

Resolution No. 88-207

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR THE ST. JOHNS COUNTY PARK
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS TREATY GROUND
PURSUANT TO ORDINANCE 87-37

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

Section 1: Pursuant to a request dated June 16, 1988 submitted by St. Johns County 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 made in the written submission statement attached hereto as Exhibit B and a letter dated July 5, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY Lawrence O. Hartley
Chairman

Attest: Carl "Bud" Markel, Clerk

Lynda M. McDonald
Deputy Clerk

Adopted Regular Meeting

July 26, 1988

Effective:

July 26, 1988

FINAL DEVELOPMENT PLAN
ST. JOHNS COUNTY PARK
PUD ORDINANCE 87-37

Exhibit B
St. Johns County
June 16, 1988

Project Description:

The subject property is a 40.3-acre parcel located within an area of the Treaty Ground PUD identified as a county park. The proposed Final Development Plan will permit the development of the following primary and support activities:

I. PRIMARY

- Sports Center
- Multi-Purpose Building
- Swimming Pool (50 Meters)
- Racquetball Courts (8)
- Picnic Pavilion (1)
- Tennis Courts (6)
- Tennis Complex Shelter
- Paddle Tennis Courts (8)
- Basketball Courts (2)
- Softball/Little League Fields (3)
- Multi-Purpose Fields (2)
- Canoe Trail
- Bicycle Path
- Jogging/Fitness Trail
- Nature Trail
- Picnic Area
- Boat and Canoe Landing
- Tot Lot/Playground

II. SUPPORT

- Entrance Road
- Signage
- Sidewalks
- Parking (239 spaces)
- Lakes
- Bleachers
- Concession and Restroom Facility
- Maintenance Building
- Security Fence

All of the above activities are shown in Exhibit A along with the location of proposed benches, bicycle racks, lights, trash receptacles and dumpsters.

8-4-1 Density of Development

The total ground area occupied by buildings and structures shall not exceed 35 percent of the total ground area.

8-4-2 Open Space

The Final Development Plan depicts lakes, trails, picnic areas, and wetland areas within the property which are to be utilized as open space or "Common Areas." The open space will be used for passive recreation and conservation areas. The lakes will be owned and maintained by St. Johns County.

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

All development which is to occur within the property will comply with the spirit and intent of the Zoning Ordinance.

8-4-4 Project Size

The Treaty Ground PUD consists of more than 20 acres.

8-4-5 Access

As graphically depicted on the Final Development Plan, access to the subject property shall be provided off Wildwood Road by an entrance drive adjacent to the northern boundary of the property.

8-4-6 Privacy

The FDP reflects the buffers set out in the Treaty Ground PUD. These buffers include 50 feet of open space around the perimeter of the park which includes a jogging/fitness trail and a bicycle path; and the softball/little league fields are located to have a 100-foot minimum setback from the western and west half of the southern boundaries of the park site.

8-4-7 Community Facilities

- a. The water lines, sewer force mains, and lift/pump stations will be owned and maintained by St. Johns County.
- 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.
- c. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal.
- d. Specifications for the entrance drive depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners.

9-1-1 Drainage

The general drainage plan for the property so as to prevent damage to abutting parcels, streets and wetland areas is graphically depicted on the Plan.

9-1-2 Separation from Walkway and Street

Sidewalks are shown throughout the park site which will move pedestrians from parking areas to recreation activities.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

The Final Development Plan illustrates an interior drive which will serve the park facilities.

9-1-5 Marking of Parking Spaces

All paved parking spaces shall be marked.

9-1-6 Lighting

Roadway lighting will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

9-1-7 Screening

Screening will be provided through landscaping and natural areas surrounding the property.

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

The park will include 239 off-street parking spaces of which 2 to 5 will serve as off-street loading spaces.