

RESOLUTION NO. 88-81
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR FLAGLER LANDING
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS FLAGLER LANDING
PURSUANT TO ORDINANCE R-PUD-87-6

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

Section 1: Pursuant to a letter request dated December 29, 1987, submitted by Prosser, Hallock & Kristoff, Inc. for Neder Properties, Inc.; pursuant to letters dated December 29, 1987, February 1, 1988, ~~March 1, 1988~~, and March 9, 1988, submitted by Prosser, Hallock & Kristoff, Inc.; pursuant to staff comments dated March 18, 1988 from Mr. Charles Space for Board of County Commissioners Meeting on March 22, 1988; 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 attached hereto as Exhibits A and B is hereby approved in reliance upon, and in accordance with the representations and statements made in the written submission statement attached hereto as Exhibit C. *(the above described documents and*

Section 2: 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.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Chairman

Attest: Carl "Bud" Markel, Clerk

Lynn M. McDonald
Deputy Clerk

Adopted Regular Meeting

March 22, 1988

Effective:

March 22, 1988

AGENDA ITEM 18

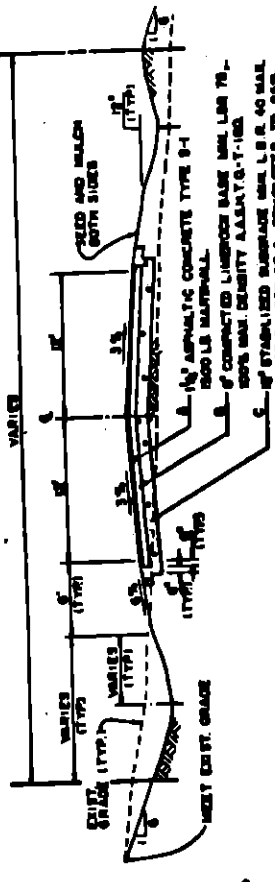
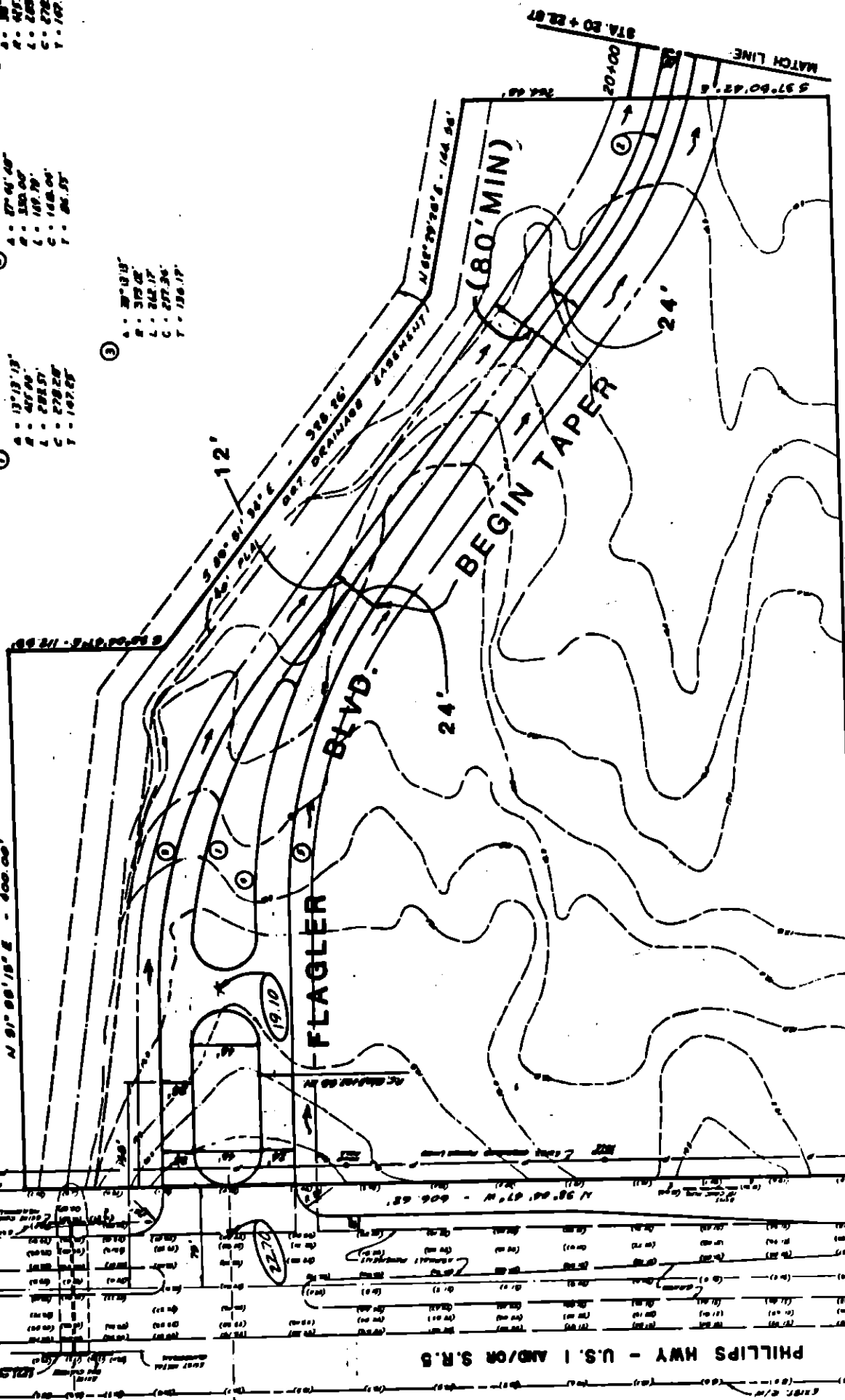
FLAGLER LANDING PUD
FINAL DEVELOPMENT PLAN SUBMITTAL
STAFF COMMENTS FOR MARCH 22, 1988 BCC MEETING

