maximum building height for all structures within the PUD shall be forty (40) feet. All structures exceeding thirty-five (35) feet in height shall be protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

6. *Accessory Structures:*

Accessory Structures shall be allowed within the PUD and will comply with the applicable requirements of the LDC. Detached Accessory Structures may be located on the roof or in a required side or rear yard but not less than five (5) feet from any parcel boundary. Air conditioning, heating units and pads, and emergency electrical generators and fuel systems designed to serve the main Structure may be located in any required side or rear yard but no less than five (5) feet from any parcel boundary. There shall be no air conditioning equipment, electrical equipment, or masonry wall/fence located within the

boundaries of any buffer or underground utility or drainage easement. Street lighting shall be allowed and be constructed in accordance with the LDC.

7. *Lighting:*

Outdoor lighting will comply with LDC Sections 5.03.06.H.6, 6.09.00 and 2.03.16.E.

8. *Signage:*

Signage for the Project shall be permitted as specified within the Unified Sign Plan (“USP”) included as Attachment 1 to this MDP Text. It is the intent of the Applicant to meet the County’s LDC sign requirements. Modifications to the sign locations depicted within the USP will be allowed via submittal of a PUD small adjustment application.

9. *Construction/Temporary Signs:*

All construction/temporary signage will meet LDC requirements.

- 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.*

The infrastructure needed to serve the PUD will consist of drive aisles, driveways, drainage facilities, water and sewer, fire protection, and solid waste collection as follows:

1. *Vehicular Access:*

Access to the development is planned via connection to SR 16 in the general location depicted on the MDP Map (based on final approval from the Florida Department of Transportation (FDOT)).

The locations of the internal drive aisles, driveways, access connection point, and related site access improvements are depicted on the MDP Map. Site access improvements, including turn lanes warranted by the PUD development, will be the responsibility of the Applicant and will be provided as required by the LDC. If required, changes to the exact locations of the drive aisles internal to the PUD or relocations of the access connection point to SR 16 (per FDOT final approval) shall not require modification of the PUD other than by staff approved Incremental MDPs or Small Adjustments pursuant to LDC Section 5.03.05.A provided that the relocated road(s) or access connection point(s) remains in compliance with the FDOT's and the County's Access Management Standards (LDC Section 6.04.05). IF access points are added or need to be relocated for any reason other than by FDOT determination, it is understood a minor or major modification may be required pursuant to Section 5.03.05. The proposed access location to SR 16 is subject to FDOT approval and the number of driveways and/or the locations shown on the MDP Map may change accordingly.

2. *Internal Access:*

The Applicant's intent is to provide internal vehicular circulation throughout the site as generally depicted on the MDP Map.

3. *Pedestrian Access:*

The SR 16 frontage contains an existing sidewalk. The Applicant will provide internal sidewalks around the proposed building that will connect to the existing sidewalk along SR 16.

All pedestrian accessible routes and connections to public spaces shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to the current Florida Statutes, and based on the current Americans with Disabilities Act Standards for Accessible Design.

4. *Interconnectivity:*

Pedestrian interconnectivity is planned between the proposed building and developed areas of the PUD and the proposed sidewalks along the SR 16 right-of-way. Interconnectivity with the Mission Trace Publix shopping center to the East was requested; however, Publix has denied access to their drive aisle from the Project. Therefore, vehicle interconnectivity to the East is not feasible. Internal connectivity will be provided through site circulation as generally depicted on the MDP, as well as the ingress/egress along SR 16.

5. *Recreation:*

The PUD does not contain any residential development. Therefore, the active recreation requirements as stated in LDC Article 5.03.03.E.1 are not applicable.

6. *Open Space:*

Upon completion, the PUD will exceed the minimum LDC requirement for open space (1.49 acres, or 25%) and will provide at 2.31 acres (39%) of the Project area for open space. The required upland preservation (0.29 acres, or 5%) will be provided within the perimeter buffers and open space areas. The following provides an estimate of the Project's open space areas:

Upland Preservation (Perimeter Buffer)	0.52 acres
<u>Open Space areas (common areas, landscape areas, etc.)</u>	<u>1.79 acres</u>
Total:	2.31 acres

As summarized above, areas of the property that will be included in the Open Space calculation include, but are not to be limited to, all areas of natural plant communities or areas replanted with vegetation after construction, such as revegetated natural areas; tree, shrub, hedge, or ground cover planting areas; and plazas, common areas, and all other areas required to be provided as natural ground and landscaping pursuant to the LDC. This shall include common area landscaped islands.

