

RESOLUTION OF THE COUNTY OF ST. JOHNS

STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN

FOR THE TRACT B OF THE PLANTATION

AT PONTE VEDRA (PREVIOUSLY MICKLERS LANDING)

LOCATED WITHIN THE PARCEL OF LAND ZONED PUD

PURSUANT TO ORDINANCE 84-35

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

Section 1: Pursuant to a letter request dated May 19, 1988 submitted by the Plantation Developers 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 to the PUD attached hereto as Exhibit A is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit B. All building code, zoning ordinance, and other land use 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 special provisions of the approved development plans or PUD (PSD) Ordinance.

Ordinance 84-35

An exclusion to this provision shall be that fences around swimming pools within the project shall not be required. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD (PSD) amendment procedures provided for in the St. Johns County Zoning Ordinance.

Adopted by the Board of County Commissioners of St. Johns County, Florida this 26th day of July, 1988.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: *Lawrence O. Harty*
Chairman

Attest: Carl "Bud" Markel, Clerk

Lyman M. McDonald
Deputy Clerk

Adopted Regular Meeting

July 26, 1988

Effective:

July 26, 1988

May 19, 1988

Ms. Betty Solana
Planning and Zoning Department
St. Johns County Administration Building
State Road 16A
St. Augustine, Florida 32085

Re: Final Development Plan/Tract B
Plantation at Ponte Vedra (Formerly Micklers Landing)
Planning Reference No. 85040.30

Dear Betty:

On behalf of the Plantation Developers, we are submitting the above-referenced Final Development Plan for review and approval by the Planning Commission and the Board of County Commissioners. Tract B is wholly within the Plantation at Ponte Vedra.

Enclosed please find three exhibits:

- A. Final Development Plan Map
- B. Final Development Plan Text
- C. Resolution

If you have any questions or comments, please contact me or Joe Tarver at 721-2037.

Sincerely,

BHR PLANNING GROUP, INC.

D.R. Smith

Donald R. Smith
Project Manager

DRS/jcp/FDP4.N

cc: Chuck James
Joe Tarver

FINAL DEVELOPMENT PLAN
PLANTATION AT PONTE VEDRA
(FORMERLY MICKLERS LANDING)
PUD ORDINANCE 84-35

TRACT B

EXHIBIT B
TO THE RESOLUTION

THE PLANTATION DEVELOPERS
June 8, 1988

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan/Preliminary Plat prepared by BHR, INC. (Exhibit A), and the following text regarding compliance with Section 8-4, "Standards and Criteria", are submitted for your consideration.

8-4-1 Density of Development.

The total ground area occupied by buildings and structures shall not exceed 35 percent of the total ground area of the Property.

8-4-2 Open Space.

The Property contains approximately 0 acres of usable open space.

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 26 future residences on the 26 lots as depicted on the attached Final Development Plan Exhibit "A". The Final Development Plan reflects specific dimensions and geometry of the property lines and minimum setbacks, which are measured to each building's foundation. Each lot will be a minimum of 7,200 square feet and have a minimum width of sixty (60) feet in the buildable portion. The residential structures will be set back at least twenty-five (25) feet from the road right-of-way. The rear yard setback will be a minimum of twenty (20) feet. The side lot setbacks will be a minimum of two (2) feet from one side and eight (8) feet from the other side. There will be a minimum of ten (10) feet between residential structures. There will be an utility/landscape easement of twenty (20) feet fronting Plantation Circle. This easement is within and not in addition to the twenty-five (25) foot setback from the road right-of-way.

8-4-4 Project Size.

The Plantation at Ponte Vedra PUD consists of more than 20 acres.

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

The Covenants and Restrictions of the Plantation Owners', Inc. as currently on file with the County will apply to the maintenance of all open space, lakes, and rights-of-way.

8-4-6 Access.

Each unit is provided vehicular access within the Property via private drives.

8-4-7 Privacy.

Visual and acoustical privacy of each dwelling unit will be assured primarily through landscaping. Fences, walks or landscaping will be provided for the protection and aesthetic enhancement of the property.

8-4-8 Community Facilities.

- a. None of the utility facilities serving 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:

- 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 water and sewer. The locations of fire hydrants as well as lines serving the Property are also depicted on the Final Development Plan (Exhibit A).
- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.
- e. Specifications for the drives and parking areas serving the Property are depicted on the Final Development Plan, which are intended to conform to County criteria contained within the St. Johns County Paving and Drainage Ordinance 86-4. The Developer hereby agrees to make any minor adjustments necessary to conform to the ordinance.

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 Final Development Plan as easements for utilities and drainage.

9-1-2 Separation from Walkway and Street.

The single family detached garden homes do not include a sidewalk system; therefore, this section is not applicable.

9-1-3 Entrances and Exits.

The location and design of the entrances and/or exits to all streets and driveways will be in accordance with County specifications.

9-1-4 Interior Drives.

The Property is to be used for single family garden residences. Therefore, this section is inapplicable.

9-1-5 Marking of Parking Spaces.

There will be no parking spaces in lots of more than 10.

9-1-6 Lighting.

Lighting within the Property will meet or exceed minimum lumens of 100 watt high-pressure sodium fixture lights affixed 20 feet above the roadway and 300 feet on the center.