THE FINAL DEVELOPMENT PLAN WAS REVIEWED ON THREE OCCASIONS SINCE THE APPROVAL BY THE PLANNING AND ZONING AGENCY, AND THE DEVELOPER HAS SUBMITTED ADDITIONAL DOCUMENTATION TO SATISFY THE ENGINEERING DEPARTMENT CONCERNS.

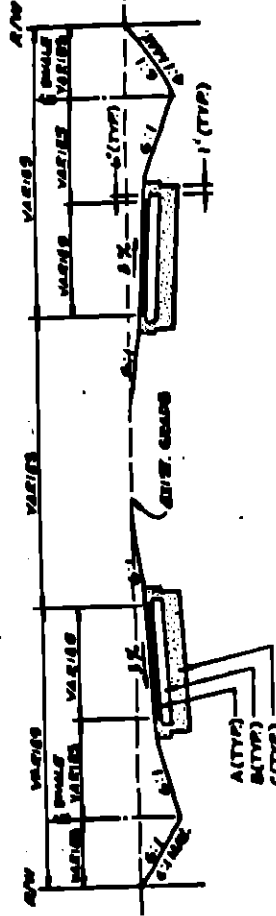
1. THE DEVELOPER HAS AGREED TO FILING OF A FINAL PLAT PRIOR TO THE TIME CONSTRUCTION PERMITS ARE REQUESTED FOR ANY DWELLING UNITS.
2. IF THE DEVELOPER ELECTS TO BEGIN CONSTRUCTION OF PAVING AND DRAINAGE IMPROVEMENTS PRIOR TO THE COUNTY APPROVAL OF THE PLAT, HE WILL FURNISH THE COUNTY COPIES OF ALL APPLICABLE PERMITS AND WILL POST THE BOND REQUIRED BY 86-4 PRIOR TO COMMENCEMENT OF CONSTRUCTION AS DEFINED IN 86-4.
3. IF THE DEVELOPER ELECTS TO BEGIN CONSTRUCTION OF UTILITIES PRIOR TO THE PRIOR TO THE COUNTY APPROVAL OF THE PLAT, HE WILL PROVIDE THE COUNTY COPIES OF THE DER AND ANY OTHER APPLICABLE PERMITS, ALONG WITH APPROVED PLANS PRIOR TO OBTAINING THE BUILDING PERMIT FOR THE UTILITIES, AND PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR THE UTILITIES.
4. THE DEVELOPER SHALL COMPLY WITH TERMS OF THE SJRWMD CONSENT ORDER (88-639) ISSUED FOR THE PROJECT.
5. COMMENTS 1,5,&6 (GENERAL NOTES) AND 3,5,6,7,10 & 12 (ENGINEERING COMMENTS) FROM PROSSER, HALLOCK AND KRISTOFF LETTER OF MARCH 9, 1988 ARE ALSO ACCEPTED AS COMMITMENTS UNDER HE FINAL DEVELOPMENT PLAN APPROVAL.