7. *Drainage:*

A master stormwater management system to serve the PUD property will be constructed and maintained for the Project. This master stormwater management system will provide for the treatment and attenuation of stormwater on-site within the Project's retention and detention areas. All drainage structures and facilities will be designed in compliance with the LDC in effect at the time of permitting, and the applicable rules of the St. Johns River Water Management District (SJRWMD). Per Comprehensive Plan Policies D.3.2.13 and E.2.6.8, where feasible, the stormwater facilities will contain natural features including trees, understory plantings and groundcovers to promote wildlife habitats. All necessary permits will be acquired, and construction plans approved prior to the commencement of any construction. The on-site stormwater management systems will be maintained by the property owner. The stormwater ponds may have fountains and may be designed as site amenities. Stormwater ponds greater than one half (1/2) acre may be utilized for irrigation and/or water reuse purposes per SJRWMD rules and regulations.

8. *Utilities:*

Central water and sewer services shall be provided by the St. Johns County Utility Department (SJCUD). The exact location of any required lift station(s) will be determined upon construction plan approval. All electrical and telephone lines will be installed underground on the site. Electric service will be provided by Florida Power and Light (FPL).

9. *Solid Waste:*

The solid waste pick-up will be handled by the licensed franchisee in the area.

10. *Fire Protection:*

Fire protection will be provided in accordance with LDC Section 6.03.00.

11. *Clearing and grading, agricultural and silvicultural:*

Clearing and grading will comply with LDC Sections 4.01.05 and 6.06.02. Excavation activities shall be shown on construction plans and shall be allowed within the approved development area (as defined by construction plans) within the Project for the construction of stormwater management systems and ponds,

parking, and other similar uses and Structures in conjunction with the development of the Project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site if the developer has determined that the dirt is not required for development of the Project. Fill dirt needed may be obtained from future stormwater ponds located elsewhere within the Project as long as the access and pond excavation is shown on the construction drawings. Also, if needed, fill dirt may be brought on to the Project from off-site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the SJRWMD. A Protected Tree survey and mitigation plan for the identified Protected Trees (Specimen Trees) on site has been provided with this application. During construction, the upland preservation areas will be protected in their natural state by installation of silt fencing.

12. *Dumpster and recycling area(s):*

A dumpster will be located on site. The general location of the dumpster is depicted on the MDP Map. This location will comply with LDC Section 2.02.04.C.3 and the screening will comply with LDC Section 6.06.04.B.8.

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

A) For 750 Personal Property Warehouse Units; 575 gallons per day of potable water.

B) For 750 Personal Property Warehouse Units; 575 gallons per day of sanitary sewer.

1. All utility facilities are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review and approval.
2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD 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 SJCUD for ownership that are not in 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 landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

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

The predominant soils on this site, as determined by the Environmental Assessment provided with the application, are Astatula Fine Sand (02), Myakka Fine Sands (03), Paola Find Sand (23), and Riviera Fine Sand (36) soils found throughout the site. It is anticipated that fill dirt will be required for this Project.

***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.***

A FLUCCS Map is included as Attachment 9 to the PUD application and includes the following FLUCCS classifications: Rural Structures (1832), Ditch/Artificial Intermittent Stream (4220), and Wetland Mixed Hardwoods (2233). The breakdown of wetlands and upland forest on site is as follows:

Wetlands:	0.02 acres
<u>Uplands:</u>	<u>5.97 acres</u>
Total:	5.99 acres

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

The Applicant's environmental consultant, Oneida Environmental, LLC, has conducted the required Significant Natural Communities Habitat and Listed Species Study. The study is included as Attachment 2 to the PUD application.

As stated in the submitted Environmental Assessment, St. Johns County considers the following areas as Significant Natural Communities Habitat pursuant to Section 4.01.07.G of the LDC: beach dune, costal grasslands/coastal strand, xeric hammock, maritime hammock, sandhill and scrub. As outlined in the Environmental Assessment, none of these habitat types occur on the PUD property.

As summarized in the Environmental Assessment, Oneida Environmental, LLC, visited the subject property to identify the presence of listed species. As stated in the Environmental Assessment, no protected species or their burrows were currently identified on site. It is understood that if protected species become present on site prior to or during construction, the Applicant will adhere to the requirements in LDC Section 4.01.08.

