

4**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***6/21/2022****BCC MEETING DATE****TO:** Hunter S. Conrad, County Administrator**DATE:** May 9, 2022**FROM:** Justin Kelly, Senior Planner**PHONE:** 904 209-0728**SUBJECT OR TITLE:** PUD 2021-25 6148 Race Track Road**AGENDA TYPE:** Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report**BACKGROUND INFORMATION:**

Request to rezone approximately 4.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a Self-Storage Facility. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on May 19, 2022, and was recommended for approval, 6-0.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

APPROVE: Motion to enact Ordinance 2022- _____, PUD 2021-25 6148 Race Track Road, based on nine (9) findings of fact as listed in the Staff Report.

DENY: Motion to deny PUD 2021-25 6148 Race Track Road, based on ten (10) findings of fact as listed in the Staff Report.

For Administration Use Only:**Legal:** Christine Valliere 5/31/2022**OMB:** Sarah Newell 6/1/2022**Admin:** Joy Andrews 6/9/2022



Growth Management Department

PLANNING DIVISION REPORT

Application for Planned Unit Development Rezoning
File Number: PUD 2021-25 6148 Race Track Road

To: Board of County Commissioners

Through: Planning and Zoning Agency

From: Justin Kelly, Senior Planner

Date: May 25, 2022

Subject: **PUD 2021-25 6148 Race Track Road**, request to rezone approximately 4.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow Self-Storage Facility. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on May 19, 2022, and was recommended for approval, 6-0.

Applicant: Nouveau Management Group, LLC.

Representative: Douglas N. Burnett; St. Johns Law Group

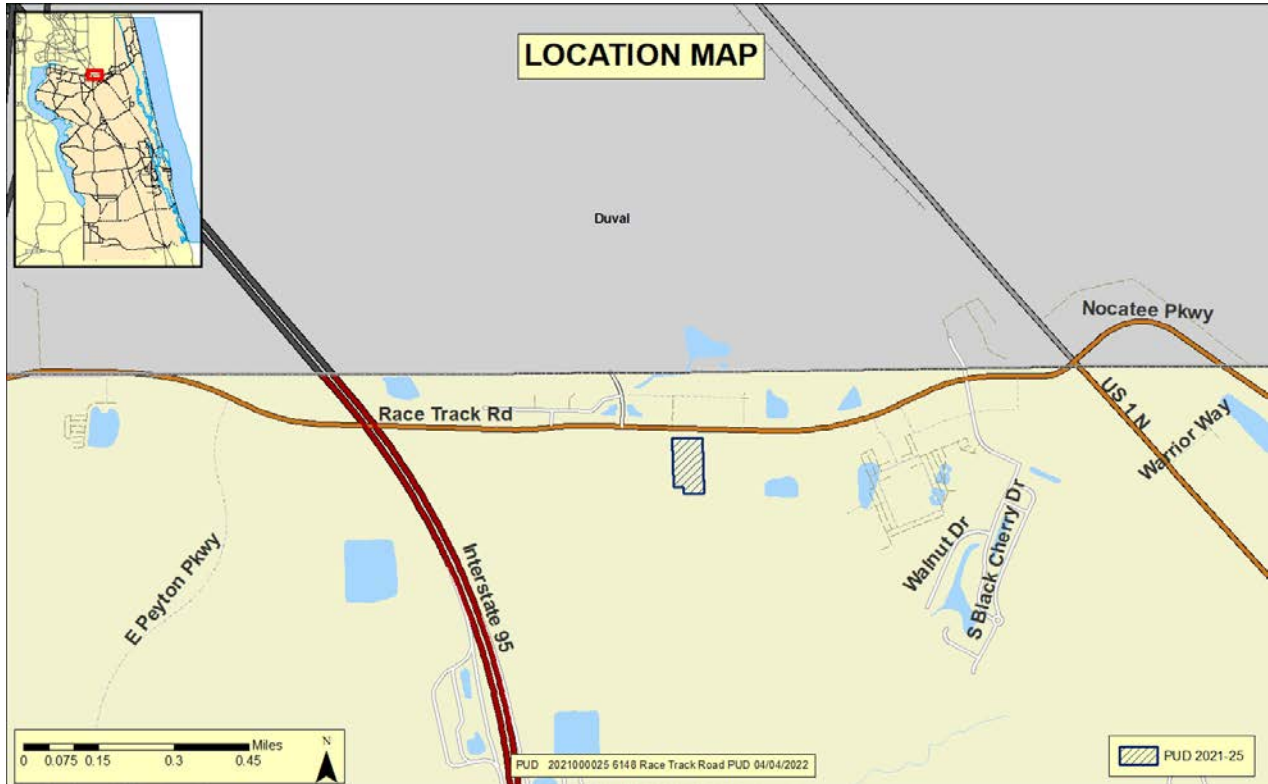
Owners: Sharon Spina & the Elizabeth North Irrevocable Trust

Hearing dates: Planning and Zoning Agency – May 19, 2022
Board of County Commissioners – June 21, 2022

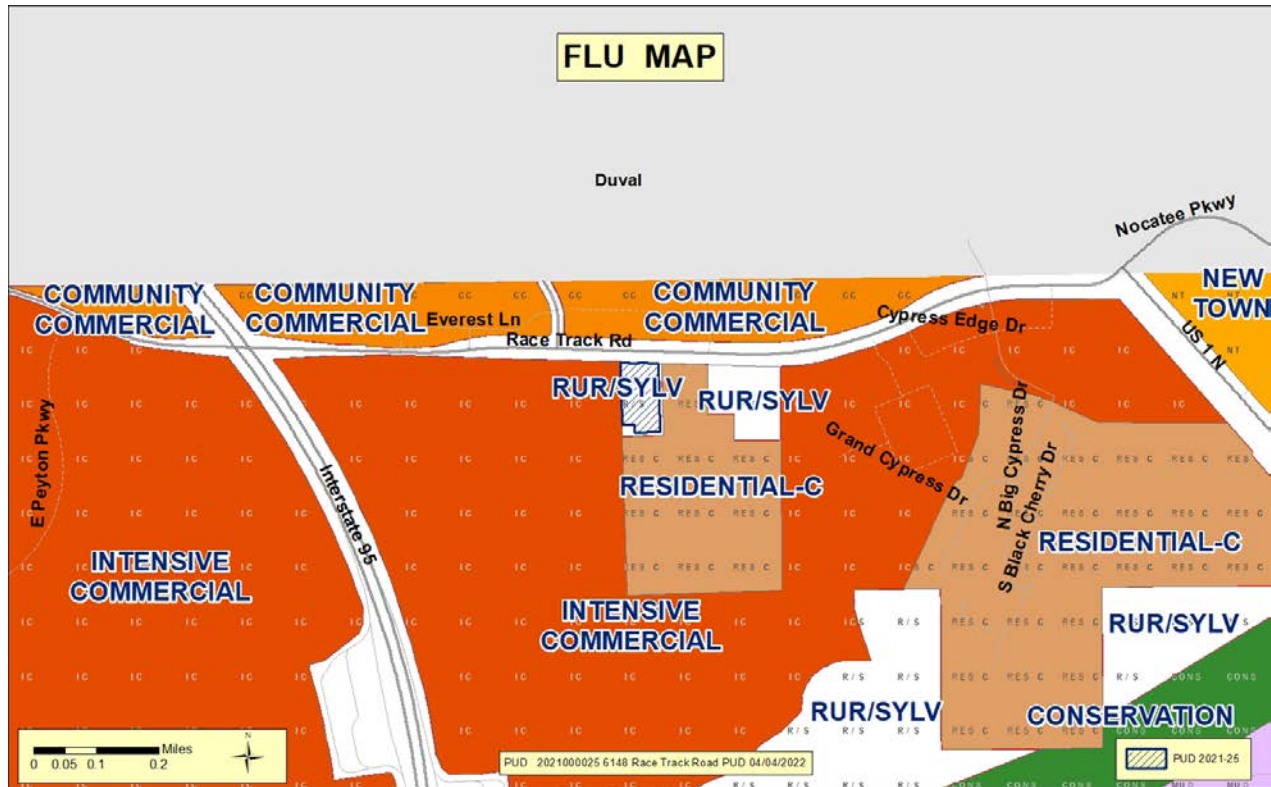
Commissioner
District: 5

MAP SERIES

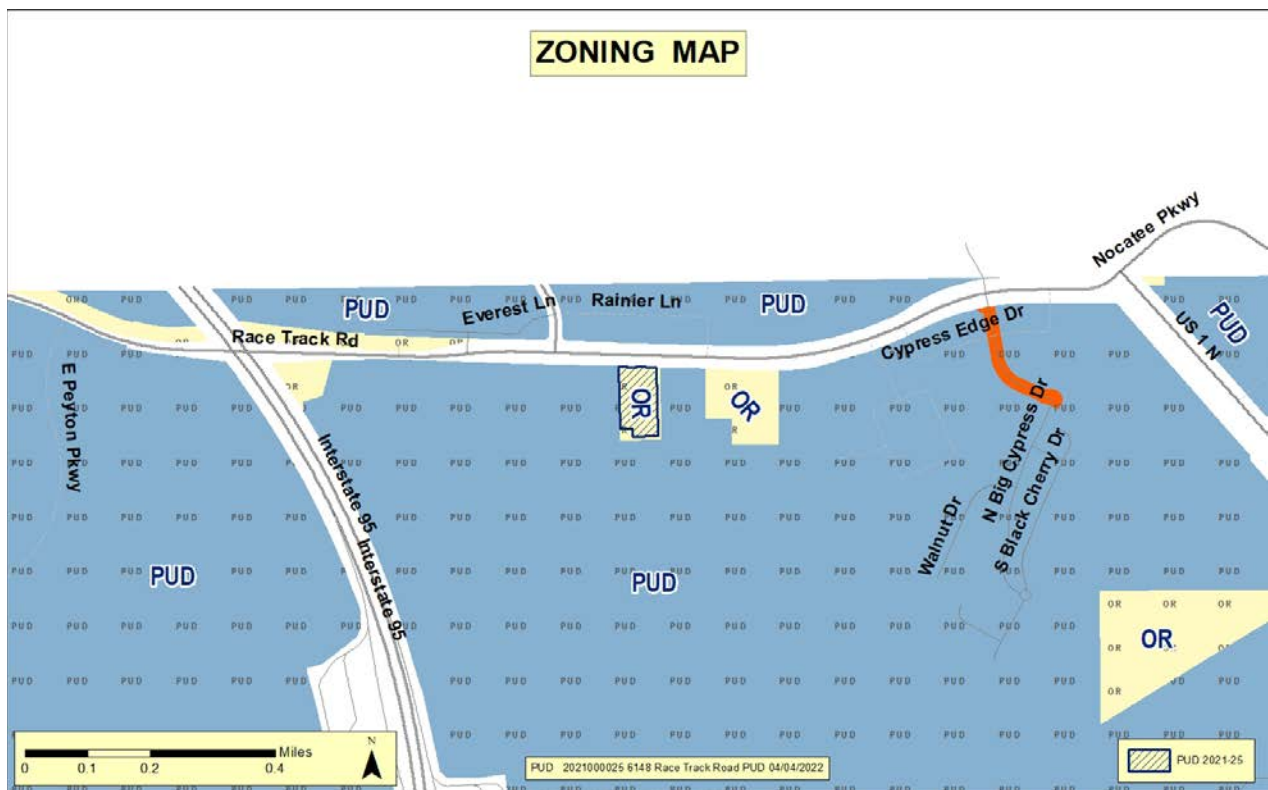
Location: The subject property is located along the southern portion of Race Track Road, east of Interstate 95, and west of US 1 North. Bartram Springs Parkway is located west along the northern portion of Race Track Road.



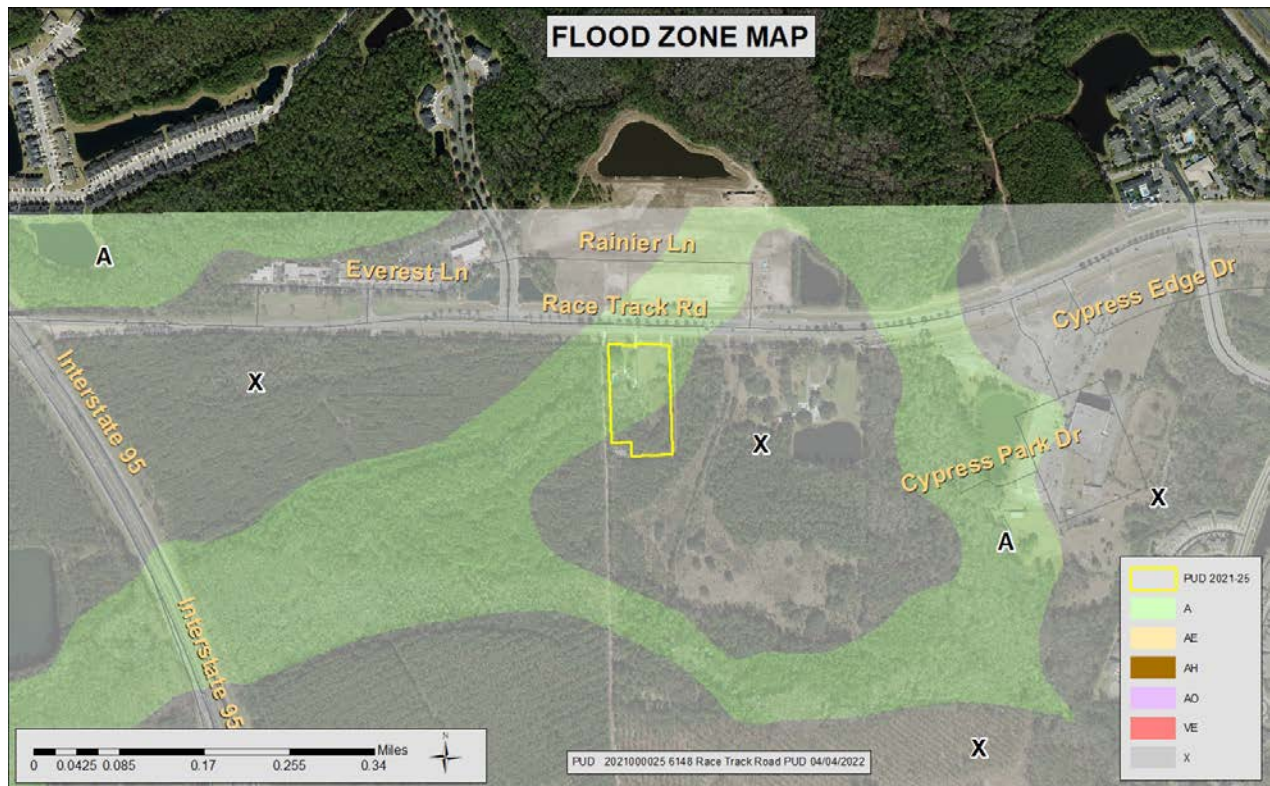
Future Land Use: The subject property is currently designated Rural/Silviculture (R/S) on the Future Land Use Map with a requested change to Mixed Use District via a companion Small-Scale Comprehensive Plan Amendment (CPA (SS) 2021-25). The adjoining parcel to the south and east is designated Residential-C (Res-C). Adjoining lands to the west are designated Intensive Commercial (IC). Lands located to the north, across Race Track Road, are designated Community Commercial (CC).



Zoning District: The subject property is currently zoned Open Rural (OR) with a requested change to Planned Unit Development (PUD). A majority of the surrounding lands are zoned PUD.



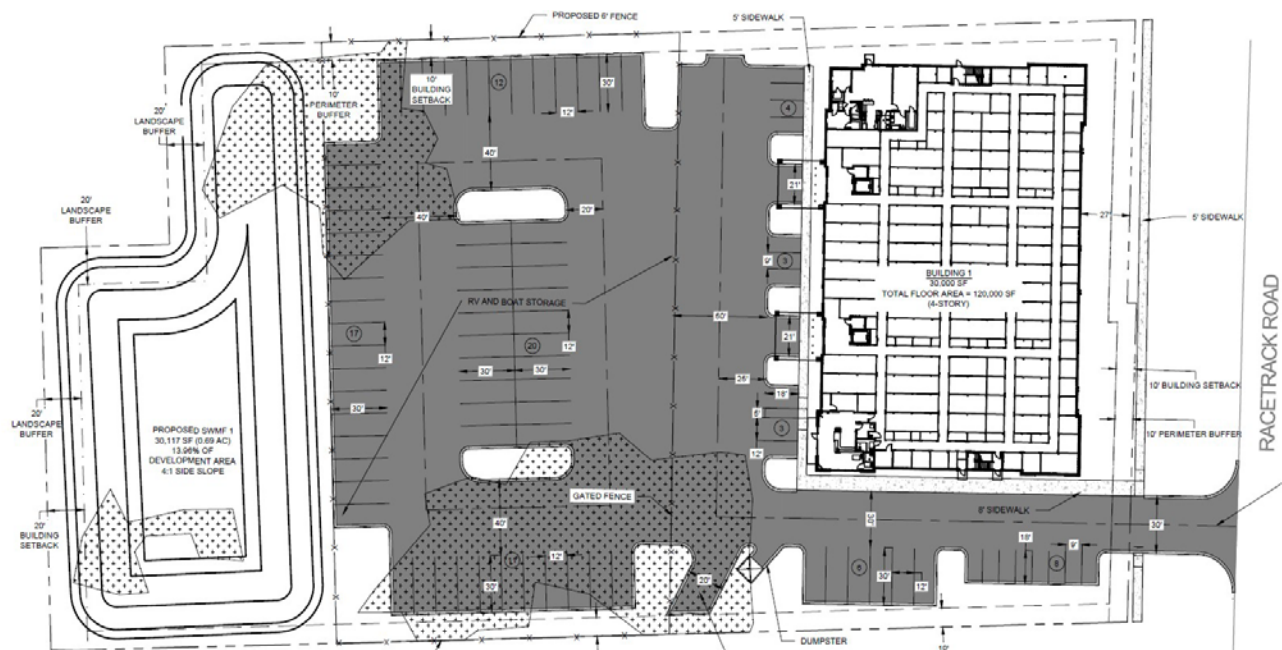
Flood Zone: Portions of the subject property are located within Flood Zone A and X.



Aerial Imagery: The subject property is approximately 4.17 acres in size, of which .66 acres are wetlands. The western portion of the site is currently improved with an occupied single family residence. A vacant single family dwelling is located on the eastern portion of the site. A cell tower abuts the property along the southwestern boundary, which is accessed through an easement that traverses the eastern and southern property boundaries. The Stonecrest residential PUD allowing a maximum of 147 single family homes is planned to the south and east of the site. To the west, Parcel D of the Durbin Park PUD abuts the subject property, which is planned for a mixture of residential and commercial uses. Located across Race Track Road is the commercial tract of the Bartram Park PUD known as the Promenade at Bartram Springs, which is currently under construction.



Master Development Plan (MDP) Map: The submitted Master Development Plan (MDP) Map depicts the general layout of the proposed Self-Storage Facility. The site consists of a total of 4.17 acres and .66 acres of wetlands, all of which are proposed to be impacted. A maximum 120,000 square foot, 4-story enclosed building is proposed for the self-storage units. RV/Boat Storage is proposed for the rear of the site and will be accessed via a gated entrance according to the provided application materials. The MDP Map depicts a main access entrance from Race Track Road. The full MDP Map is included in Attachment 1 Recorded Documents.



APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 4.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD). The project proposes a maximum of 120,000 square feet climate-controlled self-storage building, RV/Boat Storage, ancillary office uses, and one (1) accessory dwelling unit to be provided within the Self-Storage Facility for the use of on-site staff.

In order to provide for further compatibility, a companion Small-Scale Comprehensive Plan Amendment Application (CPA (SS) 2020-07) has been requested to change the property's Future Land use designation from Rural/Silviculture to Mixed Use District. The uses proposed within this PUD application are consistent with allowances within the Mixed Use District Future Land Use Map (FLUM) designation. Provided below are the proposed Development Standards outlined within the provided MDP Text.

Figure 1: Proposed Development Standards	
Maximum Floor Area Ratio	70% (per Comp. Plan Policy A.1.11.3)
Maximum Impervious Surface	75% (per Comp. Plan Policy A.1.11.3)
Minimum Open Space	25%
Maximum Building Height	60'
Required Building Setbacks	10'/20'/10' (Front/Side/Rear)
Buffer/Screening	-10' perimeter buffer required for PUDs -Applicant will provide enhanced landscape buffer along western property boundary to include: • Evergreen Plants six feet in height; 75% opacity • 6' Solid wooden fence • Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer. • Row of evergreen canopy trees not less than 10' at the time of planting, a minimum 2-inch caliper, and spaced not more than 15' feet apart, within 10' of the property line.
Parking	Per Land Development Code
Phasing	One five (5) year phase that will commence upon approval of this PUD.

REQUESTED WAIVERS

The applicant has requested two waivers to provisions within the Land Development Code for which the Planning and Zoning Agency will make a recommendation on the approval to the Board of County Commissioners.

- **LDC, Section 2.03.16 Personal Property Mini-Warehouse Facilities (Self-Storage)**

The applicant is requesting a waiver to the Special Use requirements of Section 2.03.16.F, which requires a minimum six (6) foot masonry wall or security fence around the perimeter of the facility. The RV/Boat Storage portion of the site will be fenced; however, the climate controlled building will meet the code provision which does not require fencing for storage

facilities that maintain all storage bays within an enclosed structure.

- **LDC, Section 6.06.04 Buffer Screening**

The applicant is requesting a waiver from the requirement that a 20-foot buffer width meeting the “B” Screening Standard be provided along the western property boundary abutting Parcel “D” and “E” of the neighboring Durbin Park PUD. The applicant contends that the current conditions along this boundary will provide for a natural buffer given the presence of wetlands in the area that will exceed the buffer screening requirements.

DEPARTMENTAL REVIEW

This application was routed to all appropriate reviewing departments. There is one remaining open comment from Planning and Zoning regarding the recording of the Master Development Plan (MDP) map with the St. Johns County Clerk of Courts if this request is approved.

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Transportation/Concurrency Division Review: The commercial project is exempt from concurrency pursuant to Section 11.00.05 of the Land Development Code, adopted August 7, 2018. A detailed site access and operational analysis will be required prior to Construction Plan approval to determine if additional site access improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed development.

Office of the County Attorney Review: Planned Unit Developments are considered rezonings. This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Planning and Zoning Division Review: Review by staff found that the subject property is currently comprised of two separate parcels. The first parcel is approximately .83 acres in size and is currently improved with a single family residence that was constructed in 1970. The second parcel is approximately 4.15 acres in size and was previously improved with a single family residence that is now vacant. This parcel also consists of a communications tower that is located at the rear of the property and includes an access easement. Should this application be approved the applicant intends on combining both parcels into the proposed 4.17 acre site that will consist of the proposed self-storage facility. The communications tower and access easement will be divided off for separate ownership and are not included as a part of this request.

The subject property is one of the last remaining sites along this section of Race Track Road that remains zoned Open Rural (OR) and has an underlying Future Land Use Map (FLUM) designation of Rural/Silviculture, which per Comp Plan Policy A.1.6.3 would allow for one residential dwelling unit only. The proposed PUD development would allow enclosed personal property mini-warehouse units, RV/Boat storage, and ancillary office and residential uses, which are consistent with the proposed FLUM designation of Mixed Use District. Additionally, the proposed four-story, 120,000 square foot facility appears to conform to the required maximum Floor Area Ratio (FAR) and Impervious Surface requirements of the Mixed Use District, which stipulate a maximum of 70% and 75% respectively.

Overall, the surrounding area is developing into a mixed use corridor comprised of both commercial and residential uses. Staff notes that the proposed RV/Boat Storage, and Personal Property Mini-Warehouse uses will be required to meet the general provisions for Special Uses prescribed within the LDC (see below). Acknowledgment from the applicant that these Special Use provisions will be met is provided within the provided MDP Text. As noted above, the applicant is seeking a waiver to the provisional requirements prescribed within Section 2.03.16.F relating required walls or fencing around the perimeter of a Personal Property Mini-Warehouse facility.

Any compatibility questions along the property boundaries will be addressed with appropriate buffering and screening upon submittal of commercial construction plans. As proposed, a 10-foot buffer meeting the "A" screening standard would be required along the eastern property boundary abutting the public service use property per Section 6.06.04 of the LDC. As noted above, the applicant has requested a waiver to Section 6.06.04 of the LDC, which would require a 20-foot wide buffer meeting the "B" screening standard (20/B) along the western property boundary. Based on the currently recorded MDP Map for the Durbin Park PUD (ORD 2020-20) Parcels "D" and "E" are slated for future uses that include commercial, hotel, office, and multi-family; however, staff notes that the Durbin Park MDP Map is conceptual and is subject to modification. Staff supports the proposed 10-foot buffer and enhanced landscaping proposed within Section N.4 of the provided MDP Text along the western property boundary.

GENERAL PROVISIONS ON SPECIAL USES**Sec. 2.03.16 Personal Property Mini-Warehouse Facilities**

- A. Storage Buildings shall be sub-divided by permanent partitions into spaces containing not more than four hundred (400) square feet each and each such space shall have an independent entrance under the exclusive control of the tenant thereof.
- B. Not more than four thousand (4,000) square feet in total area shall be occupied or used by any single tenant.
- C. Storage of goods shall be limited to personal property with no commercial distribution or sales or other business activities allowed on the premises.
- D. The storage of hazardous materials shall be prohibited.
- E. All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.
- F. A minimum six (6) foot masonry wall or security fence shall be required around the perimeter of the facility. If fenced, such fence shall be opaque along property lines adjacent to Open Rural or residential zoning districts. Fencing shall not be required for storage facilities that maintain all storage bays within a completely enclosed structure.
- G. The facility shall contain a staffed on-site office.
- H. Access to the facility shall be restricted to the hours of management personnel being on-site, unless individual electronic access is available.
- I. No portion of a Personal Property Mini-Warehouse Facility shall be allowed as a Special Use within six hundred (600) feet of the Right-of-Way of a designated Scenic Highway or Scenic Roadway. For the purposes of this provision, the definition of Scenic Highway or Scenic Roadway shall be the same as the definition of Scenic Highway or Scenic Roadway as it applies to Antenna Towers.
- J. No portion of a Personal Property Mini-Warehouse Facility shall be allowed as a Special Use within five hundred (500) feet of residentially zoned property or residential portions of Planned Developments.

Sec. 2.03.42 Recreational Vehicle/Boat Storage

- A. Storage areas shall be screened from public view and from all streets or roadways. Screening shall be provided with Evergreen plants six (6) feet in height at the time of planting and an overall screening opacity 75% or greater, or a solid wooden, PVC, or similar material fence, or masonry or concrete block wall at least six (6) feet in height. If masonry or block wall is provided, it shall be painted and architecturally finished on the outside.
- B. There shall be a site plan submitted with the Special Use Permit that is in compliance with all requirements of the Land Development Code and such site plan shall indicate whether employee quarters are included.
- C. If signs are to be placed on the property, the Special Use Permit shall include such signage locations and a drawing shall be submitted that shows compliance with the sign regulations of

the Land Development Code. Such sign plan shall be made part of the Special Use Permit.

