

RESOLUTION OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR A
WATER TREATMENT PLANT SITE
AT JULINGTON CREEK
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 82-14

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

SECTION 1: Pursuant to a request for approval made by General Development Corporation in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Zoning Board, the Final Development Plan attached hereto as Exhibit A is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit B *all of which are incorporated herein and made a part hereof*

~~SECTION 2: This resolution shall take effect immediately upon receipt of official acknowledgements of the Office of the Secretary of State to the Clerk of the Board of County Commissioners that the same has been filed.~~ 9/11

PASSED AND ADOPTED this 22nd day of October, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY

[Handwritten Signature]
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Cheryl Kerst*
Deputy Clerk

EXHIBIT B TO THE RESOLUTION

In accordance with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by Miller and Associates, Inc., and the following statement regarding compliance with Section 8-4 are submitted for your consideration.

8-4-1 Density of Development

This section applies only to residential structures. The proposed Final Development Plan includes only structures to serve the Water Treatment Plant operation.

8-4-2 Open Space

Open space associated with the Water Treatment Plant will be owned and maintained by General Development Utilities, Inc., and therefore, none will be dedicated to St. Johns County or maintained by a community association as a park.

8-4-3 Waiver of Yard, Dwelling Unit . . .

The Final Development Plan adheres to minimum zoning requirements for a utility use.

8-4-4 Project Size

This property of 5.5 acres is a portion of a parcel, zoned PUD, consisting of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

All open space associated with the Water Treatment Plant site will be owned and maintained by General Development Utilities, Inc., therefore, this section is not applicable.

8-4-6 Access

The Final Development Plan contains no single family dwelling units, therefore, this section is not applicable. Nevertheless, access to the building shown on the Final Development Plan will be provided via private roads and parking areas owned by the General Development Utilities, Inc.

8-4-7 Privacy

Not applicable as this property will not be used for dwelling units.

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 not applicable.
- b. This Final Development Plan meets all requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance as is detailed below:

9-1-1 Drainage

The drainage plan for the Property so as to prevent damage to abutting property and public streets and alleys is graphically depicted on the Final Development Plan. All off-street parking and loading areas will be surfaced with erosion-resistant material in accordance with County specifications.

9-1-2 Separation from Walkway and Street

Not applicable due to design and use of site.

9-1-3 Entrance and Exits

The location and design of the entrances and/or exits from the interior to Flora Branch Boulevard, as graphically depicted on the Final Development Plan, is in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, all interior drives on the Property will be ten feet in width facilitating traffic. Parking stalls will be provided at a 90 degree angle with 24-foot aisles.

9-1-5 Marking of Parking Spaces

This section is not applicable to parking lots containing fewer than 10 spaces.

9-1-6 Lighting

Parking areas and structures will be lighted by fixtures attached to the structures.

9-1-7 Screening

Landscaping will comply with St. Johns County Ordinance 79-19. A detailed landscape plan is not available at this time.

9-2 Location

As graphically depicted, the required off-street parking and loading facilities are located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking: Number Required

The presently intended use of the Property will be as a Water Treatment Plant. The total number of employees is one, two spaces are provided as required, with the area for five additional spaces.

9-4-1 Off-Street Loading Requirements

Off-street loading space is provided in the parking area.

- c. Sufficient space has been allowed to permit access for firefighting equipment, fuel trucks, refuse collection, deliveries and debris removal.

- d. All utility lines serving the Property including telephone and power will be installed underground within the Final Development Plan area. The location of the temporary septic tank and drain field is graphically depicted on the Final Development Plan as is the location and design of the grading and topography of the site facilitating proper storm water drainage, erosion prevention and the formation of dust.

- e. Since there are no streets within the Property, Section 8-4-8(e) is not applicable.