CURVE DATA

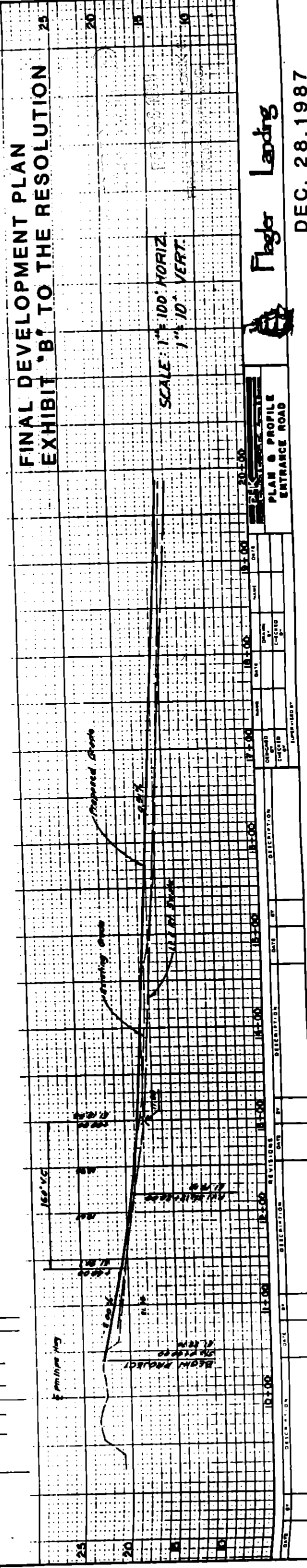
LT. ROADWAY	RT. ROADWAY
① A = 13°13'13" B = 407.40' L = 278.28' C = 278.28' T = 107.15'	① A = 20°13'13" B = 407.40' L = 278.28' C = 278.28' T = 107.15'
② A = 27°44'40" B = 330.00' L = 187.79' C = 188.00' T = 86.37'	② A = 20°13'13" B = 373.22' L = 242.17' C = 277.34' T = 138.17'



TYPICAL ROADWAY SECTION (N.T.S.)



TYPICAL DIVIDED ROADWAY SECTION (N.T.S.)



