

RESOLUTION NO. 87-258
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR HAMMOCK COVE
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS PLAYER'S CLUB AT SAWGRASS
PURSUANT TO ORDINANCE 75-15

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

Section 1: Pursuant to a letter request dated October 26, 1987 submitted by Prosser, Hallock & Kristoff, Inc. for Harbour Development Company, a Florida General Partnership, 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 B is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit A *and as clarified by letter dated 11-19-87 attached hereto as Exhibit C, all of which shall be complied with*

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.

Adopted this 8th day of December, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted Regular Meeting

December 8, 1987

Effective:

December 8, 1987

FINAL DEVELOPMENT PLAN
HAMMOCK COVE

EXHIBIT A TO THE RESOLUTION
OCTOBER 26, 1987
HARBOUR DEVELOPMENT COMPANY,
A FLORIDA GENERAL PARTNERSHIP

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

8-4-1 Density of Development

The total ground area occupied by residential buildings shall not exceed 35 percent of the total ground area of the overall Hammock Cove Property devoted to residential use.

8-4-2 Open Space

The Final Development Plan depicts lake areas within the Property which are to be utilized as open space or "Common Areas." Every homeowner shall have a right of use and an easement of enjoyment in the lake areas, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions.

The lakes will be maintained by the Sawgrass Association, Inc., the association comprised of all the property owners within the Sawgrass Country Club.

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 64 residences on the property. Furthermore, the following minimum setbacks have been established: Front Yard, 18'; Rear Yard, 10'; Side Yard, zero and 6'. Corner lot side setbacks shall be zero (non-street side) and 12' (street side). These setbacks are as measured to walls.

Maximum building heights shall not exceed 35 feet.

8-4-4 Project Size

The Player's Club PUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of the Sawgrass Association, Inc. which apply to the Lake area and the Covenants and Restrictions of Hammock Cove Homeowners' Association, Inc., which apply to the right-of-ways, and all other open space, assure adequate management and maintenance of the common property.

- a. The Covenants and Restrictions provide for the conveyance of title to the common property to, and ownership by, Hammock Cove Homeowners' Association, Inc., a duly constituted and legally responsible community association.
- b. The Covenants and Restrictions appropriately limit the use of the common property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the common property to the Hammock Cove Homeowners' Association, Inc. except for the lakes area which will be maintained by the Sawgrass Association, Inc.

- d. The Covenants and Restrictions place responsibility for enforcement of the covenants contained therein upon the Hammock Cove Homeowners' Association, Inc.
- e. The Covenants and Restrictions permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-6 Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the subdivision via the private easements owned by Hammock Cove Homeowners' Association, Inc.

8-4-7 Privacy

The Covenants and Restrictions require that each dwelling unit will be provided visual and acoustical privacy. Landscaping shall be required as stated in the Covenants and Restrictions for the protection and aesthetic enhancement of the property. Fencing may be allowed within each unit for privacy as approved by the developer. Fencing shall be wood and no higher than 8 ft.

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 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 Plan. Specific drainage plans for each lot upon which a residence is to be constructed will be consistent with the general drainage plan. No habitable floor elevations shall be permitted below elevation 7.5 NGVD.

9-1-2 Separation from Walkway and Street

Each unit will have an individual garage and driveway which will provide the required off-street parking. No combined off-street parking and loading facilities will be constructed on the Property.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets and Hammock Cove Drive will be in accordance with County specifications. In addition, the Covenants and Restrictions assure proper site distances at intersections.

9-1-4 Interior Drives

As shown on the Final Development Plan, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, there will be no parking spaces in lots of more than ten.

9-1-6 Lighting

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

9-1-7 Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location on the Property; however, landscaping will be required.

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 residential lots of one single family per lot. Therefore, in accordance with Subsection d of 9-3, at least one off-street parking space will be provided per dwelling on the same parcel they intend to serve. This space, located within the driveway for the residence, is in addition to the parking spaces allowed for in the garage. Nevertheless, owners shall be required to store automobiles in garages when not in use.

