

RESOLUTION NO. 86-29

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR THE ST. AUGUSTINE SHORES CHURCH OF JESUS CHRIST  
OF LATTER DAY SAINTS  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
PURSUANT TO ORDINANCE 73-8

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

SECTION 1: Pursuant to a request for approval made by The Church of Jesus Christ of Latter Day Saints 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 A is hereby approved in reliance upon, and in accordance with, the representations and statements within Exhibit A.

PASSED AND ADOPTED this 25 day of February 1986.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Francion Brubaker  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent  
Deputy Clerk

FINAL DEVELOPMENT PLAN  
FOR THE  
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
ON TRACT K, UNIT 5  
ST. AUGUSTINE SHORES P.U.D.

JANUARY 13, 1986

PAPPAS ASSOCIATES ARCHITECTS, INC.

EXHIBIT A

As representatives of the Church of Jesus Christ of Latter-Day Saints, Pappas Associates hereby submits for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, "The Final Development Plan" for a portion of Track K, Unit 5, St. Augustine Shores P.U.D.

The final development plan consists of this text identified as Exhibit A, the legal description identified as Exhibit B and a one page site plan identified as Exhibit C. In addition, accompanying the final development plan under a separate cover are prints of the grading and drainage plan and the landscape plan identified as Exhibits D and E respectively.

The Church of Jesus Christ of Latter-Day Saints is planning to construct a religious building on 2.6 acres of the total 4.5 acres in Tract K. The site is located on the northside of Deltona Boulevard between Shore Boulevard and Mariana Place. To the north of Tract K, is a designated park, Tract L. Tract K is presently designated for church use on the approved P.U.D. (Ordinance 73-8).

The project consists of a one story 14,850 sq. ft. brick veneer building containing the chapel area, cultural area, meeting rooms, classrooms and administrative offices. The chapel area of this building has a seating capacity of 257 people. The same people or number in attendance during a meeting in the chapel would be the ones that would disperse into the classroom areas. There would not be a full chapel and classroom area at the same time.

Additional features of the facility are identified below, referenced by PUD Code Section Number.

8-4-1 DENSITY OF DEVELOPMENT

Section 8-4-1 is not applicable since no residential development will take place on the property.

8-4-2 OPEN SPACE

The adjacent property to the north, Tract L. is the designated open space for the St. Augustine Shores P.U.D.

8-4-3 WAIVER OF YARD, DWELLING, UNIT, FRONTAGE CRITERIA AND USE RESTRICTIONS

The planned setbacks are as follows:  
Front 51 ft.  
Side 100 ft.  
Rear 235 ft.

8-4-4 PROJECT SIZE

The P.U.D. consists of more than 20 acres.

8-4-5 SUPPORT LEGAL DOCUMENTS FOR OPEN SPACE

Section 8-4-5 is not applicable given the nature of the development.

#### 8-4-6 ACCESS

Access to the property will occur off Mariana Place (60' row) and Deltona Boulevard (80' row). Refer to Exhibit C.

#### 8-4-7 PRIVACY

Although Section 8-4-7 is not applicable to this type of project, it should be noted that the project does include appropriate landscaping to provide for the protection and aesthetic enhancement of the property. Refer to Exhibit E.

#### 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:

#### Section 9-1-1 DRAINAGE

The drainage plan for the property is designed to prevent damage to abutting parcels and public streets and to meet applicable DER requirements. Refer to Exhibit D.

#### Section 9-1-2 SEPARATION FROM WALKWAY AND STREET

To minimize conflict between pedestrian and vehicular traffic, sidewalks are provided between parking areas and church entrances and the parking areas are arranged around three sides of the the building.

#### Section 9-1-3 ENTRANCES AND EXITS

The location and design of entrances and exits to adjacent streets are in accordance with County Specifications.

#### Section 9-1-4 INTERIOR DRIVES

The only interior drives used are those needed to connect the parking sections and are in accordance with County Specifications.

#### Section 9-1-5 MARKING OF PARKING SPACES

As shown on Exhibit C, each parking space will be clearly marked with a 4" wide white stripe.

#### Section 9-1-5 LIGHTING

Adequate lighting will be provided by nine light poles located between the building and parking area. The lighting is designed to minimize glare on adjacent property.

#### Section 9-1-7 - SCREENING

There will be a 20 foot landscaped zone between the parking areas and the adjacent rights-of way to provide adequate screening. In addition, all mechanical units located on the exterior of the building will be provided with a 4 foot high perforated brick screen.

9-2 LOCATION

The required off street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-1 OFF-STREET PARKING: NUMBERS REQUIRED

With seating at 257 capacity, 23 classrooms, 2 offices, and one serving area, the required parking would be 116 spaces. The planned parking area will accommodate 121 vehicles, 6 of which are designated for handicapped.

- c) Access and Circulation is designated to adequately provide for the type of vehicular traffic that is expected. Firefighting equipment have access from Deltona Boulevard and Mariana Place.
- d) All utilities serving the property including telephone, power, and cable television are to have underground service. All drainage features have been designed to meet applicable County Specifications.

