

RESOLUTION NO. 87-155  
RESOLUTION OF THE ST. JOHNS COUNTY  
BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA

Approving a Major Modification to the Planned Unit Development, Ordinance Number 84-3, for Lakeview Village Apartment Community Planned Unit Development - Phase II

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

Section 1. Pursuant to requests made by Epoch Properties, Inc. in its Application for Zoning Change requesting a Major Modification to Lakeview Village Apartment Community Planned Unit Development pursuant to Section 8-2 of the St. Johns County Zoning Ordinance filed on June 12, 1987, (hereinafter referred to as the "Zoning Change"), the Final Development Plan of Lakeview Village Apartment Community Planned Unit Development Phase II is hereby modified in accordance with the request for Major Modification to Planned Unit Development as follows:

(a) The Final Development Plan for Phase II of the Lakeview Village Apartment Community Planned Unit Development shall be in accordance with the Zoning Change filed herein on June 12, 1987.

(b) Development within the Lakeview Village Apartment Community Planned Unit Development - Phase II shall be in accordance with and shall be in compliance with the modified and amended Final Development Plan exhibits for Lakeview Village Apartment Community Planned Unit Development - Phase II attached to the Zoning Change filed herein on June 12, 1987.

(c) A Final Development Plan incorporating the Major Modifications to the Lakeview Village Apartment Community Planned Unit Development - Phase II as referenced in paragraph (a) and paragraph (b) above shall be submitted to the St. Johns County Planning and Zoning Agency for examination and review as required by the St. Johns County Zoning Ordinance (Section 8).

Section 2. All materials, stipulations, exhibits, surveys, site plans, traffic studies, and other maps incorporated in, and/or attached to the Lakeview Village Apartment Community Planned Unit Development Zoning Change filed herein on June 12, 1987 for Major Modification to the Lakeview Village Apartment Community Planned Unit Development pursuant to St. Johns County Zoning Ordinance Section 8-2 which are described as, but are not limited to, the following: The Planned Unit Development Application for Zoning Change, Compliance with Article 8 (Planned Unit Development - PUD), Exhibits attached to the Compliance with Article 8, Warranty Deeds (2), Authorizations of Agency (5), List of Adjacent Property Owners, Survey of the subject real property, Topographical Survey of the subject real property, Schedule of Development, Lakeview Village Apartment Community Project Data, Lakeview Village Apartment Community Land Usage Data, Lakeview Village Apartment Community Building Data, Lakeview Village Apartment Community Planned Unit Development Plan (and other information thereto), Amended Schedule of Development, Lakeview Village Apartment Community Planned Unit Development Plan Lakeview Village Apartment Community Planned Unit Development - Phase I and Phase II, Description of Major Modifications to Lakeview Village Apartment Community - Phase II, and other such renderings necessary for the Lakeview Village Planned Unit Development -- all of the foregoing documentation being incorporated in and made a part of St. Johns County Ordinance Number 84-3, as recorded in the Public Records of St. Johns County, Florida in PUD Official Records Book "B," Page 1; the Planned Unit Development Application for Zoning Change - Minor Modification to Lakeview Village Apartment Community Planned Unit Development pursuant to St. Johns County Zoning Ordinance Section 8-2-4 (Deviation from Ordinance creating a PUD) filed on November 21, 1985 and approved by the St. Johns County Planning and Zoning Agency on December 5, 1985; and the Application for Zoning Change Planned Unit Development - Section 8-2 Deviation from Ordinance Creating Planned Unit Development (Major Modification to Lakeview Village Apartment Community Planned Unit Development) filed herein June 12, 1987 and approved by the St. Johns Planning and Zoning Agency on July 16, 1987 -- All of the foregoing documentation by this reference is herewith incorporated in this Resolution as a part hereof.

Section 3: In connection with the Lakeview Village PUD Application, Epoch Properties, Inc. has submitted a sketch/site plan in appropriate scale supporting the intended development plan of the subject real property which is known as the "Lakeview Village Apartment Community Planned Unit Development Plan" as required by Section 8-2-2 of the St. Johns County Zoning Ordinance which illustrates the following:

- (a) The preliminary location, grouping and height of all uses and facilities.
- (b) The number of residential units proposed, their general location, number of stories, and other amenities and features;
- (c) A preliminary vehicular and pedestrian circulation system including driveways, walkways, parking areas and street for possible dedication;
- (d) A system of open space and recreational uses with estimates of acreage therefore; and
- (e) Such other designations as were required by the St. Johns County Planning and Zoning Administrative Staff to illustrate the contemplated use of the subject real property as the "Lakeview Village Apartment Community".

It is understood that the "Lakeview Village Apartment Community Planned Unit Development Plan" is illustrative of the development approach for the Lakeview Village Apartment Community, therefore, Epoch Properties, Inc. shall be required to adhere to the concept of the "Lakeview Village Apartment Community Planned Unit Development Plan" as the same shall be incorporated in the Final Development Plan submitted by Epoch Properties, Inc. to the St. Johns County Planning and Zoning Agency and St. Johns County Board of County Commissioners for review in accordance with Schedule of Development and applicable documentation required by Section 8-3 and Section 8-4 of the St. Johns County Zoning Ordinance. It is understood that the Development Plan submitted pursuant to Section 8-3 and 8-4 of the St. Johns County Zoning Ordinance will be approved only if it conforms with the spirit and content of the Lakeview Village PUD Ordinance as manifested in the "Lakeview Village Apartment Community Planned Unit Development Plan" *as truly modified.*

"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."

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 28th day July, 1987.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Phyllis L. Gordon*  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Cheryl Kent*  
Deputy Clerk