

RESOLUTION NO. 85-108

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR SOUTHERN BELL TELEPHONE EQUIPMENT BUILDING  
LOCATED WITHIN MARSH LANDING AT SAWGRASS PUD  
PURSUANT TO ORDINANCE 75-3

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

Section 1. Pursuant to letter of authorization dated June 19, 1985 submitted by Southern Bell Telephone and Telegraph Co., 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 exhibit B is hereby approved in reliance upon, and in accordance with the representations and statements made in the written submission statement attached hereto as Exhibit A.

PASSED AND ADOPTED this 13th day of August, 1985.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ray Walker*  
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*  
Deputy Clerk

Adopted regular meeting:

August 13, 1985

Effective:

August 13, 1985



**Fletcher Realty II, Inc.**

104 Nina Court / P. O. Box 1219  
Ponte Vedra Beach, Florida 32082 / (904) 285-6921

REPLY TO:

June 19, 1985

Mr. Ted C. Poulos  
W. Kenyon Drake & Associates  
4057 Carmichael Avenue  
Suite 120  
Jacksonville, Florida 32207

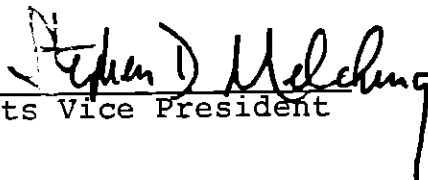
Re: Southern Bell Easement  
Ponte Vedra Lakes Boulevard

Dear Mr. Poulos:

Fletcher Realty II, Inc., as general partner of Marsh Landing Venture, Ltd., hereby authorizes you to obtain all required approvals from the St. Johns County Planning and Zoning Agency and Board of County Commissioners on behalf of Southern Bell Telephone and Telegraph for the installation of a telephone switching office on the easement granted to Southern Bell on March 6, 1985 and recorded in OR Book 668, Page 377.

Fletcher Realty II, Inc.,

By:


  
Its Vice President

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before me personally appeared Stephen D. Melching, the Vice President of Fletcher Realty II, Inc., a corporation under the laws of the State of Florida, to me well known to be the individual and officer described in and who executed the foregoing authorization and that the official seal of said corporation is duly affixed thereto, and the foregoing authorization is the act and deed of said corporation.

WITNESS my hand and official seal this 19th day of June, 1985, at St. Johns County, Florida.

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 4 1987  
BONDED THROUGH GENERAL INSURANCE UND

  
Notary Public  
State of Florida at Large

PNVD - LAKES BOULEVARD SLC-96

PONTE VEDRA, FLORIDA

(EASEMENT FOR TELEPHONE BUILDING)

EXHIBIT A

SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY

MAY 30, 1985

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD," the attached Site Plan, Drawing No. G-1, an easement for a telephone utility, prepared by W. KENYON DRAKE & ASSOCIATES, ARCHITECTS, according to the requirements of the Developer, and the following text regarding compliance with Section 8-4, are submitted for your consideration.

8-4-1 Density of Development

In accordance with Section 9.5.3 of the Covenants and Restrictions, the total ground area occupied by the structure on the easement does not exceed 35 percent of the total ground area committed to the use.

8-4-2 Open Space

As indicated on Exhibit "C", the proposed development depicted on the development plan does not encroach on open spaces or "Common Areas" assigned under the P.U.D.

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

Development of the easement will comply with the spirit and intent of the Zoning Ordinance.

There will be only one structure located on the easement which is located in the northeast quadrant of Government Lot 4.

As indicated on the Site Plan, in order to preserve existing trees and vegetation to the maximum extent within the restricted limits of the site, the structure is located with a front set back of 39'-3", an east side set back of 31'-0", a west side set back of 12'-0" and a rear set back of 5'-0", in compliance with requirements of the developer.

#### 8-4-4 Project Size

The easement consists of less than 1 acre.

#### 8-4-5 Support Legal Documents for Open Space

Covenants and Restrictions of Marsh Landing at Sawgrass, Inc., assure adequate management and maintenance of all open space areas encompassed by the Final Development Plans of the P.U.D., so this requirement does not apply to the easement.

#### 8-4-6 Access

As graphically depicted on the Site Plan and Exhibit "B", the easement is provided vehicular access within the subdivision via the private rights-of-way owned by the homeowners' association of Marsh Landing at Sawgrass, Units I and II, Inc.

