

RESOLUTION NO. 86-30

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN/~~PRELIMINARY PLAT AND~~
~~MINOR MODIFICATION~~ TO THE PUD FOR PLANTATION
AT PONTE VEDRA (PREVIOUSLY MICKLERS LANDING)
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 84-35

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

Section 1: Pursuant to the letter request dated November 14, 1985, submitted by The Plantation Developers, Inc., 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/~~Preli-
nary Plat and Minor Modifications to the PUD~~ 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 herein and made a part hereof.*

Passed and adopted this 25th day of February, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N. Brubaker
CHAIRMAN

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

January 13, 1986

St. John's County Board of County Commissioners
St. Johns County Annex
State Road 16A
St. Augustine, Florida 32084

Ref: Final Development Plan/Preliminary Plat and Minor
Modification to the PUD - Garden Homes (Tract A)
at The Plantation at Ponte Vedra
Planning Reference -

Attn: Rosemary Yeomans

Dear Rosemary:

Enclosed you will find eighteen (18) copies of the above referenced project for your review. The submission is represented as a minor modification due to the specific lot variances as stipulated in Exhibit "B", page 1. The configuration of the subdivision warrants this request from relief of the normal setbacks.

If you have any questions, please call me or Joe Tarver at your earliest convenience.

Sincerely,

BHR PLANNING GROUP, INC.



Stanley M. Reigger

SMR/sm

Enclosures

cc: Joe Tarver
File No. 25018

FINAL DEVELOPMENT PLAN/MINOR MODIFICATION
PLANTATION AT PONTE VEDRA
(FORMERLY MICKLERS LANDING)
PUD ORDINANCE 84-35

GARDEN HOMES (TRACT A)

EXHIBIT B

TO THE RESOLUTION

THE PLANTATION DEVELOPERS

JANUARY 13, 1986

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation" of a PUD", the attached Final Development Plan/Preliminary Plat prepared by BHR PLANNING GROUP, INC. (Exhibit A), and the following text regarding compliance with Section 8-4 "Standards and Criteria", are submitted for your consideration.

8-4-1 Density of Development

The total ground area covered by residential buildings and structures shall not exceed thirty-five (35) percent of the total ground area of the Property.

8-4-2 Open Space

The Property contains approximately 0 acres of open space to be utilized as common area for passive recreation and conservation.

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 66 future residences on the 66 lots as depicted on the attached Final Development Plan. The Final Development Plan reflects specific dimensions and geometry of the property lines and minimum setbacks, which are measured to each building's foundation. Each lot will be a minimum of 7,200 square feet. Residential structures will be constructed on a zero-lot line basis. As noted on the Final Development Plan (Exhibit A), the units will be setback at least twenty (20) feet from the road right-of-way and will be located ten (10) feet or greater from other units or lot line. As depicted in Exhibit "A" lots 48, 53, 60 and 61 would have units constructed with 12 feet of right-of-way. Also, Lots 6, 7 and 8 will have units located no closer than ten (10) feet from the rear lot line and the adjacent golf course rough.

8-4-4 Project Size

The PUD consists of more than 20 acres.

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

The property contains a buffer 20 feet in width. This will be maintained by the Homeowners' Association.

8-4-6 Access

Each unit is provided vehicular access within the Property via 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 as easements for utilities and drainage.

9-1-2 Separation from Walkway and Street.

The single family detached homes do not include a sidewalk system; therefore, this section is not applicable.

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.

9-1-4 Interior Drives.

The Property is to be used for single family residences. Therefore, this section is inapplicable.

9-1-5 Marking of Parking Spaces.

There will be no parking spaces in lots of more than 10.

9-1-6 Lighting.

Lighting within the Property will meet or exceed minimum lumens of 100 watt high-pressure sodium fixture lights affixed 20 feet above the roadway and 300 feet on the center.

9-1-7 Screening.

While this provision is inapplicable since there will be no parking spaces for 10 or more vehicles in any one location, a detailed 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.

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

The Property will be used for single family residences. Therefore, in accordance with subsection "a" of 9-3-1, at least one off-street parking space will be provided per dwelling unit. Each unit will be provided with a one- or two-car garage with additional off-street parking located in the driveways.

9-4-1 Off-Street Loading Requirements.

This section does not apply to residential developments.