- 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.*

The proposed PUD is redevelopment of one existing single-family homes and is not located in a high probability area. In the event that unexpected archaeological resources are encountered during ground disturbing activities, all work shall halt, and St. Johns County Growth Management will be contacted immediately. However, the existing single-family residence and accessory structures are over fifty (50) years old on the property. It is not anticipated that the structures will qualify as historically significant under LDC Section 3.01.04.C. The Applicant acknowledges that at the time of construction plan submittal to the County, demolition of any of the structures that are 50 years or older and meet the significance criteria in LDC Section 3.01.04.C. will require an Historic American Buildings Survey (HABS) Level III survey and Mitigation Plan to be submitted to the County and to the Florida Department of Historic Resources for review and comments in accordance with LDC section 3.01.04.F.

- 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.*

As required by LDC Section 5.03.03, a ten (10) foot natural/landscaped buffer along the PUD perimeter will be provided as shown on the MDP Map.

To the extent feasible, the PUD will provide the 20/B incompatibility buffer along the site boundaries that are adjacent to the Mission Trace PUD open space, as required by LDC Section 6.06.04.A. A partial waiver has been requested in Section t of this text for the portion of the 20/B incompatibility buffer that cannot be provided due to site constraints that result from specimen tree preservation which constrains the building placement.

The proposed off-street vehicle use area will comply with all landscaping and buffer requirements as specified in Section 6.06.03 of St. Johns County LDC.

As required by LDC Section 5.03.03.A.3, the Project will exceed the minimum of 0.30 acres (5%) of upland natural vegetation required under the LDC and will be conserved as a part of the PUD. The proposed upland natural vegetation area to be conserved is located within the perimeter buffers, as depicted on the MDP Map. The upland natural vegetation to be conserved within the perimeter buffers will be depicted on construction plans submitted for the Project.

- 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 PUD. Temporary construction and temporary sales trailers are allowed and may be placed on the site upon approval of the construction plans in the location(s) shown on the construction plans. Temporary construction trailer(s) will be allowed to remain until completion of the construction of all buildings and must be removed no later than thirty (30) days from approval of the certificate of occupancy for the last building.

Construction and sales trailers shall be allowed to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets LDC requirements. Pursuant to LDC Section 2.02.05.B.5, the Applicant will obtain all necessary permits prior to placement of construction trailers.

- 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 uses and structures will be allowed in accordance with LDC Section 2.02.04.B.

- r. *A phasing schedule, which shall include the amount of residential and non-residential Development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:*

The Applicant is proposing development of the PUD in one (1) five-year phase. Commencement of the phase shall be deemed to be approval of construction plans and completion shall be deemed as County approval of applicable as-built surveys or by certification of completion by the Engineer of Record. The Project will be Commenced within three (3) years of approval of this PUD, and shall be Completed within five (5) years of the Commencement.

- 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.*

Justification for approval of this PUD, when developed in accordance with the conditions stipulated within this PUD rezoning application and imposed by the adopting ordinance, includes the following:

- The Property is located within the Mixed Use (Md) designation of the Comprehensive Plan along SR 16, which is the County's highest intensity land use designation and allows all land uses. As stated in Policy A.1.9.1 of the Comprehensive Plan, the Mixed Use Districts are intended to provide for areas that have a mixture of land uses including commercial, light industrial, office, and low, medium, and high density residential development, and are supported by urban services (e.g. central water and sewer). The proposed Mini-Warehouse Facility helps to achieve the desired mixture of Uses along the SR 16 corridor.
- Mini-warehouse facilities such as the one proposed under the application:
  - Are quiet;
  - Create very little traffic;
  - Have no impact on schools;
  - Have little impact on utilities;
  - Produce excellent tax revenues;
  - Provide a service that fills a need of the community;
  - Are fully enclosed without exterior garage doors, which makes them aesthetically pleasing; and

Employ state-of-the art cameras and access control personnel and equipment that eliminates the need for a masonry wall or security fencing.