D. All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.

E. The facility shall contain a staffed on-site office.

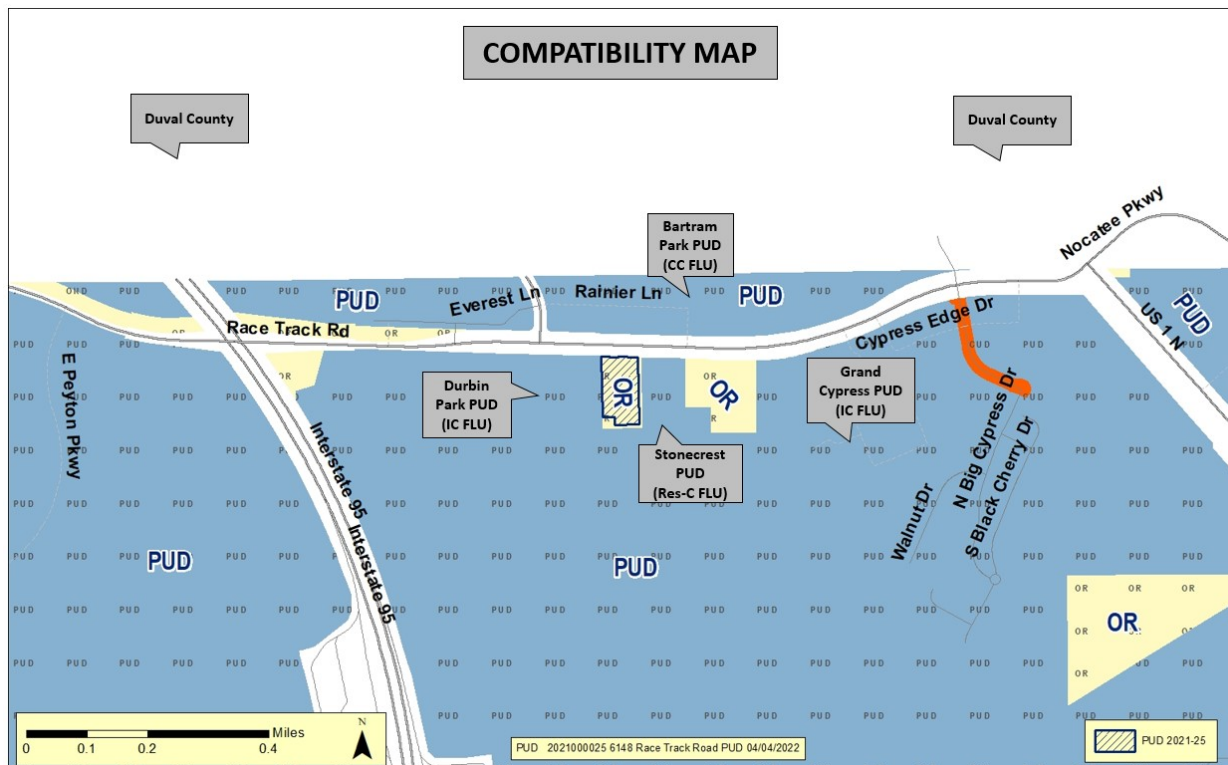
F. Access to the facility shall be restricted to the hours of management personnel being on-site unless individual electronic access is available.

Figure 1 below provides a compatibility analysis of the proposed uses for the subject property and currently permitted entitlements in PUDs located in the surrounding area. Figure 2 provides a Compatibility Map showing the location of these referenced PUDs.

Figure 1: Compatibility Analysis

Criteria	Subject Property (Proposed)	Bartram Park PUD (North)	Durbin Park PUD (West)	Stonecrest PUD (East)	Grand Cypress PUD (East)
FLUM Designation	Mixed Use	Community Commercial	Intensive Commercial	Res-C	Intensive Commercial
Entitlements	120,000 SF Self-Storage Facility & RV/ Boat Storage	240,000 SF General Business/ Commercial	999 MF Units; 4.5 million SF commercial and office space	147 single family homes	915 multifamily units; 250,000 SF commercial and office space

Figure 2: Compatibility Map



PLANNING AND ZONING AGENCY (PZA)

This request was heard by the PZA at their regularly scheduled public hearing on Thursday, May 19, 2022. There were no comments received from the Agency or the public. The Agency voted 6-0 to recommend approval of the request.

COMMUNITY PARTICIPATION MEETING

Although not located within the Northwest Sector, given the property's close proximity, the applicant conducted a properly noticed community participation meeting to gauge public interest in the project. The meeting was conducted on Monday, March 28, 2022 at the St. Johns County Service Center located at 725 Flora Branch Road from 6:00pm-6:30pm. There were no members of the public in attendance. The applicant and County staff in attendance discussed the project, but a formal presentation was not given considering there were no public attendees.

CORRESPONDENCE/PHONE CALLS

Staff has received several phone calls regarding the project, all of which were informational in nature. There were no stated objections to the request. No further correspondence has been received as of the writing of this Staff Report.

FINDINGS OF FACT

Staff has provided nine (9) findings of fact to recommend approval and ten (10) findings of fact to recommend denial of the requested PUD rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

FINDINGS OF FACT
PUD 2021-25 6148 Race Track Road

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	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.	2. The PUD is not 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.	3. The PUD is not consistent with the Future Land Use Designation of Mixed Use District by not providing a use complimentary to residential development.
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.	4. The PUD is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, including Section 5.03.06.A through H which provides standards for review and approval of 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.	5. The PUD is not 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.	6. The PUD does not meet 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, including, but not limited to required development buffering. Requested waivers are not approved.
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.	7. The PUD does not meet 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. Requested waivers are not approved.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would 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.	9. The PUD as proposed is not consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.
	10. Consistent with <i>Board of County Com'rs of Brevard County v. Snyder</i> , 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning of Open Rural (OR).

ATTACHMENT 1
RECORDED DOCUMENTS SECTION

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.

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 December 20, 2021, in addition to supporting documents and statements from the applicant **which are a part of Zoning File PUD 2021-25 6148 Race Track Road**, 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 & 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 2021-25 6148 Race Track Road**, 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 take effect upon the effective date of St. Johns County Small Scale Comprehensive Plan Amendment No. 2021-27, St. Johns County Ordinance No. 2022- ____, adopted concurrently on _____, 2022.

SECTION 6. It is the intent of the St. Johns County Board of County Commissioners that scriveners 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 7. 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 8. 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 _____ DAY OF _____ 2022.

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

BY: _____
Henry Dean, Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT A

Legal Description

6148 Race Track Road PUD

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS RECORDED IN MAP BOOK 46, PAGES 17-22 OF THE PUBLIC RECORDS OF SAID COUNTY) 111 TH THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; SAID POINT ALSO BEING THE NORTHWEST CORNER OF JEA PARCEL 809 AS RECORDED IN OFFICIAL RECORDS BOOK 4654, PAGE 1803 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°31'44" EAST, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, AND ALONG THE WEST LINE OF SAID JEA PARCEL 809, A DISTANCE OF 5.01 FEET TO THE SOUTHWEST CORNER THEREOF AND TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, RUN EAST AND NORTH ALONG SAID JEA PARCEL 809 THE FOLLOWING 2 COURSES: COURSE 1 - SOUTH 88°18'46" EAST, A DISTANCE OF 150.24 FEET; COURSE 2 - NORTH 01°31'44" WEST, A DISTANCE OF 5.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD; THENCE SOUTH 88°78'46" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 169.54 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4560, PAGE 1801 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°30'17" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND RUNNING ALONG SAID PARALLEL LINE. A DISTANCE OF 585.07 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4560, PAGE 1801 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°29'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 214.03 FEET; THENCE NORTH 01°31'44" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°29'57" WEST. A DISTANCE OF 105.00 FEET TO A PONT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 01°31'44" WEST, ALONG SAID WEST LINE, A DISTANCE OF 527.85 FEET TO THE POINT OF BEGINNING, CONTAINING 4.17 ACRES, MORE OR LESS.

EXHIBIT B
6148 Race Track Road PUD
Master Development Plan Text

The Master Development Plan Text is a part of an application for rezoning from Open Rural (OR) to Planned Unit Development (PUD) and a companion application of a Small-Scale Amendment Comprehensive Amendment from Rural-Silviculture to Mixed Use District (MD).

Introduction:

The proposed development comprises two parcels, 023490-0000 and 023495-0000, that are located on Race Track Road between US-1 and I-95. The project is bordered to the north by Race Track Road, to the west by undeveloped Durbin Park PUD, and to the east and south is a fee simple lot that contains a cellular tower. Beyond the cellular tower parcel is the undeveloped Stonecrest PUD. The following addresses, 6138 and 6148 Race Track Road, correspond to the proposed development.

This Master Development Plan text is part of an application for rezoning 4.17 acres of property from Open Rural (OR) to Planned Unit Development (PUD) as required by the St. Johns County Land Development Code. The application is filed on behalf of Nouveau Management Group, LLC, the Applicant, and should be known as ***6148 Race Track Road Planned Unit Development***.

In addition to the Planned Unit Development and Master Development Plan approval request, the Applicant, Nouveau Management Group LLC, is requesting a Small-Scale Land Use Amendment from Rural/Silviculture (R/S) to Mixed Use District (MD). All future owners and successors assigned in title are subject to the commitments and conditions of the approved 6148 Race Track Road Planned Unit Development and the Master Development Plan.

A. Project Description:

Nouveau Management Group, LLC is proposing a 4-story, 120,000 square feet climate-controlled self-storage building. The project will also contain RV/Boat Storage and ancillary office uses. The development meets all the proposed development regulations for setbacks, impervious surface ratio, and floor area ratio that corresponds to the proposed land use request to the Mixed-Use District (MD). The Master Development Plan illustrates the generalized layout of the site and is attached as **Exhibit C**.

Self-Storage, RV/Boat Storage, low vehicle trip generation and modern design, all create a nominal or de minimis adverse impact to the adjacent properties. The Self-Storage facility will have modern architectural features, all activities in an enclosed environment, and any outdoor accessory uses will be fenced and screened from the right-of-way and adjacent parcels.

B. Development Size:

The gross acreage of the proposed development is 4.17 acres and is described in the Legal Description, Exhibit A.

C. Wetlands:

The submitted Environmental Assessment provides 0.66 acres of isolated wetlands that will be impacted.

D. Development Area:

Development area for PUD: 4.17 acres.

Total Wetlands: 0.66 acres

Total Wetlands Preserved: 0 acres

Wetlands Impacted: 0.66 acres

E. Residential Units or Density:

There will be no residential uses in this PUD beyond the allowable accessory residential use consisting of one (1) apartment for the on-site staff/management.

F. Non-Residential Development:

Up to 120,000 square feet of Self-Storage and parking for Boat/RV Storage.

Permitted Uses: Personal Property Mini-Warehouse, RV/Boat Storage and ancillary office uses by right.

Special Uses: The proposed development will comply with the Special Uses elements listed below of Personal Property Mini-Warehouse and Recreational vehicle/boat storage in Sec. 2.03.16 and 2.03.42 of the St. Johns County Land Development Code.

- Facilities shall comply with the following conditions and limitations as set forth in Sec. 2.03.16 Special Uses of the St. Johns County Land Development Code.
- Storage Buildings shall be sub-divided by permanent partitions into spaces containing not more than four hundred (400) square feet each and each such space shall have an independent entrance under the exclusive control of the tenant thereof.
- Not more than four thousand (4,000) square feet in total area shall be occupied or used by any single tenant.
- Storage of goods shall be limited to personal property with no commercial distribution or sales, or other business activities allowed on the premises.
- The storage of hazardous materials shall be prohibited.
- All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.
- The facility shall contain a staffed on-site office.
- Access to the facility shall be restricted to the hours of management personnel being on-site unless individual electronic access is available.

- No portion of a Personal Property Mini-Warehouse Facility shall be allowed as a Special Use within six hundred (600) feet of the Right-of-Way of a designated Scenic Highway or Scenic Roadway. For the purposes of this provision, the definition of Scenic Highway or Scenic Roadway shall be the same as the definition of Scenic Highway or Scenic Roadway as it applies to Antenna Towers.

Recreational vehicle/boat storage will comply with the following conditions and limitations as set forth in Sec. 2.03.42 Special Uses of the St. Johns County Land Development Code:

- The storage area shall be screened from public view and from all streets or roadways.
- Screening shall be provided with Evergreen plants six (6) feet in height at the time of planting and an overall screening opacity of seventy-five percent (75%) or greater, or a solid wooden, plc., or similar material fence, or masonry or concrete block wall at least six (6) feet in height. If masonry or block wall is provided, it shall be painted and architecturally finished on the outside.
- There shall be a site plan submitted with the Special Use Permit that follows all requirements of the Land Development Code and such site plan shall indicate whether employee quarters are included.
- If signs are to be placed on the property, the Special Use Permit shall include such signage locations and a drawing shall be submitted that shows compliance with the sign regulations of the Land Development Code. Such sign plan shall be made part of the Special Use Permit.
- All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.
- The facility shall contain a staffed on-site office for tenant services.

G. Site Development Criteria:

1. Access:

Access will be provided by a two-way, 30-foot vehicular access driveway provided on Race Track Road together with a right turn deceleration lane.

2. Building Setbacks:

Front:	10 Feet
Rear:	20 Feet
Sides:	10 Feet

3. Maximum Height:

60 Feet

4. Building Limitations

Building Size: 120,000 square feet

Impervious Surface Ratio: Required 75% (Provided 59.74%)

Floor Area Ratio: Required 70% (Provided 66.13%)

Open Space: Required 25% (Provided 40.26%)

Building Separation: 10-foot building separation for fire protection

5. Vehicle Parking:

The applicant is providing off street parking of one space per 7,000 SF of floor area. Standard parking dimensions will be a minimum of 9 feet by 18 feet.

6. Boat and RV Storage:

Boat/RV parking will be located at the rear of the property and screened from public view. Each boat or RV parking space dimensions are 12 feet by 30 feet.

7. Signage:

The PUD will comply with Article VII, "Signs" of the St. Johns County Land Development Code.

H. Infrastructure: The infrastructure needed to serve the PUD will consist of roads, stormwater facilities, water and sewer, fire protection, utilities, lighting, and solid waste.

1. Stormwater:

Stormwater will be provided on site by a wet detention area that totals 30,117 square feet and will comply with the requirements set forth from the St. Johns County Water Management District and the St. Johns County Land Development Code.

2. Sidewalks:

- The applicant will be providing a 5-foot sidewalk on Race Track Road along the project frontage. This will satisfy the requirement of developments that abut a major collector roadway providing a 5-foot sidewalk.
- A 5-foot sidewalk will be provided internally that will connect to the external sidewalk on Race Track Road.

3. Access:

There will be one vehicular point of access located at the northeast corner of the site via a right turn deceleration lane on Race Track Road as required by Section 6.04.005 of the St. Johns County Land Development Code. The current driveway on the smaller parcel, including the house that is currently on the parcel, will be vacated and removed.

Please refer to the MDP Map provided as **Exhibit C**.

4. Internal Drive Aisle:

A 30-foot internal drive aisle is provided for larger vehicles.

5. Fire Protection:

- The proposed development will meet St. Johns County Land Development Code, 6.03.00 for Fire Protection, and the most current edition of the Florida Fire Prevention Code.
- The St. Johns County Fire Department has rated 6138 & 6148 Race Track Road with an Insurance Services Office (ISO) rating of Class 3.
- The closest primary Fire Station is located at 205 Veterans Parkway, St. Johns, Florida.
- Please note that the building will be sprinkled in accordance with St Johns County Land Development Code, 6.03.00 for Fire Protection, and the most current edition of the Florida Fire Prevention Code.

