

RESOLUTION NO. 87-131

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF ST. JOHNS, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR ISLAND LANDING PARK
PURSUANT TO ORDINANCES 85-21 AND 85-86

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

SECTION 1. That, pursuant to Ordinance 85-86 and Ordinance 85-21, the Final Development Plan for Island Landing (attached as exhibits A through E) are hereby approved.

SECTION 2. That, development of the lands within Island Landing shall proceed in accordance with the Final Development Plan (Exhibit A, pages 1 through 4 and Exhibits B through E).

SECTION 3. That, the provisions of Ordinance 85-86 as they relate to Ordinance 85-21 and Ordinance 85-86 with regard to Final Development Plan submission are hereby satisfied.

SECTION 4. That, all roads and parking areas within the project will remain private and shall be constructed to approved County Standards.

SECTION 5. That, all easements required for drainage purposes shall be granted to the County upon its request at no cost.

PASSED AND ADOPTED this 23rd day of June, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Phyllis L. Lydon
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent
Deputy Clerk

EXHIBIT A

FINAL DEVELOPMENT PLAN

Island Landing Park
and
Subdivision

Prepared by

Tim Gabriel & Associates, Inc.
Architects * Engineers * Surveyors
* Planners * Graphic Designers
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21 October 1986

Revised 17 November 1986

Revised 22 May 1987

EXHIBIT A
FINAL DEVELOPMENT PLAN
Island Landing Park
and Subdivision

Submitted herewith, on behalf of Capo's Island General Partnership for approval by the St. Johns County Planning and Zoning Agency and Board of County Commissioners are the maps depicting the Final Development Plan for Island Landing Park and Subdivision. The property is zoned Residential Mobile Home with conditions (RMH w/conditions) as per Ordinance 85-81 and Ordinance 85-21. These plans are being submitted in accordance with conditions numbered 11 and 12 of Ordinance 85-81 as follows:

11. Final Development Plans for the lands rezoned by Ordinance 85-21 must be submitted by the Developer and approved by the Board of County Commissioners prior to any construction occurring on this property or the property described in Ordinance 85-21. The final development plans shall be as required under PUD's.
12. In the event that Final Development Plans are not submitted for this parcel and the lands described in Ordinance 85-21 by October 22, 1986, then the lands described in this ordinance shall immediately revert to Open Rural (OR).

As such, this Final Development Plan has been prepared for Island Landing Park (a residential mobile home park) and Subdivision (a residential mobile home subdivision). The entire development is planned to be constructed within two years of approval of this Final Development Plan in one phase. It shall be allowable that the Island Landing Subdivision may be constructed first.

Section 8-4 Standards and Criteria

8-4-1 Density of Development

The development contains 77 acres of property with a total of 310 approved units. Density for the development is therefore 4.0 units/acre.

8-4-2 Open Space

The Final Development Plan depicts those areas within the property to be used as open space for the common use and enjoyment of residents of the development. Every homeowner or tenant (hereinafter termed resident) shall have the right to use of and an easement of enjoyment in and to the Common Areas associated with their respective portions of the development as follows:

- a. Tracts A and B, Open Space and Buffers, to be used as natural vegetated buffers with fencing required along the inside boundary of the buffer along the south property line.
- b. Tract C, Open Space and Recreation, to be used for active and passive recreation facilities including a clubhouse, swimming pool, play lot for children and picnic areas for use by residents of the mobile home park.
- c. Tract D, Open Space and Utilities to be used for a sewage treatment plant and a water treatment plant with remaining acreage considered as buffers to be utilized for passive recreation. The sewer and water plant areas shall be properly screened from the residential areas and from the north property boundary with a combination of fencing and landscaping.

- d. Tracts E and F, Open Space and Recreation, to be used for passive recreation.

The areas shall be owned, operated and maintained as follows:

- a. Tracts A, B, C, D and E by the Island Landing Park Developer/Owner.
- b. Tract F by the Island Landing Subdivision Homeowners Association

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

All development which is to occur will comply with the spirit and intent of the Zoning Ordinance with the following provisions applying:

Island Landing Park will be developed for a maximum of 240 Mobile home sites along loop roads off of the main entrance road. Each single-wide mobile home stand will have a minimum of 2,500 square feet and each double-wide mobile home stand will have a minimum of 3,500 square feet with a 120_sq.ft. deck or patio and a driveway/parking area. Minimum yard requirements shall be as specified in Section 5-5-6 of the St. Johns County Zoning Ordinance. Mobile homes shall be a minimum of fourteen feet (14') wide with shingle roofs, skirting and underpinning and permanently affixed to the real estate.