- The nature of use and development of the abutting contiguous and surrounding properties which are also generally commercial in nature are compatible with the proposed development on the Property, which include the Mission Trace Publix shopping plaza with existing retail and commercial uses, the Mission Trace stormwater pond, undeveloped HOA common area property, and right-of-way for the FDOT future SR 312 extension.
- Given the Project’s location, its adopted Future Land Use designation of Mixed-Use District, and the existing adjacent commercial developments and infrastructure, the Project is a compatible infill project and does not constitute urban sprawl.
- The proposed project utilizes smart growth principles by re-developing an existing parcel developed with a single-family residence on a 5.99 acre parcel located on SR 16, a principal artery, therefore reducing urban sprawl
- The Transportation Element of the Comprehensive Plan prioritizes in-fill developments to reduce traffic impacts. The proposed project is an in-fill re-development project.
- According to Policy A.1.13.3 of the Future Land Use Element of St Johns County’s Comprehensive Plan, “Mixed Use Districts and Planned Developments shall provide criteria that supports the use of innovative land use patterns such as New Urbanism, Traditional Neighborhood Development, Sustainable Communities, and Smart Growth. Provisions shall be included for promotion of human scale, pedestrian-friendly streets, a variety of housing opportunities, interconnectivity of neighborhoods, underground utilities, passive and active recreation, town centers that include civic spaces, and greenways for recreation and the protection of environmental resources.” The proposed project meets this Policy by utilizing smart growth in-fill principles, re-developing an existing site and filling the void of available personal property mini-warehouse space along this location of SR 16.
- According to Policy B.1.6.1 of the Transportation Element of St Johns County’s Comprehensive Plan, “Mix of Uses. The County shall encourage mixed-use developments in designated development areas within the County to provide for an adequate mix of residential and non-residential uses.” As stated previously, this

project meets this Policy by re-developing an in-fill site with personal property mini-warehouse use, contributing to the mix of uses along SR 16.

- The Project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the LDC.
  - The conditions stipulated in the PUD and imposed by this ordinance provide for strict regulation and maintenance of this project.
  - When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments, and will be compatible with the existing development of the area.
  - The rezoning to PUD will allow a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the current zoning designations of the property. Moreover, the development will meet all requirements including best management practices (BMPs) for water quality and quantity measures.
  - The Project will not affect the orderly development of St. Johns County, as embodied by the LDC. The Project is also consistent with the intent of the 2025 St. Johns County Comprehensive Plan. The proposed PUD will be a benefit to the residents of St. Johns County in that the County will be afforded strict control over a development within a desirable and growing area.
- 1. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.*

#### **1. LDC Section 5.03.03.B.2 – Setbacks**

This waiver is requested to the requirement for commercial development of a twenty (20) foot setback for buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential uses”. This waiver request applies to the southern and western property boundaries of the proposed PUD, which are shared boundaries with a pond and open space area of the Mission Trace PUD (“Mission Trace”). This waiver is required because the identified Specimen Trees on site that must be preserved result in site constraints that require the building to be located as close to the southwest corner of the property as possible.

The Mission Trace PUD does include residential development; however, the portion of Mission Trace that is to the south of the proposed PUD is Mission Trace's retention pond. The portion of Mission Trace that is to the west of the proposed PUD is open space within the Mission Trace PUD and is included in the detention plan for the Mission Trace PUD. Therefore, the southern and western property boundaries of the proposed PUD are not adjacent to any residential buildings and they are open space and/or retention pond areas that are part of this mixed-use PUD. Thus, this waiver is requested to reduce the twenty (20) foot building setback required by LDC Section 5.03.03.B.2 ten (10) feet. Also, it should be noted that the Mission Trace PUD (2004) is essentially fully built out, with 90 of the approved 91 residential units being already constructed and occupied. Therefore, the open space and pond areas adjacent to the proposed PUD will not be developed as residential homes.

## **2. LDC Section 2.03.16.J – Special Use Criteria**

A waiver is requested to the Special Use criteria for Personal Property Mini-Warehouses set forth in Section 2.03.16.J of the LDC that prohibits any portion of a Personal Property Mini-Warehouse Facility to be located within five hundred (500) feet of residentially-zoned property or residential portions of Planned Developments. This waiver is requested as the Mini-Warehouse Facility is just north of the residential portion of the Mission Trace PUD.

This waiver is justified because the proposed Mini-Warehouse Facility will front on SR 16, and therefore will have both the Project stormwater pond and the Mission Trace PUD stormwater pond buffering the residential development in Mission Trace PUD from the Mini-Warehouse Facility. Additionally, the residential portion of the Mission Trace PUD is south of the Mission Trace Publix shopping center. Therefore, the residential use within Mission Trace PUD has already been established adjacent to a commercial use. In addition, both the Mission Trace Publix shopping center and the proposed Mini-Warehouse Facility serve as a buffer for the existing residential development within Mission Trace from the high traffic and intensity of SR 16.

Further, thoughtful site design has been used to develop the Mini-Warehouse Facility in a compatible and appropriate nature for the proposed location. The building design ensures that all customer activities will be conducted within the Mini-Warehouse Facility. The building is well-buffered by the proposed pond and the existing Mission Trace stormwater pond to the south. In addition, the building has been located as far away from the existing residential use as possible. All these factors combined ensure that the proposed Mini-Warehouse Facility will not negatively impact the adjacent and surrounding properties, or any other Uses in the area.



### **3. LDC Section 6.06.04.A – Buffers Between Incompatible Land Uses**

A partial waiver is requested to the buffers between incompatible land uses set forth in Section 6.06.04.A of the LDC that requires a 20/B incompatible buffer between the proposed Mini-Warehouse Facility and the existing Mission Trace Residential Open Space. As shown on the MDP map, the proposed PUD will provide a partial 20/B buffer along the rear of the site.

This waiver is required due to the Specimen Trees identified on site that must be preserved, which results in site constraints that require the building to be located as close to the southwest corner of the property as possible as shown on the MDP Map. Notwithstanding these site constraints, the PUD will provide a partial 20/B buffer and the project only requires a partial waiver from the LDC requirement.

- 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 stipulates and agrees to proceed with the proposed development 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.

- 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.*

The PUD is entirely located within the Mixed-Use District Future Land Use designation as depicted on the County's adopted Future Land Use Map.

**ATTACHMENT 1**  
**UNIFIED SIGN PLAN**

**ATTACHMENT 1  
RIVERS SELF STORAGE PUD  
UNIFIED SIGN PLAN**

This Unified Sign Plan (USP) has been developed to ensure the public health, safety and welfare of the community. To accomplish this goal, various sign types will be utilized throughout the development and within the boundaries of the Rivers Self-Storage PUD (the “PUD”). Unless otherwise stated herein, signage within the Rivers Self-Storage PUD will meet the requirements of the Land Development Code (LDC) for St. Johns County in effect on the date of this USP’s approval. Additionally, any signs that are allowed by the LDC shall also be allowed in the Rivers Self-Storage PUD even if they are not specifically addressed in this USP. Careful consideration has been given to the type and placement of the signage to insure an appealing, unified theme throughout the development.

The following types of signs/structures may be used:

- Ground Signs
- Building (Wall) Signs
- Directional Signs
- Street and Traffic Signs
- Flags
- Project Construction Signs
- Temporary Signs
- Special Use Signs

The following types of signs/structures are prohibited within the PUD:

- Pole Signs
- Pylon Signs

General Parameters

A general coordinated theme will be established for the PUD’s signage that will provide a logical hierarchy of signage to be used throughout the Project. Signs may be incorporated into a wall, fence, tower or other structure and may include decorative aspects such as architectural features, waterfalls, columns etc. consistent with the overall theme of the development.

For purposes of this USP, any sign located within the boundaries of the overall PUD will be considered an “on-premise sign”, as this term is defined and regulated in the LDC, without regard to ownership of individual parcels so long as the sign content is relevant only to development within the PUD. The height of the signs as defined

in this document will mean the total height of the sign including the Advertising Display Area (ADA) and all associated sign structure and other decorative features.

#### Signage Materials & Design

Signs will be constructed of various building materials to include masonry, wood, brick or stone. Decorative accents may include glass, tile, metal, terra-cotta or other materials. Gingerbread trim, columns, ironwork and other decorative sign features are allowed. The sign structure may be constructed with a combination of materials and finishes.

Other elements may be incorporated into a sign and be an integral part of the signage. These may include such structures as planters, walls, fences, a pond or waterfalls, coping, banding, capstones and columns etc. The architectural elements will enhance the overall signage presentation and help foster the unified signage theme.

Street and traffic signs shall be of the size and style of standard signage utilized throughout St. Johns County. They will be made of aluminum posts, caps and frames with concrete footings. The sign faces may be stainless steel signs with colored, reflective coatings according to State and County law.

Signs may be lighted via either interior or external illumination.

Signage materials and design will be subject to review and approval by the County Administrator or its designee as part of the Project's permitting approval process, which approval will not be unreasonably withheld. In the event that there is a dispute concerning the approval of signage materials or design, the Applicant may appeal the County Administrator's final decision to the Board of County Commissioners as specified in LDC Section 9.07.02.