6. Lighting:

The lighting will comply with Section 6.09.00 and Section 5.03.06.H.6, regarding lighting within a PUD, of the St. Johns Land Development Code.

7. Site Access Improvements.

Nouveau Management Group, LLC is acknowledging that site access improvements will be determined at the time of construction plan review and will be provided at the owner's expense.

8. Internal Pedestrian Accommodations:

The development will provide Boat and RV storage at the rear of the property and will be limited to "tenants only" for access. Internal drive aisles and sidewalks are provided for internal circulation. The development will connect to the sidewalk on Race Track Road through an internal 5-foot sidewalk and through an external walkway to the building.

I. Solid Waste, Water, Sewer:

1. Solid Waste:

Solid waste will be managed by the licensed franchise in the area and will comply with Section 3.06.04 of the St. Johns County Land Development Code.

2. Potable Water and Sanitary Sewer:

Water and Sewer will be provided by JEA. The service letter has been provided as **Exhibit D**. There are water and sewer connections provide on Race Track Road in the right-of-way.

J. Topo and Soils:

The Soil Survey of St. Johns County, Florida (U.S. Department of Agriculture, Soil Conservation Service 1983) indicates that the property contains one soil type, which is Toco Fine Sand. Toco Fine Sand in an undeveloped condition, the soil is a near level, poorly drained soil that occurs in upland pine flatwood. Please refer to the Environmental Assessment provided as **Exhibit F**.

K. Site Vegetation and Habitat:

No species of wildlife or plants were observed that are listed as endangered or threatened by the Florida Wildlife Commission or the Florida Wildlife Service. Please see the Environmental Assessment, provided as **Exhibit F**.

L. Significant Natural Communities:

No protected species were observed onsite or are known to utilize the immediate vicinity of the property. The property does not provide suitable habitat for state and federally listed species. Please see the Environmental Assessment, provided as **Exhibit F**.

M. Historic Resources:

There are no known or observed Historic Resources on this site. Most of the adjacent property is developed.

N. Buffering & Screening:

1. **Entire Perimeter:** A 10 ft. landscaped/natural buffer will be provided pursuant to LDC Section 5.03.03.A.4. Sidewalk connections can be located within the buffer.
2. **Northern Buffer:** A 10 ft. landscaped/natural buffer will be provided pursuant to LDC Section 5.03.03.A.4. Sidewalk connections can be located within the buffer.
3. **Eastern Buffer:** A 10 ft. landscaped/natural buffer will be provided pursuant to LDC Section 5.03.03.A.4.
4. **Western Buffer:** The applicant is requesting a waiver from Sec. 6.06.04.B that requires a 20-foot "B" buffer on the west side of the property. Durbin Park Mixed Use Parcel "D" abuts the western boundary of the proposed development which contains an access road and wetland that runs the full length of the proposed development. The existing conditions create more than an adequate buffer from the adjacent property. The Durbin Park MDP depicting the Mixed-Use Parcel "D" and Parcel "E" has been provided as Exhibit G.
 - a. The Applicant will provide an enhanced landscape buffer to the west side of the property that will consist of the following:

- i. Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- ii. A solid wooden fence six (6) feet in height (finished side out); or
- iii. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- iv. A row of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line.

O. Special Districts:

The PUD is not located within any special or overlay districts.

P. Temporary Uses:

Temporary uses (including but not limited to a construction trailer, etc.) shall be allowed to be placed on-site and moved throughout the Subject Property. A construction trailer and storage areas related to construction of the project will be necessary for the development of the project. The Developer may install a construction trailer upon submittal of construction/clearing plans to the County. Construction trailers must be removed within thirty (30) days after the completion of construction. "Completion of construction" shall mean the issuance of the final certificate of occupancy.

The dirt removed from the stormwater management system may be used on-site, anywhere within the boundaries of the PUD. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit.

Q. Accessory Uses

The proposed development is requesting the accessory use of a single apartment provided for the on-site staff/management.

R. Phasing

Construction will commence upon approval of this PUD and shall be completed within 5 years of Commencement. Commencement shall be defined as approval of the PUD and completion shall be defined as the installation of all infrastructure and approval of "As-Builts" surveys for the project. The project will obtain permits in accordance with the St. Johns County Land Development Code (LDC), as well as a Florida Department of Environmental Protection (FDEP), construction permit and FDEP certification of completion.

S. Project Impact Statement

The proposed development's current zoning is Open Rural (OR) with a Future Land Use designation of Rural/Silviculture (RS). The request is to rezone to PUD, which is much more compatible with adjacent zoning designations. In addition, the request for a land use change to Mixed Use District (MD) from Rural/Silviculture (RS) will be more compatible with adjacent land uses.

The proposed use will incorporate architectural features, materials, colors palettes, landscaping, and design, that would be similar to those of an office, retail, or multi-family use. Because of improvements of design the movement towards the demand for indoor climate-controlled facilities, self-storage has become a use that can enhance any commercial corridor or mixed-use corridor, encourages economic development, and increases the tax base for St Johns County.

Nouveau Management Group, LLC will comply with Section 5.03.07 of St Johns County Land development code for progress reports at the end of the five (5) year Phasing Schedule.

T. Waivers:

A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of this Code shall be provided to justify the need for such waivers.

Nouveau Management Group, LLC requests the following waivers:

- 1. Masonry Wall Waiver:** The Applicant is requesting a waiver from Section 2.03.16 (F) that for a six (6) foot masonry wall around the perimeter of the facility. The Boat and RV Storage portion of the property will be fenced with decorative landscaping, however, the climate control storage portion of the site will be open to pedestrian traffic.
- 2. Western Buffer Waiver:** The Applicant is requesting a waiver from Sec. 6.06.04. B that requires a 20-foot buffer width meeting the "B" screening standards on the western side of the proposed development. The Durbin Park Mixed Use Parcel "D" abuts the western side of the proposed development and lists hotel, office, and multifamily as possible users. Durbin Park Mixed Use Parcel "D" contains a wetland to an adjacent dirt road, which runs the full length of the Race Track Road proposed development. Both of those conditions provide a natural buffer that far exceeds the 20-foot "B" buffer. The Application will also provide for an enhanced landscape buffer.

U. Binder:

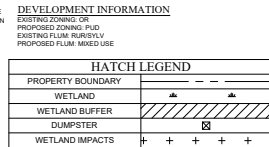
The Owners of Nouveau Management Group, LLC hereby agree to bind all successors and assigns in title to all terms of the PUD Ordinance. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district. The Applicant shall also be bound by the terms of the PUD Ordinance and proceed with development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district.

V. Future Land Use

1. The proposed development is consistent with Goal A.1. 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 and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.
2. The proposed development is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it a commercial strip development.
3. The proposed development is consistent Objective A.1.3, Surrounding Land Use, as the project includes uses allowable within the County Comprehensive Plan and Land Development Code and is compatible with the surrounding properties.
4. The project conforms to Objective A.1.11, Provision of Efficient, Compact Development and Policy A.1.11.I(c)(2), Commercial that provides for commercial and business uses intended to serve the surrounding community with a larger market area. Therefore, the proposed development is consistent with and furthers the objectives and policies of the Comprehensive Plan.

BUILDING SETBACKS:	
FRONT	10'
SIDE	10'
REAR	20'
MAXIMUM IMPERVIOUS SURFACE RATIO	75%
MAXIMUM LOT COVERAGE BY BUILDINGS	N/A
INDIVIDUAL LOT COVERAGE BY BUILDINGS	175%
MAXIMUM BUILDING HEIGHT	60'
MAXIMUM FLOOR AREA RATIO	70%

1. MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 30 FEET.
2. SITE LIES WITHIN AN ENVIRONMENTAL SENSITIVE AREA.
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 BE APPROVED BY ALL CITY STAFF AND THE CITY COMMISSIONER OF PUBLIC WORKS.
4. UPLAND BUFFERED 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 ASSESSOR OR AGENTS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN EROSION OF THE UPLAND BUFFER.
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 BY THE CITY OF TAMPA IN 2008. THE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AND PLAN FOR YOURING ACT IS APPLICABLE. THE DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA SHALL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
8. ALL WETLANDS NOTED ARE ISOLATED.
9. PROPOSED SIGNAGE MAY INCLUDE ONE MONUMENT SIGN ON EACH PROJECT ENTRANCE IN ACCORDANCE WITH TAMPA WETLAND MONUMENT SIGNAGE REQUIREMENTS. MONUMENT SIGNAGE SHALL BE 10 FEET BY 10 FEET. THE PERMITS REQUIRED TO BE OBTAINED FOR IT OR TO BE LANDSCAPED.
10. DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS LOCAL CS 6.06 AND 6.9.
11. DEVELOPMENT SHALL COMPLY WITH MECHANICAL SCREENING REQUIREMENTS LOCAL CS 6.06 AND 6.9.

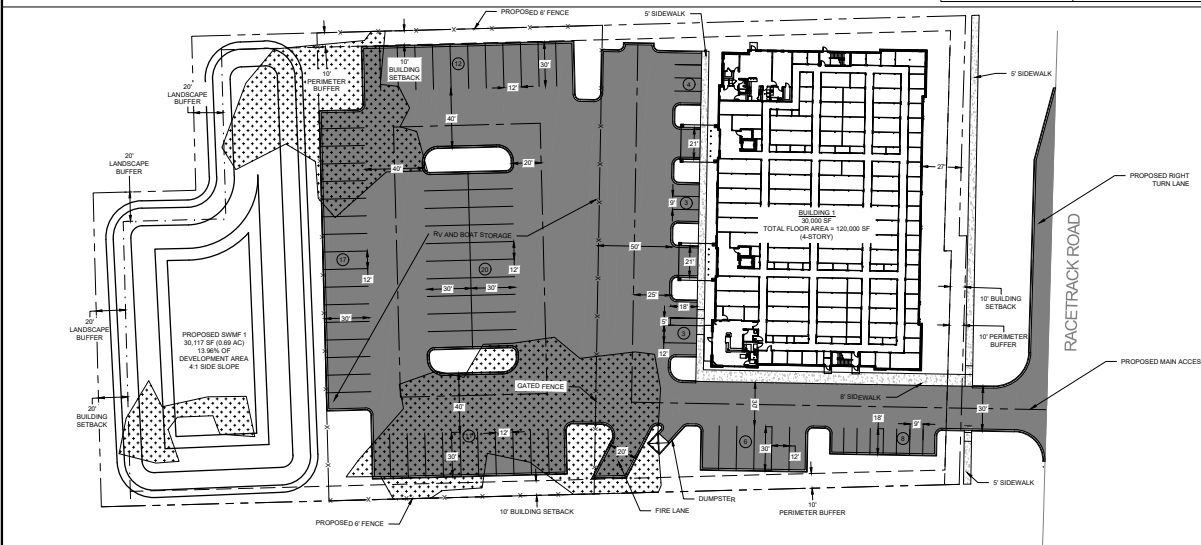
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BOOK BY:	DTS
ORIGIN BY:	HTC
ORIGIN BY:	ARA
DATE:	2/14/2012
JOB No.:	27017

**MATTHEWS
DESIGN GROUP**
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.836.1334 • FAX: 904.826.4547
INFO@MDG.COM

MASTER DEVELOPMENT PLAN
RACETRACK ROAD SELF STORAGE
SAINT JOHNS COUNTY, FLORIDA
PREPARED FOR
ASH PROPERTIES

1
OF 1



A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS RECORDED IN MAP BOOK 48, PAGES 17-22 OF THE PUBLIC RECORDS OF SAID COUNTY) WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, MAP BOOK 48, ALSO BEING THE NORTHWEST CORNER OF SAID PLOT 809 AS RECORDED IN OFFICIAL RECORDS BOOK 4654, PAGE 1803 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°34'44" EAST, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, AND ALONG THE WEST LINE OF SAID PLOT 809, A DISTANCE OF 5.01 FEET TO THE SOUTHWEST CORNER THEREOF AND TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN E 20° NORTH WEST ALONG SAID JEA PARCEL 800 THE FOLLOWING 2 COURSES: COURSE 1 - SOUTH 88°18'46" EAST, A DISTANCE OF 150.24 FEET; COURSE 2 - NORTH 01°31'44" WEST, A DISTANCE OF 5.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD, THENCE SOUTH 88°18'46" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 109.95 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4986, PAGE 1801 OF SAID PUBLIC RECORDS; THENCE SOUTH 03°17'57" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND RUNNING ALONG SAID PARALLEL LINE, A DISTANCE OF 58.07 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4986, PAGE 1801 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°29'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 214.03 FEET; THENCE NORTH 03°14'41" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°29'57" WEST, A DISTANCE OF 105.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 01°31'44" WEST, ALONG SAID WEST LINE, A DISTANCE OF 527.85 FEET TO THE POINT OF BEGINNING, CONTAINING 4.17 ACRES, MORE OR LESS.

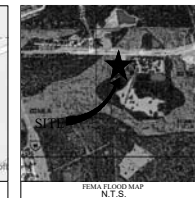
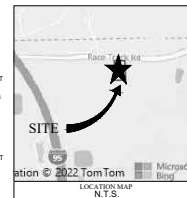


Exhibit C:

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 P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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

**END OF RECORDED DOCUMENTS
SECTION**

ATTACHMENT 2
APPLICATION AND SUPPORTING
DOCUMENTS



St. Johns County Growth Management Department

Application for: Rezoning

Date 12/20/2021

Property Tax ID No 0234950000

Project Name Race Track

Property Owner(s) Audry Trust

Phone Number

Address 9231 TOUZET AVE FL 32092-2318

Fax Number

City SAINT AUGUSTIN

State FL

Zip Code 32091-2318

e-mail

Are there any owners not listed?

☐ No

☐ Yes

If yes please provide information on separate sheet.

Applicant/Representative Nouveau Management Group,

Phone Number

LLC Address 7880 Gate Parkway

Fax Number

City Jacksonville

State FK

Zip Code 32256

e-mail

Carter.T@AshProperties.com

Property Location

Major Access Race Track Road

Size of Property 4.980

Cleared Acres (if applicable)

Zoning Class OR

No. of lots (if applicable) 4.980

Overlay District (if applicable)

Water & Sewer Provider JEA

Future Land Use Designation IC

Present Use of Property Residential

Proposed Bldg. S.F. 120,000

Project Description (use separate sheet if necessary)

Please see narrative

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Elaine Ashourian



St. Johns County Growth Management Department

Application for: Rezoning

Date 12/20/2021

Property Tax ID No 02349 5000

Project Name 6138 Race Track Road

Property Owner(s) Sharon Spivey

Phone Number

Address 383 EAGLE ROCK DR FL 32081

Fax Number

City

PONTE VEDRA,

State

FL

Zip Code

32801

e-mail

Are there any owners not listed?

