

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR THE MERIDIAN BUILDING  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
PURSUANT TO ORDINANCE NO. 75-15**

**WHEREAS**, the Final Development Plan for the Meridian Building 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 75-15; and

**WHEREAS**, it is found that:

a. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on 7-21 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 The Meridian Building made by Americorp, Inc., in accordance with Section 8-3 of St. Johns County Zoning Ordinance, the Final Development Plan 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 The Meridian Building 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.

a. 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 be variance or exception shall be prohibited.

b. 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

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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. 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, including but not limited to 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;
- c. Review and approval of signed and sealed construction plans by 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 4. All attachments included herein are incorporated herein and made part of Resolution 94-137

Passed and adopted on August 9, 1994

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Alan Roberts  
Chair

ATTEST: Carl "BUD" Markel, Clerk

By: Patricia DeGrande  
Deputy Clerk



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

FINAL DEVELOPMENT PLAN

FOR

THE MERIDIAN BUILDING

LOCATED WITHIN A PART OF PUD 75-15

Submitted February 16, 1994  
Resubmitted July 7, 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 The Meridian Building within PUD 75-15 (the "Property"). The Final Development Plan consists of a map identified as Exhibit A to the Resolution (the "Map") 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 Ordinance 75-15.

The improvements to be constructed pursuant to this Final Development Plan include 35,570 square feet in one building as shown on the Map. In addition, this Final Development Plan will authorize construction of landscaping features and utility improvements designed to serve or compliment the commercial building.

Prior to commencement of the construction of any improvements depicted on the Map, the developer shall:

(a) Submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained, including but not limited to Florida Department of Environmental Protection Water and Sewer Connection Permits. A master permit for the PUD 75-15 from St. Johns River Water Management District for management and storage of surface waters has been obtained and is in effect for this project since it is a part of the PUD. No other permits will be required for this project from the state. An EPA-required "Notice of Intent" (to commence construction) will be sent to that federal agency.

(b) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and

(c) Comply with all other applicable land use and development regulations of St. Johns County.

#### **8-3-4 Permits Required**

With regard to Section 8-3-4 of the St. Johns County Zoning Ordinance, "Permits Required", building permits and certificates of occupancy may be obtained for the individual building shown on the Map. A certificate of occupancy may be issued for the building when the building and those common facilities directly serving that building have been completed, and As-Built Drawings have been reviewed and approved according to St. Johns County Ordinance 86-4.

#### **8-4-1 Density of Development**

This section applies only to residential structures. The proposed Final Development Plan includes only a commercial structure.

#### **8-4-2 Open Space**

There will be no open space (other than the landscape areas depicted on the map), nor are there any jurisdictional wetlands to be preserved.

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

The location and size of the building to be built pursuant to this Final Development Plan are shown on the Map. The building will be a three-story structure (plus an equipment penthouse on the roof). The building will be set back 115 feet minimum from the right-of-way of Sawgrass Village Circle. The building will be 49.5' feet in height from the finished (ground) floor elevation to the top of the equipment penthouse. Allowable uses in the building will consist of office, financial, medical, professional and ancillary uses such as, but not necessarily, restaurant, day care, and clinic.

#### **8-4-4 Project Size**

The PUD consists of more than twenty acres. This Final Development Plan represents approximately 1.64 acres within the referenced PUD.

#### **8-4-5 Support Legal Documents for Open Space**

This section does not apply. The Final Development Plan does not contain any open space areas, as defined in Section 8-4-2.

#### **8-4-6 Access**

The Final Development Plan contains no single-family dwelling units, therefore this Section is not applicable. Nevertheless, adequate access to the building is provided via Sawgrass Village Circle.

#### **8-4-7 Privacy**

The Property is located wholly within that portion of the PUD designated for commercial use. Therefore no fences or other such barriers will be necessary to insure privacy of dwelling units. The walkway to the front entrance will be constructed for the protection of the occupants and customers, and will be landscaped appropriately as the building is completed.

#### **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 not applicable.

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 in Section 9-3-1:

**9-1-1 Drainage**

A drainage plan for the Property that will prevent damage to abutting parcels and public streets 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 except as otherwise specified in this Final Development Plan and shall be depicted on the construction plans. The storm drainage collected on site will outfall to the master lake system of Players Club via the existing pipes and inlets depicted on the Map.

**9-1-2 Separation from Walkway and Street**

The off-street parking area will be separated from pedestrian walkways by protective curb.

**9-1-3 Entrance and Exits**

The location and design of the entrance to The Meridian Building will be in accordance with County specifications.

**9-1-4 Interior Drives**

Interior drives to be constructed pursuant to this Final Development Plan will comply with the requirements of Section 9-1-4 of the St. Johns County Zoning Ordinance.

**9-1-5 Marking of Parking Spaces**

As shown on the Map, all parking spaces will be marked by painted lines or curbs.

**9-1-6 Lighting**

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on center. During the night hours of operation of the building, lighting in the vicinity of the building and adjacent parking areas will be supplied to ensure adequate visibility and for security purposes.

**9-1-7 Screening and Landscaping**

Section 9-1-7 is inapplicable because the Property is located wholly within that part of the PUD designated for commercial use and no off-street parking space on the Property will be located closer than 40 feet to a residential lot.

**9-2 Location**

All required off-street parking and loading facilities serving the building are located within the Property.

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

The map depicts 98 regular (9'x 20') parking spaces and three handicap parking spaces, for a total of 101 parking spaces, consistent with County criteria.

**9-4-1 Off-Street Loading Requirements**

The loading areas required under Section 9-4-1 of the St. Johns County Zoning Ordinance to serve the new building to be constructed pursuant to this Final Development Plan shall be depicted on the signed and sealed construction plans.

(c) The Final Development Plan 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 shown on the signed and sealed construction plans.

(d) All utilities serving the Property including the phone, power, cable television, and sewer and water lines will be installed underground. The signed and sealed construction plans shall show 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 private drives depicted on the Map shall conform as they apply to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Ordinance Number 86-4, as amended.

(f) **Sign Information:** The developer will install a temporary construction sign, non-lighted, painted, not to exceed 4'x 8' in size to be installed in front of the temporary construction trailer (see below) and facing Sawgrass Village Circle. The proposed permanent sign is depicted on exhibit "C" (for reference only), and will comprise a maximum of 200 square feet of total structure surface area. The actual space allotted for lettering will be 80 square feet. No wall signs will be mounted on the building, nor will any pole signs be constructed. The location of the permanent signage is shown on Exhibit "A". This sign will be set back 6' from both the south and east property lines.

(g) We will establish for the purpose of construction supervision, a temporary office trailer and a temporary storage trailer during construction activity only. The temporary trailers will be maintained at the site throughout the course of construction.

At such time as it is practical to relocate the trailer office facility to the proposed new building, both trailers will be moved. The maximum time period needed for temporary trailers for the building should be one year but not longer than 30 days after a Certificate of Occupancy is issued for the proposed building.

The location of the nearest fire hydrant is illustrated on Exhibit "A".

**P. U. D. OFF. REC.**  
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Developer: Americorp

By: Michael R Boyer  
Michael R. Boyer

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
BOOK 9 PAGE 118

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. 94-137

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held August 9, 1994

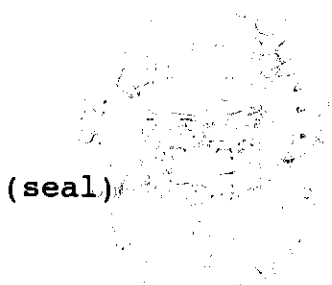
FILED AND RECORDED IN  
CLERK OF CIRCUIT COURT  
ST. JOHNS COUNTY, FLORIDA  
94 AUG 17 PM 4:46  
C. B. Markel

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 15th day of August, 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



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