

RESOLUTION 88-47

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR A MAINTENANCE FACILITY
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS MARSH CREEK
PURSUANT TO ORDINANCE R-PUD-86-060

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

SECTION 1: Pursuant to a letter request dated January 8, 1988,
submitted by Stokes-O'Steen Communities, Inc. 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 C is hereby approved in
reliance upon, and in accordance with, the representations and statements
made in the written submission statement *all of which shall be
complied with.*

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Lawrence O. Hartley*
Chairman

Attest: Carl "Bud" Markel, Clerk

Lyman M. McDonald
Deputy Clerk
Adopted Regular Meeting:

February 23, 1988

Effective:

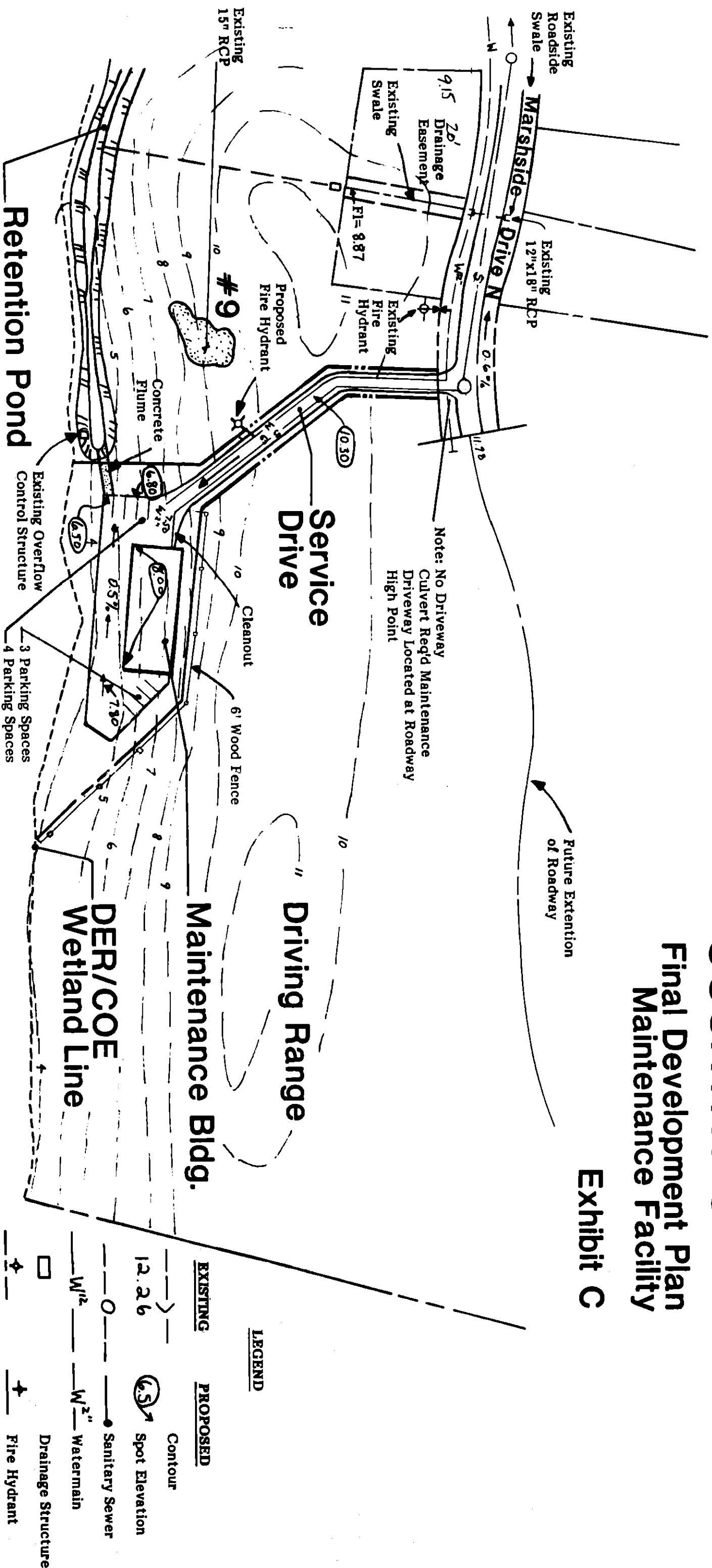
February 23, 1988



MARSH CREEK COUNTRY CLUB

Final Development Plan Maintenance Facility

Exhibit C

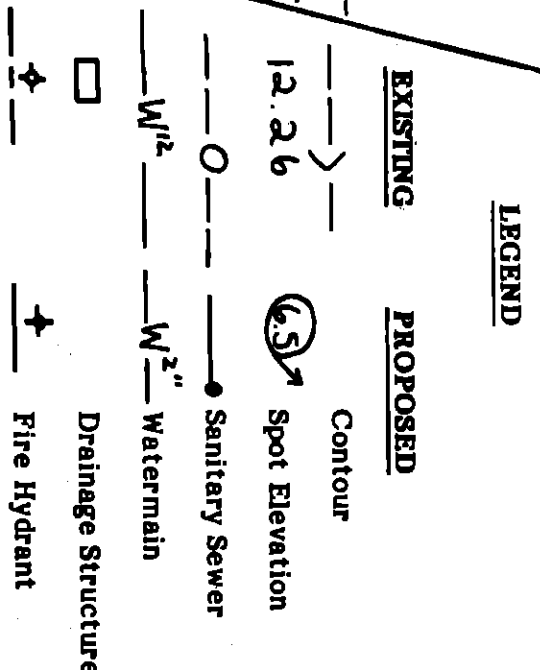


Bottom Elevation = 2.0
Min. Top Slope Elevation = 5.5

MARSH

revised: January 20, 1988
January 7, 1988
1" = 100'

(Finish Floor Elevation = 8.0)



PROSSER, HALLOCK & KRISTOFF, INC.
Planners & Engineers

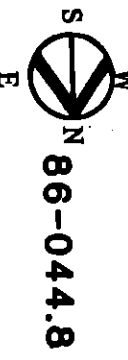


EXHIBIT "A"

STATEMENT OF COMPLIANCE

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD," the attached Final Development Plan and text regarding compliance with Section 8-4, are submitted for your consideration.

The statements and declarations contained herein are incorporated by reference in the Final Development Plan and shall not be amended without approval of the Board of County Commissioners of St. Johns County.

8-4-1 Density of Development.

The total ground area occupied by building and structures shall not exceed 35 percent of the total ground area of the PUD devoted to the approved uses.

8-4-2 Open Space.

The Final Development Plan (Exhibit C) identifies areas around the property within the Marsh Creek PUD which shall be utilized as open space or "Common Areas."

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. There will be no residences on the property.

8-4-4 Project Size.

This particular Final Development Plan is for a 1.2 acre parcel that is a part of the Marsh Creek PUD which consists of more than 20 acres.

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

The open space surrounding the Final Development Plan is primarily that which is a part of the Marsh Creek Country Club and is depicted in the PUD Master Plan and in Exhibit C. The PUD assures the preservation and maintenance of the golf course and open space.

8-4-6 Access.

As graphically depicted on the Final Development Plan, access to the development parcel is provided by a service road, that ultimately intersects Marshside Drive.

8-4-7 Privacy.

Privacy for the Maintenance Building shall be provided by a six foot high wood stockade fence along the western and northern edge of the property.

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.
- 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. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.
- e. No public streets and roadways are included in the project.

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 in the Final Development Plan (Exhibit C).

9-1-2 Separation from Walkway and Street.

There will be no pedestrian walkways in the Maintenance Facility Area.

9-1-3 Entrance and Exits.

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

9-1-4 Interior Drives.

