

RESOLUTION NO. 94-182

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR PHASE 1
SOUTH BEACH ATHLETIC CLUB
LOCATED WITHIN THE PARCEL OF LAND
ZONED PUD PURSUANT TO ORDINANCES 84-29 and 86-13
(WITHIN THE FAIRFIELD PONTE VEDRA (A1A WEST) PUD

WHEREAS, the Final Development Plan for Phase 1 of South Beach Athletic Club within the Fairfield Ponte Vedra (A1A West) PUD has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on 9-15-94; and
- B. The request is consistent with the Comprehensive Plan, and compatible with development patterns in the surrounding area;
- C. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinances 84-29 and 86-13, as amended; and

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

Section 1. Pursuant to a request for approval of an 11,500 SF Athletic Club and up to 11,500 SF Office/Commercial by RZ Development Company 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 Map attached hereto as Exhibit A relating to that portion of the PUD, the legal description of which is set forth on Exhibit A attached hereto, and which is known as Phase 1 of South Beach Athletic Club is hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan Narrative attached hereto as Exhibit B.

Section 2. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time, shall be applicable to this development, except modification to approved development plans by variance or special exception shall be prohibited.

8/12/94

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

Section 3. The developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan attached as Exhibit A until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, which may include but are not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11 or documentation that the project is exempt from 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations, if any, of St. Johns County.

Section 4. All attachments included herein are incorporated herein and made a part of Resolution 194-182

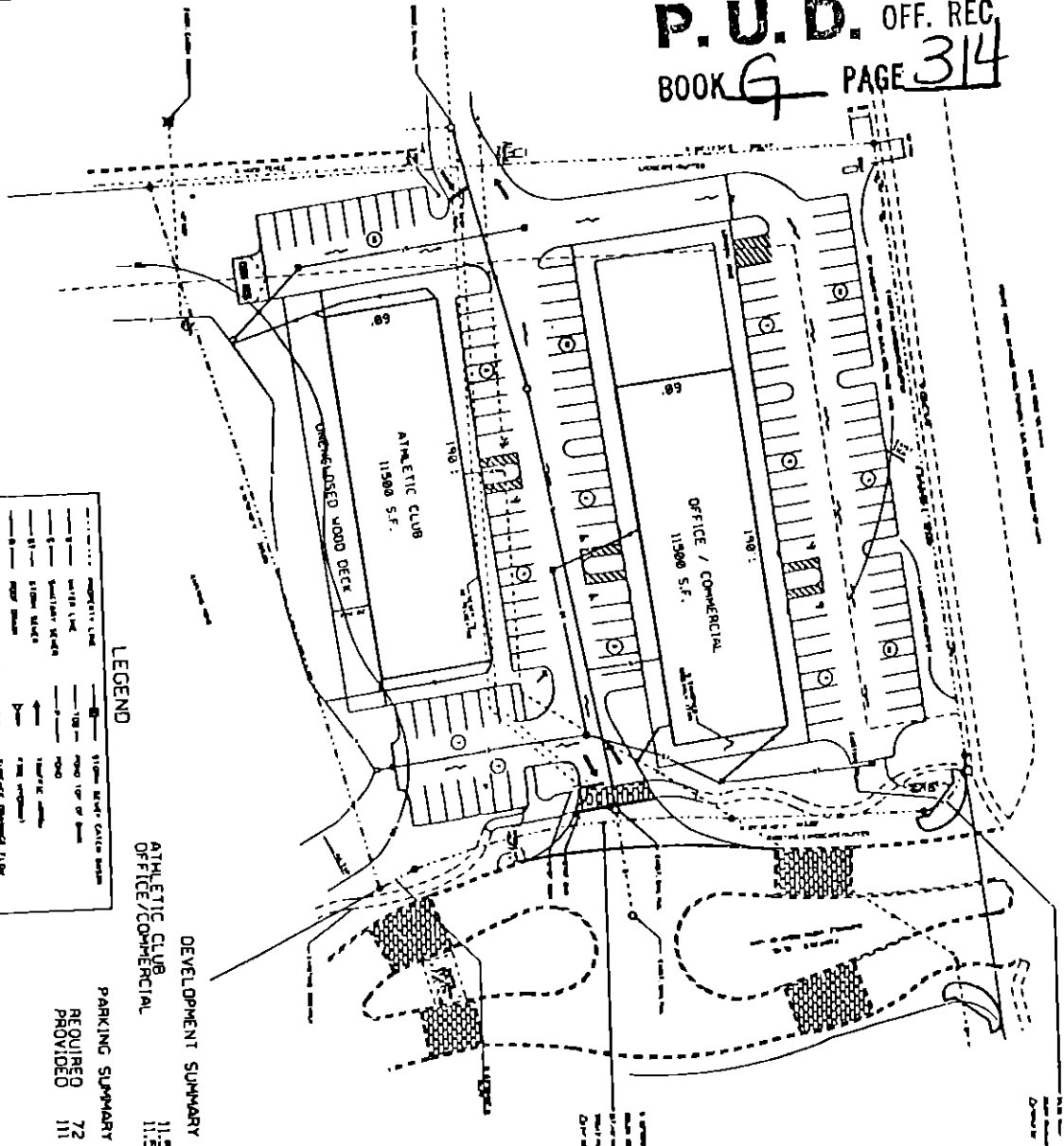
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Alan Roberts
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Patricia A. Grande
Deputy Clerk

Adopted at a regular meeting: September 27, 1994

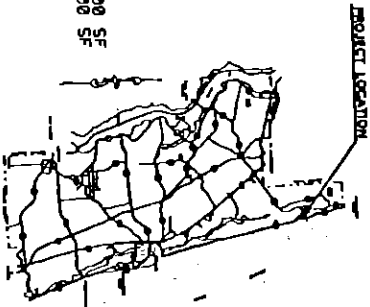


LEGEND

—	Proposed Road	—	18" Water Table
—	Existing Road	—	18" Water Table
—	Proposed Walk	—	18" Water Table
—	Existing Walk	—	18" Water Table
—	Proposed Driveway	—	18" Water Table
—	Existing Driveway	—	18" Water Table
—	Proposed Utility	—	18" Water Table
—	Existing Utility	—	18" Water Table

DEVELOPMENT SUMMARY
 ATHLETIC CLUB
 OFFICE/COMMERCIAL
 11,500 SF
 11,500 SF

PARKING SUMMARY
 REQUIRED
 PROVIDED
 72
 111



VICINITY MAP
 N.T.S.



MAP SHOWING
 SCALE: 1" = 40'

PROPOSED SITE PLAN PROVIDED BY ST. JOHNS ENGINEERING INC.
 DATE: 1-1-81
 PROJECT NO: 1277
 SHEET NO: 1
 SHEETS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

BHR
 BESSANT, HAMMACK & RUCKMAN, INC.
 CONSULTING AND DESIGN ENGINEERS

PHASE ONE
 SOUTH BEACH ATHLETIC CLUB
 WITHIN FAIRFIELD PUD
 BY ASPURMENT COMPANY

EXHIBIT 'A' TO RESOLUTION
FINAL DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY
1		DESIGNED BY	
2		C. SPACE	
3		DRAWN BY	
4		D. MYERS	

P. U. D. OFF. REC.
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EXHIBIT B TO THE RESOLUTION

FINAL DEVELOPMENT PLAN NARRATIVE

PHASE 1

SOUTH BEACH ATHLETIC CLUB

WITHIN FAIRFIELD PONTE VEDRA (A1A WEST) PUD 84-29 AND 86-13

RZ DEVELOPMENT COMPANY

JUNE 20, 1994
REVISED AUGUST 11, 1994

Developer hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for a commercial development to be known as Phase 1 of South Beach Athletic Club. The Final Development Plan consists of one map identified as Exhibit A to the Resolution (the "Map"), the legal description identified on Exhibit A, and this text identified as Exhibit B to the Resolution (the "Text"). The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinances 84-29 and 86-13. The area encompassed by this Final Development Plan is located within the Fairfield Ponte Vedra PUD. Under the approved Master Plan, this property may be developed as commercial. Phase 1 will contain an 11,500 SF Athletic Club and 11,500 SF Office/Commercial, parking, and site improvements.

There is an existing 50-foot electric utility easement along the northern and eastern boundaries. The easement permits the construction of parking and support facilities. All building structures are located outside of the easement.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the Map, the developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained which may include, but not limited to: (a) United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits; (b) A land clearing permit pursuant to St. Johns County Ordinance No. 90-11 or documentation of exemption; (c) Approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) All other applicable land use and development regulations, if any, of St. Johns County. Once the foregoing conditions to construction have been met the developer may proceed to construction of horizontal improvements.

Previous final development plans for temporary uses on portions of this site have expired. Nonetheless, this Final Development Plan supersedes any final development plans that may be in effect.

8-4-1 Density of Development

No residential development is included in this FDP. Phase 1 of South Beach Athletic Club shall include an 11,500 SF Athletic Club and 11,500 SF Office/Commercial. The construction of additional development on this site may be requested in the future through modification of this Final development Plan.

8-4-2 Open Space

Open space areas consisting of landscape/buffer and ponds are described on Exhibit A. All open space areas will be maintained by the owner/developer, its successors or assigns. The existing landscape/buffer along S.R. A1A will be modified to make the frontage more attractive. The existing landscape/buffer along the southern property line will be maintained. New landscape/buffer areas will be added along the northern property line. The western property boundary is buffered by an existing stormwater pond.

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

All development which is to occur within Phase 1 will comply with the spirit and intent of the Zoning Ordinance.

Proposed sign locations and minimum setbacks are shown on Exhibit A. The maximum size for the A1A signs shall be up to 90 square feet and up to 30 feet high. Signs may be landscaped and lighted. The signs will be set back a minimum of 10 feet from all property lines. Actual setbacks may differ on the construction plans provided the minimum setbacks are not exceeded. Actual signs dimensions may vary provided the maximum dimensions are not exceeded.

Temporary construction trailers may be located on the site during the construction period, which shall be up to 36 months from the date of approval of construction plans. Construction trailers will be removed within 30 days of the issuance of the Certificate of Occupancy (C.O.). If construction is phased, then the construction trailers will be removed within 30 days of the issuance of a C.O. for the final phase. If construction is to be suspended for 60 or more days, then construction trailers will be removed until construction resumes.

The maximum heights of the structures within the property shall be 35 feet, in accordance with the PUD.

8-4-4 Project Size

The PUD consists of more than 20 acres. This Final Development Plan consists of ± 3 acres.

8-4-5 Support Legal Documents for Open Space

This requirement does not apply since there will be no common ownership of open space areas. The owner/developer, its successors and assigns, shall be responsible for the maintenance of all open space areas.

8-4-6 Access

As graphically depicted on Exhibit A, vehicular access to the Property is provided from Fairfield Boulevard and the existing shopping center. Sidewalk connections will be provided from the existing off-site sidewalk along Fairfield Boulevard to the site.

8-4-7 Privacy

This section is not applicable to a commercial center.

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 subparagraphs "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 in Sections 9-1-1 through 9-4-1 of this text.
- c. The Map 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. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans. The fire hydrants to be installed pursuant to this Final development Plan shall meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.
- d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the Property and the grading and topography of the site. The storm sewer facilities shall comply with all applicable requirements of law including, but not limited to the requirements of Ordinance 86-4 and shall facilitate the proper drainage of storm waters and prevent erosion and the formation of dust.
- e. Specifications for all streets and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Ordinance No. 86-4, as amended.

9-1-1 Drainage

A preliminary drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. Detailed drainage plans demonstrating compliance with all requirements of Ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included within the signed and sealed construction plans. The construction plans must be reviewed and approved by the St. Johns County Engineering Department prior to commencement of land clearing, site preparation or construction. All necessary easements for drainage shall comply with the requirements of Ordinance 86-4.

There is an existing stormwater inlet, constructed when the sales center was built, that drains to the pond at the rear of the site. The pond is part of the Fairfield master drainage system, and was shown as accepting drainage from this parcel when the PUD was approved. The outfall and a portion of the pond are in the applicant's property, so no additional easement is required.

9-1-2 Separation from Walkway and Street

Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence, or curbing or other approved protective device.

9-1-3 Entrance and Exits

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

9-1-4 Interior Drives

The minimum width of interior drives is 24 feet as defined in Section 9-1-4 of the Zoning Code for two-way traffic and 90 degree parking.

9-1-5 Marking of Parking Spaces

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

9-1-6 Lighting

Adequate lighting shall be provided at off-street parking or loading facilities. The lighting shall be designed and installed to minimize glare on adjacent property.

9-1-7 Screening

Section 9-1-7 does not apply because there will be no parking spaces for ten or more vehicles within 40 feet of a lot zoned residential.

9-2 Location

The required off-street parking and loading spaces are located on the same parcel they are intended to serve.

9-3-1 Off-Street Parking: Number Required

The number of parking spaces required is:

Club:	11,500 SF at 1 Space per 300 SF	=	39 Spaces
Office - Space:	5,250 SF At 1 Space per 500 SF	=	11 Spaces
- Employees:	21 Employees x 1 Space per 2 Employees	=	11 Spaces
Commercial:	5,250 SF at 1 Space per 500	=	<u>11 Spaces</u>
Total Parking Required:			72 Spaces

The parking spaces provided exceeds the requirements for Phase One. The surplus spaces may be used to support future development.

9-4-1 Off-Street Loading Requirements

Off-street loading spaces required are as follows:

Office = 1 Space
Total Provided: 1 Space

P. U. D. OFF. REC.
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APPLICANT

By: Donald R. Smith

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK G PAGE 321

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 NO. 94-182

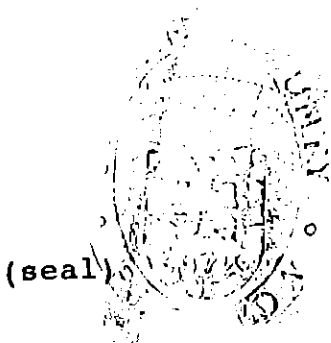
adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held September 27, 1994

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 30th day of September, 1994.

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

By: Patricia DeGrande
Patricia DeGrande, Deputy Clerk



FILED AND RECORDED IN
ST. JOHNS COUNTY CLERK'S
OFFICE
94 OCT -5 PM 3:50
Carl "Bud" Markel
CLERK OF CIRCUIT COURT