

RESOLUTION NO: 96-48

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR THE BARTRAM TRAIL BRANCH LIBRARY SITE  
LOCATED WITH THE PARCEL OF LAND ZONED  
PUD PURSUANT TO ORDINANCE 93-43, JULINGTON CREEK  
PLANTATION PLANNED UNIT DEVELOPMENT

**WHEREAS**, The construction of a library within the Northwest section of St. Johns County is in the public interest and welfare of the citizens of St. Johns County; and,

**WHEREAS**, The Final Development Plan for the construction of the Library Site upon the three acre governmental site has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and,

**WHEREAS**, The Atlantic Gulf Communities Corporation conveyed a three acre site, designated as Government Use within the Julington Creek Plantation Development of Regional Impact, for the construction of a library; 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 February 15, 1996 and
- B. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area; and
- C. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 93-43, as amended; and,
- D. The request is consistent with Section 17.1 of the Julington Creek Plantation DRI Development Order authorizing acquisition and development of the three acre governmental site as a library site.

NOW 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 Bartram Trail Branch Library Site Final Development Plan, made by St. Johns County, in accordance with Section 8-3 of the St. Johns County Zoning

*In & Ret: R. Lewis,  
Mun. & Alc.  
Bill - County  
Record In P.U.D. Book.*

Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit C and Exhibit B, site plan ("The Map"), the legal description of which is set forth on Exhibit A attached hereto, and which is known as the Bartram Trail Branch Library 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 C, and based upon the above referenced findings which are hereby incorporated herein by reference.

## **SECTION 2.**

- a. 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.
- 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 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 B 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 US Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management & Storage of Surface Waters Permit and 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 the 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 a part of Resolution No. 96-48.

PASSED AND ADOPTED THIS 26th DAY OF March 1996.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Donald Jordan*  
Chair - Donald Jordan

ATTEST: CARL 'BUD' MARKEL, CLERK

by: *Rosemary Lewis*  
Deputy Clerk

resbart/pnzsh



D.R. 1048 PG 1368

NORTH  
EAST  
FLORIDA

SURVEYORS

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3066

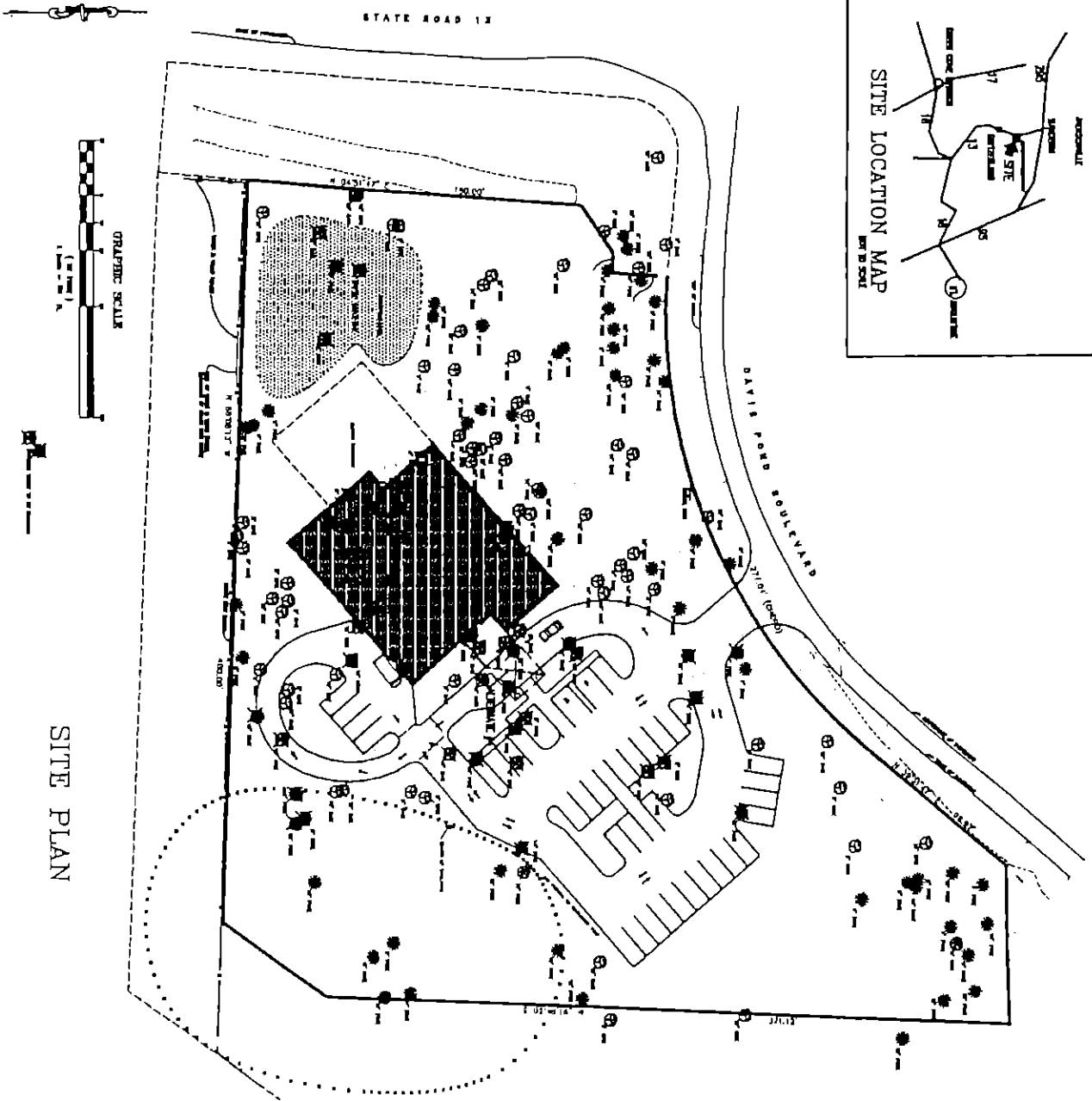
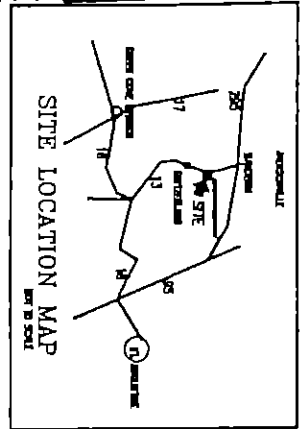
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LIBRARY TRACT

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BOOK I PAGE 717

PART OF TRACT "A", JULINGTON CREEK UNIT NINE, AS RECORDED IN MAP BOOK 18, PAGES 77 THROUGH 121 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF JULINGTON CREEK UNIT ONE, AS RECORDED IN MAP BOOK 16, PAGES 35 THROUGH 51 INCLUSIVE OF SAID PUBLIC RECORDS, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD (A 200 FOOT RIGHT-OF-WAY BY SAID JULINGTON CREEK UNIT ONE) WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 13 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 85°08'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD, A DISTANCE OF 199.26 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2300.00 FEET; THENCE EASTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 197.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°35'44" EAST AND A CHORD DISTANCE OF 197.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 84.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°53'17" EAST AND A CHORD DISTANCE OF 84.94 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTH 02°48'16" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD, A DISTANCE OF 371.12 FEET; THENCE SOUTH 35°43'46" WEST, A DISTANCE OF 67.76 FEET; THENCE NORTH 88°08'13" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 04°51'47" EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 56°12'12" EAST, A DISTANCE OF 32.02 FEET; THENCE SOUTH 85°08'13" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 04°51'47" EAST, A DISTANCE OF 30.04 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 305.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 287.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°52'27" EAST AND A CHORD DISTANCE OF 277.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°51'47" EAST, A DISTANCE OF 98.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES MORE OR LESS.



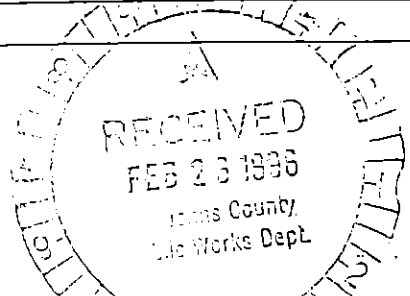
SITE PLAN

SHEET  
 FDD-1  
 1 of 1  
 DATE:  
 02-22-96

THE PARKS OF JULINGTON CREEK PLANTATION FOR  
 JULINGTON CREEK DEVELOPEMENT COMPANY

EXHIBIT "B"  
 OF RESOLUTION 96-48  
 PHASE I A FINAL DEVELOPEMENT PLAN

HUNTERS  
 HOLLOW  
 ASSOCIATES  
 ARCHITECTS  
 1000 N. W. 11th St.  
 Ft. Lauderdale, FL 33304  
 PHONE: 305-557-1111  
 SCALE



St. Johns County submits for approval by the St. Johns county Planning and Zoning Agency and the St. Johns County Board of County Commisioners, a Final Development Plan (FDP) for the Bartram Trail Branch Library, located on property described on attached Exhibit A to the Resolution. The FDP consists of a one page map (the Map) identified as Exhibit B to the Resolution; the legal description identified as Exhibit A to the Resoltuion and this text identified as Exhibit C to the Resolution.

The Bartram Trail Branch Library site comprises three acres and is entirely contained within the government site as designated on the Master Development Plan Map for Julington Creek Plantation Planned Unit Development as defined and approved by Ordinance 93-43, the Julington Creek Plantation PUD. The site is located at State Road 13 and Davis Pond Boulevard.

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

The property contains three acres. The building coverage is 9,800 square feet (3,267 Sq. Ft./Acre), and Paved area coverage is 29,800 Square feet ( 9,933 Sq. Ft./Acre).