8-4-7 Privacy

Visual and acoustical privacy of the structure will be assured by preservation of natural trees and vegetation and landscaping provided, as stated in Section 9 of the Covenants and Restrictions. In addition, the building is unmanned and will not house noise generating equipment.

8-4-8 Community Facilities

- a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph "a" are inapplicable.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

9-1-1 Drainage

In accordance with the Covenants and Restrictions, specific drainage plan for the easement will be submitted to and reviewed by the Architectural Review Board of St. Johns County prior to commencement of construction to insure consistency with the master drainage plan.

9-1-2 Separation from Walkway and Street

No combined off-street parking and loading facilities will be constructed on the property.

9-1-3 Entrances and Exits

The location and design of the entrance and/or exit to Ponte Vedra Lakes Boulevard will be in accordance with County specifications.

9-1-4 Interior Drives

There will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces

As shown on the Site Plan, there will be no more than one parking space in the easement.

9-1-6 Lighting

Lighting within the easement is not required, and will not be provided.

9-1-7 Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles on the easement.

9-2 Location

The required off-street parking facility will be located upon the easement.

9-3-1 Off-Street Parking; Numbers  
Required

The easement will be used for an un-  
manned telephone utility structure.

Therefore, one off-street parking  
space will be provided on the site to  
be used for temporary parking required  
during inspection and service of the  
telephone equipment and building.

9-4-1 Off-Street Loading Requirements

Off-street loading/unloading is not re-  
quired in the routine operation of the  
telephone equipment building.

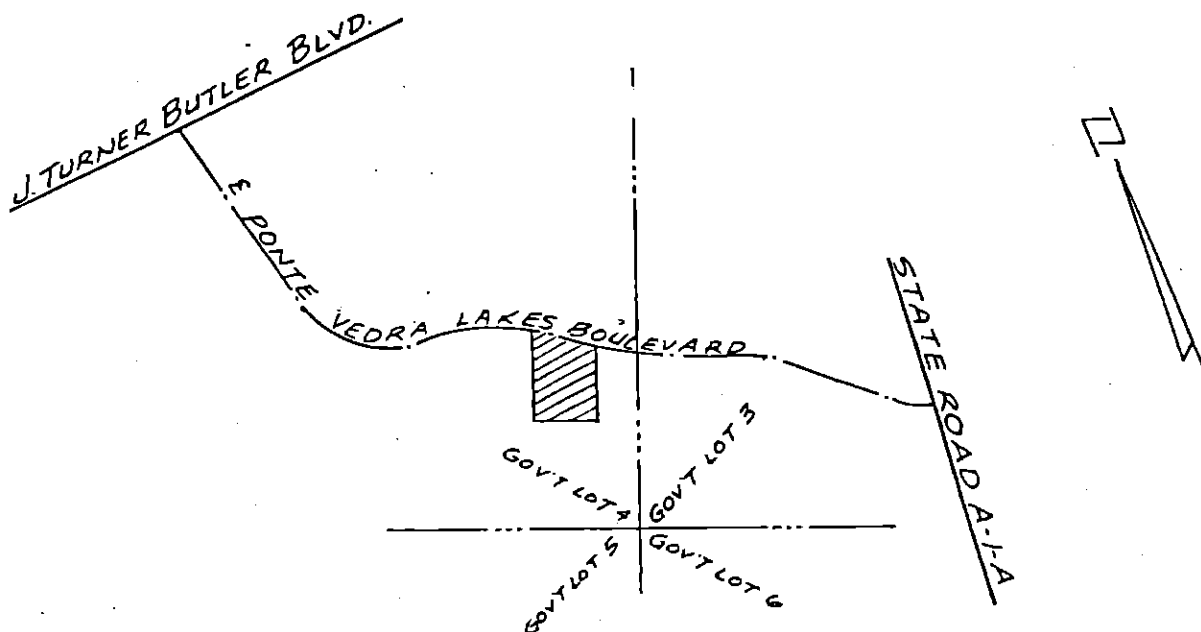
- c. Sufficient space has been allowed to permit  
access for fire fighting equipment, and  
service to the facility. According to the  
developer, the structure will be located no  
more than 250 feet from a fire hydrant.
- d. All utilities serving the easement including  
telephone and power, will be installed under-  
ground. The facility is unmanned and will  
not require sewer or water services. Storm  
sewer facilities for drainage and retention  
of storm water are included in the PUD Plan and  
none will be provided within the easement.



e. Specifications for the driveway depicted on the Site Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Article IX, Section 91 of the St. Johns County Subdivision Regulations.