Buffers will be provided by Tracts A and B, consisting of a thirty-five foot (35') buffer between the development and U.S. Highway 1 and a ten foot (10') buffer along the south property boundary of the park with an associated six foot (6') high solid wood fence (erected along the inside boundary of the buffer).

Recreation facilities shall be provided in Tracts C, D and E. Tract C will include a clubhouse facility, community swimming pool, play lot and passive recreation areas. Tract D will be utilized for sewer and water plants as well as passive recreation and open space. Tract E is to be left as a natural open space area for passive recreation. Recreation facilities in Tract C will be constructed by the developer/owner within two years of approval of this Final Development Plan.

Island Landing Subdivision will be developed for a maximum of 70 lots along Capo's Drive with the majority of the lots fronting loop roads. Lots shall be a minimum of 1/3 acre in size with a minimum lot width of 60 feet at the building restriction line and minimum yard requirements of front yard - 20 feet, rear yard - 10 feet, and side yard - 8 feet. Mobile homes shall be placed by individual owners and shall be a minimum of fourteen feet (14') wide with shingle roofs, skirting and underpinning and permanently affixed to the real estate.

Each lot shall be used for residential purposes and those ancillary uses appropriate for residential use as outlined in the Homeowners Association documents.

Recreation shall be provided by Tract F, a passive recreation area which will be open to use by the owners of lots within the subdivision.

8-4-4 Project Size

The project is 77 acres in size.

8-4-5 Support Legal Documents for Open Space

Island Landing Park's open space shall be owned, operated and maintained by the Developer/Owner for the use of the residents of the park.

Island Landing Subdivision's open space shall be owned, operated and maintained by the Island Landing Homeowners Association. The Covenants and Restrictions, Articles of Incorporation and Bylaws of the Island Landing Homeowners Association shall assure adequate management and maintenance of the open space area designated as Tract F and shall be recorded at such time as the subdivision plat is approved. Copies of the documents shall be provided to the County when the subdivision plat is filed with the St. Johns County Planning and Zoning Department.

8-4-6 Access

Island Landing Park residents shall be provided access via the main entrance roadway, Island Drive, (a 60-foot right-of-way) and by residential loop streets constructed with a 23 foot wide, two-way pavement with curb and gutter.

Island Landing Subdivision lots shall be provided access via the main entrance roadway, Capo's Drive (60-foot right-of-way) and by individual streets (50-foot right-of-ways) as indicated on the Final Development Plan.

All roads shall be constructed to County Standards; however, the roads shall be privately owned and maintained.

8-4-7 Privacy

Mobile homes will be assured of visual and acoustical privacy from other developed areas via the buffer areas and fencing provided.

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 areas as set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

9-1-1 Drainage

All roads and off-street parking and loading areas shall be drained so as to prevent damage to abutting parcels. The general drainage plan is graphically depicted on the Final Development Plan. Inlets and storm sewers shall be shown on the Construction Plans, and will fall within the right-of-ways and/or roadways.

9-1-2 Separation from Walkway and Street

Each unit will have a driveway apron to provide off-street parking for individual residences. No combined off-street parking and loading facilities will be provided.

9-1-3 Entrances and Exits

The location and design of the entrances and exits shall be in accordance with County Specification.

9-1-4 Interior Drives

Interior drives, i.e. for the park shall meet County

Standards for two-way traffic and shall be a minimum of 23 feet in width (including curbs). Roads shall provide through access so as to afford emergency vehicle clearance.

- c. The Final Development Plan illustrates the roadways and traffic flow patterns. Sufficient space has been allowed for equipment and trucks such as fire fighting trucks, moving vans, garbage trucks, etc.
- d. All utilities serving the development, including telephone, power, cable television, sewer lines and water lines, shall be installed underground. Water and sewer lines shall be located within easements provided along the edge of the roadways in the park and within the right-of-ways in the subdivision. Fire hydrants are shown on the Final Development Plan. The required lift stations are also shown on the Final Development Plan.

Drainage will be handled via a curb and gutter storm sewer system with eventual "treated" outfall to the Department of Transportation (DOT) drainage ditch along the north property boundary to the marsh.

- e. All roadways shall be constructed to meet or exceed County Standards.

Prepared by:

TIM GABRIEL & ASSOCIATES, INC.
21 October 1986

Revised 22 May 1987