

RESOLUTION NO. 90-33

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR ST. JOHNS WILDLIFE INCORPORATED
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 74-16

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

SECTION 1: Pursuant to a request for approval made by St. Johns Wildlife Care, 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 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 letter dated 11-1-89 signed by Charles R. Faulkner.

PASSED AND ADOPTED this 13th day of February,
1990:



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig Haguire
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Amy B. Mulligan
Deputy Clerk

September 11, 1989

St. Johns County
Board of County Commissioners
St. Johns County Courthouse
P.O. Drawer 349
St. Augustine, Florida 32084

RE: FINAL DEVELOPMENT PLAN FOR THE NEW
FACILITY OF ST. JOHNS WILDLIFE CARE, INC.
LOCATED AT ST. AUGUSTINE SHORES - UNIT 7

Dear Commissioners,

We are officially submitting, for approval by St. Johns County Planning & Zoning Agency and the St. Johns County Board of County Commissioners, a Final Development Plan for a wildlife education and rehabilitation facility on the property designated for community facility use under PUD 79-73 as amended (Resolution 88-183). This site is wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 74-16.

This submittal consists of a Final Development Plan (Exhibit A) depicting the buildings, site configuration and parking area and (Exhibit B) written text in support of the Final Development Plan.

In summary, we feel that the above described facility is well within compliance of the St. Augustine Shores PUD and existing zoning as a community facility. Thank you in advance for your assistance and cooperation and we look forward to serving the

local area and all of St. Johns County in the future by providing quality, educational programs and professional help for our injured native wildlife.

Respectfully submitted,

Charles Faulkner

Charles Faulkner,
Planning Advisor

CF/keJ
Enclosures;

Resolution
Final Development Plan (Exhibit A)
Written Text (Exhibit B)

September 11, 1989

EXHIBIT B

FINAL DEVELOPMENT PLAN FOR TRACT "G"
IN THE ST. AUGUSTINE SHORES PUD.

St. Johns Wildlife Care, Inc. is planning to build a wildlife rehabilitation complex and educational center on a 5.48 parcel of land designated as Tract "G" in Unit 7 of the St. Augustine Shores PUD. The site is bordered on the east by Shores Boulevard, on the south by a natural landscape buffer strip, on the west by an existing stormwater retention pond known as "Bird Pond", and on the north by Tract "H" which is currently designated as a future church site.

The first phase of the project involves the building of a 1,156 square foot, two story education center including a 2nd story 400 square foot apartment. Total square footage for Phase I is 1,556 square feet. The first floor of the structure will be dedicated to the education center and will consist of an office, storage space, bathroom facilities and an animal infirmary.

The building will be made available for organized field trips sponsored by non-profit organizations such as Scouting groups, schools, and other community and civic organizations. Occasional fund raising activities will also be held at this site. A gift shop will also be included on the 1st floor to assist fund raising efforts. (St. Johns Wildlife Care, Inc. is a non-profit organization.)

The second floor of the structure will provide living accommodations for the caretaker of the facility and grounds. This area will consist of normal living accommodations including cooking facilities, bathroom, bedroom, and den. This facility will not be made available for leasing nor will anyone other than St. Johns Wildlife Care personnel be utilizing the apartment.

The building will be centrally heated and cooled by heat pumps for comfort in all seasons and to maintain proper conditions for the wildlife in the infirmary. It will be equipped with handicapped accessible bathrooms. The parking area included in Phase I will consist of 18 spaces which are to be left in a semi natural state, with wood chips being periodically spread in order to maintain a functional yet rustic parking area. A 24 foot wide driveway will be constructed to connect the parking facility to Shores Boulevard. This driveway will as well be maintained with a wood chip surface. All walkways and trails within the property will be maintained in as natural condition as possible, utilizing wood chips to maintain easy access.

Nature trails will connect the proposed structures to a platform, observation and picnic area located in the vicinity of the existing, "Bird Pond". The picnic area will consist of wooden picnic tables with appropriate trash containers so that groups utilizing this area may clean up after themselves.

Vegetation lying between Shores Boulevard and the proposed Phase I structure is currently very dense and will remain undisturbed, serving as a buffer area with a minimum of [100] foot width.

Though very little, if any, of the Phase I structure will be in view from Shores Boulevard, the St. Johns Wildlife Care, Inc. logo will be exhibited on a carved wood sign located to the south of the driveway. The words "St. Johns Wildlife Care, Incorporated" will flank the logo and will be as large as current regulations permit. The sign will be a maximum of 6 ft. high, will be no larger than 2 1/2 ft. x 3 ft. in size, and will be setback a minimum of 15 ft. from the Shores Boulevard right-of-way. Soft earth tone colors will be used throughout the facility, with the majority remaining in a natural wood color.

Phase II of the building program will consist of a rehabilitation center. The center will be a maximum of 2000 sq. ft. The exact configuration of the center is at this time unknown but it is anticipated to consist of structures, which will provide, temporary rehabilitation facilities for a variety of the areas native wildlife and an aviary which will serve as a flight cage for injured fowl.

