

RESOLUTION NO. 85-149  
RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN FOR REGIS LAKES PHASE I- A  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD, KNOWN AS

REGIS LAKES

Pursuant to Ordinance 85-40

Be it resolved by the Board of County Commissioners of St. Johns County,  
Florida:

Section 1: Pursuant to a letter request dated *Sept 12, 1985* submitted  
by TDL Enterprises 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 Final Development Plan attached hereto as Exhibit "A" is  
hereby approved in reliance upon, and in accordance with,  
the representations and statements made in the written

submission statement attached hereto as Exhibit "B" *all of which  
are incorporated by reference herein and made a part hereof  
including*  
the *handwritten change to Exhibit B at page 3*  
BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

By: *Nancy Anderson*  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Cheryl Keat*  
Deputy Clerk

*and the  
October 22, 1985  
attached hereto*

FINAL DEVELOPMENT PLAN

REGIS LAKES

PUD ORDINANCE 85-40

REGIS LAKES PHASE I-A

Exhibit "B"  
to the Resolution

TDL ENTERPRISES  
September 12, 1985

In accordance with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by First Coast Planning Associates, Inc. (Exhibit "A") and the following text regarding compliance with Section 8-4, are submitted for your consideration.

8-4-1 DENSITY OF DEVELOPMENT

The total ground area occupied by residential buildings and structures shall not exceed thirty-five per cent (35%) of the total ground area of the property.

8-4-2 OPEN SPACE

The property contains  $\frac{1}{2}$  acre, plus or minus, of open space.

One-half ( $\frac{1}{2}$ ) acre, plus or minus, for Recreation.

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. There will be no more than forty-nine (49) future residences on the forty-nine (49) lots as depicted on the attached Final Development Plan, all of which is reflected on the Final Development Plan which reflects specific dimensions and geometry of the property lines and minimum setbacks. Also shown on the attached Final Development Plan is a convenience store site. Located on this site will be one (1) building not to exceed 3,500 square feet. Building to be located as shown on Development Plan. Driveways and parking will comply with Article 9, Section 9-1 through 9-4 of the St. Johns County Zoning Ordinance. Parking spaces are to be 10' x 20'.

Convenience store shall have one sign depicting name and services available and will be located as shown on the Final Development Plan. This sign will be in accordance with Section 7-15 of the St. Johns County Zoning Ordinance.

Also depicted on the Final Development Plan is one (1) mobile home sales lot which will be used for the retail sales of mobile homes. Located on this site will be a sales office which is to consist of a mobile home which size will not exceed 28' x 60'. All driveways and parking areas will comply with Article 9, Section 9-1 through 9-4 of the St. Johns County Zoning Ordinance. Parking spaces are to be 10' x 20'. This site shall not have, at any given time, more than sixty (60) mobile homes of any size. The mobile home sales lot shall have one sign depicting name and services available with the location of the sign shown on the Development Plan. This sign will be in accordance with Section 7-15 of the St. Johns County Zoning Ordinance.

Minimum setback requirements for residential areas will be as follows:

Front - Twenty (20) feet

Rear - Ten (10) feet

Side - Eight (8) feet

except on irregular shaped lots and lots located in cul-de-sacs of which the minimum setback requirements will be as follows:

Front - Fifteen (15) feet

Rear - Eight (8) feet

Side - Eight (8) feet

Located in the Residential Area will be a temporary sales office to be used for the sales of Regis Lakes Subdivision and will remain only until the development is sold out and according to PUD Ordinance 85-40 and will be located on Lot 1, Block A and will be a mobile home not to exceed 28' x 60'. Also in the Residential Area, there will be, at all times, five (5) Models to be located at developers discretion. Models not to exceed 28' x 60' and shall comply with all setup regulations and applicable setbacks as shown in 8-4-3 of this text.

All areas will comply with St. Johns County Green Law Ordinance.

#### 8-4-4 PROJECT SIZE

The PUD consists of more than twenty (20) acres, with Phase I-A Residential to be 12.92 acres and Commercial to be 2.07 acres.

#### 8-4-5 SUPPORT LEGAL DOCUMENTS FOR OPEN SPACE

The property consists of  $\frac{1}{2}$  acre of open space to be used as passive recreation and conservation areas. This open space will be maintained by the Homeowners Association *or, at County's option, by St. Johns County* ~~or St. Johns County Board of County Commissioners.~~ Draft of the Articles are included as Exhibit "C".

#### 8-4-6 ACCESS

Each unit is provided vehicular access within the property via public right-of-ways.

#### 8-4-7 PRIVACY

Visual and accoustical privacy of each dwelling unit will be assured primarily through landscaping. Fences, walks, and landscaping will be

provided for the protection and aesthetic enhancement of the property.

8-4-8 COMMUNITY FACILITIES

A.) Community Facilities designated on Final Development Plan will consist only of Water Distribution System and Roadways to be dedicated to St. Johns County. All other facilities will be maintained by the appropriate entity, i.e., Homeowners Association or Utility Company.

Located and made a part of this Final Development Plan, will be a Sewage Treatment Plant located and shown on the Final Development Plan as a 3½ acre parcel. The design and construction will be in accordance with the Department of Environmental Regulations and will consist of a 30,000 G.P.D. package treatment plant with applicable percolation ponds and facilities necessary in the operation of this plant. Sewage Treatment Plant site will be buffered by natural vegetation and fenced to allow control of this operation on site.

B.) All requirements for off street parking and loading set forth in Article 9 of the St. Johns Zoning Ordinance are addressed below:

9-1-1 DRAINAGE

The general drainage plan for the property so as to prevent damage to abutting parcels and streets is graphically depicted on Final Development Plan.

9-1-2 SEPARATION FROM WALKWAY AND STREET

All off street parking will be separated from pedestrian areas by a grassed of landscaped median.

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 Specifications as shown in Zoning Ordinance and Subdivision Regulations.

9-1-4 INTERIOR DRIVES

All interior drives will adhere to the minimum widths and dimensions as shown in the St. Johns Subdivision Regulations and depicted on Final Development Plan.

9-1-5 MARKING OF PARKING SPACES

All parking spaces will be marked by yellow lines to indicate individual spaces. Signage will be used to indicate traffic patterns as necessary.

9-1-6 LIGHTING

Lighting within property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed sixteen (16) feet above the roadway and three hundred (300) feet on the center, in the Recreation Areas only.

9-1-7 SCREENING

This section will be inapplicable since all off street parking is more than forty (40) feet from any residentially zoned properties.

9-2 LOCATION

The required off street parking facilities will be located

upon the same parcel of land they are intended to serve.

9-3-1 OFF STREET PARKING - NUMBERS REQUIRED

The property used for single family residences will be in accordance with "a" of 9-3-1 and will have at least one and one-half (1½) parking spaces per dwelling. The parking areas for the mobile home sales lot and the convenience store shall have a minimum of one space per five hundred square feet of gross floor space in accordance with "q" of 9-3-1, of the St. Johns County Zoning Ordinance.

9-4-1 OFF STREET LOADING REQUIREMENTS

Off street loading in all commercial areas will be in accordance with "a" of 9-4-1.

- 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 collection, deliveries, and debris removal. Location of fire hydrants and water and sewer lines serving the property are also depicted on the Final Development Plan.
- 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 St. Johns County Subdivision Regulations.

FIRST COAST PLANNING ASSOCIATES, INC.