The Final Development Plan illustrates a service drive that serves the Maintenance Facility area.

9-1-5 Marking of Parking Spaces.

All parking spaces shall be marked.

9-1-6 Lighting.

Lighting will be provided in parking areas.

9-1-7 Screening.

Screening shall be provided by a six foot high wood stockade fence on the north and west boundaries of the property, the Marsh to the east and a retention pond and golf course to the south.

9-2 Location of Parking.

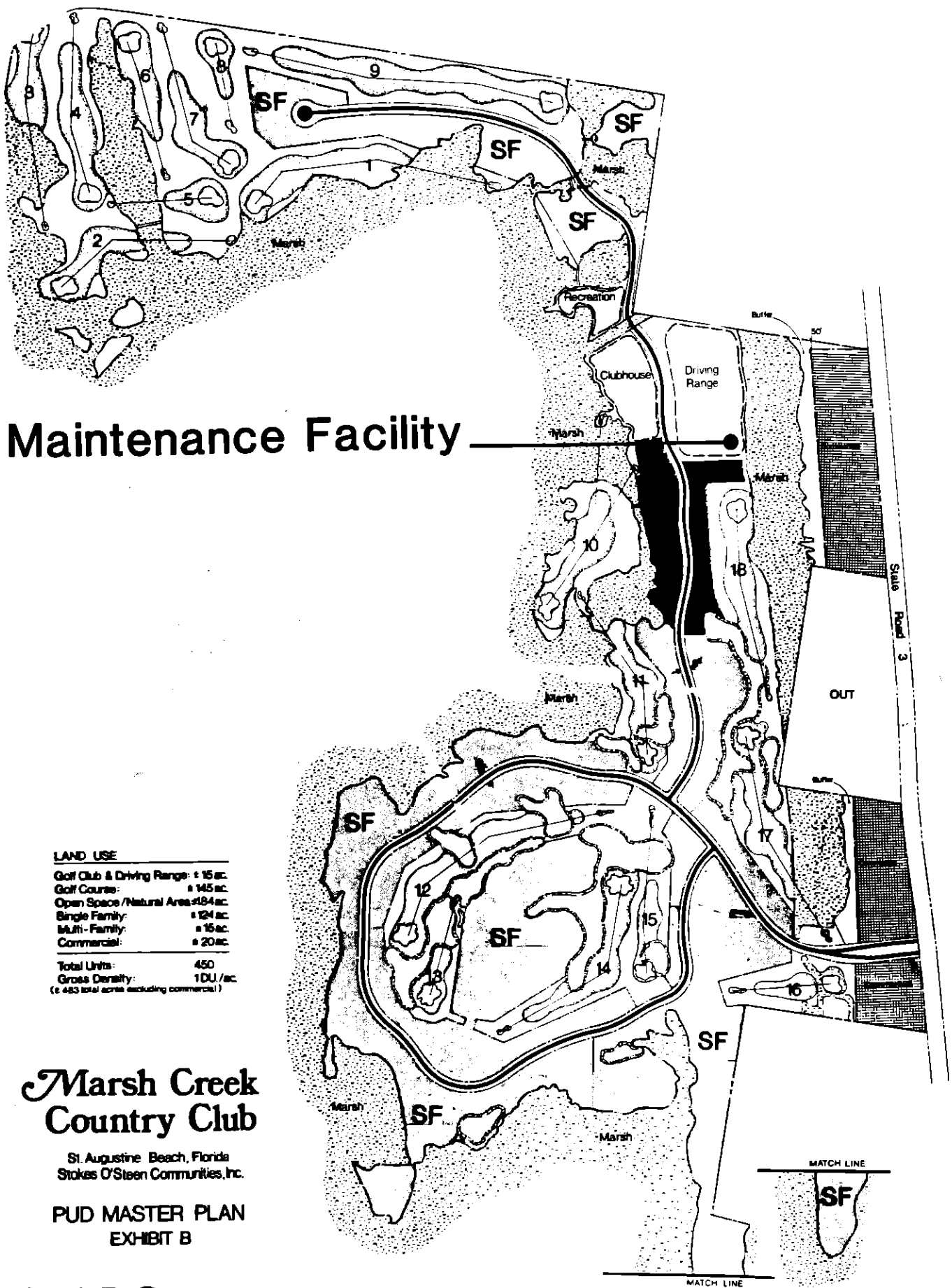
The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

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

The Maintenance Building will employ at a maximum of two employees on the premises at any one time. The building footprint will cover 6,500 square feet. Based on the industrial parking ratio (9-3-1u), one space for each two employees and one space per 5,000 square feet; three off-street parking spaces will be provided.

9-4-1 Off-Street Loading Requirements.

According to Section 9-4-1a, Off-Street Loading Requirements, the Maintenance Building will require one space of off-street loading.



Maintenance Facility

LAND USE

Golf Club & Driving Range:	± 15 ac.
Golf Courses:	± 145 ac.
Open Space/Natural Area:	± 64 ac.
Single Family:	± 124 ac.
Multi-Family:	± 15 ac.
Commercial:	± 20 ac.
Total Units:	450
Gross Density:	1.0U/ac.
<small>(± 483 total acres including commercial)</small>	

Marsh Creek Country Club

St. Augustine Beach, Florida
Stokes O'Steen Communities, Inc.

PUD MASTER PLAN
EXHIBIT B



July 14, 1985
Revised October 17, 1985



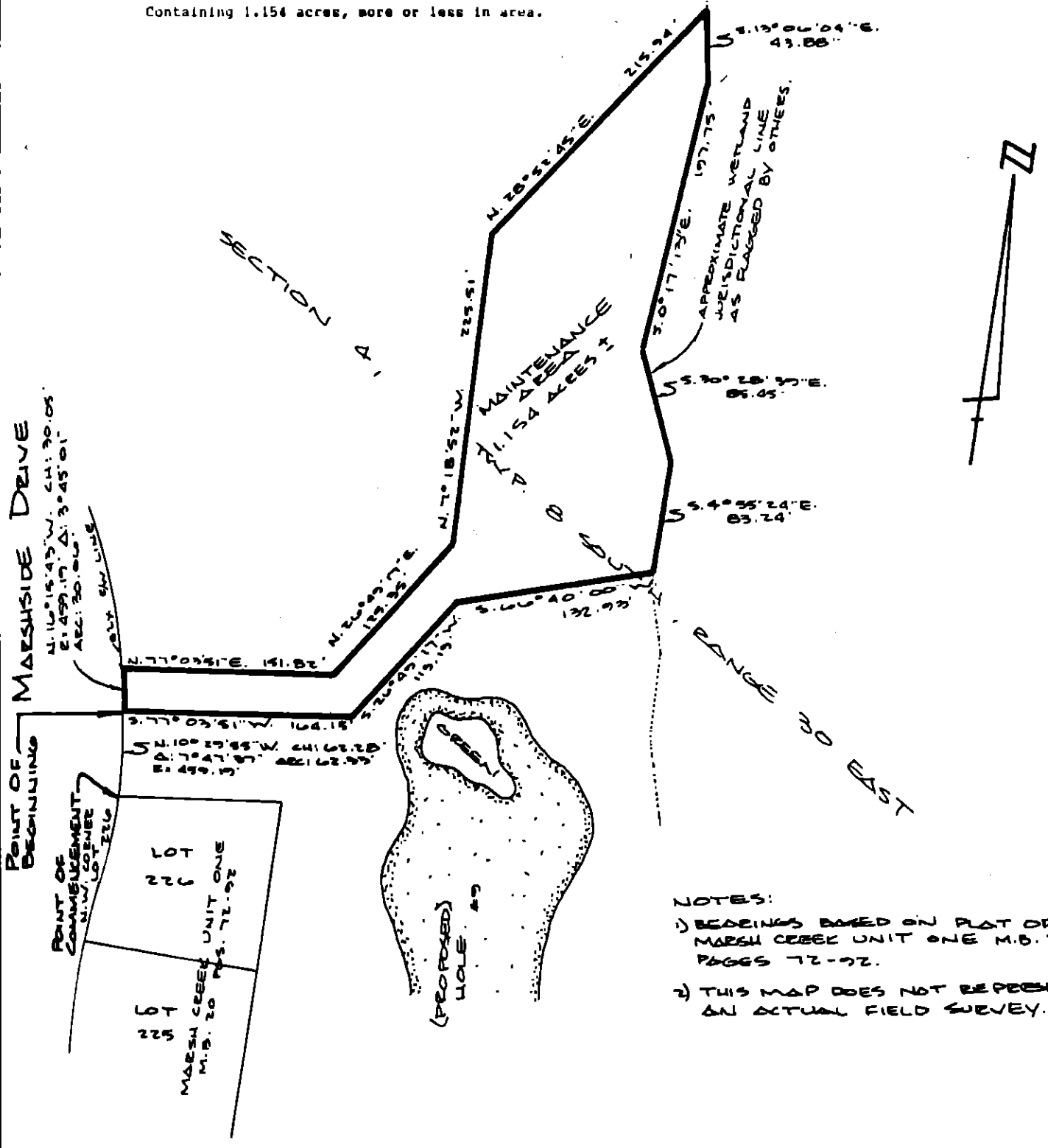
PROBER, MALLOCK & KRISTOFF, INC. Planners & Engineers