☐

No

☐

Yes

If yes please provide information on separate sheet.

Applicant/Representative Nouveau Management Group, LLC

Phone Number

Address 7880 Gate Parkway Suite 300

Fax Number

City

Jacksonville

State

FL

Zip Code

32256

e-mail

arter.T@AshProperties.com

Property Location

Major Access Race Track Road

Size of Property 4.980

Cleared Acres (if applicable)

Zoning Class

No. of lots (if applicable) 4.980

Overlay District (if applicable) N/A

Water & Sewer Provider JEA

Future Land Use Designation IC

Present Use of Property Residential

Proposed Bldg. S.F. 120,000

Project Description (use separate sheet if necessary)

Please see narrative

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s)

Elaine Ashourian

Revised August 24, 2015



Owner's Authorization Form

Nouveau Managment Group, LLC

is hereby authorized TO ACT ON BEHALF OF

Spina Sharon H - Parcel # 0234950000

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Rezoning/Modification

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated (Deed), have been notified of the Rezone

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Sharon H. Spina

Print Name

Spina Sharon H

Signature of Owner

Print Name

Telephone Number

STATE OF ~~FLORIDA~~ Kentucky
COUNTY OF Spencer

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of December, 2021, by Sharon H. Spina as owner for Parcel # 0234950000.

Joshua W. Beam
Notary Public, State of ~~Florida~~ KY
Name: JOSHUA W BEAM
My Commission Expires: 6-13-2023
My Commission Number is: 625050



Personally Known X OR Produced Identification _____

Type of Identification Produced _____
Revised August 30, 2011



Owner's Authorization Form

Nouveau Management Group, LLC

is hereby authorized TO ACT ON BEHALF OF

Audrey Elizabeth North Irrevocable Trust dated June 6th, 2018

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Rezoning/Modification

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (Warranty Deed), have been notified of the Rezoning Modification

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Cornelia Dianne North as Co Trustee

Signature of Owner

Print Name

Dallas Cornelius Newman as Co Trustee

Telephone Number

904-392-8975

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of November, 2021, by Cornelia Dianne North as Dallas Cornelius Newman for _____.

Notary Public, State of Florida

Name: Matthew Davidson

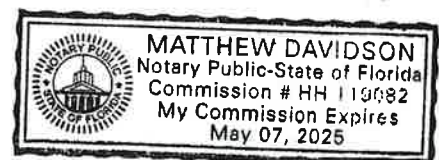
My Commission Expires: May 7th 2025

My Commission Number is: HH119082

Personally Known _____ OR Produced Identification ☒

Type of Identification Produced Driver License

Revised August 30, 2011



Prepared by and return to:
C. William Curtis III, Esq.
Law Offices of Curtis & Associates, PA
701 Market Street Unit 109
Saint Augustine, FL 32095

Trustee Affidavit

STATE OF FLORIDA §
COUNTY OF ST JOHNS §

Before me, the undersigned authority, after having been duly sworn, personally appeared CORNELIA DIANNE NORTH and DALLAS CORNELIUS NEWMAN, hereinafter referred to as the "Affiants", who depose and state as follows:

1. Affiants are the current co-trustee and named alternate co-trustee of the **AUDREY ELIZABETH NORTH IRREVOCABLE TRUST**, dated June 6, 2018 (the "Trust"), respectively. Further, the trust exists, and the settlor (creator) of the trust is AUDREY ELIZABETH NORTH.
2. The Trust is irrevocable, in full force and effect, and has not been revoked or amended.
3. The Affiant, CORNELIA DIANNE NORTH, has been the co-trustee of the Trust from the creation of the Trust until the present date.
4. CORNELIA DIANNE NORTH'S address is 9231 Touzet Avenue, St. Augustine, Florida 32092.
5. The Affiants certify that the Trust originally names the settlor, AUDREY ELIZABETH NORTH, as initial co-trustee along with CORNELIA DIANNE NORTH.
6. The Affiants certify that AUDREY ELIZABETH NORTH, settlor and initial co-trustee, has been deemed incapacitated by two physicians licensed to practice medicine in the state of Florida, at least one of whom is board certified in neurology and psychiatry, which are the specialties most closely associated with the cause of the incapacity of the settlor and initial co-trustee, AUDREY ELIZABETH NORTH, in accordance with Article VII, Section E of the Trust.
7. The Trust provisions provide that if AUDREY ELIZABETH NORTH becomes incapacitated, then DALLAS CORNELIUS NEWMAN shall become co-trustee of the Trust along with CORNELIA DIANNE NORTH.
8. The Affiants certify that, due to AUDREY ELIZABETH NORTH's incapacity, CORNELIA DIANNE NORTH and DALLAS CORNELIUS NEWMAN are now the co-trustees of the Trust.
9. DALLAS CORNELIUS NEWMAN'S address is 1620 Saint Marks Pond Boulevard, St. Augustine, Florida 32095.
10. The co-trustees have all the trustee powers listed in Chapter 736 of the Florida Statutes.
11. In all matters relating to the Trust, the decision of a majority of the Trustees then serving shall control.

12. Affiants understand that this Affidavit will be relied upon by third parties.
13. Affiants further state that Affiants are familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Cornelia Dianne North

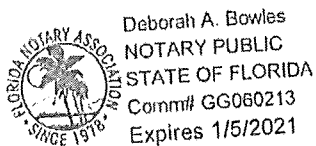
CORNELIA DIANNE NORTH, Co-Trustee of the
AUDREY ELIZABETH NORTH IRREVOCABLE
TRUST, dated June 6, 2018

Dallas Cornelius Newman

DALLAS CORNELIUS NEWMAN, Co-Trustee of
the AUDREY ELIZABETH NORTH
IRREVOCABLE TRUST, dated June 6, 2018

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 24th day of June 2020, by CORNELIA DIANNE NORTH and
DALLAS CORNELIUS NEWMAN, individually and as Co-Trustees of the AUDREY
ELIZABETH NORTH IRREVOCABLE TRUST, dated June 6, 2018, ☒ who are personally known
to me or ☐ who have produced a Florida driver's license as identification and who did take an oath.

[Notary Seal]



Deborah A. Bowles
Notary Public

Print Name: Deborah A. Bowles

My Commission Expires: 01/05/2021

Prepared by and return to:
Charles William Curtis, III
The Law Offices of Curtis & Associates, P.A.
701 Market Street, Unit 109
St. Augustine, Florida 32095
904-819-6959
Fax: 904-819-6936

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Deed to Trustees of Trust

Preparer has not examined the title to this Property described herein, no warranty or other representation is made, and no opinion expressed or implied as to the ownership of the property, the condition of title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

THIS DEED TO TRUSTEES OF TRUST, is made effective as of this 6th day of June 2018, by and between

AUDREY ELIZABETH NORTH, an unmarried widow, and **CORNELIA DIANNE NORTH**, a divorced woman, whose collective post office address is 9231 Touzet Avenue, St. Augustine, Florida 32092,

Hereinafter referred to as "Grantors",

And

AUDREY ELIZABETH NORTH AND CORNELIA DIANNE NORTH, AS CO-TRUSTEES OF THE AUDREY ELIZABETH NORTH IRREVOCABLE TRUST, dated JUNE 6, 2018, whose post office address is 9231 Touzet Avenue, St. Augustine, Florida 32092,

the Grantees, hereinafter referred to as "Trustees"

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustees, and Trustees' successors and assigns, all Grantor's interest in the following property located in St. John County, Florida:

See Exhibit "A"

Parcel Identification No: 023490-0000

There is no consideration for this transfer, other than love and affection. No documentary stamp taxes are due at this time.

AND, the Grantor hereby covenants: (1) that the Grantor is lawfully seized of the property in fee simple; (2) that the Grantor has the right to convey the property to Trustee; (3) that the Trustee shall have quiet enjoyment of the property; (4) that the Grantor fully warrants and will defend the title to the property against the lawful claims of all persons whomsoever; and (5) that the property is free of all encumbrances, except covenants, restrictions and easements of record and taxes accruing subsequent to December 31, 2017.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining.

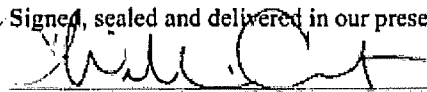
TO HAVE AND TO HOLD, the property with the following powers and for the following uses and purposes, to wit:

1. The Trustees are vested with full rights of ownership over the above described property and Trustees are specifically granted and given the power and authority;

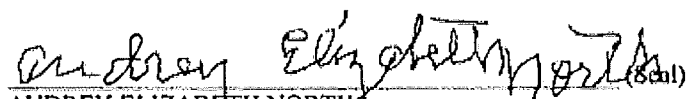
- a. To protect and conserve the property and improvements located thereon and to pay the taxes assessed thereon;
 - b. To sell the property, for cash or on credit, at public or private sale, to exchange the property for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
 - c. To sign leases and subleases for terms as long as twenty (20) years, to subdivide or improve the property and tear down or alter improvements, to grant easements, give consent to make contracts relating to the property or its use and to release or dedicate any interest in the property;
 - d. To borrow money and to mortgage, pledge or encumber any or all of the property to secure payment thereof;
 - e. To manage, control and operate the property, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on the property, and in general, to exercise any powers authorized by the provisions of Chapter 736 and Section 689.071 of the Florida Statutes, as amended from time to time;
 - f. The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.
2. The Trustees shall hold the property and make distributions of the property or of the proceeds derived therefrom in accordance with the terms and conditions of the Trust Agreement listed above and any amendments thereto.
 3. In regards to the property, Trustees shall be bound by the duties, acts and requirements as specified in the Trust Agreement.
 4. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustees need to see to the application of any proceeds of any sale, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefore. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with the Trustees need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustees to act and exercise the powers granted by this deed or of the adequacy or disposition of any consideration paid to the Trustees nor inquire into the provisions of the unrecorded Trust Agreements and any amendments thereto.
 5. If either Audrey Elizabeth North or Cornelia Dianne North fails to qualify, dies, resigns, becomes incapacitated, or otherwise ceases to serve as Co-Trustee of a trust created under this Trust Agreement, then Dallas Cornelius Newman shall serve as the Co-Trustee of such trust. If both Audrey Elizabeth North and Cornelia Dianne North fail to qualify, die, resign, become incapacitated, or otherwise cease to serve as Co-Trustees of a trust created under this Trust Agreement, then Dallas Cornelius Newman shall serve as the sole Trustee of such trust. Any successor Trustee shall have all of the title, powers and discretion herein given to the original Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any successor Trustee under this instrument and acknowledged before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: C. William Artzt


AUDREY ELIZABETH NORTH



Witness Name: Deborah A. Bowles

C. William Curtis

Witness Name: C. William Curtis

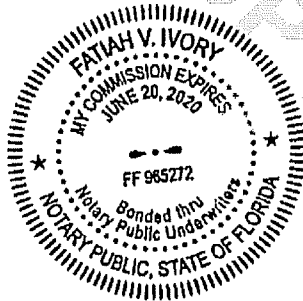
Deborah A. Bowles

Witness Name: Deborah A. Bowles

Cornelia Dianne North (Seal)
CORNELIA DIANNE NORTH

STATE OF FLORIDA
COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me this 6th day of June 2018, by Audrey Elizabeth North and Cornelia Dianne North, and who are personally known to me or have produced FLORIDA DRIVER LICENSE as identification.



Fatiah V. Ivory
Notary Public

Printed Name: Fatiah V. Ivory

My Commission Expires: 6-20-2020

Exhibit "A"

Land situated in St. Johns County, State of Florida, more particularly described as follows:

All of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ lying South of County Road No. 5, Section 4, Township 5 South, Range 28 East, except that portion more particularly described as follows:

Begin at intersection of County Road No. 5 and East line of property above described; thence run South along said East line 660 feet to a point; thence run Westerly at right angles to said East line 396 feet to a point; thence run Northerly and parallel with said East line 660 feet to the center line of said County Road; thence run Easterly along center line of said County Road 396 feet to point of beginning, containing 6 acres, more or less, except so much of the above described land lying within the right of way of said County Road.

OR 2658/1832; OR 4511/1257

Also known as 6148 Race Track Road, St. Johns Florida 32259-0000.

COPY

Prepared by:
Sue Anne Phillips
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2000385

20037613

General Warranty Deed

Made this June 25, 2020 A.D. By **Valarie North**, an unremarried widow, whose address is: 11800 County Rd. 13 N, Saint Augustine, Florida 32092, hereinafter called the grantor, to **Sharon H. Spina**, a single woman, whose post office address is: 383 Eagle Rock Drive, Ponte Vedra, Florida 32081, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$289,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Parcel A:

Begin at intersection of County Road No. 5 and West line of NW1/4 of NE1/4 Section 4, Township 5 South, Range 28 East, thence run South along said West line 250 feet to a point; thence run easterly at right angle 150 feet to a point; thence northerly and parallel with said west line to center of said county road; thence run Westerly along center of said county road to the point of beginning. Less and except any portion lying with the road right of way

Parcel B:

A portion of the NW 1/4 of the NE 1/4 of Section 4, Township 5 South, Range 28 East, St Johns County, Florida and being more particularly described as follows: For a point of reference, commence at the former centerline of Race Track Road (County Road No. 5) with the West line of said NW 1/4 of NE 1/4 of Section 4; thence South 01° 31' 44" East, along said West line, a distance of 250.00 feet to the point of beginning; thence North 88° 28' 16" East, a distance of 150.00 feet; thence South 01° 31' 44" East, a distance of 33.00 feet; thence South 88° 28' 16" West, a distance of 150.00 feet to said West line; thence North 01° 31' 44" West, along said West line, a distance of 33.00 feet to the point of beginning.

