

RESOLUTION NO: 89-98

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR A VETERINARY CLINIC AT SAWGRASS VILLAGE
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE NUMBER: 75-15

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

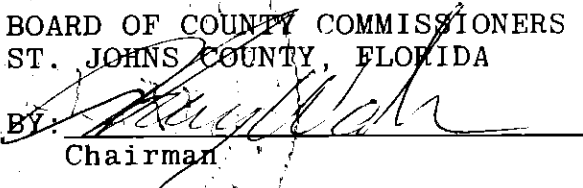
SECTION 1. Pursuant to a request for approval made by Gary Lewis Neuman in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the Board of County Commissioners of St. Johns County, the Final Development Plan attached hereto as Exhibit A1 is hereby approved in reliance upon, and in accordance with the representation and statements made in the written submission statement attached hereto as Exhibit B, the Master Development Map for the PUD attached hereto as Exhibit C, and the Civil Engineering Drainage Plan attached hereto as Exhibit D.

SECTION 2. All attachments included herein are incorporated herein and made a part of the adopting Resolution.

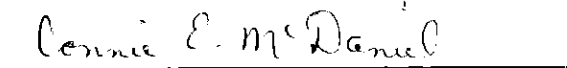
SECTION 3. All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific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

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

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: 
Chairman

ATTEST:


Deputy Clerk

Adopted regular meeting on May 9, 1989

Exhibit B to the Resolution

FINAL DEVELOPMENT PLAN

For a

Veterinary Clinic at

Sawgrass Village

Located within a Part of

PUD 75-15

Submitted March 21, 1989

Gary Lewis Neuman hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a final developmental plan for a portion of Sawgrass Village. The property is located entirely within the parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15 of St. Johns County. The Final Developmental Plan consists of a Map identified as Exhibit "A" to the Resolution and this text identified as Exhibit "B" to the Resolution.

The improvements to be constructed pursuant to the Final Developmental Plan is a veterinary clinic consisting of a building approximately 2,824 square feet in area.

In accordance with the procedure established in Section 8-3 of the St. Johns County Zoning Ordinance this Final Developmental Plan is submitted to you for your consideration.

8-3-4 Permits Required

A Building Permit and Certificate of Occupancy may be obtained for the veterinary clinic shown on the Map. Upon completion and issuance of the Certificate of Occupancy for the clinic, Gary Lewis Neuman will submit to the Zoning Board for its information and in compliance with the approved Final Development Plan, or revised as built survey of the improvements prepared by a registered Florida land surveyor.

8-4-1 Density of Development

This sections applies only to residential structures. The proposed Final Developmental Plan includes only the development of a commercial structure, to wit: a veterinary clinic.

8-4-2 Open Space

The location of the building, landscaping, and parking with all open space on the property sought to be developed is shown on the Map. Open space for the entire PUD has been designated on the previously approved Master Development Map for the PUD attached hereto as Exhibit "C". The veterinary clinic is proposed to be constructed in an area designated for future commercial development within the PUD.

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

The relative location and size of the building to be built pursuant to this Final Developmental Plan are shown on the Map. The building will be a single-story structure. The new building will be located on Sawgrass Village Circle an arterial road already constructed within the PUD and will be set back approximately 35 feet from the right-of-way of Sawgrass Village Circle.

8-4-4 Project Size

The entire PUD consists of more than 20 acres. The new building will be located on a portion of a lot consisting of approximately 15,500.00 square feet located between the right-of-way of Sawgrass Village Circle and the toe of the berm of the lot, as shown on the Map. The new building will contain a total of 2656 square feet.

8-4-5 Support Legal Documents for Open Space

Support legal documents for Open Space were previously submitted and approved for the entire PUD by Arvida Corporation and adopted on December 14, 1982.

8-4-6 Access

The Final Developmental Plan contains no single-family dwelling units, therefore this section is not applicable. However, access to the property proposed for development is to be provided by grant of a non-exclusive easement from Arvida/JMB Partners. The easement will provide access upon the Arterial Road System of the PUD to Highway A-1-A.