Phase III will consist of a storage shed where additional supplies will be kept including, but not limited to, animal feed, building materials and various maintenance equipment. The shed will encompass a maximum area of 2000 sq. ft. This area will be out of the view of Shores Boulevard and fenced in entirely by a six foot high chain link or wooden fence.

The completion of the entire project is dependant upon economic conditions, local demand (as far as the volume of animals which are brought to the center to be cared for), and any number of other as of yet unknown factors. If current fund raising revenues are projected to continue, additional phases will be added approximately every [three to four years.] Assuming the above is consistently maintained, completion of the entire project would take about [10 years.]

All of the buildings and parking areas are to be inter-connected by wood chip paths with easy grades, making them comfortable for handicapped persons, or people in wheelchairs, to use them.

Most of the five acre plot will be left natural, removing only those trees necessary for grading and construction. All of the property is located in heavily forested upland areas. A minimal amount of natural landscaping is planned.

Potable water will be supplied by St. Augustine Shores Utilities. Irrigation and "wash down" water will be provided by a shallow on site well. Wastewater treatment will be via on site septic tank, until such time that a main sewer line is constructed along Shores Boulevard, into Unit 7. At such time, St. Johns Wildlife Care, Inc. will be required to hook up to this sewerline within 90 days after said construction is completed.

An extremely minimal amount of the site will be impacted by impervious surface areas. The small amount of stormwater runoff generated from this site will be directed into the adjacent stormwater retention pond located to the west. All of the stormwater runoff generated by the site was taken into consideration during the initial master planning of the water management system.

The Deltona Corporation

EXECUTIVE OFFICES: 3250 S.W. THIRD AVENUE • MIAMI, FLORIDA 33129 • (305) 854-1111

CHARLES R. FAULKNER
Assistant Vice President
Planning and Permitting

November 1, 1989

Ms. Betty Solana
Planning Technician
St. Johns County
Planning & Zoning Department
P.O. Drawer 349
St. Augustine, Florida 32085-0349

RE: ST. JOHNS WILDLIFE CARE, INC. - TRACT "G"
ST. AUGUSTINE SHORES

Dear Betty,

Pursuant to your correspondence, received by this office on October 20, 1989, and our discussions last week, I have the following responses.

1. WOOD CHIPS WOULD NOT BE A SUITABLE STABILIZING MATERIAL.

After consultation with County Engineering Staff, we are advised that wood chips will not meet St. Johns County subdivision regulations and therefore we agree to stabilize all driving and parking areas with shell or other suitable material.

2. NEED FINISH FLOOR ELEVATION FOR ALL PROPOSED BUILDINGS.

All floor elevations will be a minimum of 12 inches above grade and a minimum of 4 inches above the roadway crown (Shores Boulevard).

3. TWO WAY TRAFFIC REQUIRES A MINIMUM DRIVING SURFACE WIDTH OF 24'.

The main drive leading to the proposed structure from Shores Boulevard is currently indicated and planned to be 24' wide. The service drive shown on the final development plan will be expanded to a driving surface width of 20 ft., based on discussions with engineering staff. We are advised that will meet County subdivision regulations.

4. HOW DOES STORMWATER ENTER THE RETENTION AREA?

Bird Pond, located immediately to the west, and adjacent to, Tract "B", is a retention pond to be utilized for a large portion of the Unit 7 development. Flow from the subject tract will be via over land sheet flow and will go directly into the retention pond or be caught by road side swales which will inturn convey stormwater into the master drainage system.

5. WILL HEIGHT OF STRUCTURES BE LIMITED TO A MAXIMUM OF 35'.

Yes.

6. IS A HYDRANT AVAILABLE FOR FIRE PROTECTION?

Currently, the closest fire hydrant is approximately 1200 ft. from the subject site. Once the utilities have been installed in Unit 7, (approximately 3 years away), a fire hydrant would be located on Shores Boulevard, well within the required 500 foot radius of the proposed structure.

I have meet with Mr. Frank McElroy, to discuss the above. We are optimistic that an interim method of adequate fire protection for the proposed structure may be arrived at. I plan to settle this issue with Mr. McElroy prior to the final development plan being presented to the Board of County Commissioners.

7. HEALTH DEPARTMENT HAS COMMENTED THAT THE SEPTIC SYSTEM CAN BE FOR DOMESTIC WASTE ONLY, THAT DER WILL NEED TO APPROVE/PERMIT ANY ANIMAL WASTE DISPOSAL SYSTEM.

The temporary septic system will not be utilized for any animal waste disposal.

8. ARE SEPARATE PARKING FACILITIES ANTICIPATED OR PLANNED FOR THE "FUTURE AREAS"?

No.

In addition to the above, it is our understanding that several changes are required on the existing final development plan drawings. By copy of this letter, I am requesting that Mr. Les Thompson (Project Architect), make the following revisions;

1. Please indicate the location of the proposed fire hydrants which will be placed along Shores Boulevard, located east of the subject property.
2. Please add topographic contour lines to the plan view of the final development plan.
3. Please sign and seal each of the eighteen sets of final development plan drawings.

The above will be accomplished in a timely manner so as not to unduly delay the approval process of this final development plan.

As always, we sincerely thank you for your assistance and cooperation.

Very truly yours,



Charles Faulkner

CF/kel

cc: Les Thompson
Gail Compton