

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN FOR

GOLF MAINTENANCE FACILITY

WITHIN THE PONCE DE LEON RESORT & CONVENTION CENTER

ZONED PUD

PURSUANT TO ORDINANCE NO. 89-28

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 PONCE DE LEON RESORT & CONVENTION CENTER, INC., a Florida corporation, 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 Board, 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 in the letter dated September 18, 1989, attached hereto as Exhibit "C", all of which are incorporated into the final development plan and made a part thereof and hereof.

SECTION 2: 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 may conflict with specific provisions of the approved development plan or PUD ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY

By: Craig A. Maguire  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: [Signature]  
Deputy Clerk

Adopted regular meeting: February 13, 1990

Effective: February 13, 1990

P. U. D. OFF. REC.  
BOOK C PAGE 162

**EXHIBIT B TO**  
**FINAL DEVELOPMENT PLAN**  
**FOR GOLF MAINTENANCE FACILITY**  
**A PORTION OF THE PONCE DE LEON RESORT & CONVENTION CENTER**  
**ZONED PUD PURSUANT TO ORD 89-28**

**Applicant:**

PONCE DE LEON RESORT & CONVENTION  
CENTER, INC., a Florida corporation

**Attorneys for Applicant:**

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By:

John D. Bailey, Jr.

**P. U. D. OFF. REC.**  
**INTRODUCTION** BOOK C PAGE 663

Attached hereto you will please find all materials, drawings, information and other documentation, as required by Sections 8-3 and 8-4, St. Johns County Zoning Ordinance, concerning the final development plan for the Golf Maintenance Facility, (the "Maintenance Facility" or "Facility"), within the PONCE DE LEON RESORT & CONVENTION CENTER Planned Unit Development.

**8-4-1 Density of Development**

This section is not applicable to this final development plan as the Maintenance Facility will not be used for residential purposes.

**8-4-2 Open Space**

This section is not applicable as there is no open space within the Maintenance Facility site.

**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 St. Johns County Zoning Ordinance. The Maintenance Facility will be used to house and maintain equipment and supplies necessary for the care and maintenance of the golf course within the PUD. The Maintenance Facility will consist of a one (1) story metal building containing approximately 9,750 square feet, a storage building containing approximately 1,200 square feet and a fuel and wash area. All buildings will be setback a minimum of 35' from the right of way of U.S. 1. The maximum height of the buildings within the property shall be 20'.

The fuel area will be used to supply fuel for trucks, automobiles, and equipment utilized in the development and maintenance of the PUD. No fuel will be sold on site to third parties. The fuel area will contain two (2) 500 gallon gasoline storage tanks and one (1) 250 gallon storage tank for diesel fuel. All such tanks will be located above ground over a concrete slab and will be surrounded by a concrete retaining wall.

The Maintenance Facility will be landscaped and screened from

view of U.S. I by landscaping consisting of trees and shrubs. The Facility will be accessed by a limited access driveway from U.S. I which will also provide access to the water site to be constructed by the City of St. Augustine adjacent thereto. The driveway shall also serve as the temporary construction access for the PUD. A deceleration lane shall be constructed adjacent to U.S. Highway I as shown on the Final Development Plan.

The Facility will be served by a paved parking lot containing eleven (11) parking spaces. The Facility will be secured by a 6' high chain link fence which will surround the property on three (3) sides. Water and Sewage for the Facility will be furnished by the City of St. Augustine. Provided, however, until such time as the City of St. Augustine constructs a water and sewer system to serve the PUD, water and sewer for the facility shall be provided by a temporary on site well and water system and septic tank.

An identifying sign not exceeding 6' in height and 50 square feet in size shall be located on site and set back a minimum of 20' from the right of way of U.S. Highway I.

**8-4-4 Project Size**

The Maintenance Facility site is approximately 1.19 of an acre in size.

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

The Maintenance Facility site will be owned and maintained by the applicant and contains no common area.

**8-4-6 Access**

As depicted in the final development plan the Maintenance Facility is provided vehicular access via a limited access driveway

from U.S. Highway I which will be maintained jointly by the applicant and the City of St. Augustine as owner of the water plant site.

**8-4-7 Privacy**

This section does not apply as no dwelling units are located within the Maintenance Facility site.

**8-4-8 Community Facilities**

(a) The roads, drainage facilities and utility lines serving the Maintenance Facility will be owned by the applicant or the City of St. Augustine and no facilities are proposed for dedication to St. Johns County.

(b) All requirements for off street parking and loading set forth in Article IX of the St. Johns County Zoning Code are specifically addressed below:

**9-1-1 Drainage**

The general drainage plan for the property has been designed so as to prevent damage to abutting parcels and streets and is graphically depicted on the final development and described in the Stormwater Management Report filed herewith. The existing parking and loading areas will be surfaced with erosion resistant material in accordance with County specifications.

**9-1-2 Separation from Walkway and Street**

Off street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys.

