

RESOLUTION NO. 95-107

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR THE ST. JOHNS COUNTY NORTHWEST UTILITY SITE
LOCATED WITHIN THE PARCEL OF LAND ZONED
PUD PURSUANT TO ORDINANCE NOS. 91-36 AND 94-55
SAINT JOHNS DEVELOPMENT

Rec-33⁰⁰
Sur-450-

WHEREAS, the provision of water and sewer treatment, production, and distribution facilities is in the public interest and welfare of the citizens of St. Johns County; and

WHEREAS, the Final Development Plan for the installation and operation of the St. Johns County Utilities upon the 5.97 acre St. Johns County Northwest Utility Site 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 the:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on June 1, 1995; and,
- B. The request is both 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 Ordinance Nos. 91-36 and 94-55; and,
- D. The request is consistent with Board of County Commissioners Resolution 95-017 authorizing the acquisition of the St. Johns County Utility Site to provide water and wastewater service and construction of such facilities.

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. Johns County for construction of the St. Johns County Northwest Utility Site made by St. Johns County, 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 B and Exhibit A, site plan ("The Map") relating to that portion of the St. Johns Development PUD, the legal description of which is set forth on Exhibit A attached hereto, and which is known as the St. Johns County Northwest Utility Site are hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan, attached hereto as Exhibits A & B, and based upon the above

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referenced findings which are hereby incorporated herein by reference.

SECTION 2. Except to the extent that they conflict with specific provisions of the approved development plan or PUD (PSD) 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 exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Resolution which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced under this ordinance except as is specifically provided for and described in the Ordinance or the incorporated FDP narrative.

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 State Constitutions.

SECTION 3. All attachments included herein are incorporated herein and made a part of Resolution No. 95-107.

PASSED AND ADOPTED this 13 day of June, 1995.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: Bonita Ward
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Irma Paeth
Deputy Clerk

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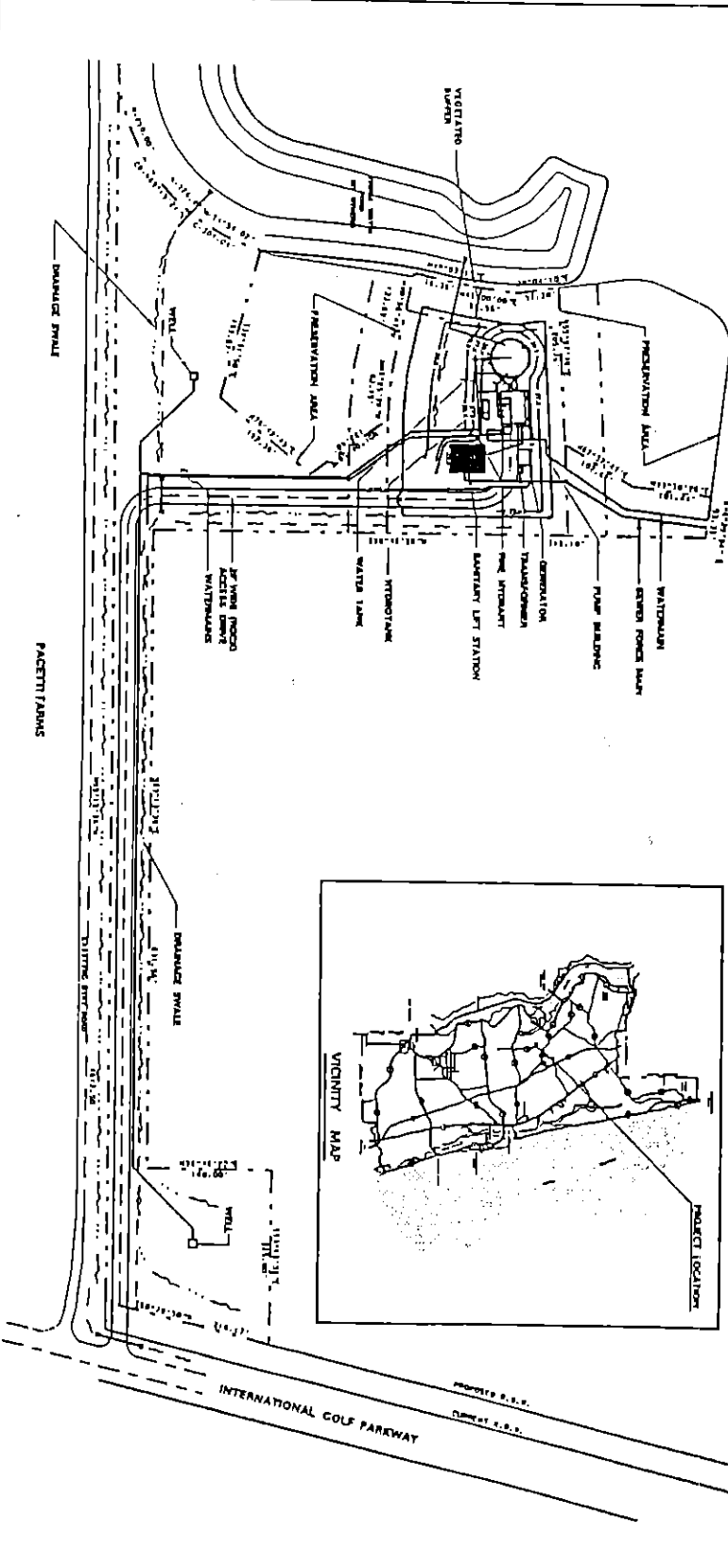
PROJECT NO.	95022.01
DATE	MAY 12, 1995
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SCALE	1" = 100'

BHR
DESSENT HANNACK & RUCKMAN, INC.
CONSULTING AND DESIGN ENGINEERS
1500 CONVENT ROAD N.W.
ALBUQUERQUE, NEW MEXICO 87104

ST. JOHN'S COUNTY
UTILITY SITE
AT SAINT JOHN'S
FOR THE
ST. JOHN'S COUNTY
UTILITY DEPARTMENT

EXHIBIT "A" TO
THE RESOLUTION
FINAL DEVELOPMENT
PLAN

NO.	DATE	DESCRIPTION	BY
1		DESIGNED BY	M. JOHNSON
2		DRAWN BY	M. JOHNSON
3		CHECKED BY	M. JOHNSON



LEGEND

- PROPERTY BOUNDARY
- BOUNDARY EXIST
- VEGETATED LANDSCAPE
- PROJECT LOCATION
- BOUNDARY CONTINUED
- BOUNDARY LINE ARROW

NOTE: LOCATION OF EXISTING LAND AND INTERESTS HAS BEEN REPORTED BY THE SURVEYING ENGINEER AND IS SUBJECT TO APPROVAL BY THE SURVEYING DEPARTMENT.

LEGAL DESCRIPTION

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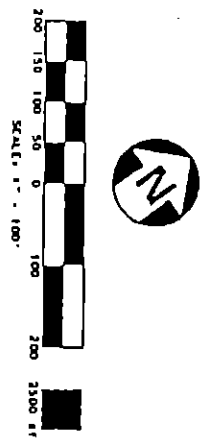
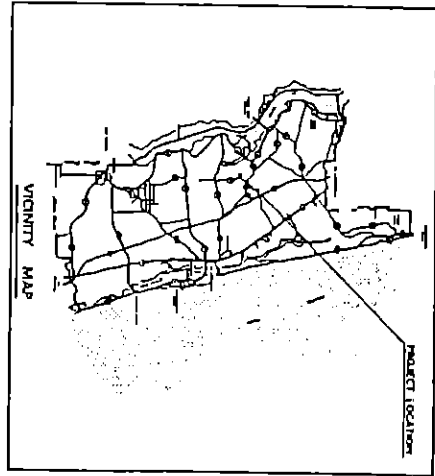
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St. Johns County submits for approval by the St. Johns County Planning and Zoning Agency and the St. Johns Board of County Commissioners, a Final Development Plan (FDP) for the St. Johns County Northwest Utility Site. The FDP consists of a one page map (the Map) identified as Exhibit A to the Resolution, the legal description, identified on Exhibit A and this text identified as Exhibit B to the Resolution.

The St. Johns County Northwest Utility Site comprises +-6 acres and is entirely contained within the Utility Tract (Parcel 29), as designated on the Master Development Plan Map for the Saint Johns Development, pursuant to Ordinance Nos. 91-36 and 94-55. Under the approved PUD Master Development Plan, Parcel 29 may be used for water and sewer facilities.

The St. Johns County Northwest Utility Site shall be developed with water and sewer facilities and associated facilities to be used in conjunction with the provision of water and sewer. In addition, expansion of the water and sewer facilities, as may occur from time to time to improve capacity and enhance the system, shall be permitted with this final development plan and not require modification to this final development plan; subject to a site plan and construction plans depicting the expansion being approved, according to the Development Review Procedures, in effect at the time, and subject to the expansion being contained entirely within the St. Johns County Northwest Utility Site, but shall not intrude into the preservation area as defined on Exhibit A.

8-4-1 Density of Development

This section applies to residential structures. Only buildings and structures associated with the provision of water and sewer utilities will be constructed.

8-4-2 Open Space

Preservation areas and vegetative buffers are depicted on the Map. Open space associated with the +-6 acre St. Johns County Northwest Utility Site will be owned and maintained by St. Johns County Utilities Department. The natural preservation areas bordering the east and west sides of the County Utility site meet the requirement for a vegetative buffer on those two sides. A vegetated buffer will be maintained on the north side of the County Utility site. The land to the south of the County Utility site is currently designated for utility use so no internal buffering is required.

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

The pump building, generator, transformer, sanitary lift station, hydrotank and water tank are located within a gated fenced area. In

that this is a utility facility, lines, pipes, and mains to serve the property and adjacent properties shall be extended throughout the site, as needed. The location of facilities and structures may be revised on the construction plans to accommodate permitting requirements, subject to approval by the Planning and Zoning Department and Public Works Department. As expansion of the facility occurs, setbacks may be revised to accommodate the expansion, but in no case shall be less than 10 feet from property boundaries.

A fence shall be installed around the pump building, generator, transformer, sanitary lift station, hydrotank, and water tank, as depicted on the Map, and shall be a maximum of 10 feet in height. Other facilities and structures, accessory to and ancillary of the provision of water and sewer facilities shall be permitted within the fenced area.

The site will contain one 15 square foot sign, with a maximum height of 4 foot.

Construction trailers may be placed on the site during construction of the utilities and shall be removed within 30 days after completion. Construction trailers may be placed to accommodate expansion activity and shall be removed within 30 days after completion of construction.

Landscaping of the site will comply with applicable St. Johns County landscaping and land clearing requirements.

8-4-4 Project Size

The St. Johns County Northwest Utility Site consists of +-6 acres.

8-4-5 Support Legal Documents for Open Space

Not applicable.

8-4-6 Access

The site is accessed by a driveway off International Golf Parkway. The driveway may be constructed of rock, gravel, paved material or a combination of these materials. Access from International Golf Parkway shall be constructed according to County standards.

8-4-7 Privacy

Not applicable.

8-4-8 Community Facilities

- a. The St. Johns County Northwest Utility Tract, all utilities and associated facilities will be owned and maintained by St. Johns County Utilities Department.

- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Code are addressed specifically in Section 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 signed and sealed construction plans. The fire hydrants to be installed pursuant to this FDP 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 shall 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. Not applicable.

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 Comprehensive Plan shall be included within 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. The drainage design shall comply with the requirements of the approved MSSW permit for the Saint Johns development.

9-1-2 Separation of Walkway and Street

Not applicable.

9-1-3 Entrances and Exits

The site is accessed from International Golf Parkway. The location and design of the entrances and/or exits will be in accordance with County specifications. The location of entrances and/or exits are depicted on the Map.

9-1-4 Interior Drives

Not applicable.

9-1-5 Marking of Parking Spaces

Not applicable.

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9-1-6 Lighting

The lighting shall be designed to provide security at night and minimize glare on adjacent property.

9-1-7 Screening

Screening will be provided through vegetative buffers, fencing, or a combination of both.

9-2 Location

Not applicable.

9-2-1 Off-Street Parking; Number Required

Parking will occur on the site. In that this is an unmanned site with 1 to 2 trucks per day entering the site, designated parking spaces are not required. The interior areas may be paved, gravel or a combination. If an expansion occurs which requires permanent marked spaces, parking will be addressed during the site plan and construction plan review for the expansion.

9-4-1 Off-Street Loading Requirements

Not applicable.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
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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. 95-107

Adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held June 13, 1995

95 JUN 23 AM 8:37
CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY, FLORIDA

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 19TH day of June, 1995.

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

(seal)