

RESOLUTION NO. 88-168
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR
THE WELCOME CENTER, GOLF CART STORAGE BUILDING
AND TEMPORARY PRO SHOP/SNACK BAR
JULINGTON CREEK UNIT NO. FIVE
LOCATED WITHIN THE JULINGTON CREEK PUD

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 Planning and Zoning Agency of St. Johns County, the Final Development Plan attached hereto as Exhibit B is hereby approved in reliance upon and in accordance with the representation and statements made in the written submission and statements attached hereto as Exhibits A and C.

Section 2: All attachments included herein are incorporated herein and made a part of the adopting resolution.

Section 3: All building codes, zoning ordinances and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plans or ordinances. Modifications to approved development plans by variance or special exception shall be prohibited.

Section 4: The St. Johns County Building Official is hereby authorized to issue construction permits on the herein lands in accordance with the approved plans provided all other requirements are met.

PASSED AND ADOPTED THIS 14th day of June 19 88

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Buckley
Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Lynn M. McDonald
Deputy Clerk



1111 SOUTH BAYSHORE DRIVE
MIAMI, FL 33131

(305) 350-1200

March 30, 1988

St. Johns County
Planning and Zoning Agency
St. Johns County Administration
P.O. Drawer 349
St. Augustine, Fl 32084

EXHIBIT A

RE: Golf-cart Storage Building and Temporary Trailer,
Julington Creek, Unit Five

Dear Agency Members:

We are submitting for your approval the following two resolutions:

1. Minor Modification to the Final Development Plan for the Welcome Center (Resolution No. 84-82), Julington Creek, Unit Five, Julington Creek PUD
2. Final Development Plan for Julington Creek, Unit Five, Julington Creek PUD.

These resolutions will allow a golf cart storage building and a temporary trailer in Unit Five. The facilities will be located partly on the Welcome Center site and partly on the golf course.

The storage building will be used to house and maintain the carts for the golf course. The temporary trailer will contain a pro shop, manager's office and snack bar. Additional parking for golf course patrons is also part of this submittal. The location and configuration of the proposed facilities are shown on Exhibit B.

We respectfully request your consideration of these resolutions. If you have any questions or comments, please feel free to give me a call.

Very truly yours,

Christopher J. MacNair
Project Manager

CJM/mj.091

Attachments: Final Development Plan (Exhibit B)
Proposed Resolution for Minor Modification
Proposed Resolution for Final Development Plan

RESOLUTION OF THE PLANNING AND ZONING
AGENCY, COUNTY OF ST. JOHNS,
STATE OF FLORIDA
APPROVING A MINOR MODIFICATION TO THE
FINAL DEVELOPMENT PLAN FOR
THE WELCOME CENTER,
JULINGTON CREEK UNIT NO. 5
RESOLUTION NO. 84-82
LOCATED WITHIN THE JULINGTON CREEK PUD

Be it resolved by the Board of County Commissioners of St. Johns
County, Florida:

Section 1: Pursuant to a letter request (Exhibit A) dated March 30,
1988 and the statements concerning Section 8-3 of the St. Johns County
Zoning Ordinance contained in Exhibit C, submitted by General Develop-
ment Corporation, this Minor Modification to the Final Development Plan
for the Welcome Center, Julington Creek Unit No 5, consists of Exhibit
B. The Final Development Plan is modified as follows:

To allow a Golf Cart Storage Building of approximately 7200 square
feet on the Welcome Center site. This structure will be used to house
and maintain the carts for the golf course.

To allow a Temporary Pro Shop/Snack Bar in a trailer of approximately
1500 square feet on the on the Welcome Center site. The trailer will
contain a pro-shop, manager's office, snack bar and restrooms. The pro
shop will conduct business functions normally associated with a golf
course: collecting of greens and cart, fees, sale of golf accessories,
etc. The snack bar will serve snacks, sandwiches, soft drinks, beer
wine. The trailer will be in place approximately 2-3 years until the
permanent clubhouse is constructed.

To allow for a total of 94 parking spaces on the Welcome Center
site.

Section 2: This resolution shall become effective immediately upon
its adoption.

PASSED AND ADOPTED THIS 2 day of June 19 88

PLANNING AND ZONING AGENCY
OF ST. JOHNS COUNTY, FLORIDA

BY: Mel Kutya / ey

ATTEST:

Rosemary Geoman

EFFECTIVE:

6/2/88

EXHIBIT C TO THE RESOLUTION

In accordance with the procedure established in Section 8-3, "Implementation of a PUD", 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 and Final Development Plan Modification include only commercial structures.

8-4-2 Waiver of Yard, Dwelling Unit . . .

The relative location and size of the Golf Cart Storage Building and Temporary Trailer on the Property is depicted to scale on the Final Development Plan. The Golf Cart Storage Building will be one story and will consist of approximately 7200 square feet. The Temporary Trailer will contain a pro shop, manager's office, snack bar and restrooms and will consist of approximately 1500 square feet. Frontage and side lot lines are inapplicable since the adjoining property is also owned by General Development Corporation and will be compatibly developed for golf course and multi-family uses.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

All open space associated with the Golf Cart Storage Building and Temporary Trailer will be owned and maintained by General Development Corporation, therefore, this section is not applicable.

8-4-6 Access

The Final Development Plan and Modification contain 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 divided private roads and parking areas owned by General Development Corporation.

8-4-7 Privacy

The Property is located wholly within that portion of the PUD designated for golf course use. Therefore, no fences or landscape barriers need be constructed in order to insure that each dwelling unit within the PUD is provided visual and acoustical privacy. Future pedestrian pathways to be constructed for the protection of the occupants and the aesthetic enhancement of the development are graphically depicted on the Final Development Plan. The Property will be landscaped in compliance with other applicable St. Johns County ordinances, however, a detailed landscape plan is not available at this time.

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. area applicable.

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 in Section 9-3-1.

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

Turn-down sidewalks will be constructed in all locations where sidewalks or walkways directly abut off-street parking and loading facilities. There are no streets within the Property, and curbing is not required for interior driveways.

9-1-3 Entrance and Exits

The location of the existing entrance and/or exit from the interior drive to Durbin Boulevard and Davis Pond Boulevard, as graphically depicted on the Final Development Plan, is in accordance with the County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, all interior drives on the Property will be twenty-four feet in width facilitating two-way traffic and parking stalls will be provided at a 90 degree angle.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, all parking spaces will be marked by painted lines or curbs.

9-1-6 Lighting

Lighting within the Property will meet or exceed minimum lumens of 70 watt high pressure sodium fixture lights affixed 10 feet above the roadway.

9-1-7 Screening

Off-street parking shown on the plan will be screened from adjacent land uses. A detailed landscape plan is not available at this time, which will detail the required screening type.

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

A total of 94 parking spaces have been defined to serve the Welcome Center site. This quantity is intended to serve the Welcome Center, golf course and future golf club uses and is well in excess of the number required for business offices.

9-4-1 Off-Street Loading Requirements

Off-street loading is provided in the parking areas and by the private drive serving the Property.

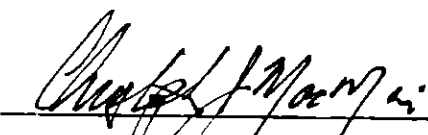
c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

d. All utilities serving the Property including telephone and power will be installed underground within the Final Development Plan area. A water line will be extended to serve the Golf Cart Storage Building and Temporary Trailer. A temporary septic tank will also be installed to serve these facilities. Proposed water and septic services are shown graphically on the Final Development Plan. Also shown on the Final Development Plan is the location and design of the storm sewer facilities serving the Property, and 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 to this Final Development Plan.

GENERAL DEVELOPMENT CORPORATION

BY



Christopher J. MacNair
Project Manager