

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR TREATY GROUND REGIONAL PARK EXPANSION
ZONED PUD PURSUANT TO ORDINANCE 87-37 AND AMENDED BY ORDINANCE 96-16**

WHEREAS, the Final Development Plan for the Treaty Ground Regional Park Expansion 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 12-19-96; 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 87-37 and amended by Ordinance 96-16.

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 a Final Development Plan for Treaty Ground Regional Park Expansion made by Prosser, Hallock and Kristoff, Inc. on behalf of the St. Johns County Recreation Department, in accordance with Section 8-3 of St. Johns County Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit A, dated November 20, 1996, relating to that portion of the PUD, and which is known as Treaty Ground Regional Park Expansion is hereby approved in reliance therein, and on the findings of fact above which are incorporated herein by reference, and are approved based on the representation and statements made therein and in the Final Development Plan Text dated November 20, 1996, 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 exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in the Ordinance or the incorporated PUD narrative.

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 Public Works 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 Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District and Management 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 Public Works Department in compliance with Ordinance 96-40; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 4. All attachments included herein are incorporated herein and made a part of Resolution 97-5.

PASSED AND ADOPTED this 14 day of January, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: [Signature]
Deputy Clerk

**TREATY
GROUND
REGIONAL
PARK**

**FINAL
DEVELOPMENT
PLAN**



**PROSSER, HALLOCK
& KRISTOFF, INC.**
Planners and Engineers

8101 Philips Highway, Suite One
Jacksonville, Florida 32256-7437
(904)738-3653 FAX (904)730-3413

**EXHIBIT A
to the
Resolution**



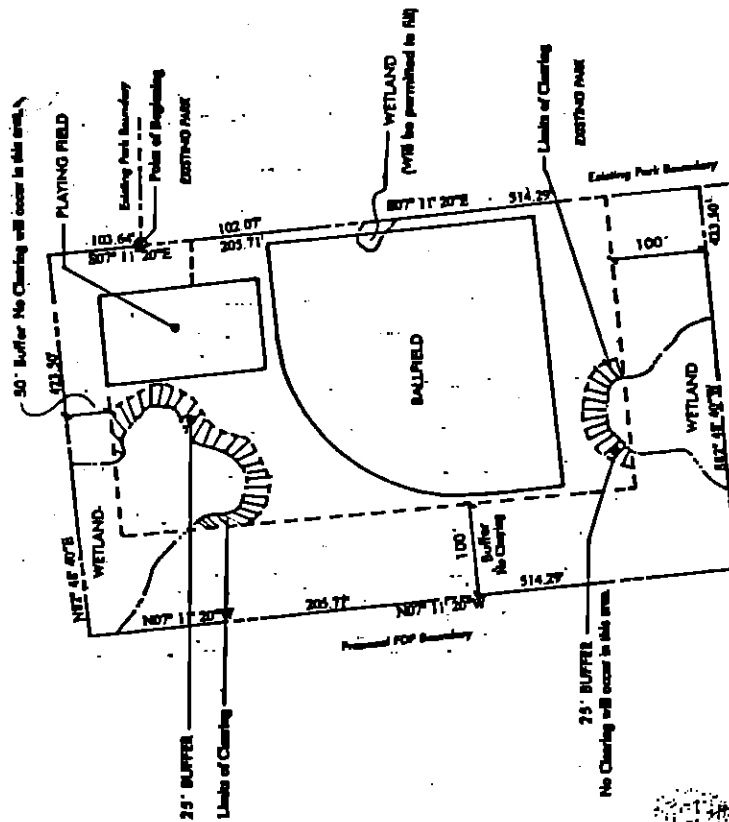
100' 50' 0" 100'

Revised 11/20/96

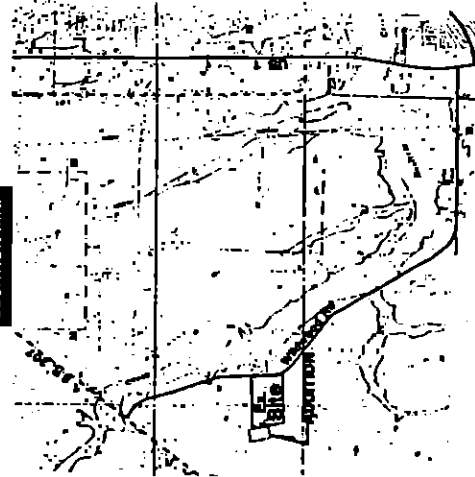
PROJ. NO. 88-038.06

SHEET 1 of 1

**P. U. D. OFF. REC.
BOOK K PAGE 60**



LOCATION MAP



**FINAL DEVELOPMENT PLAN
TREATY GROUND REGIONAL PARK PUD
PUD ORDINANCE 87-37 AND AMENDED BY ORDINANCE 96-16**

TREATY GROUND REGIONAL PARK EXPANSION

**EXHIBIT B
TO THE RESOLUTION
November 20, 1996**

**P. U. D. OFF. REC.
BOOK K PAGE 61**

**Applicant: St. Johns County Recreation Department
Prepared By: Prosser, Hallock & Kristoff, Inc.**

On behalf of the St. Johns County Recreation Department, Prosser, Hallock & Kristoff, Inc. 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 the Treaty Ground Regional Park Expansion (the Property). The Final Development Plan consists of a 1-page map identified as Exhibit A to the Resolution (the "Map") and this text identified as Exhibit B to the Resolution (the "Text"). The property consists of approximately 7.0 acres.

The property is located wholly within the parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 87-37 and amended by Ordinance 96-16. The area encompassed by the Final Development Plan is currently part of the area designated as Park use on the PUD Master Plan.

Prior to commencement of land clearing and site preparation, or construction of any improvements depicted on the Map, the developer shall submit to the Public Works 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 Public Works Department in compliance with Ordinance 96-40; and (d) Comply with all other applicable land use and development regulations of St. Johns County.

In accordance with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by Prosser, Hallock & Kristoff, Inc. and the following text regarding compliance with Section 8-4, are submitted for your consideration.

ADDITIONAL INFORMATION:

- A. A playing field and lighted ballfield, as shown on the Map, are the proposed uses for this Property.

- B. No clearing will occur within the areas shown as buffers on the Final Development Plan (Exhibit A).

8-4-1 Density of Development

The project does not involve residential buildings or structures.

P. U. D. OFF. REC.
BOOK K PAGE 62

8-4-2 Open Space

The project will consist of three (3) wetland areas. These areas are delineated on the Map.

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

This project does not involve residential buildings or structures.

8-4-4 Project Size

The Treaty Ground PUD consists of approximately 275.8 acres. The portion which this FDP encompasses is approximately seven 7.0 acres.

8-4-5 Support Legal Documents for Open Space

The St. Johns County Recreation Department owns and maintains the property contained in this FDP.

- a. St. Johns County Recreation Department will not dedicate this area as common property.
- b. St. Johns County Recreation Department will appropriately limit use of the open space area.
- c. St. Johns County Recreation Department will be responsible for the management of the area.
- d. Not applicable to this FDP.
- e. Not applicable to this FDP.

8-4-6 Access

No streets or drives are proposed.

8-4-7 Privacy

Since this project does not involve residential structures, this item is not applicable.

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 subparagraph "a" are inapplicable.
- b. Parking for the Property will be handled by existing parking located in the other portion of the park, adjacent to this FDP.
- c. There will be no direct vehicular access to this property. Users of this Property will gain access via the existing park access. No additional access to the Park will be required.
- d. No utilities are to be extended. 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 96-40 and shall facilitate the proper drainage of storm waters and prevent erosion and the formation of dust.
- e. There will be no streets or roadways depicted on the map.

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 96-40 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 Public Works Department prior to commencement of land clearing, site preparation or construction. All necessary easements for drainage shall comply with the requirements of Ordinance 96-40 and shall be depicted on the Final Plat.

9-1-2 Separation from Walkway and Street

Not applicable to this FDP.

9-1-3 Entrances and Exits

Not applicable to this FDP.

9-1-4 Interior Drives

As shown on the Map, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces

Not applicable to this FDP.

9-1-6 Lighting

Softball field will be lighted.

9-1-7 Screening

Not applicable to this FDP.

P. U. D. OFF. REC.
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9-2 Location

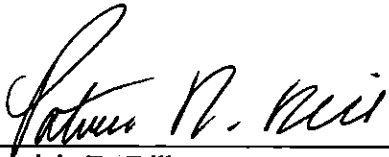
Not applicable to this FDP.

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

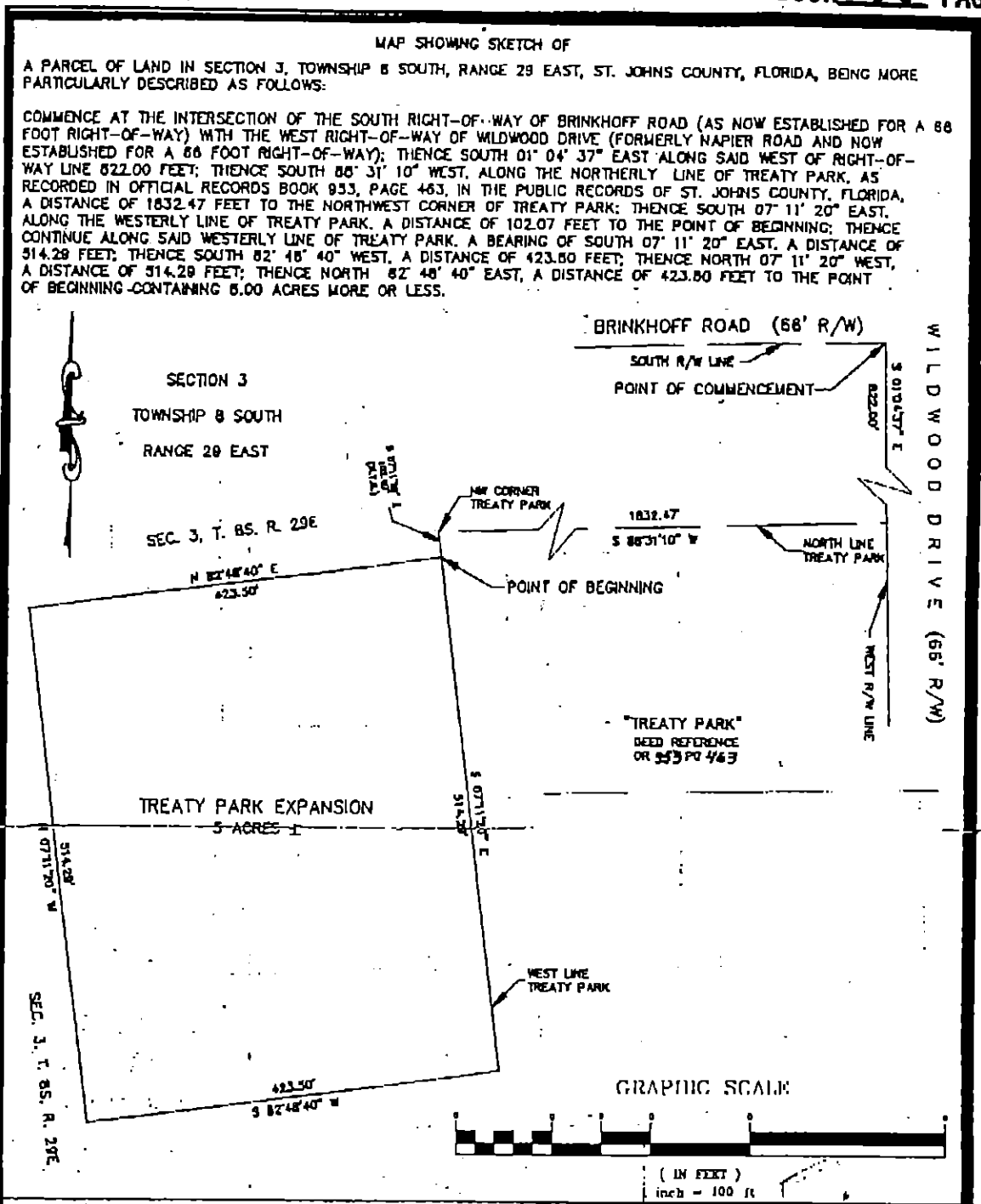
Not applicable to this FDP.

9-4-1 Off-Street Loading Requirements

Not applicable to this FDP.



Patricia D. Dill



SURVEYOR'S NOTES:
 1. BEARING DATUM BASED ON THE NORTHERLY LINE OF TREATY PARK.
 2. THIS SKETCH IS NOT A SURVEY.
 3. THIS SKETCH PREPARED FOR THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA.

DRAWN BY: C.J.P.
 SCALE: 1" = 100'
 CADD NAME: TREATGLDNG
 PROJECT NO.: N/A
 F.R. N/A P#.
 WILD NAME: N/A

SURVEYOR'S CERTIFICATE:
 THIS CERTIFIES THAT A DESCRIPTION AND SKETCH OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE DESCRIPTION AND SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DATE SIGNED _____ 19____
 TERRY DURDON, PLS
 NO. 5281

DATE DRAWN JULY 8 1994 NOT VALID UNLESS SIGNED, DATED AND EMBOSSED WITH SEAL

LEGEND:
 R/W - RIGHT OF WAY
 OR - OFFICIAL RECORD
 PC(S) - PAGE(S)
 T. - TOWNSHIP
 R. - RANGE
 S. - SOUTH
 E. - EAST

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 4020 LEWIS SPEEDWAY - P.O. DRAWER 349
 ST. AUGUSTINE, FLORIDA 32086
 (904) 823-2450




EXHIBIT C - PART II OF II

MAP SHOWING SKETCH OF

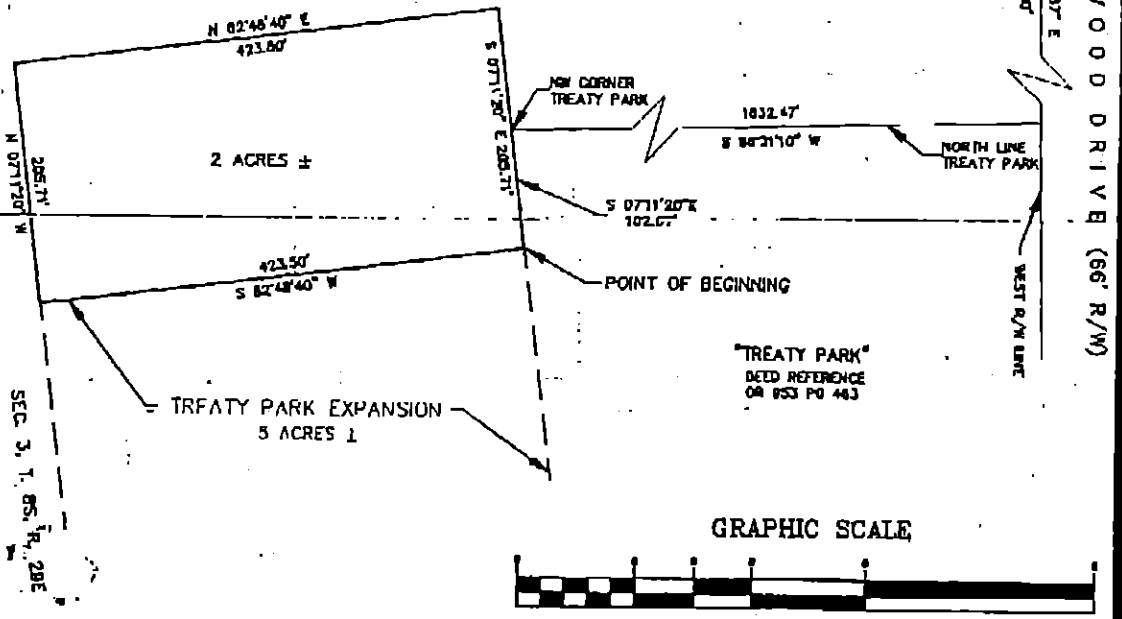
A PARCEL OF LAND IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF BRINKHOFF ROAD (AS NOW ESTABLISHED FOR A 66 FOOT RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY OF WILDWOOD DRIVE (FORMERLY NAPIER ROAD AND NOW ESTABLISHED FOR A 66 FOOT RIGHT-OF-WAY); THENCE SOUTH $01^{\circ} 04' 37''$ EAST ALONG SAID WEST OF RIGHT-OF-WAY LINE 822.00 FEET; THENCE SOUTH $88^{\circ} 31' 10''$ WEST, ALONG THE NORTHERLY LINE OF TREATY PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 953, PAGE 483, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1832.47 FEET TO THE NORTHWEST CORNER OF TREATY PARK; THENCE SOUTH $07^{\circ} 11' 20''$ EAST, ALONG THE WESTERLY LINE OF TREATY PARK, A DISTANCE OF 102.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $82^{\circ} 48' 40''$ WEST, A DISTANCE OF 423.50 FEET; THENCE NORTH $07^{\circ} 11' 20''$ WEST A DISTANCE OF 205.71 FEET; THENCE NORTH $82^{\circ} 48' 40''$ EAST, A DISTANCE OF 423.50 FEET; THENCE SOUTH $07^{\circ} 11' 20''$ EAST, A DISTANCE OF 205.71 FEET TO THE POINT OF BEGINNING CONTAINING 2 ACRES MORE OR LESS.

SECTION 3
TOWNSHIP 8 SOUTH
RANGE 29 EAST

P. U. D. OFF. REG.
BOOK K PAGE 66

SEC. 3, T. 8S, R. 29E



SURVEYOR'S NOTES:
 1. BEARING DATA BASED ON THE NORTHERLY LINE OF TREATY PARK.
 2. THIS SKETCH IS NOT A SURVEY.
 3. THIS SKETCH PREPARED FOR THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA.

DRAWN BY: C.J.P.
 SCALE: 1" = 100'
 CADD NAME: TREATZLONG
 PROJECT NO.: N/A
 F.B. N/A PG. 4
 WILD NAME: N/A

SURVEYOR'S CERTIFICATE:
 THIS CERTIFIES THAT A DESCRIPTION AND SKETCH OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE DESCRIPTION AND SKETCH MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 610-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DATE SIGNED _____ 19 ____
 DATE DRAWN MARCH 20 19 08
 LIGHT BURDEN, PLS NO. 5261
 NOT VALID UNLESS SIGNED, DATED AND EMBOSSED WITH SEAL.

LEGEND:
 R/W - RIGHT OF WAY
 OR - OFFICIAL RECORD
 PG(S) - PAGE(S)
 T - TOWNSHIP
 R - RANGE
 S - SOUTH
 E - EAST

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 4020 LEWIS SPEEDWAY - P.O. DRAWER 348
 ST. AUGUSTINE, FLORIDA 32085
 (904) 823-2450



STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK K PAGE 67

I, CHERYL STRICKLAND, 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. 97-5

**Adopted by the Board of County Commissioners of St. Johns
County, Florida, at a regular meeting of said Board on January
14, 1997.**

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FL
97 JAN 17 AM 9:15
CHERYL STRICKLAND
CLERK OF COURTS

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 16th day
of January, 1997.

CHERYL STRICKLAND
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: Irma Pacetti
Irma Pacetti, Deputy Clerk