8-4-7 Privacy

The property is located wholly within that portion of the PUD designated for commercial use. Therefore, no fences or other such barriers will be necessary to insure privacy of dwelling units. Section 5-8-1(M) of the St. Johns County Zoning Ordinance requires a veterinary clinic to be located in a soundproof building. The proposed building shall be wholly and completely soundproofed by use of heavily insulated outside walls to meet requirements set forth by St. Johns County. The exterior of the building will have a sound transmission class of 50±.

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 St. Johns County Zoning Ordinance are addressed specifically below in Section 9-3-1.
- c. An Arterial Road System has been constructed within the PUD providing for traffic circulation with sufficient space to permit access to firefighting equipment, moving vans, fuel truck, refuse collection, deliveries and debris removal.
- d. All utilities serving the property shall be underground.
- e. There are no streets within the property proposed for development.

9-1-1 Drainage

The drainage plan for the property so as to prevent damage to abutting parcels and public streets and alleyways is set forth in the Civil Engineering Drainage Plan attached hereto as Exhibit "D". All off-street parking and loading areas will be surfaced with asphalt pavement in accordance with county specifications.

9-1-2 Separation from Walkway and Street

The off-street Parking Area will be separated from pedestrian walkways, if any, by protective curb stops.

9-1-3 Entrances and Exits

The location and design of the entrance to the property from Sawgrass Village Circle, an arterial road already constructed within the PUD, will be constructed as shown on the Map.

9-1-4 Interior Drives

Interior drives to the parking area of the property shall be constructed as shown on the Map.

9-1-5 Marking of Parking Spaces

As shown on the Map, 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 250 watt high pressure sodium fixture lights affixed 16 feet above the off-street parking area. Additionally, flood lights will be located at the southwest and southeast corners of the proposed building. It is not anticipated that the facilities will be used at night except to treat clients of the veterinary clinic on an emergency basis.

9-1-7 Screening

Section 9-1-7 is inapplicable because the property is located wholly within that part of the PUD designated for commercial use and no off-street parking space on the property will be located closer than 40 feet to a residential lot.

9-2 Location

All required off-street parking and loading facilities serving the buildings are located within the property.

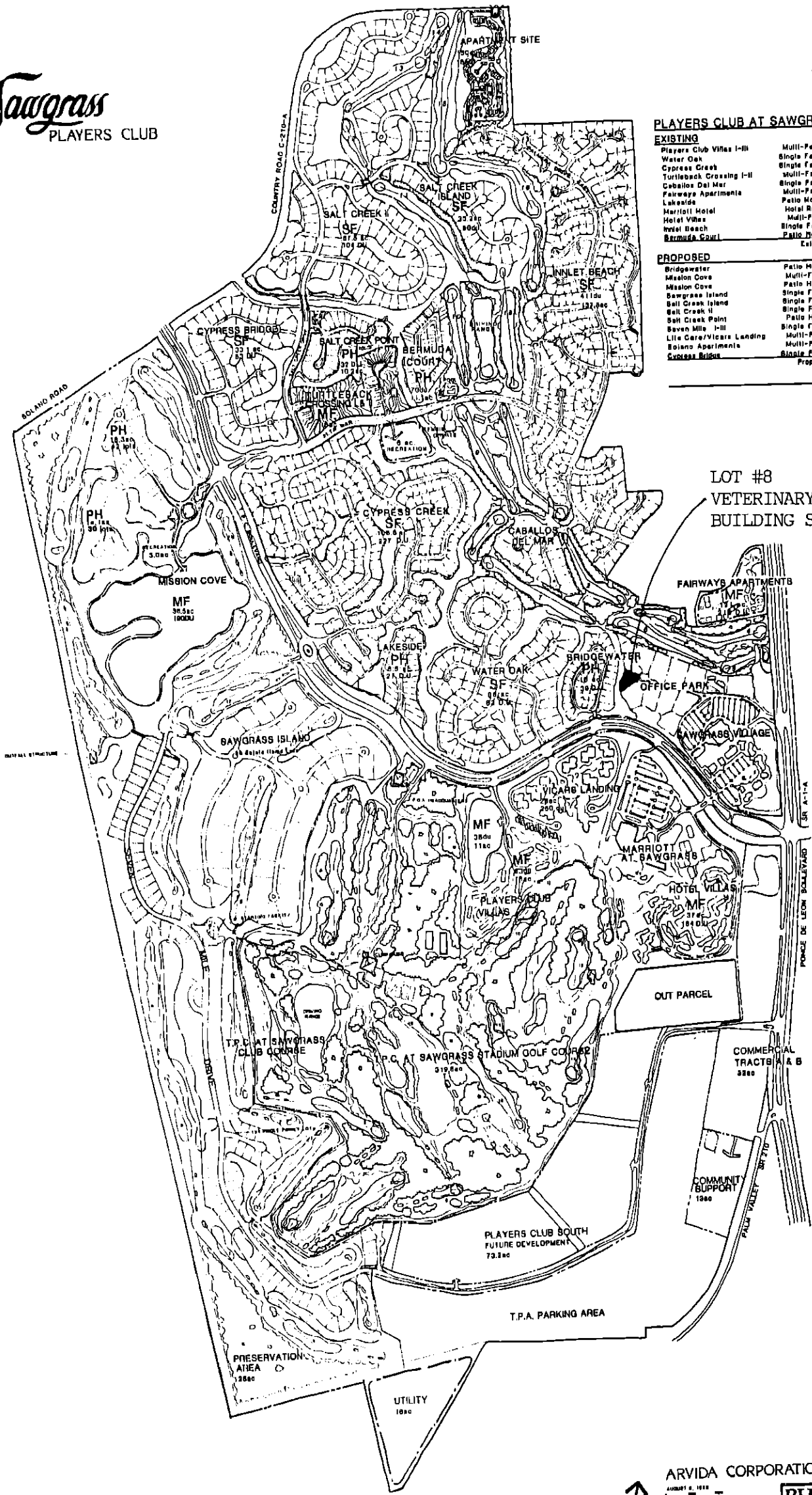
9-3-1 Off-Street Parking Numbers Required