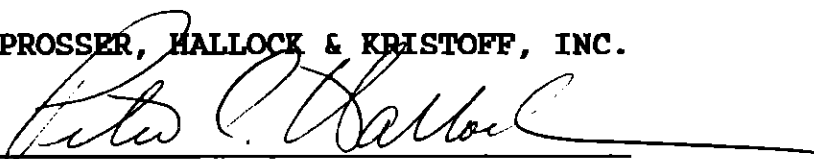
9-4-1 Off-Street Loading Requirements

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 debris removal. Location of the fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plan.
- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.

Also shown on the Final Development Plan are general drainage arrows to the lake from the lots facilitating proper drainage of storm waters and preventing erosion and the formation of dust.
- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of Commissioners.
- f. Road names have been provided and approved by the 911 Task Force.
- g. It is anticipated that one (1) construction trailer will be required to provide the storage and administrative support for infrastructure and home construction at Hammock Cove. It is anticipated that during Phase I construction, the trailer will be located on Lot 62 and will remain in that location for approximately 18 months.
- h. Model homes will be constructed on Lots 2, 3, and 4, and shall include sales activities.
- i. The number and approximate location of identification signs are shown on the final development plan. The signs will not be larger than 6 ft. x 4 ft. at signage area and will be set back outside the right-of-ways.

PROSSER, HALLOCK & KRISTOFF, INC.





PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

November 9, 1987

St. Johns County Board of County Commissioners
St. Johns County Courthouse
P. O. Drawer 349
St. Augustine, Florida 32084

Re: Final Development Plan
Hammock Cove
PHK No. 87-051

Dear Commissioners:

On behalf of Harbour Development Company, a Florida General Partnership, we are submitting, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of Commissioners, a final development plan (the "Final Development Plan") for Hammock Cove (the "Property") at Sawgrass. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15. Hammock Cove consists of 64 home sites. Also enclosed is the accompanying text and a Form of Resolution.

Detailed paving and drainage plans will be submitted to the St. Johns County Engineering Department for final approval prior to any construction.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

A handwritten signature in black ink, appearing to read 'Peter C. Hallock', is written over the typed name.

Peter C. Hallock, P.E.
Vice President

PCH/em

Attachments: Written Text (Exhibit B) (October 26, 1987)
Final Development Plan (Exhibit A) (Map)
(October 26, 1987)
Form of Resolution

cc: Mr. Mort Golde/Harbour Development Company,
a Florida General Partnership

8101 Phillips Highway . Suite One . Jacksonville, Florida 32216-7457 . 904/739-3655



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PROSSER, HALLOCK & KRISTOFF, INC.


Peter C. Hallock, P.E.
Vice President

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Final Development Plan (Exhibit A) (Map)
(October 26, 1987)
Form of Resolution

cc: Mr. Mort Golde/Harbour Development Company,
a Florida General Partnership

8101 Phillips Highway • Suite One • Jacksonville, Florida 32216-7457 • 904/739-3655



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

November 19, 1987

Ms. Betty Sue Solana
Planning Technician
St. Johns County Planning and Zoning Department
Post Office Drawer 349
St. Augustine, Florida 32085-0349

Re: Hammock Cove at Player's Club
PHK No. 87-051

Dear Ms. Solana:

In accordance with our telephone conversation on November 17, 1987, this is to confirm that the above referenced project identification signs will be set back a minimum of 3 feet from any right-of-way.

With regard to your question concerning parking for the model homes, we have determined that should additional temporary off-street parking be required, it will be constructed on Lot 37 and will consist of spaces for no more than four vehicles.

If you require any additional information on these items or any items submitted previously, please do not hesitate to contact me.

Sincerely,

PROSSER, HALLOCK & KRISTOFF, INC.

A handwritten signature in black ink, appearing to read 'Peter C. Hallock', written over a horizontal line.

Peter C. Hallock, P.E.
Vice President

PCH/em