

RESOLUTION NO. 87-102

RESOLUTION OF THE COUNTY OF ST. JOHNS

STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN

FOR UNIT THREE OF THE 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 a letter request dated March 5, 1987, and subsequent information submitted by the Plantation Developers on March 18 and April 6, 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 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 *which is incorporated herein and made a part hereof.*

All building code, zoning ordinance, and other land use development regulations of St. Johns County *as may be amended from time to time* applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with *specific* provisions of the approved development plans or PUD (PSD) Ordinance excluding fences around pools. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD (PSD) amendment procedures provided for in the St. Johns County Zoning Ordinance.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted Regular Meeting

May 26, 1987

Effective:

May 26, 1987

shall be

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

UNIT III

EXHIBIT B
TO THE RESOLUTION

THE PLANTATION DEVELOPERS
MARCH 5, 1987

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by BHR, 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 occupied by buildings and structures shall not exceed 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 51 future residences on the 51 lots as depicted on the attached Final Development Plan Exhibit "A". The Final Development Plan reflects specific dimensions and geometry of the property lines and minimum setbacks, which are measured to each building's foundation. The majority of the lots Each lot will have a typical minimum of 21,875 square feet. However, certain lots are as small as 16,862 square feet due to the tracts configuration. The units will be setback at least 25 feet from the road right-of-way and will be located 7.5 feet or greater from the side property line. The rear yard setback will be 10 feet. A 25-foot setback for corner lots will be maintained from the road right-of-way.

8-4-4 Project Size.

The Plantation at Ponte Vedra PUD consists of more than 20 acres.

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

The Covenants and Restrictions of the Plantation Owners', Inc. as currently on file with the County will apply to the maintenance of all open space, lakes, and rights-of-way.

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 or 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 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.

This provision is inapplicable since there will be no parking spaces for 10 or more vehicles in any one location.

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.

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 the Paving and Drainage Ordinance 86-4.

BESSENT, HAMMACK & RUCKMAN, INC.

Authorized Agent for "The
Plantation Developers, Inc."