Parcel ID Number: 023495 0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

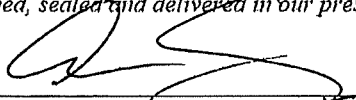
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Prepared by:
Sue Anne Phillips
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2000385

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

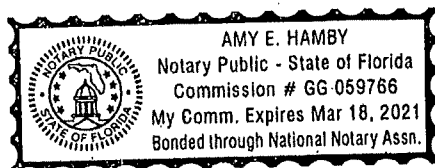


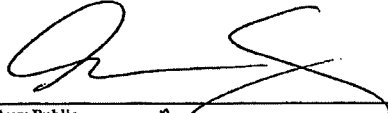
Valarie North (Seal)
Address: 11800 County Rd. 13 N, Saint Augustine, Florida 32092

Witness Printed Name Amy E. Hamby
Sheila Basham
Witness Printed Name Sheila Basham

State of Florida, County of Clay St. Johns Ave.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of June, 2020, by Valarie North, an unmarried widow, who is/are personally known to me or who has produced FL DL as identification.





Notary Public
Print Name: Amy E. Hamby
My Commission Expires: 3/18/21



EXHIBIT B
6148 Race Track Road PUD
Master ~~Development Plan~~ ~~Planned Development~~ Text

The Master Development Plan Text is a part of an application for rezoning from Open Rural (OR) to Planned Unit Development (PUD) and a companion application of a Small-Scale Amendment Comprehensive Amendment from Rural-Silviculture to Mixed Use District (MD).

Introduction:

The proposed development comprises two parcels, 023490--0000 and 023495--0000, that are located on Race Track Road between US--1 and I-95. The project is bordered to the north by Race Track Road, to the west by undeveloped Durbin Park PUD, and to the east and south is a fee simple lot that contains a cellular tower. ~~Beyond the cellular tower parcel is, the the south side of the property abuts~~ undeveloped Stonecrest PUD. The following addresses, 6138 and 6148 Race Track Road, correspond to the proposed development.

This Master Development Plan text is part of an application for rezoning 4.17 acres of property from Open Rural (OR) to Planned Unit Development (PUD) as required by the St. Johns County Land Development Code. The application is filed on behalf of Nouveau Management Group, LLC, the Applicant, and should be known as **6148 Race Track Road Planned Unit Development**.

In addition, to the Planned Unit Development and Master Development Plan approval request, the Applicant, Nouveau Management Group LLC, is requesting a Small-Scale Land Use Amendment from Rural/Silviculture (R/S) to Mixed Use District (MD). All future owners and successors assigned in title are subject to the commitments and conditions of the approved 6148 Race Track Road Planned Unit Development and the Master Development Plan.

A. Project Description:

Nouveau Management Group, LLC is proposing a ~~4-4~~ story, 120,000 ~~SFsquare feet~~, climate-controlled self-storage building. ~~The project will also contain RV/Boat Storage and ancillary office uses. The project will also contain an accessory use of boat and RV storage. To the rear of the property.~~ The development meets all the proposed development regulations, for setbacks, impervious surface ratio, and ~~the~~ floor area ratio that corresponds to the proposed land use request to the Mixed-Use District (MD). The Master Development Plan illustrates the generalized layout of the site and is attached as **Exhibit C**.

Self-Storage, ~~RV/Boat Storage and its accessory uses~~, low vehicle trip generation and modern design, all creates a nominal or ~~even dominusde minimis~~ adverse impact to the adjacent properties. ~~The Self-Storage facility will have modern~~ The architectural features ~~are modern~~, all activities ~~are~~ in an enclosed environment, and any outdoor accessory uses will be fenced and screened from the right-of-way and adjacent parcels.

|

B. Development Size:

The gross acreage of the proposed development is 4.17 acres and is described in the Legal Description, Exhibit A.

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C. Wetlands:

The submitted Environmental Assessment provides 0.76 ~~66~~ acres of isolated wetlands that will be impacted.

D. Development Area:

~~The development area for the PUD is 4.17 acres.~~

~~Total wetlands preserved for the PUD = 0; 0.66 acres~~

~~Total Wetlands Preserved: 0 acres~~

~~Total for the Proposed Development 4.17 Wetlands Impacted: 0.66 acres~~

E. Residential Units or Density:

~~The proposed development will provide an accessory apartment for on-site management. There will be no residential uses in this PUD beyond the allowable accessory residential use consisting of one (1) apartment for the on-site staff/management.~~

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F. Non-Residential Development:

~~The proposed development will contain 120,000 S.F. of Personal Property Mini-Warehouse Facilities and an office for tenant services. Up to 120,000 square feet of Self-Storage and parking for Boat/RV Storage.~~

Permitted Uses: Personal Property Mini-Warehouse, RV/Boat Storage and ancillary office uses by right.

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Special Uses: The proposed development will comply with the Special Uses elements listed below of Personal Property Mini-Warehouse and Recreational vehicle/boat storage in Sec. 2.03.16 and 2.03.42 of the St. Johns County Land Development Code.

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- Facilities shall comply with the following conditions and limitations as set forth in Sec. 2.03.16 Special Uses of the St. Johns County Land Development Code.
- Storage Buildings shall be sub-divided by permanent partitions into spaces containing not more than four hundred (400) square feet each and each such space shall have an independent entrance under the exclusive control of the tenant thereof.
- Not more than four thousand (4,000) square feet in total area shall be occupied or used by any single tenant.
- Storage of goods shall be limited to personal property with no commercial distribution or sales, or other business activities allowed on the premises.
- The storage of hazardous materials shall be prohibited.
- All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.

- The facility shall contain a staffed on-site office.
- Access to the facility shall be restricted to the hours of management personnel being on-site unless individual electronic access is available.
- No portion of a Personal Property Mini-Warehouse Facility shall be allowed as a Special Use within six hundred (600) feet of the Right-of-Way of a designated Scenic Highway or Scenic Roadway. For the purposes of this provision, the definition of Scenic Highway or Scenic Roadway shall be the same as the definition of Scenic Highway or Scenic Roadway as it applies to Antenna Towers.

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Recreational vehicle/boat storage will comply with the following conditions and limitations as set forth in Sec. 2.03.42 Special Uses of the St. Johns County Land Development Code:

- The storage area shall be screened from public view and from all streets or roadways.
- Screening shall be provided with Evergreen plants six (6) feet in height at the time of planting and an overall screening opacity of seventy-five percent (75%) or greater, or a solid wooden, plc., or similar material fence, or masonry or concrete block wall at least six (6) feet in height. If masonry or block wall is provided, it shall be painted and architecturally finished on the outside.
- There shall be a site plan submitted with the Special Use Permit that follows all requirements of the Land Development Code and such site plan shall indicate whether employee quarters are included.
- If signs are to be placed on the property, the Special Use Permit shall include such signage locations and a drawing shall be submitted that shows compliance with the sign regulations of the Land Development Code. Such sign plan shall be made part of the Special Use Permit.
- All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.
- The facility shall contain a staffed on-site office for tenant services.

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G. Site Development Criteria:

1. Permitted Use:

The proposed development is requesting the permitted use of Personal Property Mini-Warehouse Facilities.

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2. Accessory Uses:

The proposed development is requesting the accessory uses of RV and boat storage, a single apartment provided for management and a small office for tenant services.

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3. Special Uses:

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~~The proposed development will comply with the Special Uses of Personal Property Mini-Warehouse and Recreational vehicle/boat storage in sections 2.03.16 and 2.03.42~~

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- ~~• Facilities and shall comply with the following conditions and limitations as set forth in Sec. 2.03.16 Special Uses of the St Johns County Land Development Code.~~
- ~~• Storage Buildings shall be sub-divided by permanent partitions into spaces containing not more than four hundred (400) square feet each and each such space shall have an independent entrance under the exclusive control of the tenant thereof.~~
- ~~• Not more than four thousand (4,000) square feet in total area shall be occupied or used by any single tenant.~~
- ~~• Storage of goods shall be limited to personal property with no commercial distribution or sales, or other business activities allowed on the premises.~~
- ~~• The storage of hazardous materials shall be prohibited.~~
- ~~• All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.~~
- ~~• A minimum six (6) foot masonry wall or security fence shall be required around the perimeter of the facility. If fenced, such fence shall be opaque along property lines adjacent to Open Rural or residential zoning districts. Fencing shall not be required for storage facilities that maintain all storage bays within a completely enclosed structure.~~
- ~~• The facility shall contain a staffed on-site office.~~
- ~~• Access to the facility shall be restricted to the hours of management personnel being on-site unless individual electronic access is available.~~
- ~~• No portion of a Personal Property Mini-Warehouse Facility shall be allowed as a Special Use within six hundred (600) feet of the Right of Way of a designated Scenic Highway or Scenic Roadway. For the purposes of this provision, the definition of Scenic Highway or Scenic Roadway shall be the same as the definition of Scenic Highway or Scenic Roadway as it applies to Antenna Towers.~~
- ~~• No portion of a Personal Property Mini-Warehouse Facility shall be allowed as a Special Use within five hundred (500) feet of residentially zoned property or residential portions of Planned Developments.~~

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~~Recreational vehicle/boat storage will comply with the following conditions and limitations as set forth in Sec. 2.03.42 Special Uses of the St Johns County Land Development Code~~

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- ~~• The storage area shall be screened from public view and from all streets or roadways.~~
- ~~• Screening shall be provided with Evergreen plants six (6) feet in height at the time of planting and an overall screening opacity of seventy five percent (75%) or greater, or a solid wooden, plc., or similar material fence, or masonry or concrete block wall at least six (6) feet in height. If masonry or block wall is provided, it shall be painted and architecturally finished on the outside.~~
- ~~• There shall be a site plan submitted with the Special Use Permit that follows all requirements of the Land Development Code and such site plan shall indicate whether employee quarters are included.~~

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- ~~If signs are to be placed on the property, the Special Use Permit shall include such signage locations and a drawing shall be submitted that shows compliance with the sign regulations of the Land Development Code. Such sign plan shall be made part of the Special Use Permit.~~
- ~~All outdoor lighting shall be directional and shall not shine directly onto adjacent properties.~~
- ~~The facility shall contain a staffed on-site office for tenant services.~~

3.1. Access:

Access will be provided by a two-way, 30-foot vehicular access ~~point driveway~~ provided on ~~Race Track Road~~ together with a right turn deceleration lane.

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4.2. Building Setbacks:

Front: 10 Feet

Rear: 20 Feet

Sides: 10 Feet

Impervious Surface Ratio:

~~Required 75%: Provided 59.74%~~

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5. Floor Area Ratio:

~~Required 70%: Provided 66.13%~~

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6.3. Maximum Height:

~~60 feet~~ Feet

4. Building Limitations

Building Size: 120,000 square feet

Impervious Surface Ratio: Required 75% (Provided 59.74%)

Floor Area Ratio: Required 70% (Provided 66.13%)

Open Space: Required 25% (Provided 40.26%)

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7. Building Separation:

~~1A 10-foot building separation for fire protection has been provided.~~

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8. Building setbacks:

Front: Ten feet

Rear: Twenty feet

Sides: Ten Feet

9. Open Space:

40.26%.

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10. Buffers:

- ~~Entire Perimeter:~~ A 10 ft. landscaped/natural buffer will be provided pursuant to LDC, Section 5.03.03.A.4. Sidewalk connections can be located within the buffer.
- ~~Northern Buffer:~~ A 10 ft. landscaped/natural buffer will be provided pursuant to LDC, Section 5.03.03.A.4. Sidewalk connections will be located within the buffer.
- ~~Eastern Buffer:~~ A 10 ft. landscaped/natural buffer will be provided pursuant to LDC, Section 5.03.03.A.4.
- ~~Western Buffer:~~ The application is requesting a waiver, from Sec. 6.06.04 B that requires a 20-foot "B" buffer on the west side of the property. Durbin Park Mixed Use Parcel "D" abuts the proposed developments western boundary which contains an access road and wetland that runs the full length of proposed development. The existing conditions create more than an adequate buffer from the adjacent property. The Durbin Park MDP Map showing the Mixed Use Parcel "D" and "E" has been provided as ~~Exhibit G.~~
- The Applicant will provide an enhanced landscape buffer to west side of the property that will consist of the following:
 - a. ~~Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or~~
 - b. ~~A solid wooden fence six (6) feet in height (finished side out); or~~
 - d. ~~Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.~~
 - e. ~~A row of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (15) feet apart. The trees are to be planted within ten (10) feet of the property line.~~

11.5.- Vehicle Parking:

- The applicant is ~~proposing~~ providing off street parking of one space per 7,000 SF of floor area.
- Standard parking dimensions will be a minimum of 9 feet by 18 feet.

~~12.6.~~ Boat and RV Storage:

Boat ~~and~~ RV parking will be located at the rear of the property and screened from public view. Each boat or RV parking space dimensions are 12 feet by 30 feet.

13.7. Signages:

The PUD will comply with Article VII, "Signs", of the St. Johns County Land Development Code.

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H. Infrastructure: The infrastructure needed to serve the PUD will consist of roads, stormwater facilities, water and sewer, fire protection, utilities, lighting, and solid waste.

1. Stormwater:

Stormwater will be provided on site by a wet detention area that totals 30,230-117 square feet~~S.F.~~ and will comply with the requirements set forth from the ~~ST~~ St. Johns County Water Management District and the St. Johns County Land Development Code.

2. Sidewalks:

- The applicant will be providing a 5-foot sidewalk on Race Track Road along the project frontage. This will satisfy the requirement of developments that abut a major collector roadway providing a 5-foot sidewalk.
- A ~~five~~-foot sidewalk will be provided internally that will connect to the external side-walk on Race Track Road.

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3. Access:

There will be one vehicular point of access located at the northeast corner of the site via a right turn deceleration lane on Race Track Road as required by Section 6.04.005 of the St. Johns County Land Development Code. The current driveway on the smaller parcel, including the house that is currently on the parcel, will be vacated and removed. provided on Race Track Road. The driveway to the house will not be utilized as an access point.

Please refer to the MDP Map provided as **Exhibit C**.

4. Internal Drive Aisle:

A 30-foot internal drive aisle is provided for larger vehicles.

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5. Fire Protection:

- The proposed development will meet St. Johns County Land Development Code, 6.03.00 for Fire Protection, and the most current edition of the Florida Fire Prevention Code.
- The St. Johns County Fire Department has rated 6138 & 6148 Race Track Road, with an Insurance Services Office (ISO) rating of Class 3.
- The closest primary Fire Station is located at 205 Veterans Way, Parkway, St. Johns, Florida.
- Please note that the building will be sprinkled in accordance with St Johns County Land Development Code, 6.03.00 for Fire Protection, and the most current edition of the Florida Fire Prevention Code.

