

RESOLUTION NO. 87-113
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF ST. JOHNS, STATE OF FLORIDA
APPROVING THE FINAL DEVELOPMENT PLAN
FOR PHASE IB OF
VILLAGES OF VILANO
PLANNED UNIT DEVELOPMENT
PURSUANT TO ORDINANCE 85-26

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

SECTION 1: Pursuant to the request for approval made by Vilano Ventures, 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 & Zoning Agency, the Final Development Plan attached hereto as Exhibit A is hereby approved in reliance upon and in accordance with the representation and statements made in the written submission statement, attached hereto as Exhibit B and legal description of the property attached hereto as Exhibit C.

SECTION 2: "All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be 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 plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited."

SECTION 3: All attachments included herein are incorporated herein and made a part of the adopting ordinance.

PASSED AND ADOPTED this 9th day of June, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Lawrence O. Houtley
Vice Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent
Deputy Clerk

VILLAGES OF VILANO

St. Augustine, Florida

FINAL DEVELOPMENT PLAN FOR PHASE 1-B

Submitted herewith on behalf of Vilano Ventures, Inc., for approval by the St. John's County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, is the development map depicting Development Plan (hereafter the "Map") for Phase I-B of the Villages of Vilano.

The property is located wholly within the Villages of Vilano Planned Unit Development, as approved by Ordinance 85-26. The Phase I-B condominium development will consist of 62 living units in a three-story structure with an enclosed, below grade, parking garage.

In accordance with Section 8-4-5 of Article 8 of the St. Johns County Zoning Ordinance, the following legal documents are provided:

Declaration of Covenants and Restrictions for Villages of Vilano Phase I-B (the "Declaration"), including as exhibits the Articles of Incorporation and Bylaws of the Villages of Vilano Associates, Inc.

Notwithstanding that the support legal documents may be recorded in their entirety, only those sections of the support legal documents which are specifically referenced herein shall be considered to be a part of the Development Plan. Nothing contained in the support legal documents shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its powers to review and approve plats and replats). Those sections of the support legal documents which are

specifically referenced herein are incorporated by reference in the Development Plan, shall be considered a part of the Development Plan, and may not be amended or altered in any way without the approval of the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners. The developer reserves the right to alter, amend or allow to be amended all other sections of the support legal documents, provided, however, that if any alteration, amendment or series of alterations or amendments to the Declaration materially erodes the protection afforded by the Declaration so that the St. Johns County Board of County Commissioners, in the exercise of its reasonable discretion, determines that there is a substantial likelihood that the spirit and intent of Article 8 of the St. Johns County Zoning Ordinance will be undermined, then the Board may require that further alterations and amendments be submitted to it for approval prior to the recordation of such alterations or amendments.

8-4-1 Density of Development

Phase 1-B contains approximately 3.50 acres of land with a total of approximately 31,000 sq. ft. of ground occupied by the building. The percent of the land coverage for Phase 1-B is therefore approximately 21%.

8-4-2 Open Space

Phase 1-B is a continuation of Phase 1-A and the residents of Phase 1-B will have access to the common areas provided in Phase 1-A.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restrictions

Phase 1-B will comply with the spirit and intent of the Zoning Ordinance and there will be no more than 62 units. The developer reserves the right to control the location of all structures and to establish any additional setback lines, subject to compliance with other applicable fire and building codes.

The vertical distance from the established grade at the center of the front of the building to the highest point is 35 feet (excluding ornamental trim such as roof railings, weather vane, flag poles etc.

The building will, as a minimum, be set back 120 feet from Highway A-1-A right-of-way, 50 feet from the North property line, 15 feet from Ocean Hollow Drive right-of-way, and 15 feet from Village Drive right-of-way. (Note that due to the shape of the building the setback from Ocean Hollow Drive and Village Drive shown above relates to only one point on the building. The setback for the remainder of the frontage will be greater.)

8-4-4 Project Size

The approved PUD consists of 51 acres with Phase 1-B containing approximately 3.50 acres.

