

RESOLUTION NUMBER 96 - 38

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR SAWGRASS PLANNED UNIT DEVELOPMENT
COMMERCIAL PARCEL

WHEREAS, the Final Development Plan for Sawgrass Planned Unit Development Commercial Parcel has been fully considered after a public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

A. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinances 73-8 and 80-5; and

B. The request received a favorable review and recommendation by the Planning and Zoning Agency at its meeting on February 15, 1996; and

C. The request is both consistent with the Comprehensive Plan and the approved Sawgrass Planned Unit Development and is compatible with development patterns in the surrounding area.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. Pursuant to a request for approval of the Final Development Plan for a portion of the Commercial Parcel within the Sawgrass Planned Unit Development (PUD) made by A-1-A Self Storage, Inc. in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibits A through C relating to that portion of the PUD (the legal description of which is set forth on Exhibit A attached hereto) which is known as A-1-A Self Storage Complex at Ponte Vedra, Sawgrass PUD Commercial Parcel, is hereby approved in reliance upon, and in accordance with the representation and statements made therein and on the Final Development Plan Map, attached hereto as Exhibit B, and in the Final Development Plan Written Narrative/Text, attached hereto as Exhibit C, and based upon the above referenced findings which are hereby incorporated herein by reference.

*In & Rec. Dennis,
min. & Rec.
Please record in P.U.D. Book.*

Section 2. Except to the extent that they conflict with specific provisions of this Ordinance, all building code, zoning ordinance and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Resolution which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resoultion shall be enforced by the County under this ordinance except as is specifically provided for and described in the Ordinance or the incorporated PUD and Final Development Plan narrative.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida Law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's rights to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States constitutions.

Section 3. The developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan Map attached as Exhibit B until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Regulation Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance Number 90-11;

- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Submission to the Public Works/Engineering Department of evidence of a recorded access easement from the Palm Valley Baptist Church allowing use of the church property and providing for improvements to the access, fencing and a monetary donation for playground equipment, in addition to the approval of the Public Works/Engineering Department that the proposed improvements would not impair the County's use of their easement granted by the the church.
- e. Compliance with all other applicable land use and development regulations required by St. Johns County.

Section 4. All attachments included herein are incorporated herein and made a part of Resolution 96 - .

ADOPTED BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS
ON March 12, 1996.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Donald Jordan
Its Chair / Donald Jordan

CARL "BUD" MARKEL, CLERK

BY:

Rosemary Lewis
Deputy Clerk

EXHIBIT A
LEGAL DESCRIPTION

P. U. D. OFF. REC.
BOOK I PAGE 681

A PORTION OF GOVERNMENT LOT 9, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTHWESTERLY OF STATE ROAD NO. A-1-A AND/OR STATE ROAD NO. 203 (ALSO KNOWN AS PONTE VEDRA BYPASS ROAD) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. A-1-A, WITH THE LINE DIVIDING SAID SECTION 10, AND SECTION 45, TOWNSHIP 4 SOUTH, RANGE 29 EAST; THENCE SOUTH 70° 42' 44" WEST, ALONG SAID DIVIDING LINE OF SECTION 10 AND 45, A DISTANCE OF 573.43 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 9; THENCE NORTH 01° 31' 29" WEST, ALONG LAST SAID LINE, 309.77 FEET; THENCE NORTH 70° 42' 44" EAST, 297.38 FEET TO THE AFORE- MENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A; THENCE SOUTH 50° 53' 48" EAST, ALONG LAST SAID LINE, 346.39 FEET TO THE POINT OF BEGINNING.

A-1-A SELF STORAGE AT PONTE VEDRA
FINAL DEVELOPMENT PLAN

For

A Portion of the Commercial Parcel within
SAWGRASS PLANNED UNIT DEVELOPMENT

EXHIBITS (To the Resolution)

Exhibit A - Legal Description
Exhibit B - Final Development Plan Map
Exhibit C - Written Text/Narrative

ATTACHMENTS (For Development Review)

Letter from Intercoastal Utilities
Letter from Sawgrass Players Club Association
Architectural Review Committee
Certificate of Concurrencey

Resolution for the Board of County Commissioners

SUBMITTAL DATE:

December 19, 1995
REVISED February 26, 1996

APPLICANT:

Rick Moran
A-1-A Self Storage Inc.
c/o Mid Atlantic Corporation
1803 Research Boulevard
Suite 203
Rockville, Maryland 20850
(301) 762-1030

AGENT:

Karen M. Taylor
Land Planner
3070 Harbor Drive
St. Augustine, Florida 32095
(904) 826-0600

EXHIBIT C
WRITTEN TEXT/NARRATIVE

A-1-A Self Storage, Inc. (the Developer) hereby submits, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, a Final Development Plan for a portion of the Sawgrass Planned Unit Development (Sawgrass PUD) Commercial Parcel located on SR A-1-A (hereinafter the property). This Final Development Plan consists of the Legal Description, identified as Exhibit A (Legal Description), a one-page site plan Final Development Plan Map, identified as Exhibit B (FDP Map), and this Written Text/Narrative, identified as Exhibit C (Text) for the southerly 3.0 acres of the parcel. All exhibits are to the Resolution adopting this Final Development Plan.

