

RESOLUTION NO. 89-218

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR ROADWAYS, UTILITIES & SUBPARCEL NO. 2 SITE PLAN;
THE CORRIDORS AT PONTE VEDRA COMMERCIAL PARK, PARCEL "B"
& SUBPARCEL NO. 2
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE NUMBER 75-15
AND AS AMENDED

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

SECTION 1. Pursuant to a request for approval made be Beachwood
Realty, Inc. in accordance with Section 8-3 of the St. Johns
County Zoning Ordinance, and subsequent review and approval by
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
representation and statements made in the written submission
statement attached hereto as Exhibit "B". *and letters dated*

July 10, 1989 and Aug 3, 1989 signed by Michael Boyer attached hereto

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 develop-
ment 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 (PSD) Ordi-
nance. Modification to approved development plans by variance
or special exception shall be prohibited. All such modifi-
cations shall follow the PUD (PSD) amendment procedures provided
for in the St. Johns County Zoning Ordinance.

SECTION 3. All attachments included herein are incorporated
herein and made a part of the adopting ordinance.

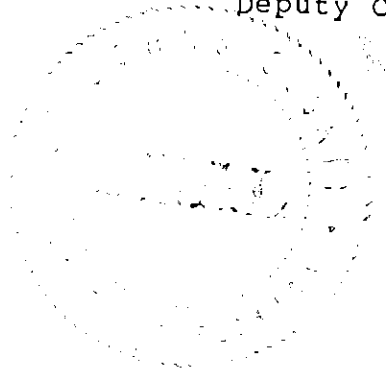
Adopted this 26th day of September, 1989.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: Way Walker
Chairman

Attest: Carl "Bud" Markel, Clerk

BY: Connie E. McLaughlin
Deputy Clerk



2. Approved by Board of Commissioners for the record and return of same to the applicant. Final Report dated 9-11-89 attached hereto as Exhibit 2.

EXHIBIT "B"
TO THE RESOLUTION

FINAL DEVELOPMENT PLAN
FOR
ROADWAYS, UTILITIES &
SUBPARCEL NO. 2 SITE PLAN

THE CORRIDORS AT PONTE VEDRA
COMMERCIAL PARK
PARCEL "B" & SUBPARCEL NO. 2.

A PORTION OF THE SAWGRASS P.U.D.
ORDINANCE NO. 75-15
& AS AMENDED

Beachwood Realty, Inc.
June 6, 1989

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a P.U.D.", the attached Final Development Plan prepared by Hill, Boring & Associates, Inc. (Exhibit "A"), and the following text regarding compliance with Section 8-4, "Standards and Criteria", are submitted for your consideration.

8-4-1 Density of Development.

This section is not applicable to the Final Development Plan for the commercial park, which shall meet the maximum lot coverage requirements (none) of the CG zoning classification.

8-4-2 Open Space.

The property depicted within the limits of this Final Development Plan contains no areas designated specifically for open space. Open space will consist of the landscaped areas between buildings, the frontage on S.R. 1A and C.R. 210 the rear yard area along the western property line, and other fringe areas. See Section 8-4-5 below.

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

All development which is to occur within the property will comply with the spirit and intent of the Zoning Ordinance. The Final Development Plan reflects the property lines and minimum setbacks, which are measured to each building's foundation. As shown on the Final Development Plan (Exhibit "A"), the buildings will be set back in accordance with the Zoning Ordinance and will be located a minimum of six (6) feet or greater from other buildings per the CG zoning classification requirements.

8-4-4 Project Size.

The P.U.D. consists of more than 20 acres. The commercial park (Parcel "B") consists of 15.72 acres, including + 1.5 acres of roadways.

8-4-5 Support Legal Documents for Open Space.

The property depicted on the Final Development site contains no areas designated specifically for open space. Open space will exist in the form of landscaped areas between buildings, and the frontage on S.R. 1A and C.R. 210. Rear yard open space will exist along the western property line and other fringe areas also. Because the individual subparcel users are unknown at this time, with the exception of subparcel No. 2, no calculation of the open space can be made.

8-4-6 Access.

The commercial park will be provided vehicular access via public roads to the site, and private roads within the site. The roadways (and utilities and drainage) will be constructed in phases as shown on Exhibit "A".

8-4-7 Privacy.

Visual and acoustical privacy of the commercial park, to the extent possible, will be assured primarily through landscaping. Landscaping also will provide for the protection and aesthetic enhancement of the property.

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. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below.

9-1-1 Drainage.

The general drainage plan for the property which prevents runoff onto abutting parcels and streets is graphically depicted on the Final Development Plan, with easements for utilities and drainage shown. The commercial park is a part of the previously permitted Sawgrass Master drainage area.

9-1-2 Separation from Walkway and Streets.

The commercial park does not include a sidewalk system other than in front of the proposed business establishments bordering the parking areas.

9-1-3 Entrances and Exits.

The location and design of the entrances and/or exits to all streets and driveways will be in accordance with County and/or D.O.T. specifications. A driveway permit will be sought from the County Engineer for access to C.R. 210. No driveway entrance from S.R. 1A will exist.

9-1-4 Interior Drives.

The interior drives will be constructed with 24' width, of crowned or inverted crown section, with standard and Miami-type curb and gutter.

9-1-5 Making of Parking Spaces.

Parking spaces will be marked with paint striping in accordance with St. Johns County regulations.

9-1-6 Lighting.

Lighting within the property will meet or exceed minimum lumens of the equivalent of 100 watt high-pressure sodium fixture lights affixed 20 feet above the roadway and 300 feet on the center.

9-1-7 Screening.

A detailed landscape plan for each parcel of the Commercial Park will be prepared in accordance with St. Johns County regulations prior to the development of each parcel.

9-2 Location.

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

9-3-1 Off-Street Parking; Numbers Required.

The property will be used for commercial purposes. Therefore, parking spaces will be provided in accordance with the terms of Subsection 9-3-1 for each applicable land use and/or commercial establishment subparcel shown on Exhibit "A".

9-4-1 Off-Street Loading Requirements.

The requirements of Section 9-4-1 will be met for each applicable land use and/or commercial establishment shown on Exhibit "A" as they apply to the CG zoning classification.

- c. The Final Development Plan illustrates the anticipated traffic flow patterns. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collections, deliveries and debris removal. The locations of fire hydrants and water and sewer lines serving the property are also depicted on the Final Development Plan (Exhibit "A").

- d. All utilities serving the property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.
- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners. Roads will be constructed in compliance with Ordinance No. 86-4 and its amendments.
- f. It is anticipated that a future store or stores may seek to sell beer and wine.
- g. The property depicted on Exhibit "A" will comply with all Land Development Codes and the Landscape Ordinance of St. Johns County.
- h. The maximum height of any building shall be 35 feet, exclusive of signage.
- i. Signs will be constructed in the locations shown on Exhibit "A" to the Resolution.
- j. The Commercial Park roadways, drainage and utility infrastructure shall be constructed in two phases as shown on Exhibit "A". Phase One construction will commence upon approval of this Final Development Plan by the Board of County Commissioners, and will be completed within two years of the date of this approval. Phase Two construction will be completed within five years of the date of this Final Development Plan approval.
- k. The Commercial Park shall not be platted.



**Hill,
Boring &
Associates, Inc.**

Civil Engineers Land Planners

Officers:

SESSELL W. BORING
MICHAEL R. BOYER
VINCENT J. DUNN

July 10, 1989

Ms. Betty Sue Solana
Planning and Zoning Department
St. Johns County
P.O. Drawer 349
St. Augustine, Florida 32045-0349

Re: The Corridors at Ponte Vedra,
Parcel "B" and Subparcel No. 2
Final Development Plan;
Engineer's Project No. 8805-32-11-2

Dear Ms. Solana:

I have obtained a copy of staff comments (attached) in reply to the "Final Development Plan Review" form that was routed to the Engineering Department, Rosemary Yeoman, Jerry Napier and others on June 12, 1989. The purpose of the letter is to address those comments.

First, with regard to the comments made by the Engineering Department concerning the one foot non-access buffer, please see the enclosed construction plans upon which we have included this buffer along the east and south property boundaries. Regarding the D.O.T. approval for the driveway connection and final traffic improvements plans, please be advised that we have been working closely with the D.O.T. is an effort to gain their approval of these items in advance of the County Commission approval of the Final Development Plan.

Ms. Yeoman's comments concerned the description of signs to be placed on the property and the information regarding the number of employees. For the purpose of this resubmittal of the referenced Final Development Plan, I offer the following responses to Ms. Yeoman's comments:

1. Signs - It is the intention of the Owner/Developer, ----- Mr. Thomas Fraser of Beachwood Realty Inc. to construct two signs for Parcel "B". Each sign will be 10 feet high by 11 feet wide with two side post mounts each. These signs will be of the same size as the existing

3840 CROWN POINT ROAD - SUITE 2 - JACKSONVILLE, FLORIDA 32257
904-268-2082

Sawgrass Village sign, and will be illuminated by ground-level floodlighting buffered by cylindrical enclosures. For Subparcel No. 2, a sign 10 feet wide by 7 feet high will be installed inside the property adjacent to, and visible from S.R. 1A, and will be lighted in the same manner as described above.

2. Number of Employees - In the proposed office building
----- on Subparcel No. 2, a total of
25 persons will be employed.

Mr. Napier's comments were concerned with the number, height and size of signage. Please see the above information which addresses these issues.

The final comments, from Don (Germaine?), are addressed as follows:

1. Parking - Subparcel No. 2 will not be used for
----- medical offices; therefore parking will be adequate.
2. Landscape Plans - If require, the Developer will
----- submit landscape plans for Subparcel No. 2. However, it should be noted that his site will be subject to County and Arvida Landscape ordinances and standards.
3. Intersection of C.R. 210/S.R. 1A - We are working
----- closely with D.O.T. in an effort to address this concern. Our proposed improvements to alleviate the possibility of traffic hazards as a result of our proposed C.R. 210 driveway, consist of decel/accel lanes to and from this driveway, and an increase (widening) to the turning radius of the intersection of C.R. 210/S.R. 1A to improve the safety of southbound traffic movements.
4. Trash Dumpsters - See Final Development Plan for
----- dumpster location on Subparcel No. 2. Dumpster pad locations for other subparcels will be defined when the Final Development Plans for those subparcels are submitted.
5. Max. Height of Signage - See the comments above
----- pertaining to signage.

I trust that the above responses and attached documents address your final comments. If you require further information, please call me at your earliest convenience. I need to remain on the agenda for the July 20, 1989 Planning & Zoning meeting, and I will do whatever it takes to avoid jeopardizing this scheduled meeting. Again, please accept my sincerest thanks for all your help with this difficult project.

Sincerely,

HILL, BORING & ASSOCIATES, INC.



Michael Boyer
Vice President/Associate

cc: Tom Fraser
Sharon Holmes
Dan Castle
Jimmy Killian

MRB:kb



COUNTY COURTHOUSE
ST. AUGUSTINE, FLORIDA
Oldest City in the United States

BOARD OF COUNTY COMMISSIONERS

Historical St. Johns County, Florida

COUNTY ENGINEER

P.O. DRAWER 349
ST. AUGUSTINE, FLORIDA
32085-0349

TELEPHONE: 824-8131
(EXT. 206)

September 7, 1989

MEMORANDUM

To: Betty Solana
Planning and Zoning Department

From: Sharon E. Holmes, P.E. *SEH*
Director of Engineering

Re: The Corridors - Final Development Plan

After discussion with Mr. Castle, the Engineering Department offers the following suggested conditions for Final Development Plan approval:

1. Developer is required to install the traffic signal at C.R. 210 and S.R. A1A pursuant to the permit issued by D.O.T. to St. Johns County, permit number 2S-89-91. The signal must be installed as soon as warranted, as determined by St. Johns County and D.O.T. upon review of the warrant analysis to be performed by the developer.
2. Developer must perform the warrant analysis when determined necessary by either DOT or St. Johns County.
3. Developer must install all permitted improvements at the S.R. A1A - C.R. 210 intersection, as required by D.O.T. permit prior to final construction approval for the project, and prior to receiving any Certificate of Occupancy on any structure within the FDP boundaries.
4. Construction bond must be submitted by the developer to cover the costs of all improvements at the A1A - 210 intersection, as well as the work required within the C.R. 210 right of way. This bond or letter of credit must be approved by the Clerk and accepted by the Board of County Commissioners at the time of FDP action.
5. Developer must provide a separate financial guarantee with a bond or letter of credit to cover the cost of signalization at the A1A - 210 intersection.

6. The Developer must comply with all aspects of the D.O.T. permit, including assuming full responsibility for all conditions of the permit. When the project is 100% completed, or when a traffic signal is found warranted at the SR-A1A/C-210 intersection, and/or SR-A1A/Tournament Cove Road Intersection, a signal timing plan (optimized) should be submitted to F.D.O.T. Traffic Operations for review. All engineering and installation costs for a warranted traffic signal will be funded by the developer as a condition of this Final Development Plan.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
CONNECTION PERMIT

Permit Class Commercial - II

Permit No. 2S-89-91

1. Sharon Holmes - St. Johns County Engineer
(Name of Applicant)

P.O. Drawer 349
(Mailing Address)

St. Augustine
(City)

FL 32045-0349
(State)

(904) 354-4444
(Telephone No.)

hereinafter termed the applicant requests permission for the construction of a connection(s) on Department of Transportation right-of-way at the location:

State Road No. A1A Section No. 78001 County St. Johns

Mile Post No. 3.115 Cont. Job No. _____ Sta. No. _____

Geographical Description County Road 210 and State Road A1A, See attached sketches;
in the following manner: Reconstruct an existing intersection by: removing a grassed island, and relocating with a 12' wide raised concrete divider; separating two (2) 14' wide eastbound lanes and two (2) 12' wide westbound lanes; with radii as shown, and widening of existing paved SR-A1A median crossover with modifications as indicated; or as shown on the attached sketch and in accordance with special provisions on reverse side.

The connection(s) will be constructed in accordance with regulations adopted by the Department of Transportation and covered in its "Policy and Guidelines for Vehicular Connections to Roads on the State Highway System".

The applicant, for himself, his heirs, his assigns and successors in interest, binds and obligates himself to save and hold the State of Florida, its agencies and subdivisions harmless from any and all damages, claims or injuries caused in whole or in part by applicant that may occur by reason of this construction, said facility design, construction, maintenance or continuing existence of the connection facility.

The applicant binds and obligates himself to conform to the above description and attached sketch and to abide by the connection regulations stated above. If legal action is required because of noncompliance with provisions specified, the applicant will be responsible for all costs of legal action, i.e., court costs, attorney fees, etc.

This permit is hereby accepted and its provisions agreed to this day of _____

If this application is signed by a representative of the applicant, then a letter of authorization from the applicant must be attached.

WITNESSED BY [Signature]
(Signature)

Signed [Signature]
(Applicant)

4020 Lewis Speedway
(Mailing Address)

P.O. Drawer 349
(Mailing Address)

St. Augustine, FL 32085
(City) (State) (Zip)

St. Augustine FL 32045-0349
(City) (State) (Zip)

The above requested has been reviewed and has been found to meet the regulations as prescribed and is hereby approved.

Date of Approval 9/6/89

Department of Transportation
BY: [Signature] P.E.

Completion Date _____

TITLE: Maintenance Engineer

Copies: Original to Applicant
1. District Engineer
2. Maintenance Engineer

SPECIAL PROVISIONS # 1 THRU 24 :

1. Notify Department of Transportation Maintenance Office 24 hours in advance of starting proposed work. Phone 904-825-5036.
2. Prior to excavating, contract the Clerk of Circuit Court for the name, address and telephone number of the gas line owner who will provide detailed information upon request on possible gas line conflict.
3. Utilities may be located within the construction area. Prior to commencing work, permittee shall locate all utilities within the permitted area and obtain detailed information from utility owners as to possible conflicts between utilities and permittee's work. Permittee shall be responsible for coordinating all adjustments and resolving any conflicts of utilities. Permittee shall be solely responsible for any damage to utilities and/or damages to third parties caused by interference with or damage to existing utilities.
- SEE #17. ~~4. All activities in accordance with the permit will require adherence to the Department's Manual on Traffic Control and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations.~~
5. The applicant shall construct and maintain any and all traffic control devices required or called for by application of the U.S. Department of Transportation's Federal Highway Administration Manual on Uniform Traffic Control Devices for Streets and Highways.
6. All portions of right-of-way disturbed in the construction of this facility will be mulched and/or seeded or sodded in accordance with Department specifications.
7. The applicant agrees and obligates himself to perform at his own expense and alteration or redesign of the proposed connection should the Department determine that the traffic patterns, points of connection, roadway geometrics or traffic control devices are causing an undue disruption of traffic or creating safety hazards at the existing connection.
8. The applicant agrees to commence actual construction in good faith within 90 calendar days (maximum 90 days) after permit is approved and complete all construction within 60 calendar days after it is started. If construction has not begun with 90 days after approval, this permit shall be null and void.
9. Drainage approval: yes no
10. When the permit application is for a project that exceeds eighty (80) per cent of a development of regional impact (DRI) threshold, as specified in Chapter 27F-2 F.A.C., the applicant shall submit as part of the permit either: (1) a binding letter of DRI status from the Florida Department of Community Affairs which states that the project is not a DRI, or (2) a local government development order.

OTHER

CONT.

F.D.O.T. Permit 2S-89-91
SPECIAL PROVISIONS
(Continued)

11. All excavation within 10' of the travelled way must be backfilled within 24 hours.
 12. All materials and labor to be furnished by the applicant.
 13. The Department of Transportation to furnish necessary grade and inspections.
 14. All new paving on F.D.O.T. right-of-way must be a minimum of 8" compacted 1merock base with 2" A.C.S.C. Type One paving over 12" compacted stabilized earth subgrade. All new pavement on F.D.O.T. right-of-way must then be overlaid with a minimum 1" FC-4 (Friction Course Paving).
- Grades to be as shown on attached plans.
15. "According to F.S. 315.15, you are required to notify local law enforcement when one or more travelled lanes will be closed more than two (2) hours."
 16. All seeding and/or sodding on the Florida Department of Transportation's Right-of-way shall be done in accordance with the guidelines listed below:
 - a. Seeding, mulching and fertilizing:
 1. Apply fertilizer at the rate of 400 lbs. per acre. The formulation shall be 12-3-4.
 2. Disc-Harrow area to be seeded. Uniformly apply unhulled Bermuda seed mixed with temporary grass seed at rates listed below:

Unhulled Bermuda - 15 lbs. per acre
Brown Top Millet - 20 lbs. per acre
(March thru October)
Annual Rye Grass - 20 lbs. per acre
(November thru February)
 3. Apply mulch uniformly at a rate of 1½ to 2 tons per acre or in a loose layer approximately 2" thick. Incorporate mulch by disc harrowing area or by using an approved roller cutter device.
 - b. Strip sodding, a minimum 2' wide along the edge of all new paving, will be required. Sod shall either be Bermuda or St. Augustine.
 17. "All construction and/or maintenance on the Department's Right-of-Way shall conform to the Federal Manual on Uniform Traffic Control Devices (MUTCD), the Department's Roadway and Traffic Design Standards, and the Standard Specifications for Road and Bridge Construction."
 18. Where the edge of pavement along widening areas is uneven or ragged, mechanical cutting of joints will be required prior to placing new pavement.

FDOT Permit #2S-89-91
SPECIAL PROVISIONS
(continued)

19. All pavement markings and striping to be done by applicant in accordance with F.D.O.T. Standard Index #17346, and Sections 706, 710, and 711 of the F.D.O.T. Standard Specifications Manual. Phone 825-5036 for F.D.O.T. layout assistance prior to placing pavement markings.
 20. All areas surface drain, no culverts necessary.
 21. As noted on sheet 10 of the attached plans, the existing pavement area on the southside of the C-210/SR-A1A Intersection must have the asphalt and base material removed, and area restored to grade with suitable soil, and all disturbed areas sodded.
 22. A 5' wide, 4" thick concrete sidewalk must be maintained to grade, including construction of approximately 35' of new sidewalk on the southside of C-210, in accordance with Section 522 of the F.D.O.T. Standard Specification Manual for Road and Bridge Construction.
 23. On sheet 9 of the attached plans, an existing northbound left turn lane bay must be modified and extended, by the developers of the "Corridor", along SR-A1A at the intersection of Tournament Cove Road.
 24.
 - a. All construction activity as approved by F.D.O.T. Permit #2S-89-91, will be in accordance with the attached plans, sheets #4 of 11, #9 of 11, and #10 of 11, dated September 5, 1989.
 - b. When the "Corridors" project is 100% completed, or when a traffic signal is found warranted at the SR-A1A/C-210 intersection, and/or SR-A1A/Tournament Cove Road Intersection, a signal timing plan (optimized) should be submitted to F.D.O.T. Traffic Operations for review. All engineering and installation costs for a warranted traffic signal will be funded by the applicant and/or "The Corridors at Ponte Vedra".
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