PLAN & PROFILE
ENTRANCE ROAD

STATION	DATE	REVISIONS	DESCRIPTION
10+00	11-1-00		
11+00	11-1-00		
12+00	11-1-00		
13+00	11-1-00		
14+00	11-1-00		
15+00	11-1-00		
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18+00	11-1-00		
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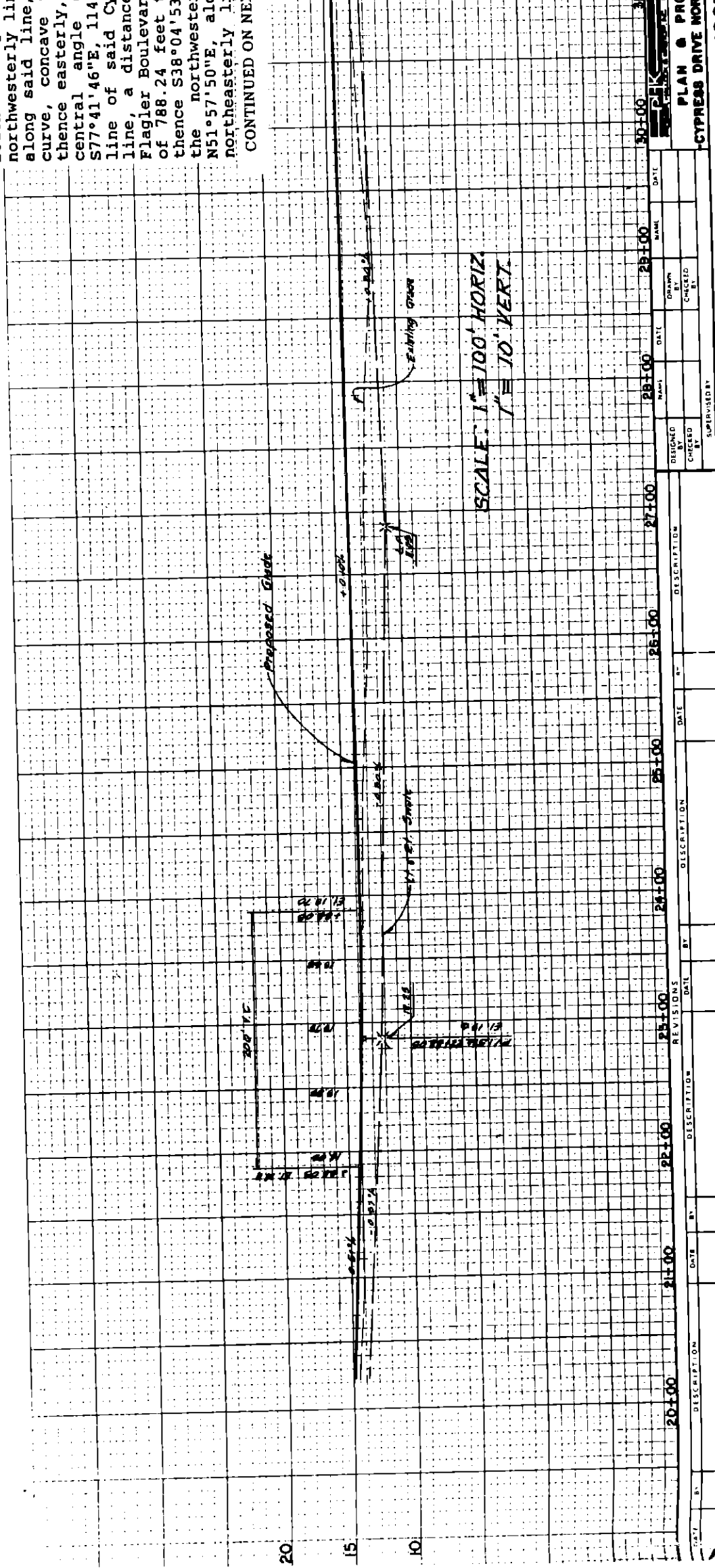
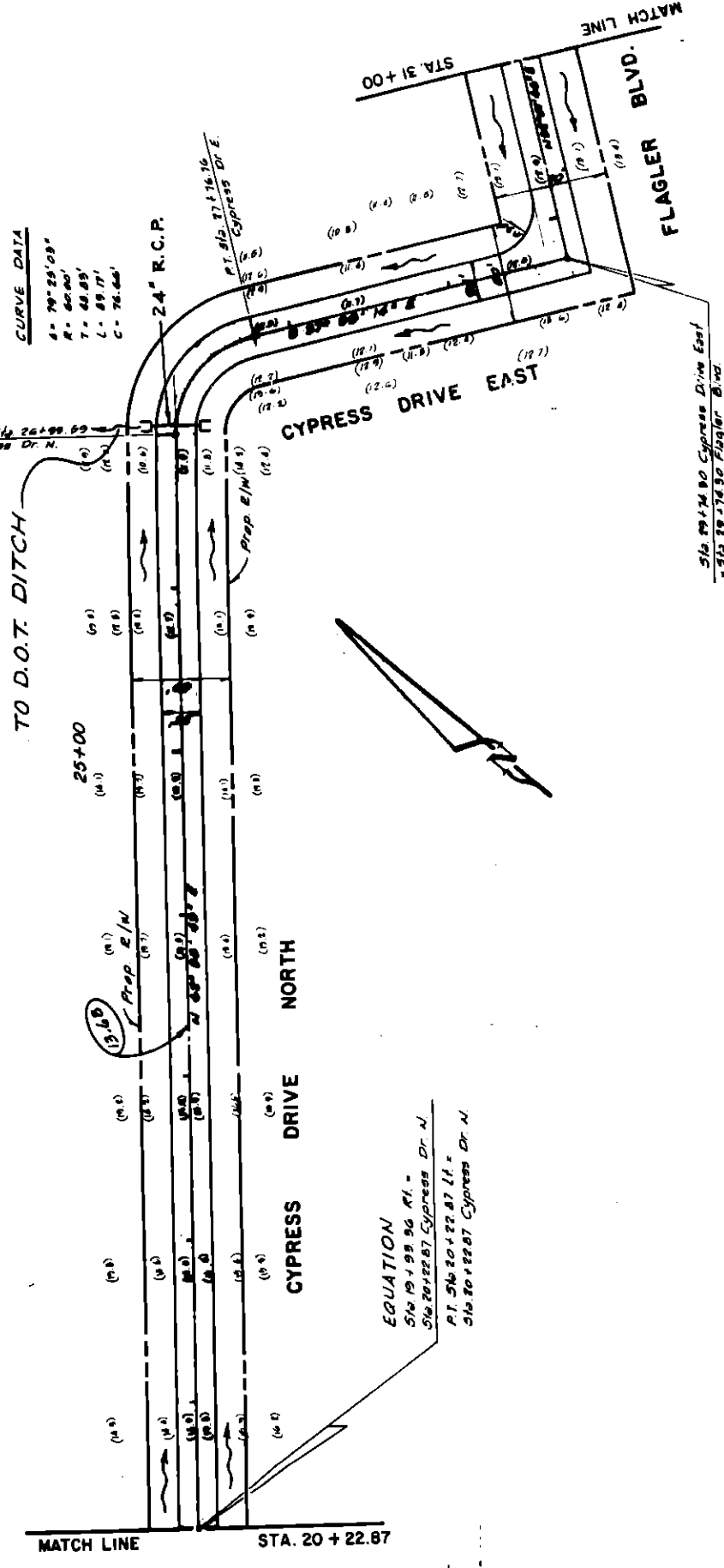
LEGAL DESCRIPTION
ENTRANCE ROAD TO FLAGLER LANDING

A roadway, being a part of the Sabate Grant, Section 50, Township 6 South, Range 29 East, Cypress Drive North, together with portions of Cypress Drive East, Flagler Boulevard, and Sunset Boulevard, according to plats of St. Augustine Park, Unit One, as recorded in Map Book 10, Pages 58 and 59, and St. Augustine Park, Unit Two, as recorded in Map Book 10, Pages 61, 62 and 63 of the public records of St. Johns County, Florida, being more particularly described by the following perimeter description:

For point of reference, commence at the southwest corner of Lot 1, Block 8, of said St. Augustine Park, Unit One; thence N37°50'42"W, along the southwesterly boundary of said St. Augustine Park, Unit One, a distance of 273.52 feet; thence S52°09'18"W, a distance of 800.00 feet to the northeasterly right-of-way line of U.S. Highway 1 and/or State Road 5; thence N37°50'42" W, along said northeasterly line, a distance of 521.11 feet to the point of beginning of the roadway to be described; thence N52°09'18"E, a distance of 139.92 feet to a point of tangent curve, concave to the southeast and having a radius of 465.00 feet; thence northeasterly 310.19 feet along the arc of said curve, through a central angle of 38°13'13", a chord bearing and distance of N71°15'55"E, 304.47 feet to a point of tangency; thence S89°37'29"E, a distance of 341.53 feet to a point of tangent curve, concave to the north and having a radius of 310.00 feet; thence easterly, 117.85 feet along the arc of said curve, through a central angle of 21°46'54", a chord bearing and distance of N79°29'04"E, 117.14 feet to a point of intersection with a non-tangent line, said line being the southwesterly boundary of said St. Augustine Park, Unit One; thence S37°50'42"E, along said southwesterly boundary, a distance of 11.89 feet to the northwesterly line of said Cypress Drive North; thence N62°35'43"E, along said line, a distance of 711.07 feet to a point of tangent curve, concave to the south and having a radius of 90.00 feet; thence easterly, 124.74 feet along the arc of said curve, through a central angle of 79°24'44", a chord bearing and distance of S77°41'46"E, 114.99 feet to a point of tangency on the northeasterly line of said Cypress Drive East; thence S37°59'14"E, along said line, a distance of 162.55 feet to the northwesterly line of said Flagler Boulevard; thence N52°01'46"E, along said line, a distance of 788.24 feet to the northeasterly line of said Sunset Boulevard; thence S38°04'53"E, along said line, a distance of 340.68 feet to the northwesterly line of said Flagler Boulevard; thence N51°57'50"E, along said line, a distance of 1340.15 feet to the northeasterly line of said St. Augustine Park, Unit Two, thence

