

RESOLUTION NO. 85-94
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN,
FOR CARRIAGE HOUSES UNIT I
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS FAIRFIELD PONTE VEDRA (A1A WEST)
PURSUANT TO ORDINANCE 84-3

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

Section 1: Pursuant to a letter request dated May 23, 1985,
submitted by Fairfield Communities, Inc. in accordance with
Section 8-3 of the St. Johns County Zoning Ordinance, and sub-
sequent 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 into the Plan.
PASSED AND ADOPTED this 2nd day of July, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Fred Walden*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kerst*
Deputy Clerk

FINAL DEVELOPMENT PLAN/MINOR PUD MODIFICATION
FAIRFIELD PONTE VEDRA
PUD ORDINANCE 84-3

CARRIAGE HOUSES UNIT I

EXHIBIT B
TO THE RESOLUTION

FAIRFIELD COMMUNITIES, INC.

MAY 23, 1985

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by BHR PLANNING GROUP, INC., 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 35 percent of the total ground area of the Property. While the exact location of the buildings may change slightly as construction requires, the size of the buildings will not change.

8-4-2 Open Space

The Property contains open space, lakes, and recreational areas to be used by the future residents of the Property. All passive and active recreation/open space will be owned and maintained by the Owner/Developer (FAIRFIELD COMMUNITIES, INC.), until such time it will be transferred to a duly constituted homeowner's association.

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 102 future residences. The Final Development Plan reflects minimum setbacks from the property lines and roadways. The units will be no closer than twenty (20) feet from other units as measured from the building foundations.

8-4-4 Project Size.

The Fairfield Ponte Vedra (formerly AlA West) PUD consists of more than 20 acres.

8-4-5 Support legal Documents for Open Space.

The Owner/Developer will retain ownership and assume all responsibility for maintenance for the entire Property including all open space, common areas and recreational areas, until such time it will be transferred to a duly constituted homeowner's association.

8-4-6 Access

As graphically depicted on the Final Development Plan, each unit is provided vehicular access within the Property via the private drives.

8-4-7 Privacy

Visual and acoustical 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. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph "a" are inapplicable.
- 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:

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 the Final Development Plan.

9-1-2 Separation from Walkway and Street

Any off-street parking will be separated from pedestrian areas with a raised sidewalk acting as a curb and/or wheel stops for each parking space.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, interior drives on the Property will be a minimum of twenty-four feet wide, thus facilitating two-way traffic and 90 degree angle parking.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, there will be no parking spaces in lots of more than ten.

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 the center.

9-1-7 Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location. However, a detail landscape plan for the entire Property will be prepared.

9-2 Location

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve. The Final Development Plan shows off-street parking for the gatehouse.

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

The Property will be used for multi-family residences. Therefore, in accordance with subsection "b" of 9-3-1, at least one and one-half off-street parking spaces will be provided per dwelling unit. The site plan reflects a one car garage for each unit with additional off-street parking located in the driveways.

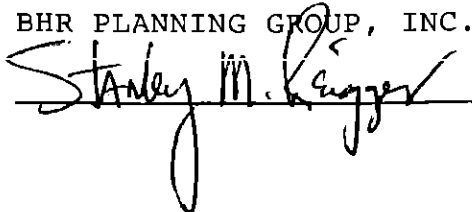
9-4-1 Off-Street Loading Requirements

This section does not apply to residential developments.

- c. The Final Development Plan 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. Location of the fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plans.
- 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 rules and regulations adopted by the St. Johns County Board of County Commissioners.

BHR PLANNING GROUP, INC.

Handwritten signature of Stanley M. Kugger in black ink, written over a horizontal line.

SPECIAL NOTE: The two phases depicted on the Final Development Plan (Exhibit A) are for the purpose of reference contained within the condominium documents.