

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR ST. AUGUSTINE CAMPUS - ST. JOHNS RIVER COMMUNITY COLLEGE
PURSUANT TO PUD ORDINANCE 93-40**

WHEREAS, the Final Development Plan for St. Augustine Campus - St. Johns River Community College has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, the request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 93-40; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on April 21, 1994 and
- B. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;

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 St. Augustine Campus - St. Johns River Community College made by St. Johns River Community College, in accordance with Section 8-3 of 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 B relating to that portion of the PUD, the legal description of which is set forth on Exhibit C attached hereto, and which is known as St. Augustine Campus - St. Johns River Community College 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 A.

Secret - BCC Secty

Section 2. All building code, zoning ordinance, and other land use and development regulations of St. Johns County are 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 PUD Ordinance 93-40. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD amendment procedures provided for in the St. Johns County Zoning Ordinance.

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 B until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but 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 Regulation Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 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 of St. Johns County.

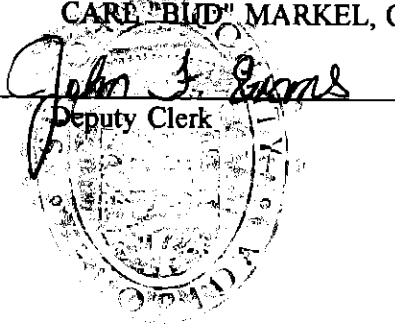
Section 5. All attachments included herein are incorporated herein and made a part of Resolution _____.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Dellan Roberts
Chair

ATTEST: CARL "BJD" MARKEL, CLERK

By: John J. Lyons



March 17, 1994

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EXHIBIT A
FINAL DEVELOPMENT PLAN FOR
ST. JOHNS RIVER COMMUNITY COLLEGE - ST. AUGUSTINE CENTER
PUD 93-007

Applicant: St. Johns River Community College

Submitted: March 17, 1994

March 17, 1994

The 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 non-residential community college to be known as St. Augustine Center - St. Johns River Community College (the "Property" or "Subdivision"). The Final Development Plan consists of a 1-page map identified as Exhibit B to the Resolution (the "Map"), the legal description identified as Exhibit C, this text identified as Exhibit A to the Resolution (the "Text"). Since this is a single ownership parcel with no subdivision, no covenants or deed restrictions are required. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 93-40. The area encompassed by this Final Development Plan is located in a rural area of St. Johns County near the intersection of S.R. 16 and Inspection Station Road west of St. Augustine, Florida. It occupies Phase 1 and part of Phase 2 as shown on the approved Master Plan. Under the approved Master Plan, the property is to be used as an educational institution.

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, including, 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) Obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11; (c) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) Comply with all other applicable land use and development regulations of St. Johns County. Once the foregoing conditions to construction have been met, the developer may proceed with the construction of horizontal improvements.

As indicated in the PUD, the site is to be developed as a non-residential community college to be built in four phases. Phase 1 and part of Phase 2, to be built in 1994-1995 will have approximately 52,400 S.F. of building. It is anticipated that Phases 2 and 3 will each have 20,000 to 25,000 S.F. of building and will be built in 1996-1997 and 1998-1999 respectively. Phase 4 should be built in 2000-2001 and will have approximately 23,000 S.F. of building. Since this development is for non-residential, non-commercial use, there are no deed restrictions or covenants.

The initial phase, for which this review is requested, will consist of five educational buildings ranging in size from 7,200± S.F. to 14,000± S.F. These buildings will include an administration building, classroom buildings, student services and a learning resource center. Initially, a total of 18 classrooms will be provided. The general classroom building (12,000± S.F.) will house ten classrooms, faculty offices and a lecture hall. The science classroom building (12,000± S.F.) will contain four classroom/laboratories (two for biology and one each for chemistry and physics). Included in the learning resource building (14,000± S.F.) will be the library, four computer classrooms and a media center. The fourth building will serve as a student services building (7,200± S.F.). This building will house a bookstore, registration, a snack bar and a storage/receiving area. The administration building (7,200± S.F.) will contain six administrative offices, a reception area and a conference room.

It is anticipated that the college will employ twenty full time faculty and eight administrative staff.

