

RESOLUTION NO. 87-5  
RESOLUTION OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR VILLAGES OF VILANO - PHASE II  
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 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 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 attachments included herein are incorporated herein and made a part of the adopting ordinance *and shall be complied with.*

PASSED AND ADOPTED THIS 13 DAY OF January, 1987.

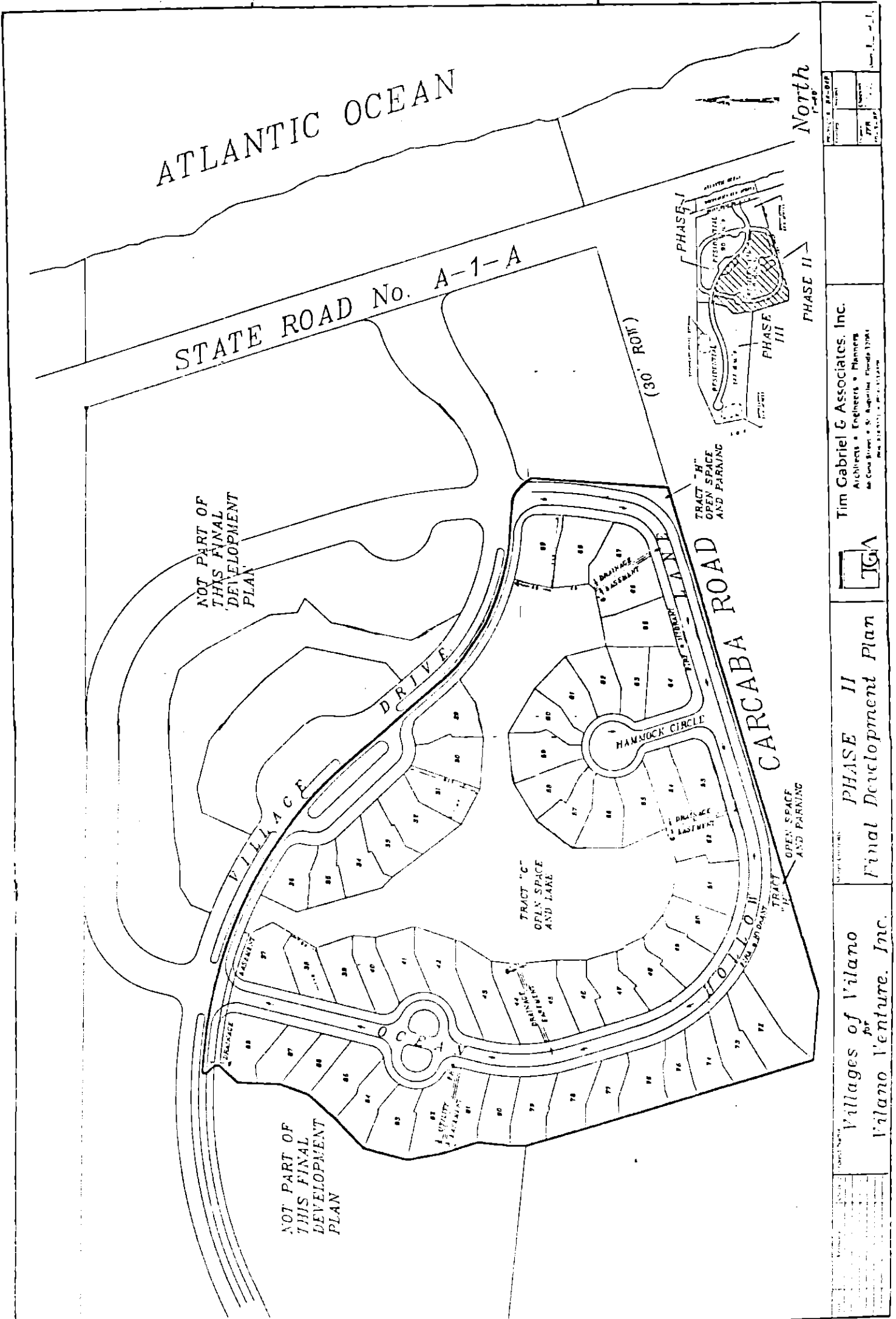
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Phyllis T. Lyda*  
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*  
Deputy Clerk

EXHIBIT A



NOT PART OF THIS FINAL DEVELOPMENT PLAN

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DATE	DESCRIPTION

Tim Gabriel & Associates, Inc.  
 Architects • Engineers • Planners  
 4000 S.W. 11th St., Suite 100  
 Miami, Florida 33134  
 Phone: (305) 251-1111



PHASE II  
 Final Development Plan

Villages of Vilano  
 for  
 Vilano Venture, Inc.

## EXHIBIT B

### FINAL DEVELOPMENT PLAN

#### Phase II of Villages of Vilano Planned Unit Development

Submitted herewith, on behalf of Vilano Ventures, Inc., for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, is the development map depicting the Final Development Plan (hereinafter referred to as the "Map") for Phase II of Villages of Vilano. The property is located wholly within the Villages of Vilano Planned Unit Development, as approved by Ordinance 85-26. Phase II contains 60 patio home lots (hereinafter referred to as Unit Two, Villages of Vilano).

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 II (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 Final 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 Final Development Plan, shall be considered a part of the Final 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.

#### Section 8-4 Standards and Criteria

##### **8-4-1 Density of Development**

The development contains 51 acres of property with a total of 294 approved units. Density for the development is therefore 5.76 units/acre.

##### **8-4-2 Open Space**

The Map depicts those areas within the property to be used as open space for the common use of residents of the development. Every homeowner (resident) shall

have the right to use of and an easement of enjoyment in and to the Common Areas which shall be owned and operated by the Homeowners Association. These areas are for the following uses:

- Tract G, Open Space and Lake, to be used for drainage facilities and passive recreation.
- Tract H, Open Space and Parking, to be used for additional off-street paved parking and for passive recreation. In addition, a buffer consisting of a combination of fencing and landscaped berms shall be constructed along the entire south boundary within Tract H and on lot 70. A knockdown gate shall be provided at one (1) location for emergency egress only as per the Ordinance. Any other access is prohibited.

Maintenance of these aforementioned lakes, structures, parking areas, and property shall be by the Villages of Vilano 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; however, residential dwellings may be built immediately adjacent to adjacent residential lot lines, provided a minimum setback of five (5) feet shall be provided between residential structures as measured from wall to wall. There will be no more than 60 single-family residences in Unit Two of Villages of Vilano. 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.

Residential lots shall average 4500 square feet, with average dimensions of 45' x 100'. All residential lots, numbered 29 through 68, shall be used exclusively for residential purposes.

Lots in Unit Two shall be exclusively for residential purposes including, but not limited to, dwelling unit, walls, patios, decks, pools, spas, driveways and sidewalks.

Dwelling units shall contain a minimum of 900 square feet and shall not exceed 35 feet in height.

Tract G, Open Space and Lake, consisting of 2.87 acres, shall be used for drainage facilities and for passive recreation and open space.

Tract H, Parking and Open Space, consisting of 0.20 acres, shall be used for extra parking spaces, ~~and~~ as general open space, and for buffering.

#### 8-4-4 Project Size

The PUD consists of more than 20 acres.

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

The Covenants and Restrictions, Articles of Incorporation and Bylaws of the Villages of Vilano Homeowners Association, assure adequate management and maintenance of all open space areas depicted on the Map as Tracts G and H encompassed by the Final Development Plan.

- (a) Article II, Section 2.1, provides the Developer shall convey the roads and other Common Areas to the Association, and further grants to every lot owner a non-exclusive right and easement of enjoyment in said Common Areas which shall be appurtenant to and pass with the title to every lot. The aforesaid conveyance of said Common Areas shall be subject to the Association's right to charge reasonable fees for the use of any recreational facility situated upon the Common Areas.
- (b) Article V, Section 5.1, provides the Association shall have the exclusive management and control of the common Area and all improvements, fixtures and equipment located thereon, and shall maintain and keep said Common Areas and all improvements thereon in good order and repair.
- (c) Article III, Section 3.13, and Article V, Section 5.5, grant the Association the right to promulgate rules and regulations and impose other limitations concerning the use of the Common Areas.
- (d) Article VI, Section 6.1, grants the Association the right to levy annual and special assessments against the lot situated within the FUD.
- (e) Article XIII, Section 13.1 gives the Developer, the Association and every lot owner, the right to enforce all restrictions, rules, regulations, conditions and easements imposed by the Declaration of Restrictive Covenants, Articles of Incorporation and By-Laws.

8-4-6 Access

Access is to be provided to each residential lot via a private vehicular way, to be owned and maintained by the Villages of Vilano Homeowners Association. In addition, a 5' sidewalk shall be provided along one side of each roadway.

8-4-7 Privacy

Each dwelling unit will be assured of visual and acoustical privacy. All necessary walkways and landscaping will be provided by the developer. The Declarations restrict alteration of the landscaping for the units.

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

All roads and off-street parking and loading shall be drained so as to prevent damage to abutting parcels. The general drainage plan is graphically depicted on the Map. Inlets and storm sewer lines will be shown on construction plans, and will fall within the right-of-ways.

#### 9-1-2 Separation from Walkway and Street

Each unit will have an individual garage with apron to provide the required off-street parking. The 1-1/2 parking spaces per unit will be met by a total of 90 parking spaces provided either by unit aprons or by additional off-street parking areas. No combined off-street parking and loading facilities will be constructed.

#### 9-1-3 Entrances and Exits

The location and design of the entrances and exits to all streets will be accordance with County specifications. No residential driveway shall directly entrance on Village Drive.

#### 9-1-4 Interior Drives

There will be no interior parking lot drives.

#### 9-1-5 Marking of Parking Spaces

As shown on the Map, there will be paved parking provided along Ocean Hollow Lane in Tract H. There will be no parking areas with more than five spaces, thus negating the need for marking of the spaces.

#### 9-1-6 Lighting

Lighting throughout the Property will be street lights, post lamps and some possible pedestrian scale low level lighting.

#### 9-1-7 Screening

There are no parking lots requiring screening.

#### 9-2 Location

No off-street parking facilities required.

#### 9-3-1 Off-Street Parking: Numbers Required

The property will be used for patio home sites or one single-family residence per lot. Off-street parking spaces will be provided for each dwelling on the same parcel as the dwelling, in addition to the interior garage parking spaces. There shall be at least 90 off-street parking spaces to meet the required 1-1/2 parking spaces per unit.

#### 9-4-1 Off-Street Loading Requirements

No off-street loading spaces shall be provided.

- c. The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed for equipment and trucks such as fire fighting, moving vans, garbage trucks, etc.

Fire hydrants are shown on the Map.

Water and sewer lines shall be located within the right-of-ways.

- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground. Drainage facilities include a "lake" located in Tract H. A storm sewer system will also be constructed.
- e. All roadways constructed in the Property shall meet or exceed the standards for minimum pavement width and construction standards as outlined in the St. Johns County Subdivision Regulations. Roadways islands to be constructed are shown on the Map.

Prepared by  
Tim Gabriel & Associates, Inc.  
Architects \* Engineers \* Surveyors \*  
Planners \* Graphic Designers  
Post Office Box 3347, 66 Guna Street  
St. Augustine, Florida 32084  
(904) 824-9121/353-6608

24 October 1986

Revised 2 December 1986

EXHIBIT C  
VILLAGES OF VILANO - PHASE II

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, COMPRISING THE VILLAGES OF VILANO PLANNED UNIT DEVELOPMENT (PUD) PHASE TWO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A (A 66.0' RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1; THENCE N. 89°24'25" W., 1,037.00 FEET ALONG SAID NORTHERLY LINE, OF GOVERNMENT LOT 1, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF NORTH BEACH SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF SAID COUNTY,

THENCE S. 00°35'35" W. A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING,

THENCE S. 82°55' 00" E. A DISTANCE OF 118.00 FEET,  
THENCE S. 71°55' 00" E. A DISTANCE OF 106.00 FEET,  
THENCE S. 59°55' 00" E. A DISTANCE OF 151.00 FEET,  
THENCE S. 04°25' 00" E. A DISTANCE OF 72.00 FEET,  
THENCE S. 41°10' 00" E. A DISTANCE OF 243.00 FEET,  
THENCE N. 85°20' 00" E. A DISTANCE OF 60.00 FEET,  
THENCE S. 46°40' 00" E. A DISTANCE OF 82.00 FEET,  
THENCE S. 53°20' 00" W. A DISTANCE OF 93.00 FEET,  
THENCE S. 36°40' 00" E. A DISTANCE OF 76.00 FEET,  
THENCE N. 89°20' 00" E. A DISTANCE OF 99.00 FEET,  
THENCE N. 24°20' 00" E. A DISTANCE OF 66.00 FEET,  
THENCE S. 71°40' 00" E. A DISTANCE OF 84.00 FEET,  
THENCE S. 87°40' 00" E. A DISTANCE OF 114.43 FEET,  
THENCE S. 04°20' 00" W. A DISTANCE OF 215.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CARCABA ROAD (A 30.0' COUNTY ROAD, AS DESCRIBED AND RECORDED IN DEED BOOK 155, PAGE 572 OF THE PUBLIC RECORDS OF SAID COUNTY).

THENCE S. 73°33' 47" W. A DISTANCE OF 816.61 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CARCABA ROAD

THENCE N. 85°38' 03" W. A DISTANCE OF 104.94 FEET,  
THENCE N. 16°20' 19" W. A DISTANCE OF 469.01 FEET,  
THENCE N. 00°28' 19" E. A DISTANCE OF 24.97 FEET,  
THENCE N. 05°05' 10" E. A DISTANCE OF 52.30 FEET,  
THENCE N. 17°07' 46" W. A DISTANCE OF 60.13 FEET,  
THENCE N. 10°10' 15" W. A DISTANCE OF 54.15 FEET,  
THENCE N. 14°46' 49" E. A DISTANCE OF 69.19 FEET,  
THENCE N. 45°24' 05" E. A DISTANCE OF 64.16 FEET,  
THENCE N. 42°01' 02" E. A DISTANCE OF 55.77 FEET,  
THENCE N. 20°05' 36" E. A DISTANCE OF 46.71 FEET,  
THENCE N. 02°14' 54" E. A DISTANCE OF 67.19 FEET,  
THENCE N. 42°14' 34" E. A DISTANCE OF 38.68 FEET,  
THENCE N. 04°00' 39" E. A DISTANCE OF 9.00 FEET,  
THENCE N. 42°04' 15" W. A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING, LANDS THUS DESCRIBED CONTAIN 13.48 ACRES.