

RESOLUTION NO. 88-171

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR
SUMMER ISLAND, UNIT TWO
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 and B) are hereby approved.

Section 2: That, development of the lands within Summer Island shall proceed in accordance with the Final Development Plan (Exhibit A-1 and Exhibit B, Pages one through four).

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: Spencer 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.

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

PREPARED BY:

QUILLEN MILLS BRODY, INC.
3175 U.S. 1 SOUTH BOX 11
ST. AUGUSTINE, FLORIDA 32086
(904) 797-8800/(904) 353-6808

26 APRIL 1988
REVISED 31 MAY 1988

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 II of Summer Island Planned Unit Development, as approved by Ordinance 85-27 and amended by Resolution. Phase II contains 24 patio home lots (hereinafter referred to as "Unit Two Summer Island"), plus the roadway serving these lots.

Section B-4 Standards and Criteria

B-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.

B-4-2 Open Space

Every Unit Two homeowner (resident) shall have the right to use of and an easement of enjoyment in and to the approved Common Areas which are contained in Phase I.

B-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 road right-of-way shall apply. There will be no more than 24 single-family residences in Unit Two 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 be a minimum of 5,400 square feet, with a minimum width of 60'. All residential lots, numbered 1 through 24, 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, 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. Swimming pools shall be restricted to the rear of the lot and shall not be closer than five (5) feet to any lot line and must be enclosed by a lockable fence.

Entrance: The entrance to Summer Island Unit II shall be a two-lane extension of the main roadway serving Unit I.

8-4-4 Project Size

The total FUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions, Articles of Incorporation and By-Laws of the Summer Island Homeowners Association shall apply to Unit Two as well as Unit One. 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 de-

picted 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 Lighting

Lighting throughout the Property will be a combination of post lamps and pedestrian scale low level lighting.

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 24 parking spaces to meet the required one parking space per dwelling 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. The sewer line connects to the approved Phase I lift station.

- 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."