6. Lighting:

The lighting will comply with Section 6.09.00 and Section 5.03.06.H.6, regarding lighting within a PUD, of the St. Johns Land development-Development codeCode.

~~**7. Solid Waste:**~~

~~Solid Waste will be managed by the the licensed franchise in the area and will comply with Section Sec. 3.06.04 of the St Johns Land Development Code~~

~~**8. Potable Water / Sanitary Sewer:**~~

~~Water and Sewer will be provided by JEA, the service a letter has been provided as Exhibit D. There are water and sewer connections provided on Race Track Road in the right-of-way.~~

9.7. Site Access Improvements.

Nouveau Management Group, LLC is acknowledging that site access improvements will be determined at the time of construction plan review and will be provided at the owner's expense.

8. Internal Pedestrian Accommodations:

The development will provide Boat and RV storage at the rear of the property and will be limited to "tenants only" for access. Internal drive aisles and sidewalks are provided for internal circulation. The development will connect to the sidewalk on Race Track Road through an internal 5-foot sidewalk and through an external walkway to the building.

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I.- Internal Pedestrian AccommodationsSolid Waste, Water, Sewer:

1. Solid Waste:

Solid waste will be managed by the licensed franchise in the area and will comply with Section 3.06.04 of the St. Johns County Land Development Code.

2. Potable Water and Sanitary Sewer:

Water and Sewer will be provided by JEA. The service letter has been provided as Exhibit D. There are water and sewer connections provide on Race Track Road in the right-of-way.

The development will provide boat and RV storage at the rear of the property and will be limited to "tenants only" for access. Internal drive aisles and sidewalks are provided for internal circulation. The development will connect to the sidewalk on Race Track Road through an internal 5-foot side walk and through an external walkway to the building.

J. Topo and Soils:

The Soil Survey of St. Johns County, Florida (U.S. Department of Agriculture, Soil Conservation Service 1983) indicates that the property contains one soil type, which is Toco Fine Sand. Toco Fine Sand in an undeveloped condition, the soil is a near level, poorly drained soil that occurs in upland pine flatwood. Please refer to the Environmental Assessment provided as Exhibit F.

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K. ~~Site Vegetation and Habitat:~~

No species of wildlife or plants were observed that are listed as endangered or threatened by the Florida Wildlife Commission or the Florida Wildlife Service. Please see the Environmental Assessment, provided as **Exhibit F**.

L. ~~Phasing Schedule~~Significant Natural Communities:

~~The project consists of a 120,000 SF self-storage facility, and an accessory apartment for management on site, and an office for tenant services housed in one building. Construction will commence upon approval of this PUD and shall be completed within 5 years of Commencement. Commencement shall be defined as approval of the PUD and completion shall be defined as the installation of all infrastructure and approval of "as built" surveys for the project. The project will obtain permits in accordance with the St. Johns County Land Development Code (LDC), as well as a Florida Department of Environmental Protection (FDEP), construction permit and FDEP certification of completion. No protected species were observed onsite or are known to utilize the immediate vicinity of the property. The property does not provide suitable habitat for state and federally listed species. Please see the Environmental Assessment, provided as **Exhibit F**.~~

M. Historic Resources:

There are no know or observed Historic Resources on this site. Most of the adjacent property is developed.

N. Buffering & Screening:

1. **Entire Perimeter:** A 10 ft. landscaped/natural buffer will be provided pursuant to LDC Section 5.03.03.A.4. Sidewalk connections can be located within the buffer.

2. **Northern Buffer:** A 10 ft. landscaped/natural buffer will be provided pursuant to LDC Section 5.03.03.A.4. Sidewalk connections can be located within the buffer.

3. **Eastern Buffer:** A 10 ft. landscaped/natural buffer will be provided pursuant to LDC Section 5.03.03.A.4.

4. **Western Buffer:** The applicant is requesting a waiver from Sec. 6.06.04.B that requires a 20-foot "B" buffer on the west side of the property. Durbin Park Mixed Use Parcel "D" abuts the western boundary of the proposed development which contains an access road and wetland that runs the full length of the proposed development. The existing conditions create more than an adequate buffer from the adjacent property. The Durbin Park MSP depicting the Mixed-Use Parcel "D" and Parcel "E" has been provided as Exhibit G.

a. The Applicant will provide an enhanced landscape buffer to the west side of the property that will consist of the following:

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- i. Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- ii. A solid wooden fence six (6) feet in height (finished side out); or
- iii. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- iv. A row of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line.

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O. Special Districts:

The PUD is not located within any special or overlay districts.

P. Temporary Uses:

Temporary uses (including but not limited to a construction trailer, etc.) shall be allowed to be placed on-site and moved throughout the Subject Property. A construction trailer and storage areas related to construction of the project will be necessary for the development of the project. The Developer may install a construction trailer upon submittal of construction/clearing plans to the County. Construction trailers must be removed within thirty (30) days after the completion of construction. "Completion of construction" shall mean the issuance of the final certificate of occupancy.

The dirt removed from the stormwater management system may be used on-site, anywhere within the boundaries of the PUD. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit.

Q. Accessory Uses

The proposed development is requesting the accessory use of a single apartment provided for the on-site staff/management.

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R. Phasing

Construction will commence upon approval of this PUD and shall be completed within 5 years of Commencement. Commencement shall be defined as approval of the PUD and completion shall be defined as the installation of all infrastructure and approval of "As-Builts" surveys for the project. The project will obtain permits in accordance with the St. Johns County Land Development Code (LDC), as well as a Florida Department of Environmental Protection (FDEP), construction permit and FDEP certification of completion.

S. Project Impact Statement

The proposed development's current zoning is Open Rural (OR) with a Future Land Use designation of Rural/Silviculture (RS). The request is to rezone to PUD, which is much more compatible with adjacent zoning designations. In addition, the request for a land use change to Mixed Use District (MD) from Rural/Silviculture (RS) will be more compatible with adjacent land uses.

The proposed use will incorporate architectural features, materials, colors palettes, landscaping, and design, that would be similar to those of an office, retail, or multi-family use. Because of improvements of design the movement towards the demand for indoor climate-controlled facilities, self-storage has become a use that can enhance any commercial corridor or mixed-use corridor, encourages economic development, and increases the tax base for St Johns County.

Nouveau Management Group, LLC will comply with Section 5.03.07 of St Johns County Land development code for progress reports at the end of the five (5) year Phasing Schedule.

~~M. Progress Report as required by Section 5.03.07.~~

~~Nouveau Management Group, LLC will comply with Section 5.03.07 of St Johns County Land development code for progress reports at the end of the five (5) year Phasing Schedule.~~

~~N. The projected impact to St. Johns County, and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project.~~

~~The proposed development's current zoning is Open Rural (OR) with a Future Land Use designation of Rural/Silviculture (RS). The request to rezone to PUD, which is much more compatible with adjacent zoning designations. In addition, the request for a land use change to Mixed Use District (MD) from Rural/Silviculture (RS) will be more compatible with adjacent land uses.~~

~~The proposed use will incorporate architectural features, materials, colors palettes, landscaping, and design, that it would be difficult to discern whether the use is office, retail, multi-family, its intended use. Because of improvements of design and moving towards the demand for indoor climate control, self-storage has become a use that can enhance any commercial corridor and encourage economic development and increase to the tax base for St Johns County.~~

~~O. Comprehensive Plan Compatibility:~~

- ~~1. The proposed development is consistent with Goal A.1. 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 and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide~~

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variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.

- ~~2. The proposed development is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it a commercial strip development.~~
- ~~3. The proposed development is consistent Objective A.1.3, Surrounding Land Use, as the project includes uses allowable within the County Comprehensive Plan and Land Development Code and is compatible with the surrounding properties.~~
- ~~4. 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. Therefore, the proposed development is consistent with and furthers the objectives and policies of the Comprehensive Plan.~~

PT. Waivers:

A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of this Code shall be provided to justify the need for such waivers.

Nouveau Management Group, LLC requests the following waivers:

~~1. **Parking Requirement Waiver:** The Applicant is requesting a waiver from Section 6:05.02(E) of St Johns Land Development Code, which requires one (1) parking space per 7000 SF of floor area. The Applicant is requesting a waiver to allow for one (1) parking space per 10,000 SF of floor area.~~

~~2.1. **Masonry Wall Waiver:** The Applicant is requesting a waiver from Section 2.03.16 (F4) that for a six (6) foot masonry wall around the perimeter of the facility. The Boat and RV Storage portion of the property will be fenced with decorative landscaping plantings, however, the climate control storage portion of the site will be open to pedestrian traffic.~~

~~3.2. **Western Buffer Waiver:** The Applicant is requesting a waiver from Sec. 6.06.04. B that requires a 20-foot "B" buffer width meeting the "B" screening standards on the western side of the proposed development. The Durbin Park Mixed Use Parcel "D" abuts the western side of the proposed development and lists hotel, office, and multifamily as possible users. Durbin Park Mixed Use Parcel "D" contains a wetland to an adjacent dirt road, which runs the full length of the Race Track Road proposed~~

development. Both of those conditions provide a natural buffer that far exceeds the 20-foot “B” buffer. The Application will also provide for an enhanced landscape buffer.

U. Binder:

The Owners of Nouveau Management Group, LLC hereby agree to bind all successors and assigns in title to all terms of the PUD Ordinance. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district. The Applicant shall also be bound by the terms of the PUD Ordinance and proceed with development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district.

V. Future Land Use

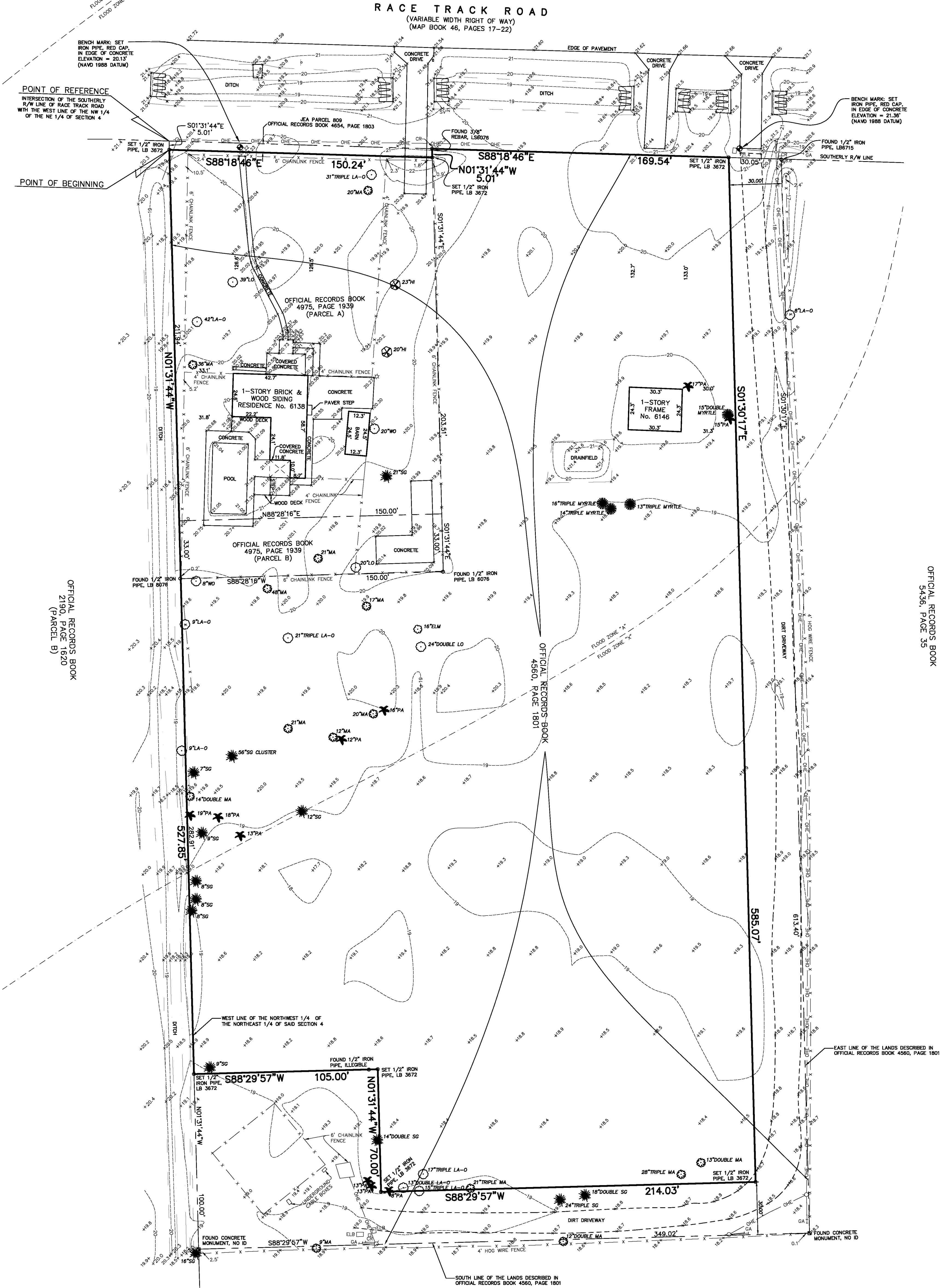
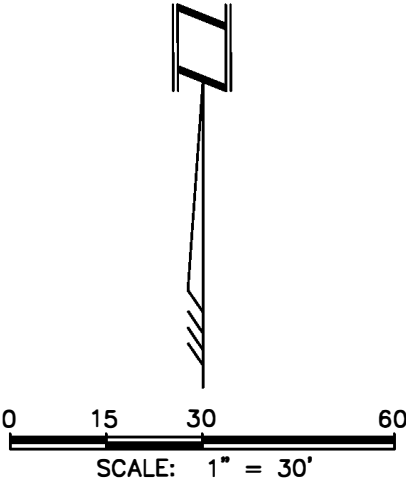
1. The proposed development is consistent with Goal A.1. To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage and accommodate land uses which make St. Johns County a viable community. Create a sound economic base and offer diverse opportunities for a wide variety of living, working, shopping, and leisure activities, while minimizing adverse impact on the natural environment.
2. The proposed development is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it a commercial strip development.
3. The proposed development is consistent Objective A.1.3, Surrounding Land Use, as the project includes uses allowable within the County Comprehensive Plan and Land Development Code and is compatible with the surrounding properties.
4. The project conforms to Objective A.1.11, Provision of Efficient, Compact Development and Policy A.1.11.l(c)(2), Commercial that provides for commercial and business uses intended to serve the surrounding community with a larger market area. Therefore, the proposed development is consistent with and furthers the objectives and policies of the Comprehensive Plan.

