

RESOLUTION NO. 96-234

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
DOUBLE EAGLE OFFICE BUILDING  
WITHIN THE SAINT JOHNS INTERCHANGE PARCELS PUD  
LOCATED WITHIN THE PARCEL OF LAND  
ZONED PUD PURSUANT TO PUD ORDINANCE 91-36  
AS MODIFIED BY PUD ORDINANCE 94-55  
AND PLANNING AND ZONING RESOLUTIONS  
95-034, 96-009, AND 96-020**

**WHEREAS**, it is found that:

- a. The Final Development Plan for the Double Eagle Office Building (as shown on DRI/PUD Map H), as submitted by Signature/Marsgold, Inc., has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance;
- b. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on November 21, 1996;
- c. The request is consistent with the Comprehensive Plan, the PUD cited above ("PUD") and is compatible with development patterns in the surrounding area; and
- d. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance.

**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 to construct an office building and parking lot, made by the applicant 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 legal description attached hereto as Exhibit A, the Final Development Plan attached hereto as Exhibit B relating to that portion of the PUD, and which is known as the Double Eagle Office Building, is hereby approved in reliance upon, and in accordance with the representation and statements made in such application in the Final Development Plan Narrative attached hereto as Exhibit C, and based on the above referenced findings which are hereby incorporated by reference.

**Section 2.** Except to the extent that they conflict with specific provisions of an approved Final Development Plan (FDP), the PUD Ordinance, or the Development of Regional Impact

Development Order (DRI/DO), 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 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 Statue, Ordinance, Regulation, Rule or Resolution shall be enforced by the county under this resolution except as specifically provided for and described in this Resolution of the incorporated FDP narrative.

**Section 3.** Permanent construction under this FDP may commence when the applicant has obtained the necessary local, state and federal permits, and has obtained Engineering Department approval of signed and sealed construction plans, as required. Construction may be approved in phases subject to the condition that all local, state and federal permits or approvals required for the stage of development sought to be commenced have been obtained.


**Section 4.** All attachments herein are incorporated herein and made a part of Resolution

ADOPTED on 10 day of December, 1996.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
David J. Bruner, CHAIR

ATTEST: CARL "BUD" MARKEL, CLERK

By:   
DEPUTY CLERK

EFFECTIVE DATE: 12/10/96

**P. U. D. OFF. REC.**  
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**EXHIBIT A TO THE RESOLUTION**

**LEGAL DESCRIPTION**

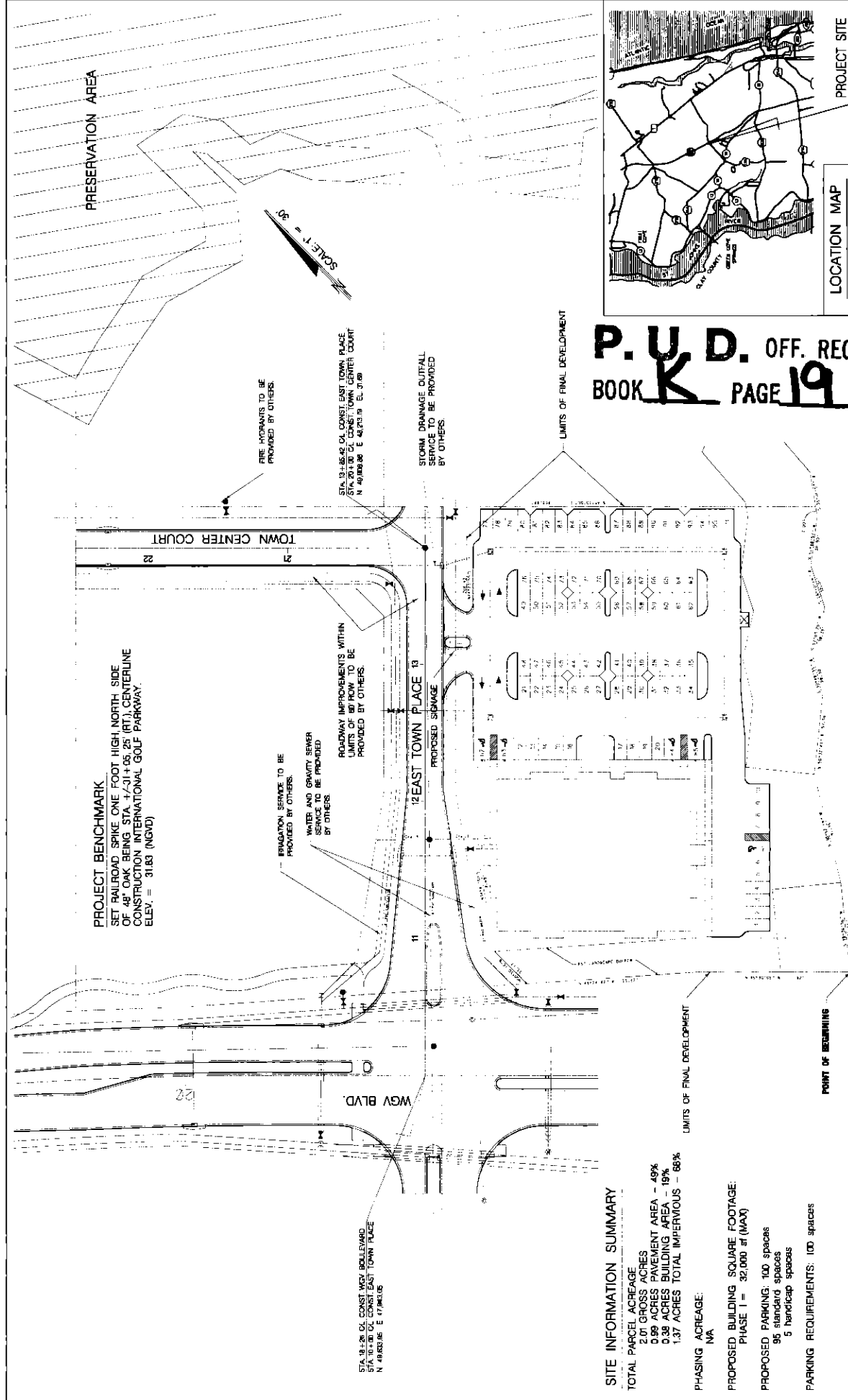
NORTHWEST QUADRANT PARCEL 8.2

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD (A RIGHT-OF-WAY OF VARYING WIDTH) AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 363.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 45°30'05" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 111.62 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 49°24'42" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.82 FEET; THENCE NORTH 00°30'16" WEST LEAVING SAID WGV BOULEVARD AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST TOWN PLACE (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 33.17 FEET; THENCE NORTH 34°47'50" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.69 FEET; THENCE NORTH 44°29'55" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 208.42 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF PARCEL 8B; THENCE SOUTH 45°30'05" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 253.92 FEET TO A POINT IN CONSERVATION EASEMENT NO. 19; THENCE SOUTH 35°01'57" WEST ALONG SAID CONSERVATION EASEMENT, A DISTANCE OF 7.00 FEET; THENCE SOUTH 51°48'57" WEST CONTINUING ALONG SAID CONSERVATION EASEMENT NO. 19, A DISTANCE OF 36.90 FEET; THENCE SOUTH 26°10'14" WEST CONTINUING ALONG SAID CONSERVATION EASEMENT NO. 19, A DISTANCE OF 32.01 FEET; THENCE SOUTH 57°03'25" WEST CONTINUING ALONG SAID CONSERVATION EASEMENT NO. 19, A DISTANCE OF 38.39 FEET; THENCE SOUTH 30°48'35" WEST CONTINUING ALONG SAID CONSERVATION EASEMENT NO. 19, A DISTANCE OF 28.30 FEET; THENCE SOUTH 50°33'44" WEST CONTINUING ALONG SAID CONSERVATION EASEMENT NO. 19, A DISTANCE

OF 57.56 FEET; THENCE SOUTH 30°52'18" WEST CONTINUING ALONG SAID  
CONSERVATION EASEMENT NO. 19, A DISTANCE OF 81.35 FEET; THENCE  
SOUTH 38°36'36" WEST CONTINUING ALONG SAID CONSERVATION EASEMENT NO.  
19, A DISTANCE OF 65.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.01 ACRES MORE OR LESS.

P. U. D. OFF. REC.  
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PRESERVATION AREA

**PROJECT BENCHMARK**  
 SET RAILROAD SPIKE ONE FOOT HIGH NORTH SIDE OF 48' OAK BEING STA. 47+31.45 25' (RT). CENTERLINE CONSTRUCTION INTERNATIONAL GOLF PARKWAY. ELEV. = 31.83' (NGVD)

FIRE HYDRANTS TO BE PROVIDED BY OTHERS.

IRRIGATION SERVICE TO BE PROVIDED BY OTHERS.  
 WATER AND GRAVITY SEWER SERVICE TO BE PROVIDED BY OTHERS.

ROADWAY IMPROVEMENTS WITHIN LIMITS OF 80' ROW TO BE PROVIDED BY OTHERS.

STA. 13+86.42 O/L CONST. EAST TOWN PLACE  
 STA. 20+10.00 O/L CONST. TOWN CENTER COURT  
 N 49.889.86' E 48.273.19' EL. 31.89

STORM DRAINAGE OUTFALL SERVICE TO BE PROVIDED BY OTHERS.

LIMITS OF FINAL DEVELOPMENT

**SITE INFORMATION SUMMARY**

TOTAL PARCEL ACREAGE: 2.01 GROSS ACRES  
 0.99 ACRES PAVEMENT AREA - 49%  
 0.38 ACRES BUILDING AREA - 19%  
 1.37 ACRES TOTAL IMPERVIOUS - 68%

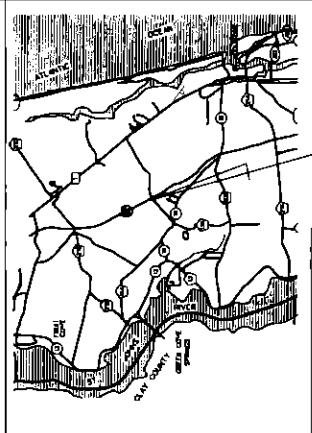
PHASING ACREAGE: NA

PROPOSED BUILDING SQUARE FOOTAGE:  
 PHASE 1 = 32,000 sf (MAX)

PROPOSED PARKING: 100 spaces  
 95 standard spaces  
 5 handicap spaces

PARKING REQUIREMENTS: 100 spaces

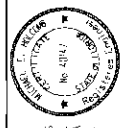
**P.U.D. OFF. REC.**  
**BOOK K PAGE 19**



LOCATION MAP

PROJECT SITE

<p>PROVIDING CIVIL, SANITARY AND ENVIRONMENTAL ENGINEERING AND PLANNING TO FLORIDA AND GEORGIA</p> <p><b>AIKENHEAD &amp; ODOM, Inc.</b></p> <p>CONSULTING ENGINEERS JACKSONVILLE, FLORIDA</p>	<p>FINAL DEVELOPMENT PLAN                  DOUBLE EAGLE OFFICE BUILDING                  FOR SIGNATURE / MARGOLD, INC                  PARCEL 8.2 at the WORLD GOLF VILLAGE</p> <p>EXHIBIT B TO THE RESOLUTION 96</p>
<p>REV. SHEETS</p> <p>DATE</p> <p>BY</p>	<p>DATE PRINTED</p> <p>DATE PLANNED</p> <p>DATE APPROVED</p> <p>SHEET NUMBER</p>



MICHAEL J. ODOM, P.E.  
 FLORIDA REG. ENGINEER NO. 42187  
 GEORGIA REG. ENGINEER NO. 10000  
 State of Florida

**EXHIBIT C TO THE RESOLUTION**

**P. U. D. OFF. REC.**  
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FINAL DEVELOPMENT PLAN NARRATIVE

**DOUBLE EAGLE OFFICE BUILDING**  
PARCEL 8.2

SAINT JOHNS INTERCHANGE PARCELS PUD (91-36)  
AS MODIFIED BY PUD ORDINANCE 94-55

Submitted By:

Aikenhead & Odom, Inc.

September 19, 1996

## SECTION I - INTRODUCTION

Aikenhead & Odom, Inc. hereby submits, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan" for the Double Eagle Office Building to be constructed within Parcel 8.2 (formerly known as Parcel 13). The Final Development Plan consists of a legal description identified as Exhibit A to the Resolution; a one page map identified as Exhibit B to the Resolution (the "Map"), and text identified as Exhibit C to the Resolution (the "Text").

The property encompassed by this Final Development Plan (the "Property") is within an approved Development of Regional Impact (the "DRI"). The DRI development order was approved under St. Johns County Resolution 91-130, as modified by St. Johns County Resolution 91-183, St. Johns County Resolution 94-211, St. Johns County Resolution 95-06 and St. Johns County Resolution 96-102 (the "DRI/DO"). The property has received dredge fill authorization from the United States Army Corps of Engineers under ACOE Dredge/Fill Permit 199100108 (IP-GS). The Property has also received approval from the St. Johns River Water Management District ("SJRWMD") under the following SJRWMD Permits: 4-109-0120C, dated September 10, 1991; 4-109-0122, dated September 10, 1991 (modified October 11, 1994); 12-109-0035, dated September 10, 1991; and 4-109-0122M, dated October 11, 1994 (modifying 4-109-0122).

This project consists of the construction of a 32,000 sf office building (16,000 footprint) and 40,000 sf parking lot on the 2.01 acre parcel ( $\pm$  65% coverage) within the interchange Northwest Quadrant of St. Johns Interchange Parcels PUD, and is located West of I-95 and North of International Golf Parkway (shown as Parcel 13 on DRI/PUD map H). The proposed two story building will be a maximum of 50' high and will be used for professional office space. The site will adhere to all provisions and requirements of St. Johns County

Water and sewer will be provided to the site by St. Johns County. Their utility lines will be located along the northern limits of the project site within East Town Place. There are no sewage disposal or well sites located within 100 feet of the property. Fire protection will be provided by a fire hydrant located in front of the site. Stormwater runoff from the site will be collected in a closed storm drain collection system which, will be connected into a master system that will discharge into an off-site lake which is part of an already permitted master system that provides stormwater treatment and attenuation for the entire Development. The final development plan for East Town Place has been submitted to the county.

## SECTION II - REQUIREMENTS OF SECTION 8-4 OF ZONING ORDINANCE

The requirements of Section 8-4-1 through 8-4-8 of the St. Johns County Zoning Ordinance are addressed below:

### 8-4-1 Density of Development

No residential improvements are addressed in this Final Development Plan. Accordingly, this

section is not applicable.

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8-4-2 Open Space

The open space requirements of the PUD shall be met within the preservation areas identified on the approved master development plan as Map H to the PUD.

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

The property will be used for professional and business offices (other than medical or dental). There are no applicable building setbacks other than the 20' landscape buffer off of WGV Blvd. The maximum building square footage area is 32,000 square feet and the maximum parcel impervious surface coverage is 75%. The signing area maximum is 150 square feet and height maximum is 20 feet. The maximum building height is 50 ft. All these requirements will be met as shown in the final development Plan.

A construction trailer will be utilized during construction by the prime contractor.

8-4-4 Project Size

The property encompassed by this Final Development Plan contains 2.01 acres.

8-4-5 Support Legal Documents for Open Space

The project is not under common ownership and there are no common areas proposed. The open space requirements for the Saint Johns project are satisfied within the preservation areas shown on the Master Development Plan as Map H to the PUD.

8-4-6 Access

This section is not applicable.

8-4-7 Privacy

This section is not applicable.

8-4-8 Community Facilities

- a). No utility facilities are proposed for dedication to St. Johns County.
- b). All requirements for off-street parking and loading (Article 9) shall be adhered to.
- c). Access and circulation will adequately provide for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection deliveries and debris removal.
- d). The installation of utilities, including telephone, power and cable television in both

public and private right-of-ways shall be underground.

- e). No street design is proposed herein.

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8-4-8 Community Facilities (cont'd)

Provision will be made for acceptable design and construction of storm sewer facilities including grading, gutters, piping and treatment of turf to handle storm waters, prevent erosion and formation of dust.

9-1-1 Drainage

Drainage from this site will be collected in a closed storm drain system and conveyed into the master stormwater system. Drainage design for this property shall conform to the requirements of 96-40, as amended and the SJRWMD MSSW Permit, and shall be included in the construction plans.

9-1-2 Separation from Walkway and Street

Off-street parking shall be separated from walkways, sidewalks, streets, or alleys by curbing or other protective device.

9-1-3 Entrances and Exits

Locations and design of entrances and exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

The minimum width of interior drives adjacent to parking will be 26 ft, all other drives will be 24 ft as shown on the Map.

9-1-5 Marking of Parking spaces

Parking spaces shall be marked by painted lines or curbs to indicate individual spaces.

9-1-6 Lighting

Parking lot lighting that meets or exceeds the minimum lumens and spacing required for adequate lighting within the property will be provided. The lighting shall be designed to minimize glare on adjacent property.

9-1-7 Screening

No residential lot is within forty feet of the property.

9-2 Location

**P. U. D. OFF. REC.**  
BOOK K PAGE 24

The required off-street parking facilities for the property will be located within the limits of the property.

9-3-1 Off-Street Parking: Numbers Required

The property will be used for professional and business offices (other than medical or dental): One space for each five hundred square feet of gross floor space ( 32,000 sf /500 = 64 spaces) , plus one space for each two occupants or employees ( 90%utilization x 32,000 sf x 1-employee /400sf x 0.5 = 36 spaces) for a total of 100 spaces.

9-4-1 Off-Street Loading Requirements

One off-street loading space will be provided for this 32,000 sf office building.

APPLICANT'S REPRESENTATIVE

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.  
96 DEC 18 PM 1:45  
Date "B-1" marked  
CLERK OF CIRCUIT COURT