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

Limited clearing areas and existing and vegetative buffers are depicted on the Map. Landscape will be enhanced along with natural areas remaining as depicted on Exhibit B.

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

The Library Building will consist of up to 10,000 square feet, with a future addition of up to 5,000 square feet. The maximum height is 40 feet.

The building will be set back a minimum of 120 feet from State Road 13 and 80 feet from Davis Pond Boulevard. Minimum side yard set back is 28 feet. All set backs are measured to the walls of the building. A walkway at the entrance is proposed and may be covered. No other sidewalks are proposed. The location of the Library Building is shown on the Map; however, minor adjustments may be made to the footprint of the building to accomodate permitting agencies, as long as the minimum setbacks and maximum square footage are not exceeded. Accessory uses may be developed on the site, in connection with the main use library.

A brick and wood fence shall be installed in the areas shown along the south property line and along State Road 13. The remaining fenced areas shall contain chain link fence.

Water and sewer is provided by General Development Utilities, its successors and/or assigns. The project is served by an existing fire hydrant maintained by the utility system.

Construction trailers may be placed on the site during construction and shall be removed within 30

days after completion of the Building. Construction trailers may be placed to accommodate expansion activity and shall be removed within 30 days after the issuance of a Certificate of Occupancy. Landscaping shall comply with County requirements and Julington Creek Plantation PUD requirements and be installed prior to issuance of final Certificate of Occupancy.

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

The Julington Creek Plantation consists of approximately 4,150 acres. This Final Development Plan consists of three acres.

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

This section is not applicable to this site. The Bartram Trail Library shall be owned and maintained by St. Johns County, its successors and/or assigns.

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

The site is accessed by a driveway off Davis Pond Boulevard. Access shall be constructed according to County Standards.

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

The Bartram Trail Library site is provided privacy through fencing and natural vegetation located along the perimeter of the site.

#### **8-4-8 Community Facilities**

The Bartram Trail Branch Library site will be owned and maintained by St. Johns County, its successors and/or assigns.

- a. 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.
- b. The Site Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, refuse collection, deliveries, and debris removal.
- c. 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 property drainage of storm waters and prevent erosion and the formation of dust.

- d. Specifications for access shall conform to the Paving and Drainage Ordinance, No. 86-4, as amended.

**9-1-1 Drainage**

**P. U. D. OFF. REC.**  
**BOOK I PAGE 721**

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 County 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 permits for Julington Creek Plantation.

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

Access and interior movement within the site are depicted on the Map.

**9-1-3 Entrances and Exits**

The site is accessed from Davis Pond Boulevard. The location and design of the entrance and exit will be in accordance with County Specifications. The location of entrance and exit are depicted on the Map.

**9-1-4 Interior Drives**

The interior drives, access and maneuvering areas shall be in compliance with requirements of the Zoning Code and the Paving and Drainage Ordinance No. 86-4, as to size, width and surfacing.

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

The parking spaces shall be striped in accordance with requirements of the Zoning Code . The Map depicts 43 parking spaces. A minimum of two handicapped spaces are provided. Future development addition will provide parking, if necessary at the time of construction.

**9-1-6 Lighting**

Site lighting is indicated on the Landscape Plans and lighting levels will meet County ordinances, and 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, natural areas, or a combination of both.

9-2 Location

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

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

Parking will occur on the site. The Map depicts 43 spaces being provided. The required parking is 20 spaces. Upon future additions to the building, parking shall be provided in accordance with the requirements of the Zoning Code. If additional parking is required, it will be provided at the time of the additional construction.

9-4-1 Off Street Loading Requirements

Not applicable.

**ADDITIONAL INFORMATION**

Signage

The site shall contain signage designed in compliance with Article II of the Sign Ordinance No. 90-9, which will allow the placement of one sign, maximum 36 square feet, with a maximum height of 6 feet, and to be located a minimum of 25 feet from the road right-of-way. All other provisions of Article II (the William Bartram Sign Ordinance) shall apply to the construction of the signs. The building may contain one sign not to exceed, a maximum of one and one-half square feet per linear foot of the building frontage. Temporary signs shall be allowed during construction, however shall not exceed 40 square feet and a height not exceeding 10 feet.

Phasing

The project will commence within 30 days of final construction approval by St. Johns County reviewing Departments. The proposed future addition may be commenced and completed at the discretion of St. Johns County. No construction shall occur until all final approvals have been received from all permitting agencies .

STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
BOOK I PAGE 723

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. 96-48**

**Adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held March 26, 1996**

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.  
96 APR - 1 PM 4:15  
Carl "Bud" Markel  
CLERK OF CIRCUIT COURT

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 28th day of March, 1996.

CARL "BUD" MARKEL,  
CLERK OF THE CIRCUIT COURT  
Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida

By: Rosemary Lewis  
Rosemary Lewis, Deputy Clerk

(seal)