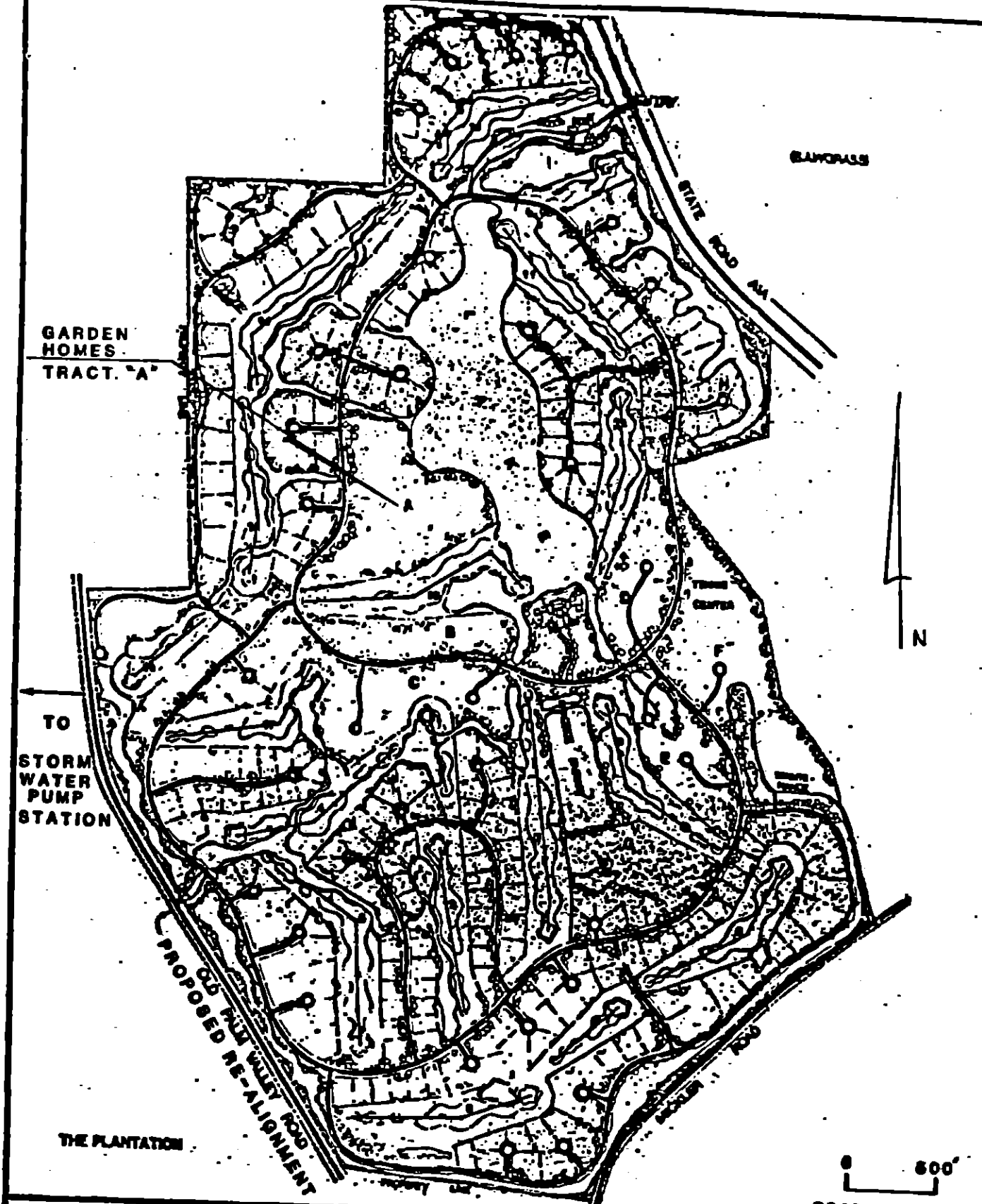
- c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and water and sewer. The locations of fire hydrants as well as lines serving the Property are also depicted on the Final Development Plan (Exhibit A).
- 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 Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Article IX, Section 91 of the St. Johns County Subdivision Regulations.

BHR PLANNING GROUP, INC.

Stanley M. Reigger

Authorized Agent for "The Plantation
Developers, Inc."



PROJECT SITE PLAN

THE PLANTATION
ST. JOHNS COUNTY, FLORIDA

SCALE: AS SHOWN

DRAWING 3 OF 15

DATE: JUNE 1985

PROJECT NO. 25018



Bessent, Hammack & Ruckman, Inc.
CONSULTING AND DESIGN ENGINEERS

3000 CORPORATE SQUARE BLVD / JACKSONVILLE, FLORIDA 32216 / PHONE 92-3988