#### ADA Shape and Materials

The ADA is defined by the smallest geometric shape that may be used to encompass all advertising lettering. The ADA shape may be in the form of a square, rectangle, circle, oval or other geometric pattern. The lettering may be mounted on inserts or panels to be attached to a sign structure or building face, may be pin mounted or channel mounted lettering, surface mounted, painted on, sandblasted onto the surface material, or engraved into a surface. A combination of materials may be utilized in conjunction with a variety of style types.

Description of Signage

The proposed signs are further detailed in the table and written description below:

<b>SIGNAGE STANDARDS</b>				
<b>Sign Type</b>	<b>General Location</b>	<b>Max. Quantity</b>	<b>Max. ADA per Side (s.f.)</b>	<b>Max. Height (feet)</b>
A. Ground/Monument Signs- SR 16 Entrance	One allowed along the Project's SR 16 Entrance	1	150	20
B. Building (Wall) Signs	Located on building fascia, canopies, walls, or marquees	N/A	1.5 square feet per linear footage of Building Frontage. Maximum 150 square feet per Sign, not to exceed 200 square feet total	30
C. Directional Sign	As needed to direct patrons	N/A	3	3
D. Street and Traffic Sign	Project-wide	N/A	N/A	N/A
E. Flags	Project-wide	N/A	N/A	N/A
F. Project Construction Sign	Project-wide	N/A	N/A	N/A
G. Temporary Sign	Project-wide	N/A	N/A	N/A
H. Special Event Sign	Project-wide	N/A	N/A	N/A

**A. Ground/Monument Signs**

For purposes of application of the LDC, Ground/Monument Signs will be considered "on-premises signs" as regulated by LDC Section 7.02.00. One (1) Ground/Monument Sign will be allowed along the Project's State Road 16 Entrance, which is generally depicted on the MDP Map. The sign location may vary along the entrance as generally depicted on the MDP Map.

**B. Building (Wall) Signs**

Building Signs will be allowed per LDC Section 7.02.04.C. Building Signs may be located on the Fascia, Marquee, Canopy, Building, Wall, and similar locations. The number of Buildings Signs is unlimited however the ADA is limited to 1.5 square feet per linear footage of Building Frontage. With a maximum of 150 square feet per Sign, not to exceed 200 square feet total for the entire PUD.

C. Directional Signs

Directional signs shall be allowed to provide patrons with directional information regarding locations of buildings within the PUD. Directional signs will comply with LDC Section 7.02.06.B.

D. Street and Traffic Signs

Street and traffic signs will be installed to comply with all laws, codes and ordinances regarding size and location. The style will be consistent with standard road signs utilized throughout the county.

E. Flags

Permanent flags for the project will follow LDC Section 7.02.06.A. Temporary flags will comply with the requirements of LDC Section 7.02.02 and 7.02.03.

F. Project Construction Signs

Project construction signs will be considered temporary signs and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

G. Temporary Signs

Temporary signs will be allowed and installed in accordance with LDC Sections 7.02.02 and 7.02.03.

H. Special Event Signs

Special event signs will be allowed and installed in accordance with LDC Sections 7.05.00 and 7.02.03.

**EXHIBIT C**

**MDP MAP**







# LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Mark Shelton  
Kimley-Horn  
12740 Gran Bay Parkway W  
FLOOR 3 / ROOM 2350

Jacksonville FL 32258

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/24/2024

Keegan Horn  
Legal Clerk

MH WH  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$193.68  
Order No: 10189830 # of Copies:  
Customer No: 765221 1  
PO #:

**THIS IS NOT AN INVOICE!**  
*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin



**NOTICE OF A PROPOSED REZONING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 6/20/2024 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 7/16/2024 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 5.99 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 100,000 square foot Self-Storage facility.

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) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 1065 SR 16 See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

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

**NOTICE TO PERSONS NEEDING SPECIAL 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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA  
MEAGAN PERKINS, CHAIR SARAH ARNOLD, CHAIR  
FILE NUMBER: PUD-2023000009  
PROJECT NAME: Rivers Self Storage PUD





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

July 22, 2024

FILED JUL 22 2024  
St. Johns County  
Clerk of Court

Honorable Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

By: Crystal Swith  
Deputy Clerk

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2024-34, which was filed in this office on July 22, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh