

RESOLUTION NO: 88-141

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A MODIFICATION TO THE
FINAL DEVELOPMENT PLAN FOR
ISLAND LANDING PARK AND SUBDIVISION
PRUSUANT TO ORDINANCES 85-21 AND 85-86
AND RESOLUTION NO. 87-131

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

SECTION 1: Pursuant to the request for approval made by
Island Landing General Partnership of modifications to the
Island Landing Final Development Plan, adopted by Resolution
No. 87-131 the Final Development Plan is hereby modified as
follows:

1. Island Landing shall be allowed an eight (8) unit
model and sales center with off street parking.
2. Island Landing shall be allowed entrance signage.
3. Island Landing shall be allowed the addition of new
understory vegetation to the buffer fronting U.S.
Highway 1.
4. Island Landing shall be allowed any unit configuration
meeting the requirements for set back and lot coverage
of the approved Final Development Plans.

5 *Five year Period for Sales office Model Center.*
SECTION 2: All attachment included herein are incorporated
herein and made a part of the adopting ordinance.

- 6 *No C.O. will be issued until Road at this location is
Completed and approved.*

PASSED AND ADOPTED THIS 10th DAY OF May, 1988

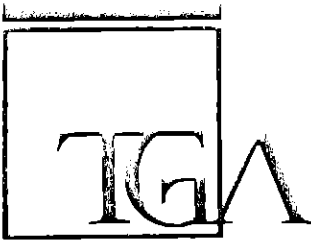
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY Lawrence O. Hartley
Chairman

Attest: Carl "Bud" Markel, Clerk

BY: Lynne L. McDonnell
Deputy Clerk

adopted at regular meeting: May 10, 1988



Tim Gabriel & Associates, Inc.
Engineers • Planners • Surveyors
• Graphic Designers •

22 February 1988

Planning and Zoning Agency
St. Johns County
P.O. Box 300
St. Augustine, FL 32085-300

RE: Modifications to Final Development
Pursuant to Ordinance #85-21/85-26
and Resolution #87-131
Island Landing Park & Subdivision
TGA #87-009

Dear Board Members:

On behalf of Island Landing General Partnership we request the following modifications to the approved Final Development Plan:

- A. To provide for eight (8) unit model center, signage, sales office, parking and landscaping.
- B. To clarify paragraph 1-D ordinance number 85-21 regarding the thirty-five (35) foot buffer to remain uncleared to which new vegetation was added and that said buffer meets the requirements of said ordinance.
- C. To clarify the unit locations and size as shown on the approved final development plans in that these locations were shown only for illustration and that as each home is added it will meet all set back and other conditions of the ordinance as is required.

These clarifications and changes comply with the criteria established for minor adjustments to a PUD, as per Section 8-2-4, pages 111-112 of St. Johns County Ordinance 73-1, 73-4, 73-5, 75-3, 77-6 as amended whereby:

- A. There is the same number of dwelling units and/or floor area;
- B. The open space is in the same general location and in same general amount, or a greater amount;
- C. The buildings have the same or less number of stories and/or floor area; and

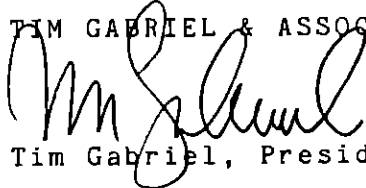
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D. The road and drives follow approximately the same course, have the same or greater width, have the same public or private rights therein.

Based on the aforementioned information and criteria established, we hereby request that the ordinance be modified accordingly by the attached resolution.

Sincerely,

TIM GABRIEL & ASSOCIATES, INC.



Tim Gabriel, President

TG/jb

Attachments

cc: Mr. D. Larry Howard
Mr. Tom Newman