

RESOLUTION NUMBER: 2005-147

Public Records of  
St. Johns County, FL  
Clerk # 2006023677,  
O.R. 2672 PG 1713-1715  
03/29/2006 at 11:00 AM,  
REC. \$13.00 SUR. \$14.00

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MASTER DEVELOPMENT PLAN TO THE BARTRAM PARK PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 2001-03.

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

SECTION 1. Pursuant to the request by Southstar Development Partners, for the Bartram Park PUD, Ordinance 2001-03, the property described on the attached Master Development Plan shall be developed in accordance with and approved as required by the Bartram Park PUD.

SECTION 2. Findings of Fact:

1. The request for Master Development Plan approval has been fully considered after public hearing with legal notice duly published as required by law.
2. The Master Development Plan is consistent with the Comprehensive Plan designation of Community Commercial as depicted on the 2015 Future Land Use Map.
3. The review process and the application are consistent with applicable requirements of the St. Johns County Land Development Code, specifically Section 5.03.02.G.2, which provides standards for Master Development Plans.
4. The Master Development Plan is consistent with the approved Bartram Park PUD Ordinance Number 2001-03 and the DRI Development Order Resolution Number 2000-139, as amended.

SECTION 3. All other commitments contained within the adopted PUD Ordinance 2001-03, shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited, except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance,

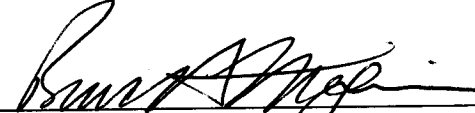
*Frank P. Degrande  
BCC Secty*

concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**SECTION 4.** This Resolution shall take effect as allowed by Florida Law.

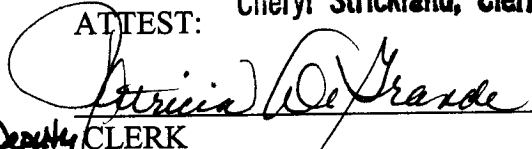
**PASSED AND ADOPTED THIS** 1<sup>st</sup> **DAY OF** June, **2005.**

**BOARD OF COUNTY COMMISSIONERS**

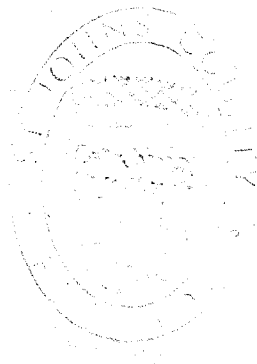
BY:   
Bruce A. Maguire, Chairman

RENDITION DATE 6-6-05

ATTEST: Cheryl Strickland, Clerk

  
Deputy CLERK

EFFECTIVE DATE: 06-01-05



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

Scale: 1" = 200'  
 Project Mgr.: M. JOHNSON  
 Designed By: M. JOHNSON  
 Drawn By: M. JOHNSON  
 Date: 04/02/05

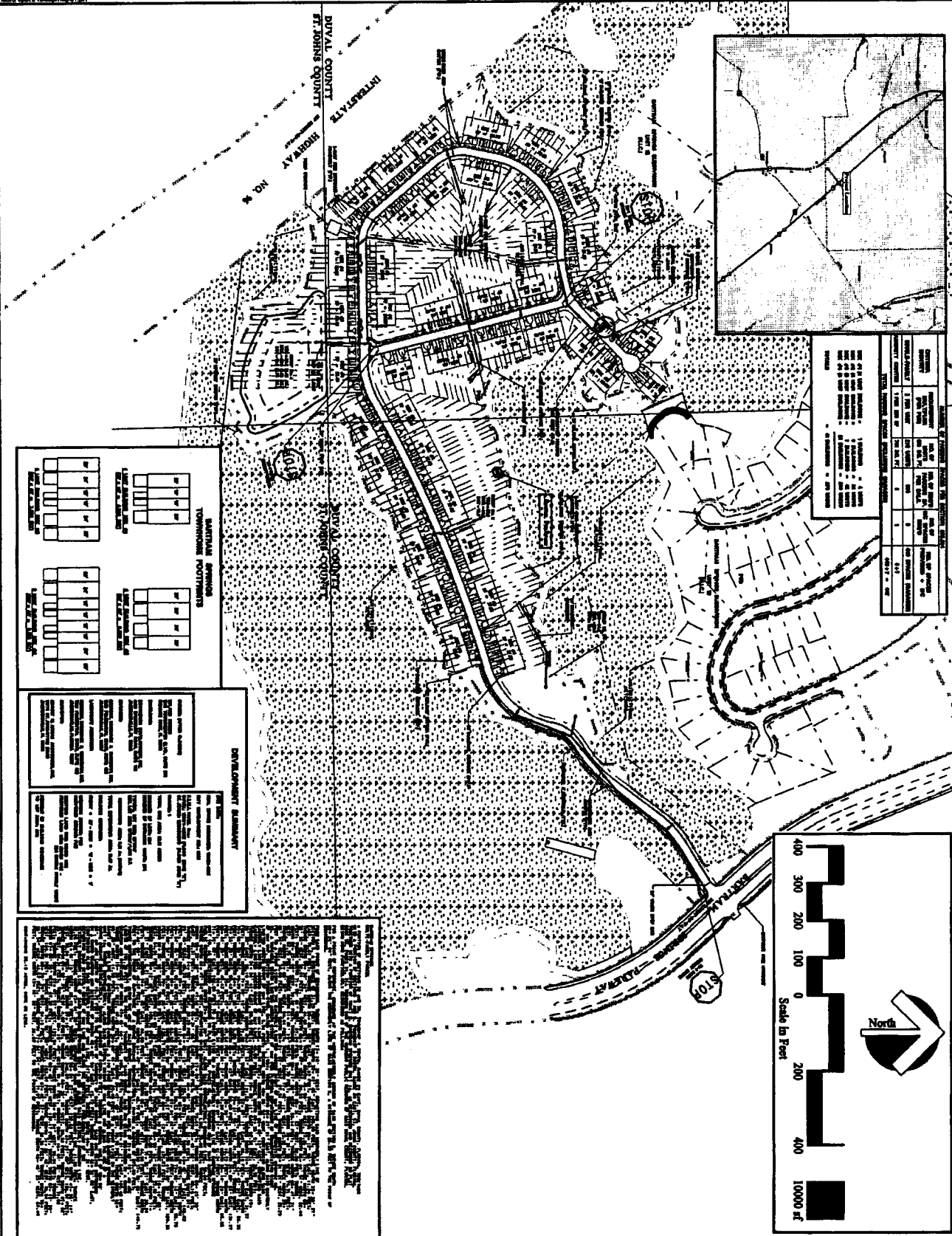


**B.H.R., Inc.**  
 1400 Transcend Drive, Suite 400, Jacksonville, Florida 32217  
 (904) 731-0971 • Fax: (904) 841-8400  
 11 Commodore Boulevard, 20 0203, Long Beach, CA 90801

**BARTRAM SPRINGS  
 MULTI-FAMILY  
 FOR  
 RYLAND HOMES**

**MASTER  
 DEVELOPMENT PLAN**

Sheet No. 1 of 1  
 January 24, 2005  
 Project No. 04187



**LANDSCAPE SCHEDULE**

NO.	DESCRIPTION	QTY
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...

**DEVELOPMENT SCHEDULE**

NO.	DESCRIPTION	QTY
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...

**NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND SERVICES IN EXISTENCE AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE NOTED.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES IN EXISTENCE AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE NOTED.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES IN EXISTENCE AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE NOTED.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES IN EXISTENCE AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS.