

COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
THE FOUNTAINS OF ST. AUGUSTINE - TEMPORARY SALES CENTER  
LOCATED WITHIN THE PARCELS OF LAND ZONED PUD  
KNOWN AS THE FOUNTAINS OF ST. AUGUSTINE  
PURSUANT TO ORDINANCE 89-56

and December 4, 1989

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

Section 1: Pursuant to a letter of request dated November 3, 1989, submitted by The Fountains of St. Augustine 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.

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 variance and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan of PUD Ordinance. Modifications to approved development plans by variance or special exception shall be prohibited.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Craig A. Maguire

ATTEST: Carl "Bud" Markel, Clerk

Rosemary Jones

Deputy Clerk

ADOPTED REGULAR MEETING:

January 9, 1990

EFFECTIVE:

January 9, 1990





PROSSER, HALLOCK & KRISTOFF, INC.  
Planners and Engineers

November 3, 1989

St. Johns County  
Board of County Commissioners  
PO Drawer 349  
St. Augustine, FL 32085-0349

Re: Final Development Plan, Letter of Request  
The Fountains of St. Augustine,  
Temporary Sales Center  
PHK Ref. No. 88-081.03

Dear Board Members:

On behalf of The Fountains of St. Augustine, we are submitting for approval by the St. Johns County Planning & Zoning Agency and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for The Fountains of St. Augustine Temporary Sales Center, as referenced in the PUD Master Plan.

The Sales Center is located wholly within those parcels included in the PUD. The Center, itself, will consist of a doublewide trailer and include 16 parking spaces. The surface of the parking area and drive will be a stabilized surface. In addition to using existing vegetation, the entire site will be landscaped.

A shallow well will be used for toilets and irrigation, and a tank shall be provided for sewage, with regular removal of sewage waste. The Sales Center will use bottled water for drinking purposes.

In addition to the existing billboard, a temporary sign will be placed at the entrance to the Sales Center. The sign will be no larger than 6 feet by 4 feet with a maximum height of 8 feet.

8101 Phillips Highway • Suite One • Jacksonville, Florida 32256-7457 • 904/739-3655

St. Johns County  
November 3, 1989  
Page Two

We have attached a drawing of the Temporary Sales Center and its location, a copy of the PUD Master Plan, as well as a Form of Resolution.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

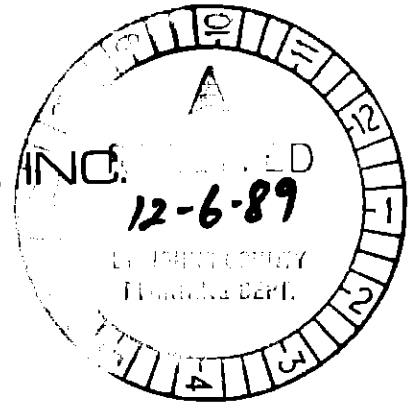
Jan Bowman Lieber  
Planner

Enclosures: Final Development Plan (Exhibit A)  
PUD Master Plan (Exhibit B)  
Form of Resolution

cc: Herb Underwood (The Fountains of St. Augustine)



**PROSSER, HALLOCK & KRISTOFF, INC.**  
Planners and Engineers  
December 4, 1989



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

RE: The Fountains of St. Augustine  
FDP for Temporary Sales Center  
PHK Reference No. 88-081.08

Dear Ms. Solana:

Thank you for your letter of November 20, 1989 which provided us staff comments for the above referenced FDP. I would like to respond to the comments as follows:

1. A letter has been sent to the Florida Department of Transportation requesting approval to use the entrance on State Road 16. (Copy of the letter is attached).
2. Due to the temporary nature of the improvements and since there will be no paved surfaces, we believe there will be no adverse impact to the surrounding area caused by stormwater runoff. Additionally, the parking area will be stabilized to prevent erosion and the production of dust.
3. The site of the sales center will be converted to golf course use. The sales center will be relocated to the permanent sales center location off of the main entry road.
4. A legal description of the temporary sales center site is attached.
5. The sales center is only temporary and non-residential. The utility system is under construction for the permanent sales center and fire protection will then be available.

If you have any further questions or comments, please contact me at your earliest convenience.

Sincerely,

**PROSSER, HALLOCK & KRISTOFF, INC.**

*Janet B. Lieber*  
Janet B. Lieber  
Planner

JBL/ps  
8101 Phillips Highway . Suite One . Jacksonville, Florida 32256-7457 . 904/739-3655

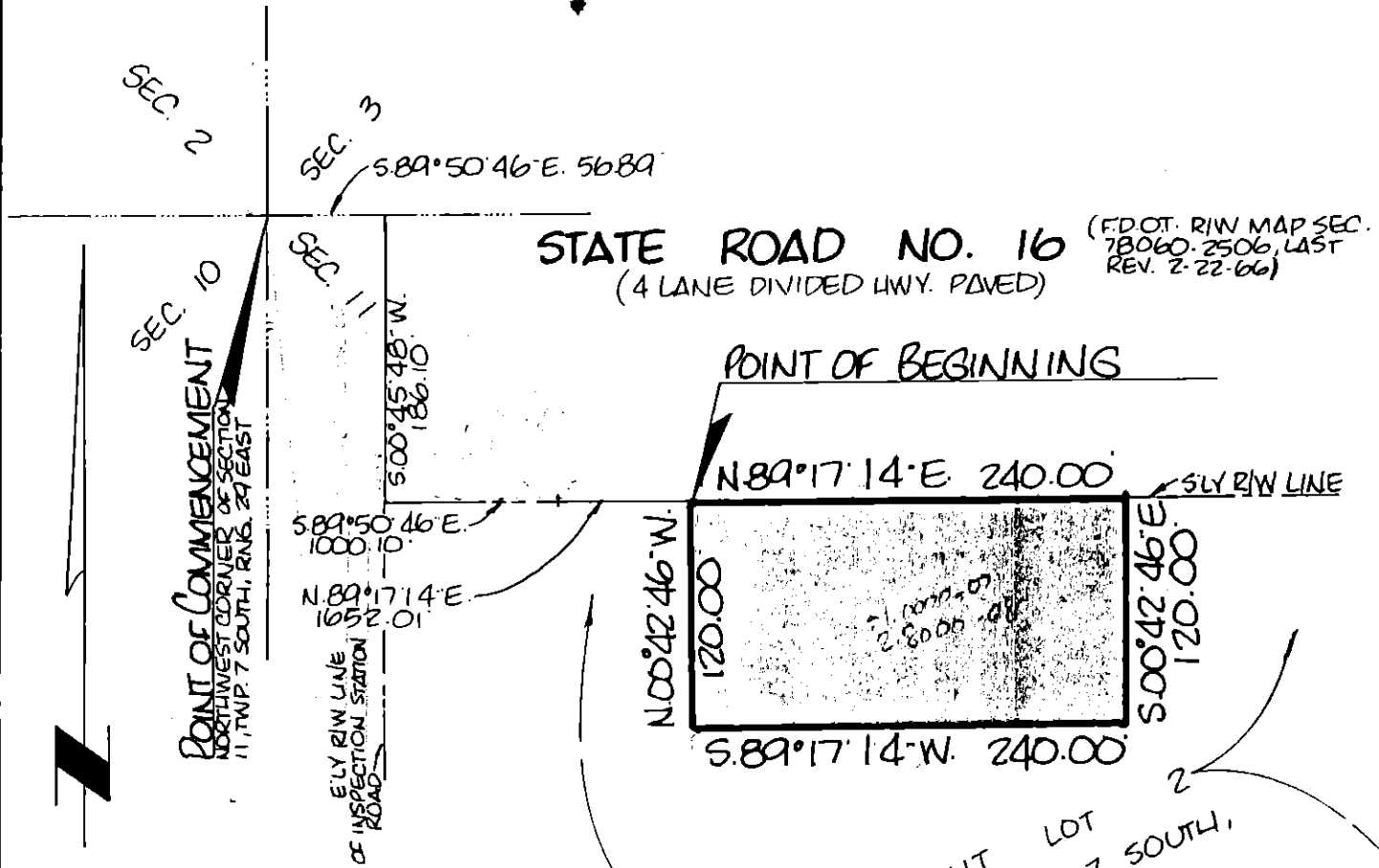
# MAP SHOWING

## TEMPORARY SALES CENTER

A portion of Section 11, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 11; thence South  $89^{\circ}50'46''$  East, parallel to the Southerly right-of-way line of State Road No. 16 (as per Florida Department of Transportation right-of-way map Section 78060-2506) 56.89 feet to the northerly projection of the Easterly right-of-way line of Inspection Station Road; thence South  $00^{\circ}45'48''$  West, along said Northerly projection, 186.10 feet to aforesaid Southerly right-of-way line of State Road No. 16; thence run the following two (2) courses and distances along said Southerly right-of-way line: COURSE NO. 1: South  $89^{\circ}50'46''$  East, 1000.10 feet to the angle point; COURSE NO. 2: North  $89^{\circ}17'14''$  East, 1652.01 feet to the POINT OF BEGINNING; thence continue North  $89^{\circ}17'14''$  East, along the Southerly right-of-way line of State Road No. 16, 240.00 feet; thence South  $00^{\circ}42'46''$  East, 120.00 feet; thence South  $89^{\circ}17'14''$  West, 240.00 feet; thence North  $00^{\circ}42'46''$  West, 120.00 feet to the POINT OF BEGINNING.

Containing 28,800 square feet, more in less, in area.

CERTIFIED TO: HERB UNDERWOOD CONTRACTING



### GENERAL NOTES

- 1) Bearings shown hereon REFER TO AN ASSUMED BEARING OF NORTH  $00^{\circ}26'37''$  EAST FOR THE WESTERLY LINE OF GOV'T LOTS 12 & 13, SEC. 11, TWP. 7 SOUTH, RANGE 29 EAST.
- 2) Easements shown hereon are for drainage, utilities and sewers, unless otherwise noted hereon.
- 3) This map was made without benefit of an abstract or title. Therefore, there could be additional easements, covenants and restrictions or other matters of public record that may or may not affect this parcel.
- 4) This map does not represent an actual boundary survey. Its sole purpose is to graphically illustrate the legal description prepared by this firm and attached hereto.

DWN:ARCL

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 ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE MAP SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED DECEMBER 5 19 89  
SCALE 1" = 100'

### CLARY & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS

3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 260-2703

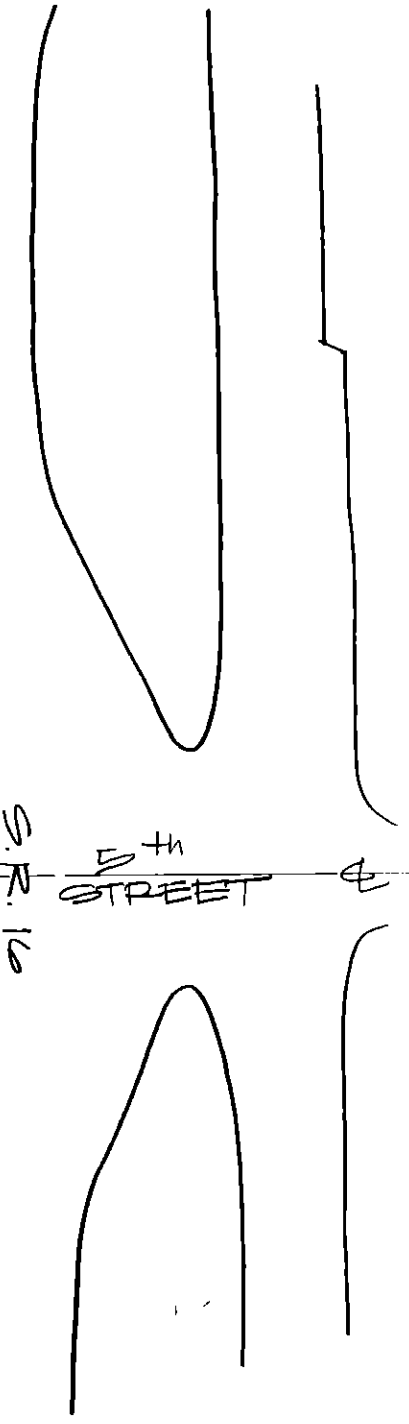
Jonathan B. Bowan  
JONATHAN B. BOWAN, P.L.S. CERT. NO. 4600



