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RESOLUTION NO. 88-170

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR
SUMMER ISLAND, UNIT ONE
PURSUANT TO ORDINANCE 85-27

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

Section 1: That, pursuant to Ordinance 85-27 the Final Development Plan for Summer Island (attached as Exhibits A-1, A-2 and B) are hereby approved.

Section 2: That, development of the lands within Summer Island shall proceed in accordance with the Final Development Plan (Exhibits A-1, A-2 and Exhibit B, Pages one through six), *ADDENDUM SIGNED BY JOHN BAILEY* AND

Section 3: That, all roads and parking areas within the project will remain private and shall be constructed to approved County Standards.

Section 4: That, all easements required for drainage purposes shall be granted to the County upon their request at no cost.

Section 5: That, the St. Johns County Building Official is hereby authorized to issue building and/or move-on permits providing construction plans for the development and plats for the subdivision are filed and approved.

SECTION 6: SEE BELOW

PASSED AND ADOPTED THIS 14th DAY OF June, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Lawrence O. Hartley*
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Lynne M. McDonald*
Deputy Clerk

ADOPTED AT REGULAR MEETING OF: June 14, 1988

Section 6: 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.

ADDENDUM TO FINAL DEVELOPMENT PLAN FOR

MATANZAS POINT PUD

ZONED PUD PURSUANT TO ORDINANCE 85-27

The Applicant, JIM WILCOX, hereby amends and supplements his previously filed Final Development Plan dated January 20, 1988, as follows:

1. The recreational facilities and amenities described in said Final Development Plan shall be completed after certificates of occupancy have been issued for fifteen (15) single family homes within the development.
2. As used in this Final Development Plan, the term "Development" shall include construction of roads, parking areas, utility lines, drainage ditches, stormwater retention areas and structures within the Development. The term "Commencement of Development" means the beginning of construction of roads, parking areas, utility lines, drainage ditches, stormwater retention areas and structures within the Development.
3. The single family lots within the Development shall have a minimum width of sixty (60') feet and minimum size of 5,400 square feet.
4. A temporary sales/construction trailer shall be located on site for a period of one (1) year following approval of this Final Development Plan.

5. A description of the signage shown on said Final Development Plan is as follows:

(a) The two (2) signs numbered one (1) on said Final Development Plan shall not exceed five (5') feet in height and 48 square feet in size. Said signs shall be lighted, properly landscaped and set back a minimum of fifteen (15') feet from the right-of-way of Highway A1A South.

(b) The sign numbered two (2) on said Final Development Plan shall be a V-shaped sign not exceeding 128 square feet in size. Said sign shall be lighted and situated outside of the right-of-way of Highway A1A South in a location approved by the St. Johns County Planning and Zoning staff.

(c) The sign numbered three (3) on said Final Development Plan shall not exceed seven (7') feet in height and 96 square feet in size and shall be set back a minimum of fifteen (15') feet from the right-of-way of Highway A1A South. Said sign shall be a temporary sales/directional sign which shall be removed following the sale of all of the single family lots within the Development.

6. At the option of the Developer, a central mailbox may be installed on site adjacent to either the guardhouse or clubhouse facility.

7. All building code, zoning ordinance and land use development regulations of St. Johns County, as amended from time to

time, are 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. Modification to approved development plans by variance or special exception shall be prohibited.

Respectfully submitted this 11th day of February, 1988.

Applicant:

Jim Wilcox

Attorney for Applicant:

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.
Attorney for Applicant
501 First Union Bank Building
St. Augustine, Florida 32084

FINAL DEVELOPMENT PLAN
FOR
SUMMER ISLAND
PLANNED UNIT DEVELOPMENT
PHASE I
EXHIBIT B

PREPARED BY:

TIM GABRIEL & ASSOCIATES, INC.
66 CUNA STREET, P.O. BOX 3347
ST. AUGUSTINE, FLORIDA 32085-3347
(904) 824-9121/(904) 353-6808

5 AUGUST 1987

EXHIBIT B

Final Development Plan Summer Island

Submitted herewith, on behalf of Jim Wilcox, 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 I of Summer Island Planned Unit Development, as approved by Ordinance 85-27 and amended by Resolution. Phase I contains 66 patio home lots (hereinafter referred to as "Unit One, Summer Island"). The Phase I recreation complex, tracts A, B, C, D, E, F, and G, the entrance to the development and that portion of the main boulevard roadway required to serve Unit One.