MAP SHOWING SURVEY OF

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS RECORDED IN MAP BOOK 46, PAGES 17-22 OF THE PUBLIC RECORDS OF SAID COUNTY) WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; SAID POINT ALSO BEING THE NORTHWEST CORNER OF JEA PARCEL 809 AS RECORDED IN OFFICIAL RECORDS BOOK 4654, PAGE 1803 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°31'44" EAST, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, AND ALONG THE WEST LINE OF SAID JEA PARCEL 809, A DISTANCE OF 5.01 FEET TO THE SOUTHWEST CORNER THEREOF AND TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, RUN EAST AND NORTH ALONG SAID JEA PARCEL 809 THE FOLLOWING 2 COURSES: COURSE 1 - SOUTH 88°18'46" EAST, A DISTANCE OF 150.24 FEET; COURSE 2 - NORTH 01°31'44" WEST, A DISTANCE OF 5.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RACETRACK ROAD; THENCE SOUTH 88°18'46" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 169.54 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4560, PAGE 1801 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°30'17" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND RUNNING ALONG SAID PARALLEL LINE, A DISTANCE OF 585.07 FEET TO A POINT ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4560, PAGE 1801 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°29'57" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 214.03 FEET; THENCE NORTH 01°31'44" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°29'57" WEST, A DISTANCE OF 105.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 01°31'44" WEST, ALONG SAID WEST LINE, A DISTANCE OF 527.85 FEET TO THE POINT OF BEGINNING, CONTAINING 4.17 ACRES, MORE OR LESS.



LEGEND:

- ☆ DENOTES LIGHT POLE
- SV DENOTES SEWER VALVE
- DENOTES POWER POLE
- GA- DENOTES GUY ANCHOR
- CR DENOTES CABLE RISER
- ELB DENOTES ELECTRIC BOX
- △ DENOTES SIGN

TREE LEGEND:

- 8"ELM ELM
- 12"H HICKORY
- 8"MA MAPLE
- 6"WO WATER OAK
- 6"LO LIVE OAK
- 6"LA-O LAUREL OAK
- 12"PA PALM
- 10"SG SWEETGUM
- 15"MYRILE WAX MYRTLE

NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
- BEARINGS ARE BASED ON THE PLAT OF RACE TRACK ROAD WIDENING (EAST SECTOR) AS RECORDED IN MAP BOOK 46, PAGES 17-22.
- BENCHMARK SHOWN HEREON WAS ESTABLISHED FROM ST. JOHNS COUNTY #1415, FOUND X CUT IN THE NORTH SIDE OF A CONCRETE BASE FOR A LARGE TRAFFIC SIGNAL POLE WITH A MAST ARM EXTENDING NORTH, ON THE SOUTH SIDE OF RACE TRACK ROAD, 35 FEET SOUTH FROM THE CENTERLINE OF THE EASTBOUND LANES OF RACE TRACK ROAD, 58.2 FEET EAST FROM THE EXTENDED CENTERLINE OF BARTRAM SPRINGS PARKWAY, 8.8 FEET SOUTHWEST FROM A FIRE HYDRANT. ELEVATION = 21.11' (N.A.V.D. 1988 DATUM)

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "A" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 120109C01801, REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY: FILE: 2022-0105 DRAWN BY: KJC-P 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA (904)241-8550

THIS SURVEY IS CERTIFIED TO:
NOUVEAU MANAGEMENT GROUP, LLC

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

DATE: FEBRUARY 10, 2022 SHEET 1 OF 1 (904)241-8550

Legend

SUJohnsCo-RE0234950000

SUJohnsCo-RE0234900000

Unsymbolized Values

Minor Meter

Control Meter

Major Meter

Plant Meter

Minor Meter Private

Unsymbolized Value

Valve Opens Left

Valve Opens Right

Valve Opens Unknown

Valve Abandoned / Decommissioned or Out of Service

Hydrant Valve

Air Release Valve / Blow Off

Air Release Valve / Blow Off Abandoned / Decommissioned or Out of Service

Backflow Preventor

Backflow Preventor Abandoned / Decommissioned or Out of Service

Private Valve

Private Valve Abandoned / Decommissioned or Out of Service

Unsymbolized Value

Reclaimed Main

Service Lateral

Hydrant Lateral

Augmentation Main

Private Reclaimed Main

Private Service Lateral

Private Hydrant Lateral

Main Abandoned / Decommissioned

Lateral Abandoned / Decommissioned

Main Out of Service

Lateral Out of Service

Unsymbolized Value

Plant Meter

Meter JEA

Plant Meter Private

Unsymbolized Value

Valve Opens Left

Valve Opens Right

Valve Opens Unknown

Valve Abandoned / Decommissioned or Out of Service

Air Release Valve / Blow Off

Air Release Valve / Blow Off Abandoned / Decommissioned or Out of Service

Private Valve

Private Valve Abandoned / Decommissioned or Out of Service

Unsymbolized Value

Chilled Main

Private Chilled Main

Main Abandoned / Decommissioned

Main Out of Service

Sewer Station

<all other values>

Pump Station

Low Pressure Station

Pigging Station

Vacuum Pod

Vacuum Station

Effluent Discharge

Pump Station, JEA, Abandoned / Decommissioned / OOS

Pump Station Private

Low Pressure Station, Private

Pump Station Private Abandoned

Pump Station Unsymbolized

Plant Head Works

Plant Sludge Works

Sewer Valve

Unsymbolized Value

SYMBOL, Open Direction

Valve Opens Left

Valve Opens Right

Valve Opens Unknown

Valve Abandoned and Out of Service

Pump Out

Air Release Valve

Air Release Valve Abandoned and Out of Service

Pump Out Abandoned

Private Valve

Private Valve Abandoned

Unable to Locate

Removed

Sewer Manhole

<all other values>

Subtype, Facility Owner, Facility State

Collection

Low Pressure

Trunk

Effluent

Forcemain

Abandoned and Out of Service

Collection Private

Forcemain Private

Private, Abandoned

Unable to Locate

Removed

Sewer Pipe

<all other values>

Subtype, Facility Owner, Facility State

Collection Main

Effluent Main

Force Main

Low Pressure Main

Sludge Main

Trunk Main

Vacuum Main

Collection Lateral

Low Pressure Lateral

Vacuum Lateral

Private Collection Main

Private Force Main

Private Low Pressure Main

Private Collection Lateral

Private Low Pressure Lateral

Abandoned Main

Out of Service Main

Abandoned/OOS Collection Lateral

Road Centerlines

The map displays a complex sewer network. A primary horizontal line runs across the middle, labeled with various pipe types and sizes: 24" PVC, 20" HDPE, 24" HDPE, 20" PVC, 24" HDPE, 12" PVC, and 20" PVC. Several vertical lines branch off, including one labeled 'BARTRAM SPRINGS PY' and another '108.00' - 14" Steel'. Two hydrants are marked with blue crosses and labeled 'JEAHydrant'. Numerous green diamond markers indicate specific locations, many with alphanumeric codes like '183-SL01', '175 1-10', '125 1-10', '6138', '6148', '6174', '6174-1', '6174-2', '6192-G', '6146', '6146-CT03', and 'CT01-CT02'. The map also shows property boundaries, some in light green and others in light purple. Street names 'EVEREST LA', 'RAINIER LA', and 'E TRACK RD' are visible. A north arrow and a scale bar (0 to 300 feet) are located at the bottom left.

NOTICE OF DISCLAIMER OF ACCURACY OF DOCUMENT AND INFORMATION
This document and the information contained herein has been created solely and exclusively for the use of JEA.
JEA does not guarantee the accuracy of this document, or that this document is free from errors or omissions.
It is the sole and exclusive responsibility of any user to determine the suitability and accuracy of this document
for any particular use.
THIS IS NOT AN AVAILABILITY AND ALL INFORMATION MUST BE FIELD VERIFIED.

StJohnsCo-RE0234950000

Exhibit G - Durbin Park MDP

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER:

PROSSER™

Community - Management - Energy - Relationships
13001 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229

Office 904.739.3655
Fax 904.730.3413

www.prosperinc.com
Florida Certificate of Authorization
Number: 00004050

DURBIN PARK

EXHIBIT "G"

PUD NO. 20190000_____

GATE APR 24 2012

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DATE: _____

SCALE: ABANDON

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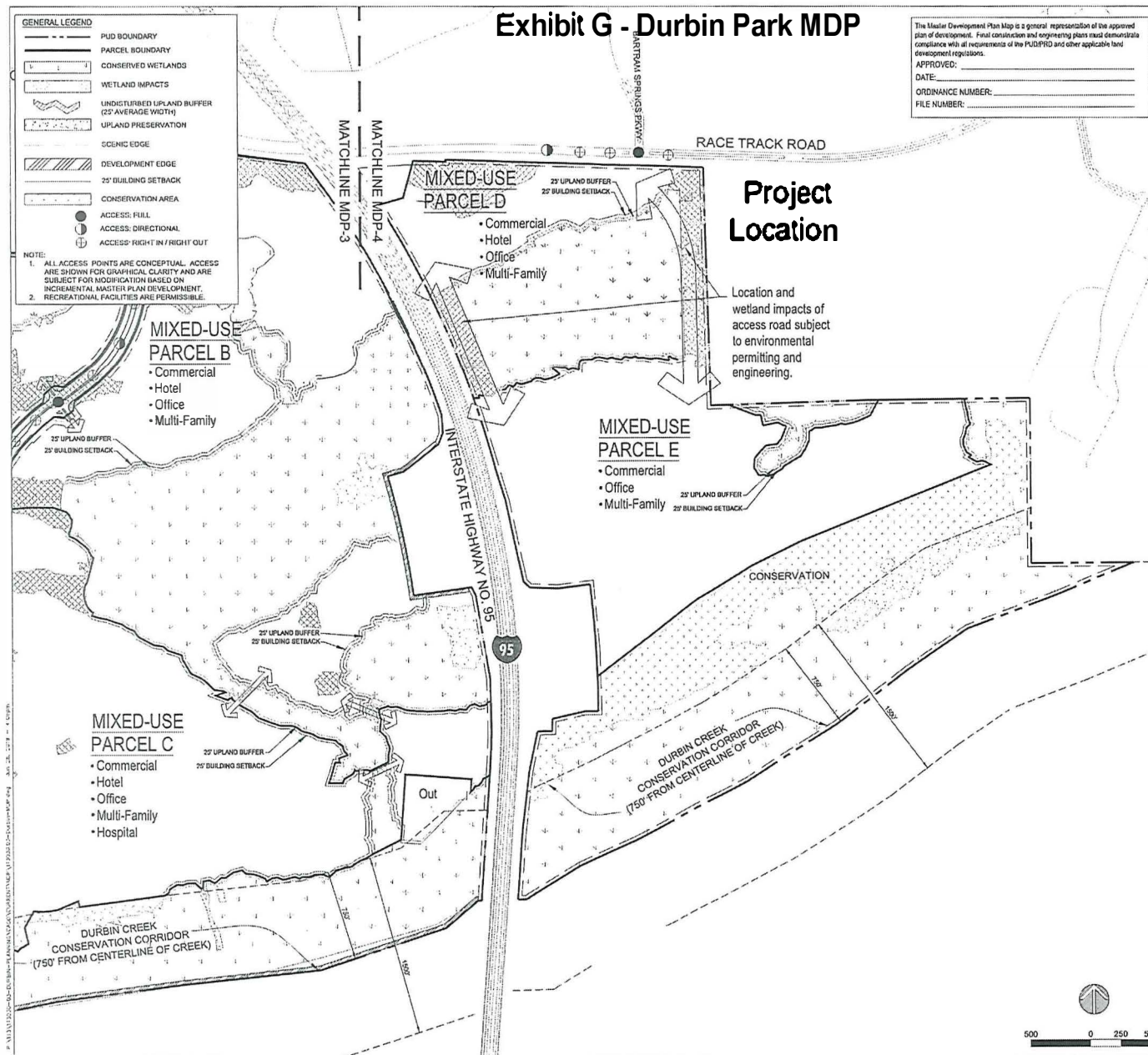
THIS DRAWING NOT RELEASED FOR
GENERAL INFORMATION UNLESS SO NOTED
ADDITIONALLY

SHEET TITLE

MASTER
DEVELOPMENT
PLAN
(East of I-95)

MDP-4

CHURCH



S

NOTICE

A Public Hearing Concerning
PUB 2001-05

6148 Raceback Rd

cell: 904-269-0675
For Information On PUB 2105

NOTICE

A Public Hearing Concerning
CPA 1501-07

6148 Raceback Rd

cell: 904-269-0675
For Information On CPA 1501-07

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ASH PROPERTIES
7880 GATE PKWY, STE 300
JACKSONVILLE, FL 32256

ACCT: 15983
AD# 0003412399-01
PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

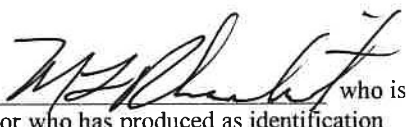
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **PUD-2021000025** was published in said newspaper in the issue dated **04/26/2022**.

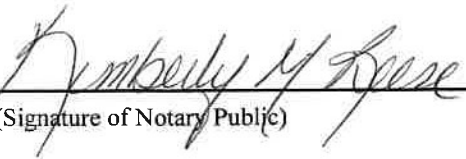
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office 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.

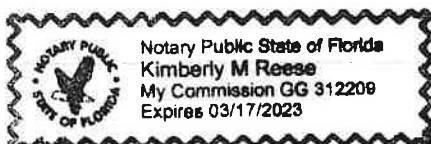
Sworn to (or affirmed) and subscribed before me by means of

☒ physical presence or
☐ online notarization

this _____ day of **APR 26 2022**

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


(Signature of Notary Public)



NOTICE OF A PROPOSED
REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 5/19/2022 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 6/21/2022 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 4.17 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a Self-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 6138 & 6148 Race Track Road, 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
ST. JOHNS COUNTY, FLORIDA
GREG MATOVINA, CHAIR
FILE NUMBER: PUD-2021000025
PROJECT NAME: 6148 Race Track Road PUD
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR