

RESOLUTION OF THE COUNTY OF ST. JOHNS

STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN

FOR THE TENNIS COMPLEX OF THE PLANTATION
AT PONTE VEDRA (PREVIOUSLY MICKLERS LANDING)
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD

PURSUANT TO ORDINANCE 84-35

RESOLUTION NO. 88-39

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

Section 1: Pursuant to a letter request dated November 24, 1987 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 ^{which shall be complied with.} 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.

SECTION 2: Letter dated February 2, 1988, signed by Donald R. Smith, shall be incorporated herein, and made a part of the approved Final Development Plan. Said letter refers to the providing of required parking for the Tennis Center.

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 this 9th day of February, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Chairman

Attest: Carl "Bud" Markel, Clerk

Lynn M. H. Donald
Deputy Clerk

Adopted Regular Meeting

February 9, 1988

Effective:

February 9, 1988

February 2, 1988

Ms. Betty Solana
St. Johns County Planning Department
County Administration Building
State Road 16A
St. Augustine, Florida 32084

Subject: Final Development Plan/Tennis Center
Plantation at Ponte Vedra
Planning Reference No. 85040.30

Dear Betty:

Per our discussion today, the following stipulation is agreed to:

Parking for the Tennis Center will be provided on the adjacent land of the Pro Shop/Clubhouse and Ballroom Complex. A minor modification will be filed for the approved Final Development Plan for the Pro Shop/Clubhouse and Ballroom Complex to allow for the mutual use of the parking area for the two facilities. If for any reason the modification is not approved, the required parking for the tennis facility will be provided either off-site or on-site by the Final Development Plan approval process. Further, no construction permits shall be issued for the tennis facility until the parking has been approved by the appropriate Board or Agency.

Very truly yours,

BHR PLANNING GROUP, INC.



Donald R. Smith
Project Manager/Senior Planner

DRS/bm/FDP4.M

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

TENNIS COMPLEX

EXHIBIT B
TO THE RESOLUTION

THE PLANTATION DEVELOPERS
NOVEMBER 24, 1987

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 3.5 acres of usable open space which includes a tennis facility composed of a clubhouse and eight (8) tennis courts.

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 24 future residences on the 24 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 7,800 square feet. 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 a landscape buffer of at least twenty (20) feet between the side lot lines of lots one and 20 and 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:

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. Lighting for the tennis courts will be 1,000 watt metal halide with a maximum pole height of thirty (30) feet.

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. Parking spaces for tennis players will be provided at the golf clubhouse.

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. In accordance with 9-3-1.b. at least one off-street parking space will be provided for each 300 square feet of gross floor area for the tennis clubhouse.

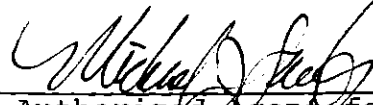
9-4-1 Off-Street Loading.

The gross floor area of the tennis clubhouse will be less than the 2,000 square feet minimum cited in 9-4-1.

- 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.

BESSENT, HAMMACK & RUCKMAN, INC.



Authorized Agent for "The
Plantation Developers, Inc."