8-4-5 Support Legal Documents for Open Space

Phase 1-B is a continuation of Phase 1-A. Please refer to PUD Official Record Book B, page 532 for open space provided.

8-4-6 Access

Entrance to the below grade, enclosed, parking garage will be from Village Drive and it will exit on to Ocean Hollow Drive by means of a one way traffic pattern through the garage. A circle drive, with some guest parking, will be provided off Ocean Hollow Drive to serve the main building entrance. Entrance to and exit from the surface parking area will be from Ocean Hollow Drive.

8-4-7 Privacy

All living rooms and unit balconies will face east toward the Atlantic Ocean and will be separated from A-1-A by at least 120 feet of natural landscaping. Dwelling units will be separated, both vertically and horizontally, by wall and floor construction with good sound attenuation ratings.

8-4-8 Community Facilities

- a. None of the utility facilities are proposed for dedication to St. Johns County.
- b. All requirements for off-street parking and loading, as set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

9-1-1 Drainage

Drainage for Phase 1-B will be a continuation of Phase 1-A. Details of the drainage system will be shown in the construction drawings.

9-1-3 Entrances and Exits

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

9-1-6 Lighting

Lighting for Phase 1-B will be a continuation of Phase 1-A. Details of the lighting will be shown on the construction documents.

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

Each residential unit will have access to 76 enclosed parking spaces in an enclosed, below grade, level of the structure. An elevator will interconnect the parking garage with the three floors containing living units. There will be 27 surface parking spaces to the north of the structure and 6 surface parking spaces off the circle drive at the main entrance.

Signage

- A maximum of two temporary 8'x 5' construction signs will be located on the site as shown on the development plan.
- A maximum of three temporary 8'x 5' sales signs will be located on the site and the location will be determined by the marketing agent.
- A maximum of three permanent identification signs will be located on the site and will be no larger than 40 square feet.
- A maximum of five permanent traffic signs will be located on the site.

Temporary Offices

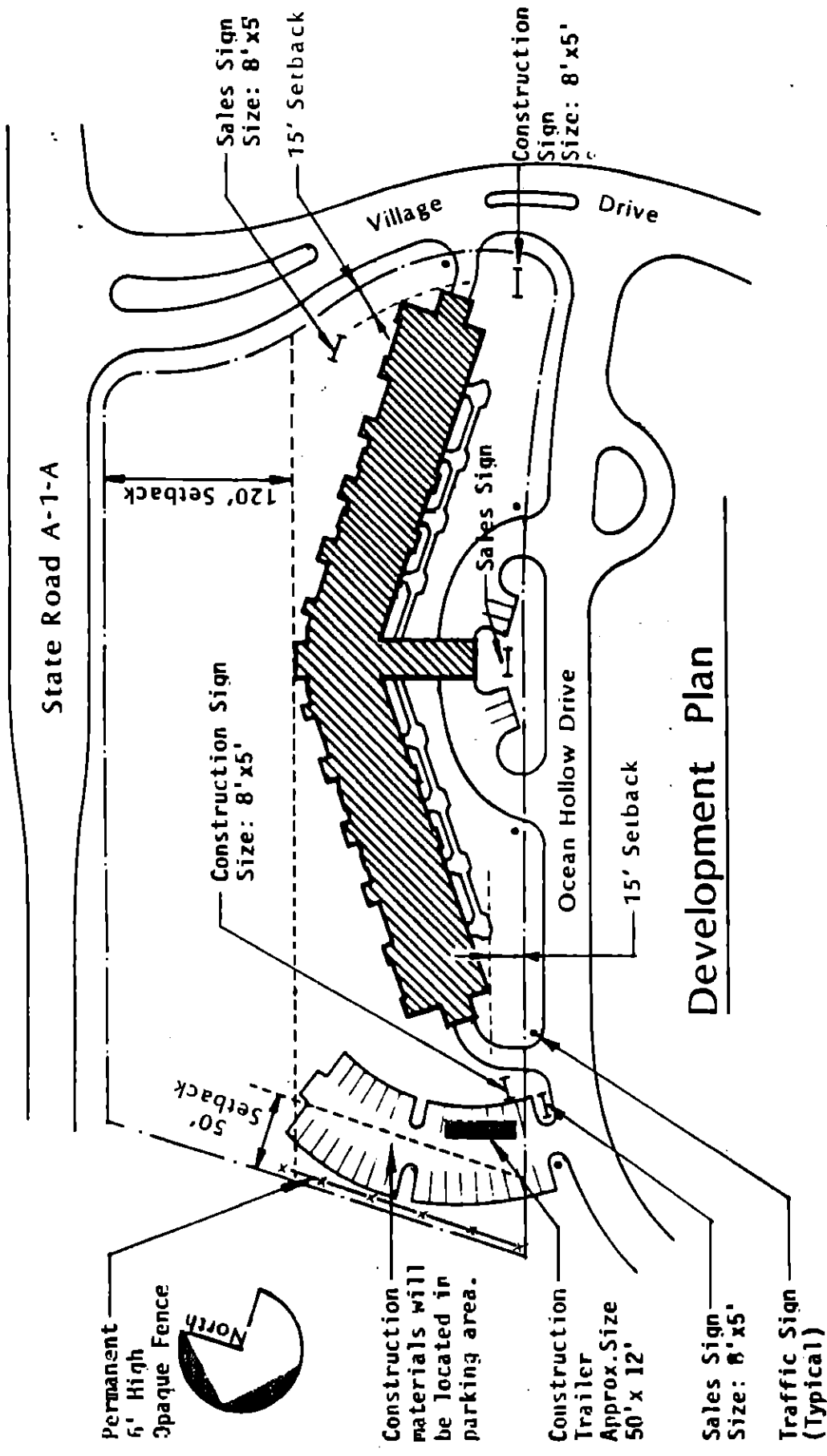
- A temporary construction trailer (approx. 50'x 12') will be located on the site as shown on the developing plan.

General

All units will be separated by one-hour rated floor and wall construction both vertically and horizontally. A two-hour rated floor system will separate the parking garage and the first floor living area.

A four-hour rated fire wall will be constructed from the garage floor to the underside of the roof deck at the center line of the structure.

In reference to Section 11 of Ordinance No. 85-26, page 648, as recorded in Ordinance Book 6, the low pressure Poly-Butylene sprinkler system described is not workable in the type of building proposed and therefore will not be provided.



Development Plan

- Permanent 6' High Opaque Fence
- Construction materials will be located in parking area.
- Construction Trailer Approx. Size 50' x 12'
- Sales Sign Size: 8' x 5'
- Traffic Sign (Typical)
- Construction Sign Size: 8' x 5'
- Sales Sign Size: 8' x 5'
- Construction Sign Size: 8' x 5'
- 120' Setback
- 50' Setback
- 15' Setback

Villages of Vilano

St. Augustine, Florida

Phase 1-B

KM DEVELOPMENT CORPORATION

Corporate Headquarters 710 N. Plankinton Ave. Milwaukee, Wisconsin

LEGAL DESCRIPTION - UNIT 1-B

BEING THE UNDIVIDED PART OF THE SEQUENTIAL LOT 1-B, BEING THE UNDIVIDED PART OF THE SEQUENTIAL SECTION 34, TOWNSHIP 28 N, RANGE 17 E, COUNTY OF ALACHUA, FLORIDA, AS SHOWN ON THE PLAT OF THE VILLAGES OF VILANO, UNIT 1, DATED AND RECORDED IN PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AT PAGE 27, BOOK 15,372.

BEING THE UNDIVIDED PART OF THE SEQUENTIAL LOT 1-B, BEING THE UNDIVIDED PART OF THE SEQUENTIAL SECTION 34, TOWNSHIP 28 N, RANGE 17 E, COUNTY OF ALACHUA, FLORIDA, AS SHOWN ON THE PLAT OF THE VILLAGES OF VILANO, UNIT 1, DATED AND RECORDED IN PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AT PAGE 27, BOOK 15,372.