The property is located wholly within the land zoned Planned Unit Development (PUD) pursuant to Ordinance 73-8 and Ordinance 80-5. The property encompassed by this Final Development Plan is located with the Sawgrass PUD. It occupies a portion of the site designated Commercial (hereinafter the Commercial Parcel) as shown on the approved Master Plan. In accordance with the Sawgrass PUD, this parcel may be used for all uses permitted and allowable by exception within the Commercial General zoning classification of St. Johns County. The total size of this parcel is 3.00 acres, leaving 1.03 acres for development at a future date.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the FDP Map, the developer shall submit to the Public Works Department satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to: (a) United State Army Corps of Engineers, Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit, and Florida Department of Environmental Protection Water and Sewer Connection Permits; (b) Obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11; (c) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) Comply with all other applicable land use and development regulations of St. Johns County.

Except to the extent that they conflict with specific provisions of this Ordinance, all building code, zoning ordinance and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall

be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in the Ordinance or the incorporated PUD narrative.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida Law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's rights to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States constitutions.

It is the applicants intent to comply with all landscaping requirements of St. Johns County. The applicant hereby reserves the right to slightly modify the FDP Map (Exhibit B), if necessary, in order to comply with or exceed the minimum landscaping requirements or to improve or add to the aesthetics of the landscape design. This project proposes to extend fire hydrant service to within 500 feet of the buildings which will be detailed on the Construction Plans.

No Homeowners Association has been established for the site and therefore, no Covenants and Restrictions have been recorded which govern use or maintenance of the site. The property will be maintained by the owner in accordance with all St. Johns County rules and standards.

8-4-1 Density of Development

The total ground area occupied by the self storage buildings within the property shall not exceed 35% of the total ground area. There will be 44,875 square feet of building within the 3.00 acre commercial tract, which is equivalent to 34% coverage by buildings. In addition, the total impervious surface coverage is at 74% and will not exceed the 75% commercial standard.

8-4-2 Open Space

There are no wetland areas located on this Commercial Parcel. All other jurisdictional wetland areas have been addressed in the overall PUD and within the final development plans for the remainder of the site.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria and Use Restriction

All development which is to occur in this Commercial Parcel will comply with the spirit and intent of the PUD. The PUD stipulates that the uses for the property are those allowed by right and by exception within the Commercial General (CG) zoning classification. Section 7-16-11 of the Zoning Code allows for mini-warehouse (self storage) and the development of this project will conform to the following limitations:

a. Storage buildings shall be sub-divided by permanent partitions into spaces containing not more than 360 feet each and each such space shall have an exterior or interior independent entrance under the exclusive control of the tenant thereof.

b. Not more than 3,600 square feet in total area shall be occupied or used by any single tenant.

c. Storage of goods shall be limited to personal property, business and office related storage (materials, supplies and equipment) providing no operation is allowed which requires the regular delivery or pick-up of goods in trucks in excess of 1-1/2 ton capacity.

There will be a total of three (3) buildings for a total of 44,875 square feet. Buildings will be setback a minimum of forty (40) feet from any property line. All setbacks shall be measured from the vertical surface of the building to the applicable parcel boundary. The maximum height of the buildings will be thirty-five (35) feet.

One (1) single family office/apartment will be provided within one (1) of the self-storage buildings as indicated on the FDP Map, to provide for a full-time on-site manager.

A temporary construction trailer may be used within the Commercial Parcel during the construction period, which shall be allowed up to twenty-four (24) months from the date of approval of this Final Development Plan and must be removed from the site within thirty (30) days of completion of construction.

There will be a fifteen (15) foot landscaped buffer area adjacent to SR A-1-A and along the eastern property boundary and a seven and one-half (7-1/2) foot landscaped buffer along the north and south property boundaries.

There will be a six (6) foot high chain-link fence or wall along the entire site with two (2) gated openings as shown on the FDP Map. There may be signs, fencing, landscaping and irrigation within the landscaped buffer. The identification sign shall be: a maximum of fifteen (15) feet in height, two (2) sided (with a maximum of sixty-four (64) square feet in size per side), lighted (with lighting screened from vehicular traffic), and shall be located as shown on the FDP Map. All signage shall be in accordance with St. Johns County standards and specifications. Any signage on the site will not obstruct visibility for ingress or egress traffic.

8-4-4 Project Size

The total Commercial Parcel consists of 4.03 acres. This Final Development Plan, for the southerly portion of the site consists of 3.00 acres.

8-4-5 Support Legal Documents for Open Space

There is no common open space within the Commercial Parcel and this parcel has no physical or legal relationship with the remainder of the PUD with regard to open space or common property.

8-4-6 Access

Access is depicted on the FDP Map, Exhibit B, which shows that the entrance and exit to the site is limited to one (1) location, which will share a common driveway and access to State Road A-1-A with the St. Johns County recreation facility located on the Baptist Church property. A recorded easement allowing for the use of this access and requiring improvement to the access must be submitted to the St. Johns County Public Works Department prior to Site/Construction Plan approval.

8-4-7 Privacy

Visual and acoustical buffers will be provided as set forth in Section 9-1-7.

8-4-8 Community Facilities

There are no community facilities within the Commercial Parcel boundaries.

9-1-1 Drainage

The overall drainage plan for the property is designed to prevent damage to abutting parcels, public streets, and alleys and is depicted on the FDP Map. Specific drainage plans for site construction will be consistent with this overall drainage plan and all necessary easements for drainage shall comply with the requirements of Ordinance 86-4. These detailed drainage plans, demonstrating compliance with the requirements of Ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included within the signed and sealed Construction Plans. These Construction Plans must be reviewed and approved by the St. Johns County Public Works Department prior to commencement of land clearing, site preparation or construction.

9-1-2 Separation from Walkway and Street

Parking spaces will be physically separated from walkways by either landscaped areas, parking bumpers or curb and gutter, where applicable.

9-1-3 Entrances and Exits

The location of the entrance/exit is depicted on the FDP Map. This entrance/exit will be designed in accordance with County requirements and detailed on the Construction Plans.

9-1-4 Interior Drives

As shown on the FDP Map, interior drives within the offstreet parking area and between the buildings will be a minimum of 24 feet wide, thus facilitating two-way traffic.

9-1-5 Marking of Parking Spaces

As shown on the FDP Map, parallel parking spaces will be provided along the outside of the interior drives and will be designated and marked.

9-1-6 Lighting

Lighting within the parcel will be provided and placed in accordance with Florida Power & Light standards. Light fixtures shall be placed on the buildings (at a height no higher than the eave) and shall be directed onto the site and shielded from surrounding properties.

9-1-7 Screening

As shown on the FDP Map, fencing is provided on all sides of the facility and landscaping shall be provided on the interior and exterior of the fencing within the north, south, east and west buffer areas, which will screen the facilities from adjacent properties. This landscaping will, at a minimum, meet the St. Johns County Landscape Ordinance and in particular, will provide a minimum six (6) foot high (80% opaque) landscape screen, to block the view of the units from State Road A-1-A. This will be detailed on the Landscape Plan which must be submitted and approved within the Construction Plans.

9-2 Location

The required off-street parking facilities are located upon the same parcel as they are intended to serve.

9-3-1 Off-Street Parking Numbers Required

The FDP Map shows a total of thirteen (13) paved parallel parking spaces, which includes eleven (10' x 22') standard spaces and one (12' x 18') handicapped space at the entrance to the office, and additional gravel parking areas, along the north and south boundaries, to accommodate the use of the self-storage facilities.

9-4-1 Off-Street Loading Requirements

No specific off-street loading is required, however, the FDP Map indicates sufficient drive widths between the buildings to provide for individual loading and unloading for the self-storage spaces. The gravel parking areas will also provide loading and unloading space.

Prepared by: Karen M. Taylor, Land Planner
3070 Harbor Drive, St. Augustine, Florida 32095

STATE OF FLORIDA

COUNTY OF ST. JOHNS

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

95 MAR 19 PM 4: 01

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

P. U. D. OFF. REC.
BOOK I PAGE 690

I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board
of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NO. 96-38

**Adopted by the Board of County Commissioners of St. Johns
County, Florida, at a regular meeting of said Board held March
12, 1996**

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County,
Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this **18th** day
of **March, 1996**.

CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: *Rosemary Lewis*
Rosemary Lewis, Deputy Clerk

(seal)