Section 8-4 Standards and Criteria

8-4-1 Density of Development

The development contains 67 acres of property with a total of 90 approved units. Density for the development is therefore 3.0 units/acre, based on development of only 30 acres.

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 A, Recreation Complex and Open Space, to be used for two tennis courts, a club facility with pool, passive recreation and conservation, private docking facility and parking. The clubhouse may be used for sales purposes during Phase I development.
- Tracts B, D, E, F, and G, Open Space to be used for drainage facilities and passive recreation and conservation.
- Tract C, Utility and Open Space, shall be used for a sewage treatment plant with remaining acreage considered as buffers to be utilized for passive recreation and conservation. The sewage treatment plant shall be properly screened from the residential areas with a combination of fencing and landscaping.

Maintenance of these aforementioned structures, parking lots, and property shall be by the Summer Island Homeowners Association.

- Tracts H, I, and J, Open Space, shall be dedicated to St. Johns County prior to development of Phase I and is to be used exclusively for passive recreation by the residents of St. Johns County, including the residents of Summer Island.

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 ten (10) feet shall be provided between residential structures as measured from wall to wall. A minimum setback of 20 feet from the edge of roadways shall apply. There will be no more than 66 single-family residences in Unit One of Summer Island. 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 5,000 square feet, with average dimensions of 60' x 90'. All residential lots, numbered 1 through 66, shall be used exclusively for residential purposes. In addition to the above, a temporary sales and/or construction trailer will be allowed in the Tract "B" Open Space for no more than one (1) year from the date of filing of this Final Development Plan, in the location shown on the Map.

Lots in Unit One shall be exclusively for residential purposes including, but not limited to dwelling unit, walls, patios, decks, pools, spas, and driveways. Dwelling units shall contain a minimum of 1,200 square feet and shall not exceed 35 feet in height. In addition, a dwelling unit may be constructed on more than one lot.

Tract A, Recreation Complex and Open Space, consisting of 1.65 acres, shall be used for recreational and ancillary associated uses and shall contain a community club facility with one (1) swimming pool (pool shall be fenced to County standards). In addition, Tract A shall contain two (2) tennis courts, private docking facility, and the associated driveways and parking facilities.

Tracts B,D,E,F, and G, Open Space consisting of 2.36, 0.68, 2.27, 0.28, and 0.20 acres respectively, shall be used for drainage facilities and for passive recreation and open space.

Tract C, Utility and Open Space, consisting of 2.30 acres, shall be used for the sewage plant facility and as general open space.

Tracts H, I, and J, Open Space, consisting of 3.25, 16.71, and 19.70 acres respectively, shall be used for passive recreational purposes only and shall be dedicated to St. Johns County.

Entrance, the entrance to Summer Island shall contain a two-lane entrance/exit divided roadway, and at the developer's option a guard house and electronic gates, signs identifying the development as well as small advertising signs as may be placed from time to time as well as associated fences, walls, berms and/or landscaping. The developer and/or homeowners association shall maintain entrance landscaping within the public right-of-way.

8-4-4 Project Size

The PUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space

Summer Island open space shall be owned, operated, and maintained by the Summer Island Homeowners Association. The Covenants and Restrictions, Articles of Incorporation and By-Laws of the Summer Island Homeowners Association shall assure adequate management and maintenance of the open space areas designated as Tracts A,B,C,D,E,F, and G and shall be recorded at such time as the subdivision plat is approved. Copies of the documents shall be provided to the County when the subdivision plat is filed with the St. Johns County Planning and Zoning Department.

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 Summer Island Homeowners Association.

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 of 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 area addressed specifically below:

9-1-1 Drainage

All roads and off-street parking and loading areas 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. 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 in accordance with County specifications.

9-1-4 Interior Drives

Interior parking lot drives, i.e. for Recreation Building, shall meet the standards for two-way traffic with 90 degree parking stalls, and shall be a minimum of 24 feet in width.

9-1-5 Marking of Parking Spaces

As shown on the Map, there will be parking provided for the Recreation Complex. The Recreation Complex parking lot shall be marked to indicate each parking space.

9-1-6 Lighting

Lighting throughout the Property will be a combination of post lamps and pedestrian scale low level lighting. The Recreation Building parking lot shall meet these same standards.

9-1-7 Screening

The Recreation Building parking lot shall not be located closer than 40 feet to any residential property; however, the parking lot shall be screened from the residential units by landscape materials.

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 patio home sites or one single-family residence per lot. At least one off-street parking space will be provided per dwelling on the same parcel as the dwelling, (this is in addition to garage parking spaces). In the residential area, there shall be at least 66 parking spaces to meet the required one parking space per dwelling unit. The Recreation Complex shall provide a minimum of 20 parking spaces.

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. The required lift station is depicted on the Map.

- d. All utilities serving the Property, including telephone, power, cable television, sewer lines and water lines will be installed underground. A storm sewer system shall be developed.
- 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 Paving and Drainage Ordinance.

Inclusion of the standard "Savings Clause" as follows:

"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 PUD ordinance. Modification to approved development plans by variance or special exception shall be prohibited."

SOUTHEASTERN FRONTIERS, INC.
450 Owens Avenue
St. Augustine FL 32084
(904) 471-0147

Tim Gabriel Associates
St. Augustine, Florida

Dear Sirs:

This letter report discusses the archaeological potential of that 30 acre tract of land on Rattlesnake Island, near Matanzas Inlet, St. Johns County, Florida, which is proposed for development. As will be detailed in the letter, there is no evidence of archaeological or historical resources on this land, either from surface survey, sub-surface posthole samples, or documentary sources. Some attention is also devoted to the topography and geomorphology of the area as it relates to the archaeological potential.

The conclusion reached is that the plot of land in question contains no known sites, nor does available evidence suggest the reasonable possibility of there being any.

Topographic Relations:

The present configuration of Rattlesnake Island is a product of relatively recent years and is largely the result of activities and factors which have come into play only since the improvement of the Intracoastal Waterway. Up into the 19th century a second inlet, called El Penon, was located to the south of Summer Haven, somewhere on the narrow beach strip between Summer Haven and Marineland. Thus, present Summer Haven was at that time an island with inlets both north and south of it. This would have created a quite different situation to the west of Summer Haven than prevails today.

The portion of Rattlesnake Island upon which Fort Matanzas is located was not joined to the strip under consideration as late as 1933. A map of the Intracoastal Waterway of that year by the Corps of Engineers at a scale of 1:20,000 clearly shows five separate sections which had become united into what is today known as Rattlesnake Island by the time of the 1956, 1:24,000, quadrangle sheet of the U. S. Geological Survey. An obvious factor in this changed configuration was the placing of immense quantities of dredged spoil from the Intracoastal Waterway.

The channel of the Intracoastal had been established in its present location by 1933, and is obviously a dredged cut which isolated the tips of several marshlands by cutting them off from the extensive marshlands to the west. The original, natural, channel was the one that passes between Summer Haven and Rattlesnake Island and continues down the east side of the island until rejoining the Intracoastal. The 1933 map shows spoil banks only to the west of the Waterway in the area under consideration; the spoil banks to the east came later. The cut off marshlands were the base on which dredged spoil was placed, creating the higher land on Rattlesnake Island.

Despite the apparent recency of the dry land on the parts of Rattlesnake Island which is the concern of this report, the little island of Summer Haven itself has been present for a respectable period of time - at least as far back as 2000 B.C. One geomorphologist has verbally informed me that he regards it as a Pleistocene remnant, and as such dating from earlier times than most of the barrier islands such as Anastasia. This however, does not apply to Rattlesnake Island.

The presence of an important early prehistoric Indian site at Summer Haven, just to the west of the north end of the bridge leading south from Summer Haven, and immediately across a narrow channel from the northern portion of the project area makes it necessary to consider the situation at the time of the Indian occupancy. The site in question dates to the Orange Period, and has provided one radiocarbon date of 1350 B.C.

Sea level at the time of the occupation of the Indian site was perhaps one meter or more below that of the present time, and the conditions surrounding the site were correspondingly different. Both coquinas and oysters are abundant in this site, implying both beach gathering and the presence of suitable estuarine bottoms to support sizable oyster beds. The abundance of oysters here and at the later huge shellheaps formerly at Marineland suggest that much of the marshland between Matanzas Inlet and Marineland may have been more open estuary bottom in the past.

None of what has been discussed suggests that the parts of Rattlesnake Island with which we are concerned were ever dry land suitable for human occupation.

Archaeological Survey:

The writer has walked over the Rattlesnake Island acreage on two occasions, in 1985 and again on January 15, 1988. There are absolutely no surface indications, or shoreline occurrences, to suggest the presence of archaeological or historical materials.

The soil survey of St. Johns County (1983) maps the area of concern as being mostly covered by St. Augustine Fine Sand, with an small area of Satellite Fine Sand in the extreme northeast portion. According to the soils report, St. Augustine Fine Sand "is formed by dredging, cutting and filling operations." Posthole tests to be discussed below revealed profiles which match the soil description. The other soil type which is at or below high tide lines is Satellite Fine Sand, which is a dark gray poorly drained soil which occurs often as a dune swale or near-beach deposit. Near the east edge of the property, across the water from the Summer Haven site, is a somewhat higher area which appears to be a wind-blown dune feature (to be discussed below).

On January 15, 1988, Mr. Wilcox pointed out to me the north and south boundaries of the proposed project area. Within this area seven post-hole tests were made to determine the subsurface conditions. Since the high contours of many of the spoil heaps were obvious, test sites were picked in lower spots in order to reach, if possible, the base of the dredged material (St. Augustine Fine Sand).

Three of the seven tests reached the water table at from 55 to 85 cm. One test was dredged fill from top to bottom, the other two reached a fine sand (probably Satellite) as the water was encountered. Two tests penetrated to 110 cm.

without disclosing anything but dredged fill. Two tests were made in the dune-like area at the northeast of the site which was previously mentioned. The first of these, in a vegetated area atop the dune, was dug to 100 cm.; it was all fine sand with some lensing suggesting wind-blown deposits. Some shell "hash", the finely broken shell one finds on active beaches, was at the bottom of the test. The final test was in the flat between this dune and the highway bridge and was taken down to 120 cm., revealing nothing but pure fine sand.

The post-hole digger tests confirmed the massive presence of dredged material over the vast majority of the site, and also indicate that the sands at the northeast corner near the bridge are sterile and at least in some instances, were wind-blown deposits.

In short, there is nothing to indicate the possibility of archaeological remains on this portion of Rattlesnake Island. All of the data suggest that this portion was originally an eastward edge of the extensive marshland which was cut off from the main body of the marsh by the excavation of the Intracoastal Waterway (or its predecessor the Florida East Coast Canal), and was subsequently used as a spoil bank in the maintenance of the Waterway, leading to its current elevation and configuration.



John W. Griffin, Research Director
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Member, Society of Professional Archaeologists
with certification in: Field Research, Collections
Research, Theoretical or Archival Research, Archaeo-
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Member, Florida Archaeological Council, Inc.

January 18, 1988