The present intended use of the new building shown on the Map and the resulting parking requirements for the building is as follows:

The veterinary clinic will contain 12 parking places, one designated for handicapped parking.

The proposed clinic, upon opening, is anticipated to employ one doctor and two employees. While future expansion may lead to an increase in employees, it

is not anticipated that more than 2 doctors nor 5 other employees will work in the clinic. The proposed clinic contains 3 examining rooms. The parking spaces provided therefore exceed the requirements of the Zoning Ordinance.



PLAYERS CLUB AT SAWGRASS

| EXISTING | | |
|---------------------------|---------------|---------------------|
| Players Club Villas I-III | Multi-Family | 101 |
| Water Oak | Single Family | 83 |
| Cypress Creek | Single Family | 227 |
| Turtleback Crossing I-II | Multi-Family | 102 |
| Caballos Del Mar | Single Family | 22 |
| Fairways Apartments | Multi-Family | 318 |
| Lakeside | Patio Homes | 37 |
| Mariotti Hotel | Hotel Rooms | 350 |
| Hotel Villas | Multi-Family | 164 |
| Hotel Beach | Single Family | 411 |
| Bermuda Court | Patio Homes | 10 |
| | | Existing Total 1773 |

| PROPOSED | | |
|--------------------------|---------------|---------------------|
| Bridge Water | Patio Homes | 38 |
| Mission Cove | Multi-Family | 180 |
| | Patio Homes | 72 |
| Sawgrass Island | Single Family | 56 |
| Salt Creek Island | Single Family | 80 |
| Salt Creek II | Single Family | 104 |
| Salt Creek Point | Single Family | 32 |
| Seven Mile I-III | Single Family | 124 |
| Lite Care/Vicars Landing | Multi-Family | 850 |
| Bolano Apartments | Multi-Family | 150 |
| Cypress Bridge | Single Family | 133 |
| | | Proposed Total 1733 |

TOTAL 2506

LOT #8
VETERINARY CLINIC
BUILDING SITE

VETERINARY CLINIC AT SAWGRASS VILLAGE
FINAL DEVELOPMENTAL PLAN
MASTER DEVELOPMENT MAP
EXHIBIT C