## LEGAL DESCRIPTION

SURVEY OF PART OF TRACT "K", ST. AUGUSTINE SHORES UNIT FIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 14, PAGES 21, 22, 23 AND 24 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "K", BEING IN THE NORTHERLY LINE OF DELTONA BOULEVARD (AN 80.0 FOOT RIGHT OF WAY); THENCE SOUTH 89°-21'-00" WEST, 440.0 FEET ALONG THE NORTHERLY LINE OF SAID DELTONA BOULEVARD TO THE POINT OF CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°-00'-00" AN ARC DISTANCE OF 39.27 FEET TO ITS POINT OF TANGENCY IN THE EASTERLY LINE OF MARIANA PLACE (A 60.0 FOOT RIGHT OF WAY), SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45°-39'-00" WEST, 35.36 FEET; THENCE NORTH 0°-39'-00" WEST 17.5 FEET ALONG THE EASTERLY LINE OF SAID MARIANA PLACE TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1530.0 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EASTERLY LINE OF SAID MARIANA PLACE, THROUGH A CENTRAL ANGLE OF 9°-41'-21" AN ARC DISTANCE OF 258.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 5°-29'-40" WEST, 258.42 FEET; THENCE NORTH 89°-21'-00" EAST, 470.26 FEET TO A POINT IN THE EASTERLY LINE OF SAID TRACT "K" AND BEING IN A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 925.0 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EASTERLY LINE OF SAID TRACT "K", THROUGH A CENTRAL ANGLE OF 8°-12'-03" AN ARC DISTANCE OF 132.4 FEET TO ITS POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 7°-50'-44" EAST, 132.28 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID TRACT "K", SOUTH 0°-39'-00" EAST, 168.76 FEET TO THE POINT OF BEGINNING.

SEPTEMBER 13, 1985

FOR: PAPPAS ASSOCIATES ARCHITECTS, INC.

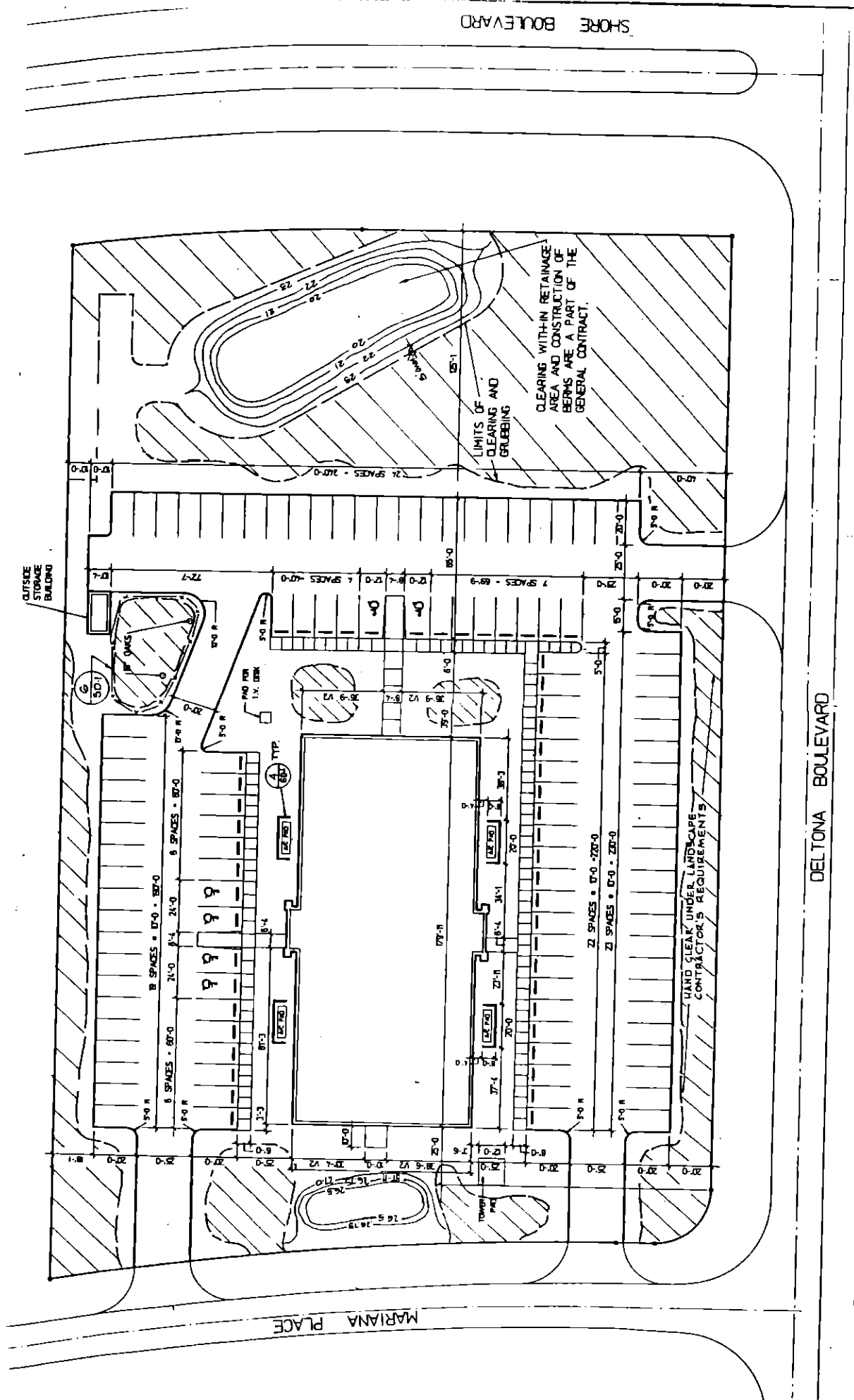
ELLIS, CURTIS & KOOKER, INC.  
LAND SURVEYORS AND PLANNERS  
217 GUARANTY LIFE BUILDING  
JACKSONVILLE, FLORIDA 32202  
PHONE: (904) 353-5856

I HEREBY CERTIFY THAT THE LANDS SHOWN  
HEREON WERE SURVEYED UNDER MY SUPERVISION  
PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

*Louis J. Everett*

LOUIS J. EVERETT  
P.L.S. NO. 4099  
STATE OF FLORIDA

EXHIBIT B



# SITE PLAN

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS  
 ST. AUGUSTINE BRANCH

# EXHIBIT C