9-1-7 Screening.

This provision is inapplicable since there will be no parking spaces for 10 or more vehicles in any one location.

9-2 Location.

The required off-street parking facilities for residential lots will be located upon the same parcel of land they are intended to serve.

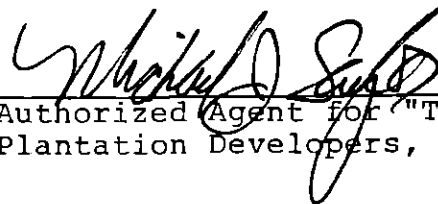
9-3-1 Off-Street Parking; Numbers Required.

In accordance with subsection "a" of 9-3-1. at least one off-street parking space will be provided per dwelling unit. Each unit will be provided with a one or two-car garage with additional off-street parking located in the driveways.

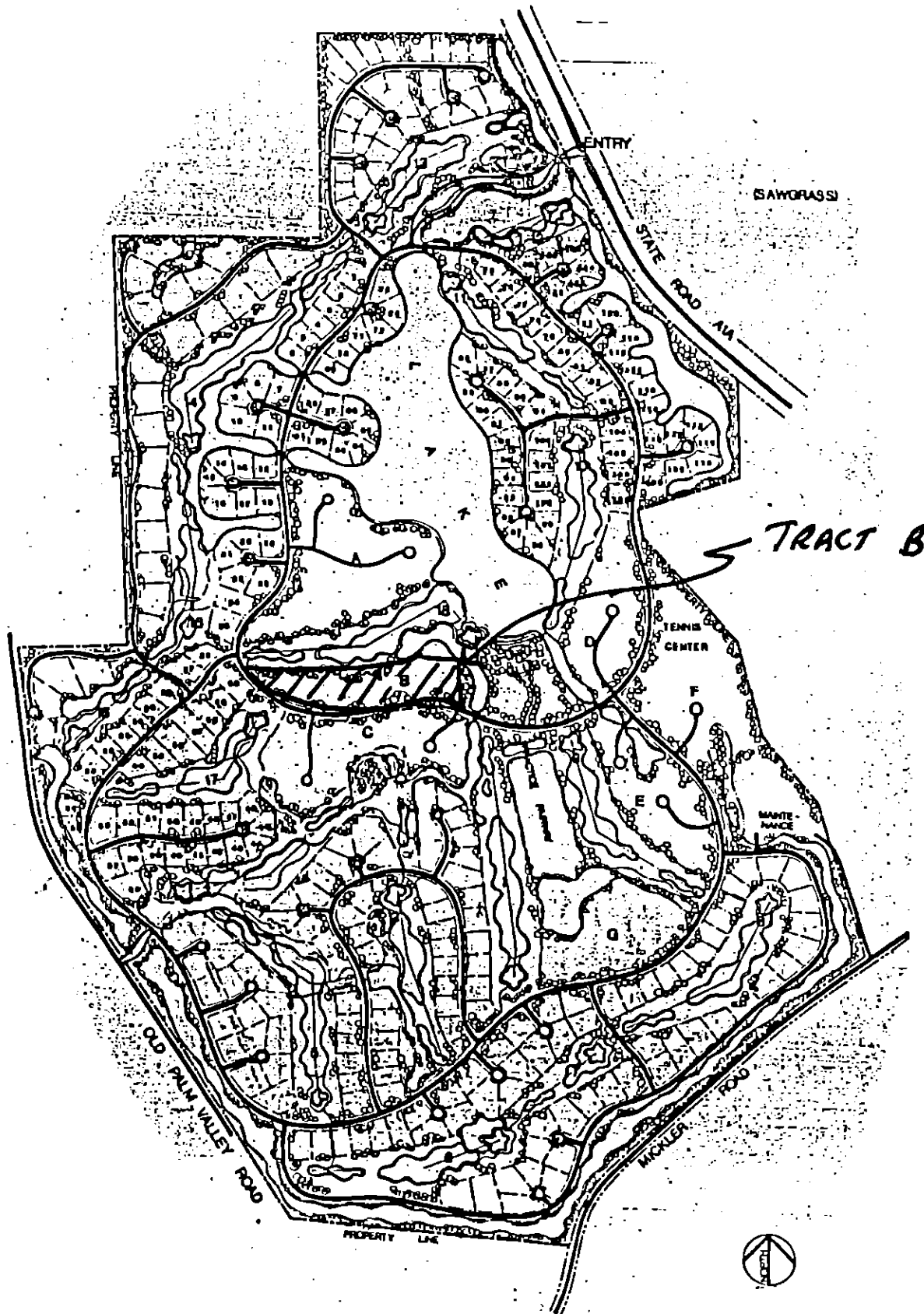
9-4-1 Off-Street Loading.

Not applicable since the only use will be residential.

BESSENT, HAMMACK & RUCKMAN, INC.



Authorized Agent for "The
Plantation Developers, Inc."



PROJECT LOCATION MAP

THE PLANTATION

SCALE :
 DRAWING OF
 DATE :
 PROJECT NO.



Bessent, Hammack & Ruckman, Inc.
 CONSULTING AND DESIGN ENGINEERS

1000 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3001