

RESOLUTION NO. 87-203

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR V.A.W. OF AMERICA  
PURSUANT TO ORDINANCE 74-16

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

Section 1: Pursuant to a letter request dated July 29, 1987, submitted by V.A.W. of America 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 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.

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:

September 22, 1987

Effective:

September 22, 1987

EXHIBIT "B"

STATEMENT OF COMPLIANCE

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan and the following text regarding compliance with Section 8-4, are submitted for your consideration.

The statements and declarations contained herein are incorporated by reference in the Final Development Plan and shall not be amended without approval of the Board of County Commissioners of St. Johns County.

8-4-1 Density of Development.

The total ground area occupied by buildings and structures do not exceed 35 percent of the total ground area of the PUD devoted to the approved uses.

8-4-2 Open Space.

The Final Development Plan depicts buffer areas that will serve as open space.

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 PUD and Zoning Ordinance. There will be no residential development within the subject property.

8-4-4 Project Size.

The PUD (Ordinance 74-16) consists of more than 20 acres.

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

The ownership of all open areas shall remain under the ownership of V.A.W. of America or its successors.

8-4-6 Access.

The Final Development Plan depicts the major access through Riviera Boulevard and Roehrs Road.

8-4-7 Privacy.

A buffer area along the northern boundary of the site provides adequate screening between the development area and adjacent development within the PUD.

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 shall apply except for those that may be waived or modified through the variance procedure.
- c. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal.
- d. All utilities serving the Property, including telephone, power, cable, television, sewer lines, and water lines, will be installed underground.
- e. No public streets and roadways are included in the project.

8-4-9

When the existing buildings are removed then the buffer will be increased to 150 feet.