MAP SHOWING

A portion of Section 4, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Lot 226, Marsh Creek Unit One as recorded in Map Book 20, Pages 72 through 92, inclusively, of the Public Records of said St. Johns County, Florida; thence on the Easterly right-of-way line of Marshside Drive run the following two (2) courses and distances: **Course No. 1:** on the arc of a curve being concave Southwesterly and having a radius of 459.19 feet, an arc distance of 62.33 feet, said arc being subtended by a chord bearing and distance of North 10°29'55" West, 62.28 feet to the **POINT OF BEGINNING**; **Course No. 2:** thence continuing along last said curve an arc distance of 30.06 feet, said arc being subtended by a chord bearing and distance of North 16°15'43" West, of 30.05 feet; thence North 77°03'51" East 151.02 feet; thence North 26°49'17" East 125.35 feet; thence North 07°18'52" West 225.51 feet; thence North 28°52'45" East 715.94 feet; thence South 13°06'04" East 43.88 feet; thence South 00°17'11" East 197.75 feet; thence South 30°28'39" East 85.45 feet; thence South 04°55'24" East 89.24 feet; thence South 66°40'00" West 132.93 feet; thence South 26°49'17" West 113.19 feet; thence South 77°03'51" West 164.15 feet to an intersection with said Easterly right-of-way line of Marshside Drive and the **POINT OF BEGINNING**;

Containing 1.154 acres, more or less in area.



- NOTES:**
- 1) BEARINGS BASED ON PLAT OF MARSH CREEK UNIT ONE M.B. 20 PAGES 72-92.
 - 2) THIS MAP DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON LIE WITHIN ZONE _____ AS SHOWN ON F.I.A. FLOOD HAZARD BOUNDARY MAP _____ COMMUNITY NO. _____ DATED _____ NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE MAPPED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCUMBRANCES SHOWN AND THAT THE MAP SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.087, FLORIDA STATUTES.
 SIGNED JANUARY 6 19 88
 SCALE 1" = 100'

CLARY, MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32217
 (904) 660-2789

 GREGORY B. CLARY, P.L.S. CERT. NO. 3377

- LEGEND**
- CONCRETE MONUMENT
 - x- FENCE
 - IRON PIPE SET
 - IRON PIPE FOUND
 - x CROSS CUT