The expected enrollment for this site is projected to be approximately 1,040 students with 460 being day students and 580 night students. Of this enrollment, 60% (276) of the day students will be on campus at any time, while only 33% (191) of night students will be on campus any particular night.

In accordance with the requirements of the PUD, the Community College will dedicate to the County 20' of right-of-way, within the boundaries of the college property along Inspection Station Road and along 4-Mile Road. The right-of-way will be given to the County when the respective roads are widened for the College access connections or when requested by the County.

The Owner has requested an exemption from the County concurrency requirements. A letter from the Concurrency Office addressing this exemption is included as part of this document.

Sidewalks will be constructed as shown on the map. They will be provided from the parking lots to the buildings and between buildings. A pedestrian bridge will be built over the proposed lake and will connect Buildings 1 and 2 with Buildings 3 and 4. Another bridge will be built connecting Buildings 3 and 4 with Building 5.

Sidewalks were also considered along the access roads and along Inspection Station Road. As mentioned previously in this document, this is to be a non-residential community college. It is anticipated that all of the students, faculty and staff will arrive by motor vehicle. Because of the largely undeveloped nature of the surrounding land, very little, if any, pedestrian or bicycle traffic is anticipated. For these reasons, the decision was made not to install sidewalks along the entrance roads or Inspection Station Road at this time.

8-4-1 DENSITY OF DEVELOPMENT

For the total development, the total building area will be about 128,000 S.F., which is approximately 3.3% of the proposed site. The parking will consume approximately 9.2% of the total site. The driveways and sidewalks another 3.8% and ponds approximately 5%. This yields a total impervious area of approximately 21.3% of the campus site. Of this area, a little more than 15.6% will be built during Phase 1.

8-4-2 OPEN SPACE

Several areas of jurisdictional wetlands are to be preserved as designated on the Map. These areas will not be disturbed. The exact boundaries of these areas will be established by survey and shall be depicted on the signed and sealed construction plans and final plat. Other areas shown on the Map will be used for an entry sign, landscaping and retention ponds. All roadways, landscape features, signing, and etc. will be maintained by the Community College.

Temporary construction trailers may be used within the site during the construction period (which shall be up to 18 months from the date of approval of this final development plan). They will be removed within 60 days of final occupancy of the structures.

The maximum height of the structures within the development shall be no more than 35 feet.

The recreational area initially will be passive in nature and will be built in a future phase. Future construction of other recreational facilities such as ball fields, to be owned and maintained by the College may be added in a future phase.

8-4-4 PROJECT SIZE

The PUD consists of 89.74 acres. This Final Development Plan consists of approximately 44 acres.

8-4-6 ACCESS

As graphically depicted on the Map, the site will be accessed from two locations. One connection will be onto S.R. 16 and will be located about 1,600 feet east of Inspection Station Road. The second connection will be onto Inspection Station Road about 1,370 feet south of S.R. 16. Currently these roads will remain unnamed. However, the College may name these roads at a later date.

Both entrances are planned to be lighted and heavily landscaped with college identification signs. The signs will be located in the median of the entrances and will conform to the County Sign Ordinance. The signs will be 10-12 feet high with a maximum size of about 150 S.F. They will be setback from the property line about 15 feet to avoid obstructing visibility.

8-4-8 COMMUNITY FACILITIES

- a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County except the sewer lift station located in the northwest corner of the property.
- 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, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans. Required water fire flow rates are not available at the site using the County's water distribution system. In order to meet the required fire flows, four dry hydrants will be provided to supplement the County water system. These hydrants will draw water from the lake to be built on site. The lake will have sufficient capacity to meet the required fire flow rates. The dry hydrants will be installed according to County standards. 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. All fire hydrants will be maintained by the Owner.
- 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 Number 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.

9-1-2 SEPARATION FROM WALKWAY AND STREET

All parking will be in designated parking lots and will be separated from walkways and sidewalks by curbing.

9-1-3 ENTRANCES 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 DRIVE

All interior drives will be built in accordance with County specifications.

9-1-5 MARKING OF PARKING SPACES

Parking spaces in all lots will be marked by painted lines and curbs meeting County and State requirements.

9-1-6 LIGHTING

Adequate lighting will be provided along the roadways and in parking lots to provide a uniform and effective lighting pattern.

9-1-7 SCREENING

All parking areas will be constructed with a minimum 50 foot buffer between the adjacent roads and other property owners.

9-2 LOCATION

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-2 OFF-STREET PARKING; NUMBER REQUIRED

The Property will be used for non-residential community college. A total of 418 parking spaces will be provided, 10 of which will be for the use of the handicapped.

The number of parking spaces required is based on Chapter 6A-2 of the Florida Administrative Code. This Chapter of the FAC contains rules of the Florida State Board of Education for the construction of educational facilities. Section 6A-2.039 requires one space for each faculty, staff and service member and one space per two students at a community college. Based on the projected enrollment, the FAC would require 258 spaces which is less than the "approximately 600 lighted parking spaces" mentioned in the PUD. The proposed number also more closely represents the parking needs based on the College's experience at both the Orange Park and Palatka campuses.

As a result of this information, it was decided that it would be more aesthetically and environmentally pleasing to reduce the parking area rather than build a large number of unneeded spaces.

9-4-1 OFF-STREET LOADING REQUIREMENTS

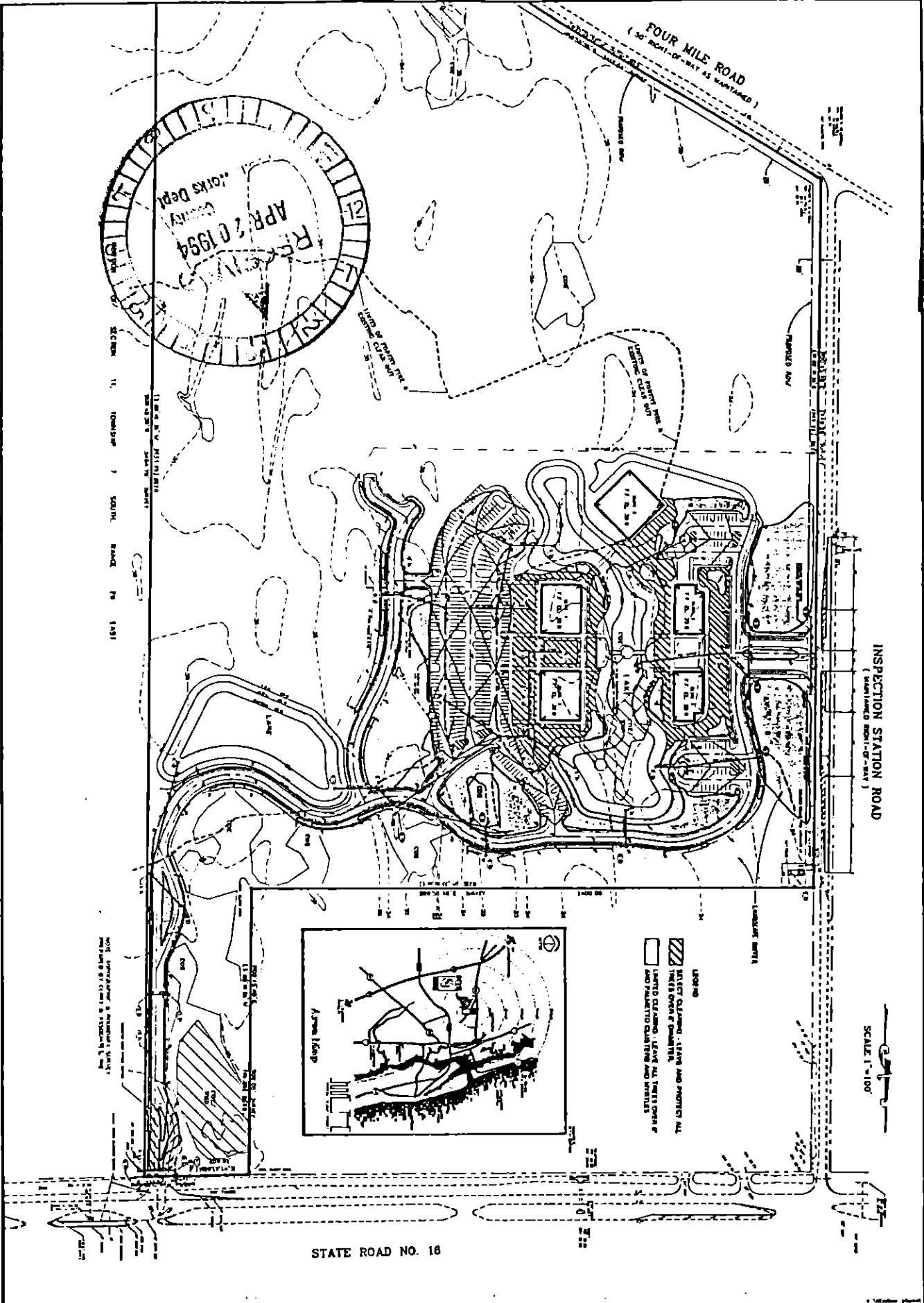
All loading and unloading will take place on-site with no street side operations.

P. U. D. OFF. REC.
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Applicant: St. Johns River Community College

By: _____

England, Thims & Miller, Inc.



 <p>England-Thimly & Miller, Inc. Consulting & Design Engineers 330 ST. JOHN'S BLVD SUITE 200 JACKSONVILLE, FLORIDA 32216 PHONE NUMBER (904) 643-8960 FAX NUMBER (904) 643-6466</p>	<p align="center">EXHIBIT 'B'</p> <p align="center">ST. JOHNS RIVER COMMUNITY COLLEGE ST. AUGUSTINE CENTER</p>	<table border="1"> <tr> <td>DATE</td> <td>BY</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	BY								
DATE	BY											

EXHIBIT C

LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL ONE:

A parcel of land in Government Lots 3, 4, 5, 6, 11 and 12, Section 11, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 11 on the centerline of the old two lane State Road No. 16; thence North 89 degrees 40 minutes 52 seconds East, on said centerline, 54.57 feet; thence South 00 degrees 18 minutes 36 seconds West 183.00 feet to a point on the South right of way line of now existing four lane State Road No. 16 and on the East line of Inspection Station Road; thence North 89 degrees 40 minutes 52 seconds East on said South right-of-way line of four lane State Road No. 16, a distance of 400 feet to the point of beginning at a Northwest corner of the herein described parcel of land; thence continuing North 89 degrees 40 minutes 52 seconds East, on said South right of way line, 600.89 feet; thence North 88 degrees 48 minutes 52 seconds East, on said South right of way line, 659.16 feet; thence South 00 degrees 18 minutes 36 seconds West 3,455.74 feet; thence North 58 degrees 32 minutes 09 seconds West, on the North line of Four Mile Road, said North line being 25 feet Northerly from centerline of paving in said road, 508.91 feet to an angle point on said North line of road; thence North 59 degrees 24 minutes 45 seconds West, on said North line of road, 1,417.61 feet; thence North 00 degrees 18 minutes 36 seconds East, on said East line of Inspection Station Road, 2,149.53 feet; thence North 89 degrees 40 minutes 52 seconds East 400.00 feet; thence North 00 degrees 18 minutes 36 seconds East 300.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A parcel of land lying in Government Lots 3 and 4, Section 11, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Northwest corner of said Section 11, on the centerline of the old two-lane State Road No. 16 and run North 89° 40' 52" East, along said centerline, a distance of 54.57 feet to a point; run thence South 00° 18' 36" West, a distance of 183.0 feet to a point on the South right-of-way line of the now existing four-lane State Road No. 16 (having a 200 foot right-of-way), and on the East right-of-way line of Inspection Station Road; run thence North 89° 40' 52" East along said South right-of-way line of four-lane State Road No. 16, a distance of 400.0 feet to the Point of Beginning.

From the Point of Beginning thus described continue North 89° 40' 52" East along said South right-of-way line, a distance of 600.89 feet to an angle point in said South right-of-way line; run thence North 88° 48' 52" East continuing along said South right-of-way line, a distance of 399.22 feet to a point; run thence South 00° 18' 36" West, a distance of 706.04 feet to a point; run thence South 89° 40' 52" West, a distance of 1,400.00 feet to a point on the previously mentioned East right-of-way line of Inspection Station Road; run thence North 00° 18' 36" East along said East right-of-way line, a distance of 400.00 feet to a point; run thence North 89° 40' 52" East, a distance of 400.0 feet to a point; run thence North 00° 18' 36" East, a distance of 300.0 feet to the Point of Beginning.

94 MAY 17 PM 2:01

CLERK OF CIRCUIT COURT