BEING THE UNDIVIDED PART OF THE SEQUENTIAL LOT 1-B, BEING THE UNDIVIDED PART OF THE SEQUENTIAL SECTION 34, TOWNSHIP 28 N, RANGE 17 E, COUNTY OF ALACHUA, FLORIDA, AS SHOWN ON THE PLAT OF THE VILLAGES OF VILANO, UNIT 1, DATED AND RECORDED IN PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AT PAGE 27, BOOK 15,372.

STATE ROAD No. A-1-A
(as am.)

8.978 ACRES
VACANT LAND

VILLAGE DRIVE

OCEAN HOLLOW LANE

PIECES OF WILANO, UNIT 1



LEGEND:
 ○ PERMANENT REFERENCE MARKER

BASE OF MEASUREMENT
 STATE ROAD No. A-1-A

SECTION 34
 TOWNSHIP 28 N
 RANGE 17 E
 COUNTY OF ALACHUA
 FLORIDA

**BOUNDARY SURVEY
 OF UNIT 1-B**

**VILLAGES
 OF VILANO**

NO.	DESCRIPTION OF RECORD	DATE

TGA **TIM GABRIEL & ASSOC. INC.**
 LAND PLANNERS / CONSULTING ENGINEERS
 P.O. BOX 3347 ST. AUGUSTINE, FL.

RETURN TO: TIM GABRIEL & ASSOC. INC.

NOTICE
 THIS IS A PRELIMINARY SURVEY. THE BOUNDARIES SHOWN HEREON ARE NOT TO BE USED FOR TITLE PURPOSES. THE SURVEYOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

DATE: 11/15/1988
 SURVEYOR: [Signature]

Legal description - Unit 1-B

Survey Description of a parcel of land lying in U.S. Government Lot #1, Section 32, Township 6 south, range 30 east, St. Johns County, Florida. More particularly described as follows:

Begin at the intersection of the north line of U.S. Government Lot #1, and the westerly right-of-way of State Road A-1-A. Thence run south $16^{\circ}30'00''$ east, 454 feet to the point of a curve to the right (having a radius of 25 feet, a chord of 35.36 feet and a chord bearing of south $28^{\circ}30'00''$ west) thence along the arc of said curve 39.27 feet to a point of reverse curve (having a radius of 188.56 feet, a chord of 122.90 feet and a chord bearing of south $54^{\circ}28'47''$ west) thence along the arc of said curve 125.19 feet to a point of tangency, thence south $35^{\circ}27'35''$ west 6.90 feet to the point of a curve to the right (having a radius of 174.22 feet, a chord of 104.90 feet and a chord bearing of south $52^{\circ}58'50''$ west) thence along the arc of said curve 106.55 feet to the point of a compound curve to the right (having a radius of 303.45 feet, a chord of 22.00 feet, and a chord bearing of south $72^{\circ}34'39''$ west) thence along the arc of said curve 22.01 feet to the point of a compound curve to the right (having a radius of 25.00 feet, a chord of 38.40 feet and a chord bearing of north $55^{\circ}10'21''$ west) thence along the arc of said curve 43.78 feet to the point of tangency. Thence north $05^{\circ}00'00''$ west 12.95 feet, to the point of a curve to the left (having a radius of 928.72 feet, a chord of 186.09 feet and a chord bearing of north $10^{\circ}45'00''$ west) thence along the arc of said curve 186.41 feet to the point of tangency, thence north $16^{\circ}30'00''$ west 415.52 feet to a point, thence north $89^{\circ}24'25''$ west 690.08 feet, thence north $42^{\circ}36'09''$ east 9.21 feet thence south $89^{\circ}00'05''$ east 966.05 feet to the point of beginning. The above described area encompasses 3.578 acres.

Exhibit C
to Resolution

Legal description - Unit 1-B

Survey Description of a parcel of land lying in U.S. Government Lot #1, Section 32, Township 6 south, range 30 east, St. Johns County, Florida. More particularly described as follows:

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