# KEY MAP

NOT TO SCALE



## LEGAL DESCRIPTION OF PROPERTY:

A PART OF GOVERNMENT LOT 4, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4; THENCE N.01°16'20"W., ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 619.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A PRIVATE ROAD, AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 912.57 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.78°18'45"W. AND A CHORD DISTANCE OF 61.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.74°24'39"W. AND A CHORD DISTANCE OF 62.70 FEET; THENCE S.01°16'20"E., PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 78.18 FEET; THENCE N.88°43'40"E. A DISTANCE OF 60.00 FEET; THENCE N.01°16'20"W. A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING .09 ACRES MORE OR LESS.

PNVD - LAKES BOULEVARD SLC-96  
PONTE VEDRA, FLORIDA

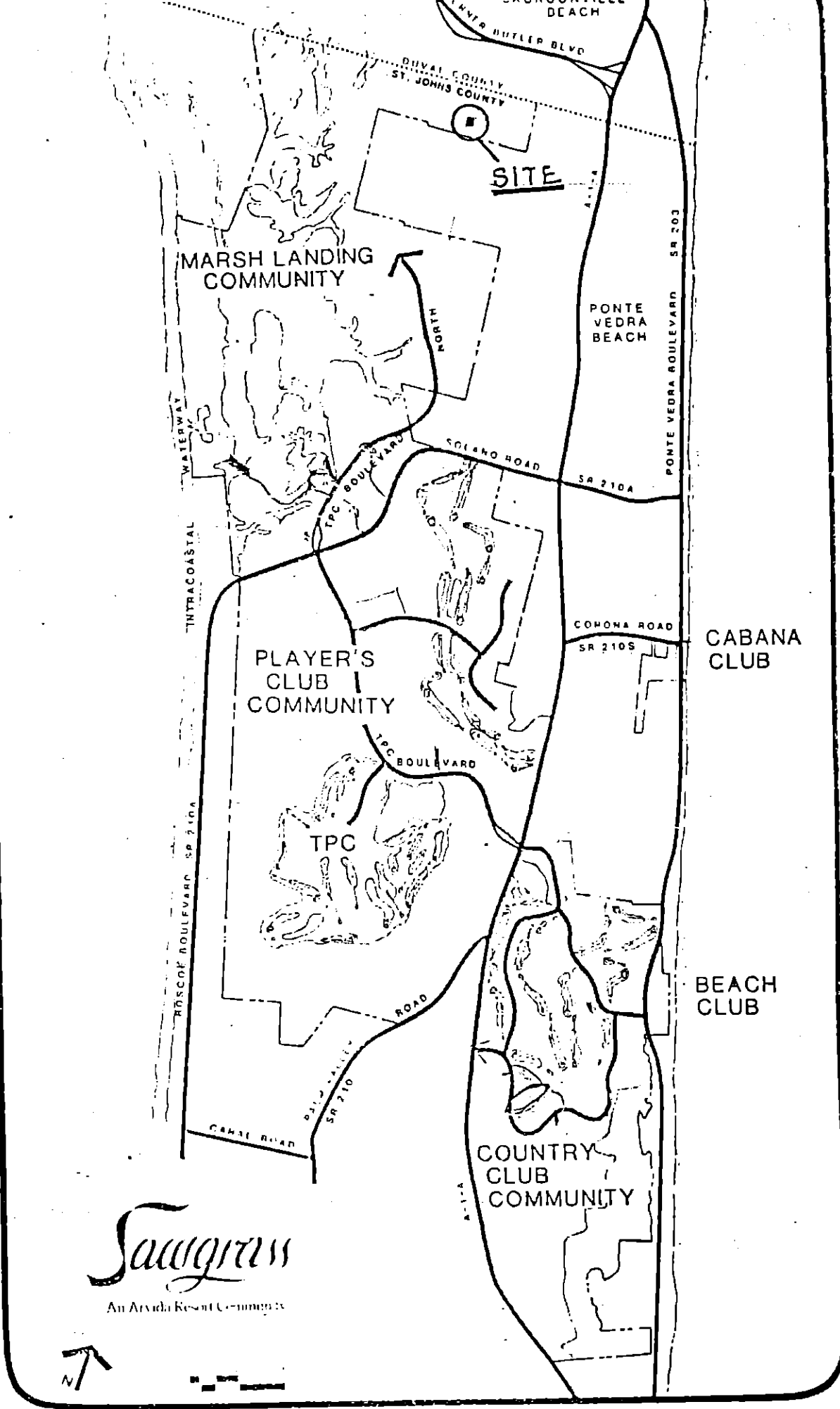
(EASEMENT FOR TELEPHONE BUILDING)

EXHIBIT B

NOTE: This map shows the present intended use of the land identified as Sawgrass, however, all land uses shown here are subject to change in size, use and location without notice.

Sawgrass is divided into areas known as Country Club at Sawgrass, Players Club at Sawgrass, Marsh Landing at Sawgrass and the Beach Club at Sawgrass. Arvida Corporation, or in some cases its subsidiary, Arvida Resort Communities, Inc., is the master planner for all areas other than Marsh Landing, which is being master-planned by Fletcher Realty II, an independent entity. Construction of dwellings may be by Arvida or other independent builders. Please consult with the appropriate representative of the land owner for details.

Obtain the HUD property report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property.



*Sawgrass*  
An Arvida Resort Community

21-1014 G

PVND - LAKES BOULEVARD SLC-96  
PONTE VEDRA, FLORIDA  
(EASEMENT FOR TELEPHONE BUILDING)

EXHIBIT C

FINAL DEVELOPMENT PLAN  
ST. JOHNS COUNTY  
PLANNING & ZONING AGENCY

Seoco

SUMMARY

SUBMITTED TO: Board of County Commissioners  
DATE: 8-6-85 FOR MEETING OF: 8-13-85  
PUD: Marsh Landing @ Sawgrass  
FDP: Southern Bell Telephone Equipment Building  
ENGINEER/DEVELOPER: Southern Bell Telephone Company  
LOCATION: Ponte Vedra Lakes Blvd. between SR A1A and J. Turner Blvd.

<u>REVIEWED BY:</u>	<u>COMMENTS</u>
Building & Zoning Dept. Date: <u>7-16-85</u>	Complies.
Engineering Dept. Date: <u>7-16-85</u>	Complies.
Planning Dept. Date: <u>7-16-85</u>	Complies.
Health Dept. Date: _____	N/A

The St. Johns County Planning & Zoning Agency has determined that the proposal is   X   consistent, \_\_\_\_\_ inconsistent, with the St. Johns County Comprehensive Plan.

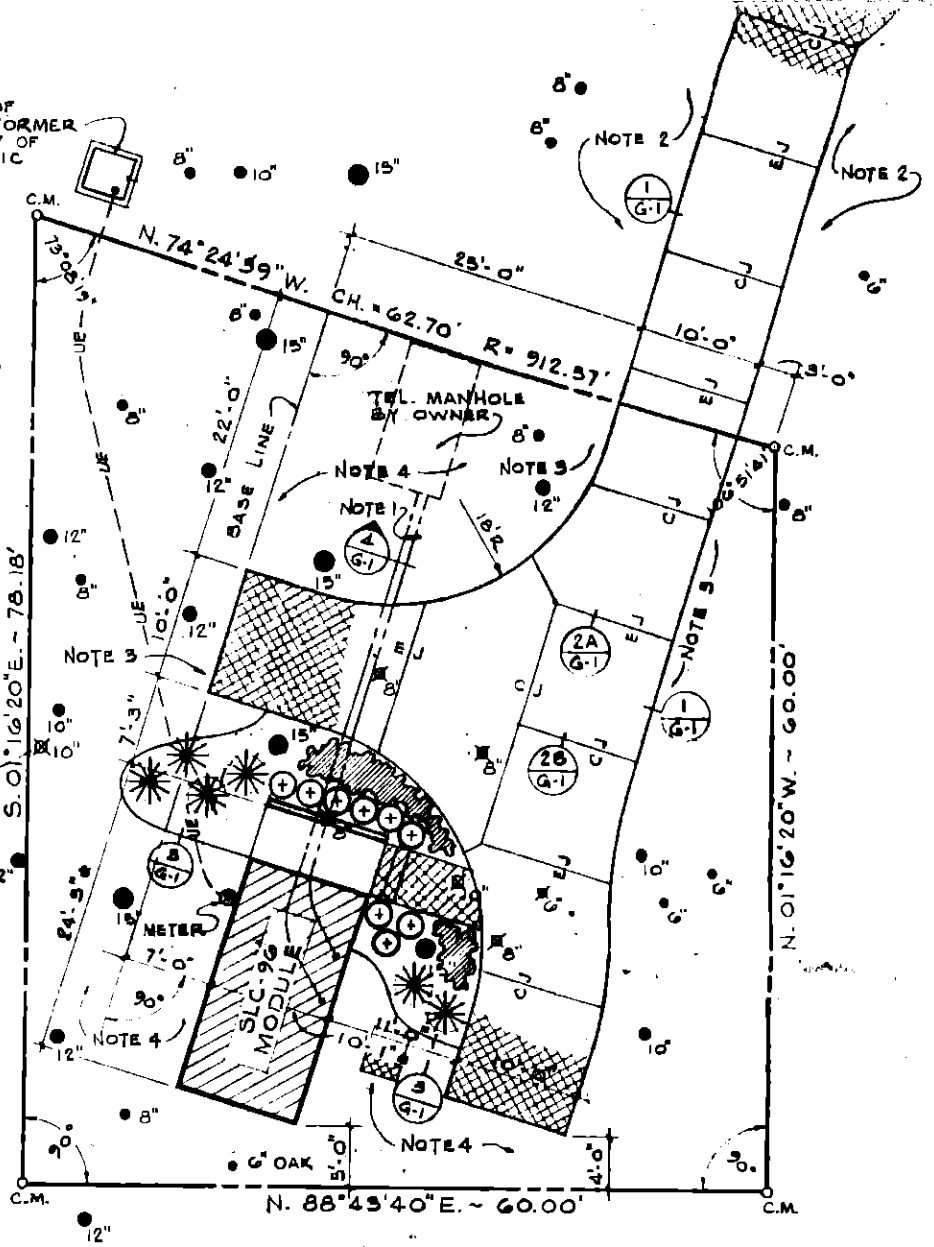
The Planning & Zoning Agency for St. Johns County recommends:  
  X   Approval \_\_\_\_\_ Disapproval

Planning & Zoning meeting of 7-18-85.

COMMENTS/CONDITIONS/RECOMMENDATIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_













VERIFY LOCATION OF ELECTRICAL TRANSFORMER BY POWER CO (CITY OF JAX BEACH ELECTRIC UTILITY DEPT. - MR FRED DUNKLEY)

REMOVE DEAD FALLEN PINE TREE



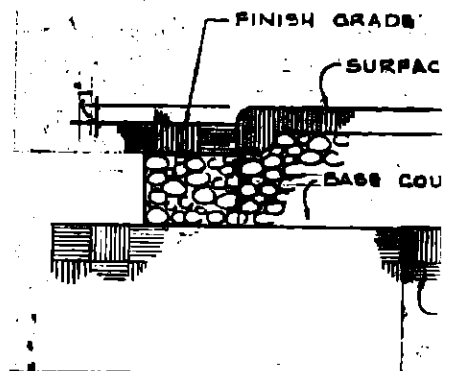
NORTH  
 **SITE PLAN**  
 SCALE: 1" = 10'-0"

**SITE PLAN LEGEND**

-  CONCRETE
-  PROPERTY LINE
-  CORNER MONUMENT
-  EXISTING PINE TREE TO REMAIN
-  REMOVE EXISTING PINE TREE
-  UNDERGROUND ELECTRIC SERVICE
-  INDICATES MODULE FOUNDATION DIMENSION (SEE FOUNDATION PLAN, DRWG. A-1)
-  CONTROL JOINT
-  EXPANSION JOINT
-  PARSONI JUNIPER, 12"-15" SPREAD, 1 GAL. SIZE SPACE AT 30" O.C. (MAXIMUM)
-  PITTOSPORUM TOBIRA, 36" HEIGHT x 24" SPREAD 3'-0" O.C.
-  PAMPAS GRASS, 36" HEIGHT x 36" SPREAD 4'-0" O.C. (MAXIMUM)

**SITE PLAN NOTES:**

- NOTE 1:** 7-4" I.D. TYPE "C" PVC CABLE DUCTS, BURIED 2'-6" (MIN.) BELOW FINISH GRADE, TO CABLE MANHOLE. CONNECT TO MANHOLE DUCT WINDOW AS SHOWN. SEE DETAIL 4/G-1
- NOTE 2:** SOD ALL AREAS IN RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
- NOTE 3:** 2'-0" WIDE STRIP OF GRASS SOD ALONG ALL EDGES OF PAVEMENT ON SITE.
- NOTE 4:** STUMPED AREA ON SITE BEYOND LIMITS OF



**1A TYP PAVEM**  
 SCALE: 1/4" = 1'-0"  
 (ALTERNATE N