### LEGEND

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

# THE FOUNTAINS



EXISTING DRIVE & CULVERT

EXISTING BILLBOARD TO REMAIN

PROPOSED SIGN

100 PARKING SPACES

DEVELOPMENT DATA

(Borrow @ 3/4 of Vol. S.S.)  
HUL<sub>100</sub> = 34.16

SAND BAG LEAK  
OUTFLOW 37K  
LIGHT 4m Lx 6m  
DPR. 34.2

SALES TRAILER W/ LANDSCAPING

## TEMPORARY SALES CENTER FINAL DEVELOPMENT PLAN

EXHIBIT A TO THE RESOLUTION



PK PROSSER HALLOK & KRISTOFF INC.  
Planners and Engineers Jacksonvile, Florida

REV. 1-8-90

OUTFLOW

ROW LINE

120'

S.R. 10

5th STREET

SCORE

35'

240'

240'

# THE FOUNTAINS

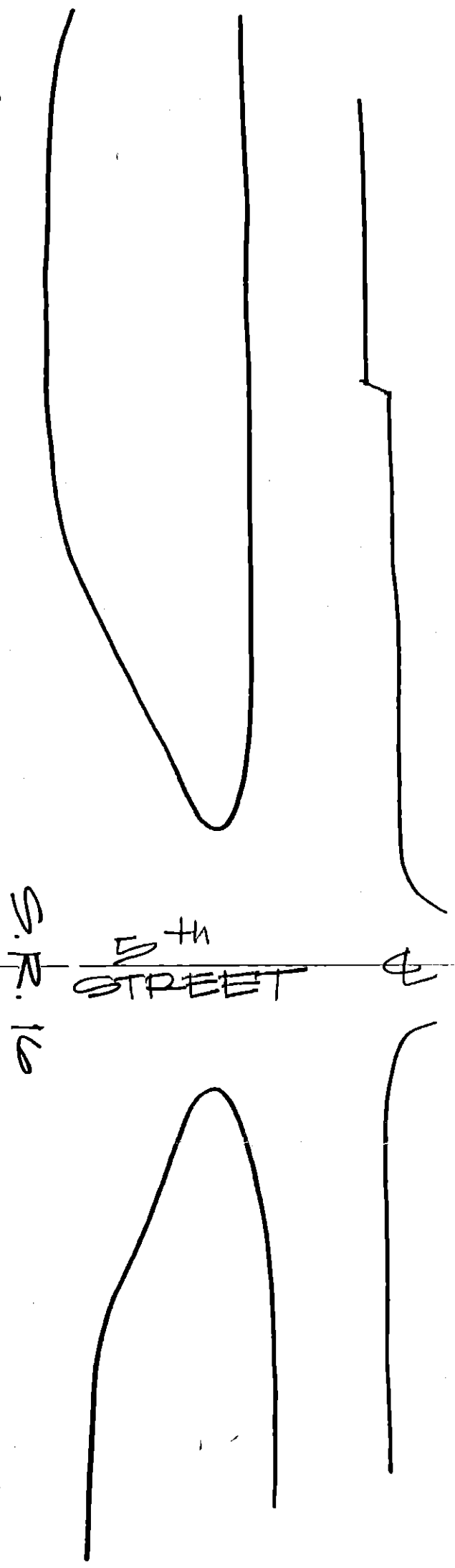
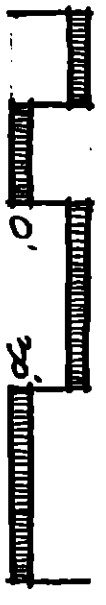


EXHIBIT A TO THE RESOLUTION

## TEMPORARY SALES CENTER FINAL DEVELOPMENT PLAN



DISTRIBUTION  
BASIN  
(BORON @  
34.0 w/ 411 S.S.)  
HWL<sub>100</sub> = 34.36

SAUD BAG LUBRIC  
OUT FILL STR.  
L 678 L 2 6.0'  
B 66.34.2

EXISTING BILLBOARD  
TO REMAIN

PROPOSED SIGN

10 PARKING SPACES

SALES TRAILER W/ LANDSCAPING

PK PROSSER, HALLOOK & KRISTOFF, INC.  
Planners and Engineers  
Jacksonville, Florida

REV. 1-8-90