**9-1-3 Entrances and Exits**

The location and design of the entrances and exits serving the Maintenance Facility site shall be in accordance with St. Johns County specifications.

**9-1-4 Interior Drives**

As shown on the final development plan, the driveway serving the Maintenance Facility site will have a minimum width of twenty-four (24) feet, thus facilitating two-way traffic.

**9-1-5 Marking of Parking Spaces**

Parking spaces in lots of more than ten (10) spaces shall be marked, by painted lines or curbs, or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operation in the lot.

**9-1-6 Lighting**

Adequate lighting shall be provided for the off street parking and loading facilities, if any, to be used at night and shall be designed and installed in order to minimize glare on adjacent property.

**9-1-7 Screening**

The applicant shall utilize compact permanent shrubbery of a height of at least 6' to screen the parking lot from any residential properties lying within 40' thereof.

**9-2-1 Location**

The required off street parking facilities will be located contiguous to the Maintenance Facility.

**9-3-1 Off Street Parking: Numbers Required**

Sufficient off-street parking spaces have been provided to meet the requirements of Section of 9-3-1.

**9-4-1 Off Street Loading, Requirements**

The Maintenance Facility will be served by one (1) off-street loading space as required by Section 9-4-1(a).

(a) The final development plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. The property will be afforded fire protection by a fire hydrant to be installed either on site or on the adjacent water tank site. Such hydrant will be installed at the time the City of St. Augustine constructs the water tank facility.

(b) All utilities serving the property including telephone, power, cable television, sewer lines and water lines will be installed underground. All storm water facilities shall be designed and constructed in accordance with applicable County regulations.

(c) The limited access driveway serving the Maintenance Facility will be designed in accordance with St. Johns County standards or equal thereto.

**Applicant:**

PONCE DE LEON RESORT & CONVENTION CENTER, INC., a Florida corporation

**Attorneys for Applicant:**

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By: John D. Bailey, Jr.  
John D. Bailey, Jr.



UPCHURCH, BAILEY AND UPCHURCH, P. A.

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FRANK D. UPCHURCH, III  
TRACY W. UPCHURCH

KEITH R. FOUNTAIN

September 18, 1989

Ms. Betty Sue Solana,  
Planning Technician  
St. Johns County Planning and  
Zoning Department  
Post Office Drawer 349  
St. Augustine, Florida 32085-0349

P. U. D. OFF. REC.  
BOOK C PAGE 669

RE: Final Development Plan for Golf Maintenance  
Facility within the Ponce de Leon Resort and  
Convention Center

Dear Ms. Solana:

In response to the comments listed in your letter of September 6, 1989, we offer the following:

1. Permits from the Florida Department of Transportation and St. Johns River Water Management District will be obtained prior to final engineering approval and on site construction.
2. A copy of the recorded easement to be granted the City of St. Augustine will be furnished to the Engineering Department following the execution and recording of such easement.
3. The typical asphalt section shown in the Final Development Plans shall be revised to show an eight inch (8") limerock base with a minimum density of ninety-eight percent (98%) MP.
4. The trees and shrubs to be located adjacent to U.S. Highway No. 1 shall have a minimum height of six feet (6') at the time of planting.
5. The temporary septic tank system shall be removed and replaced by a central sewage system within one (1) year from the date of issuance of a Certificate of Occupancy for the facility.

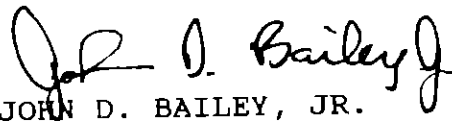
Ms. Betty Sue Solana  
September 18, 1989  
Page Two (2)

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6. Fire hydrants shall be installed on site within six (6) months from the date of issuance of a Certificate of Occupancy for the facility.

Also enclosed is a revised Resolution which has been modified to reflect the submission of this letter and the inclusion of the savings clause.

Sincerely,



JOHN D. BAILEY, JR.

JDB, JR./gb  
Enclosure  
xc: Mr. Gil Walker

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
BOOK C PAGE 671

I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

**RESOLUTION NUMBER 90-30**

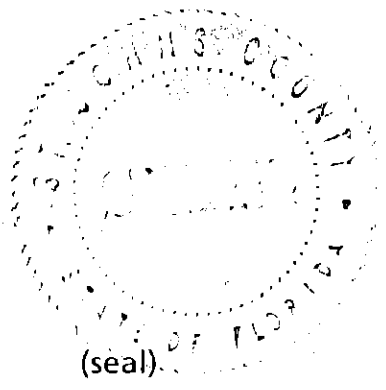
RESOLUTION NO. 90-30 adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held February 13, 1990, and recorded in official minutes of said meeting.

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 7th day of March, 1990.

FILED WITH THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.  
MARCH 13 1990  
CLERK OF CIRCUIT COURT

CARL "BUD" MARKEL,  
CLERK OF THE CIRCUIT COURT  
Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida



BY: Amy B. Mulligan  
Deputy Clerk-Amy B. Mulligan