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FINAL DEVELOPMENT PLAN
EXHIBIT "B" TO THE RESOLUTION



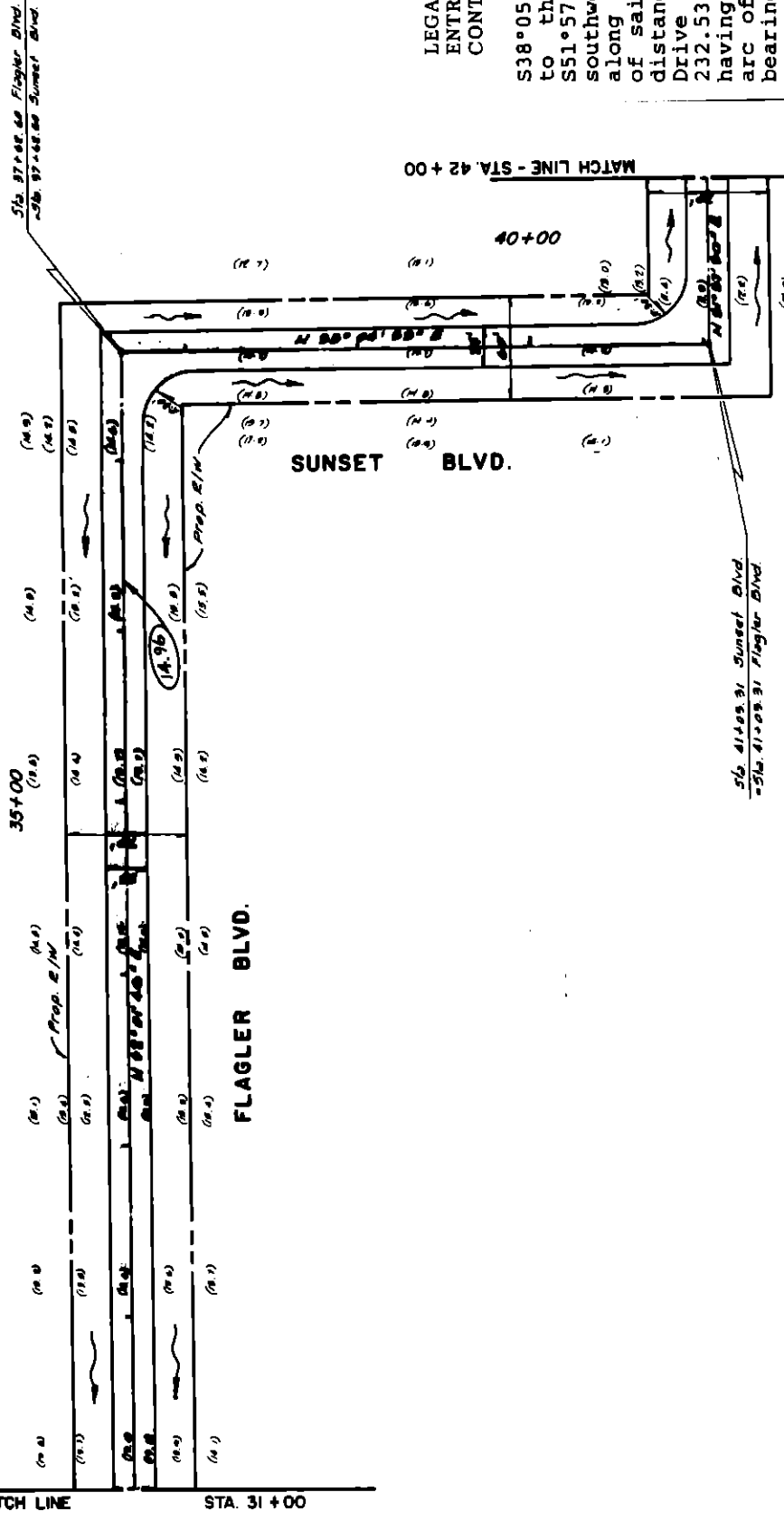
NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	DESCRIPTION	DATE	DATE	DATE

PLANNING ENGINEERING

PLAN & PROFILE
 CYPRESS DRIVE NORTH & EAST

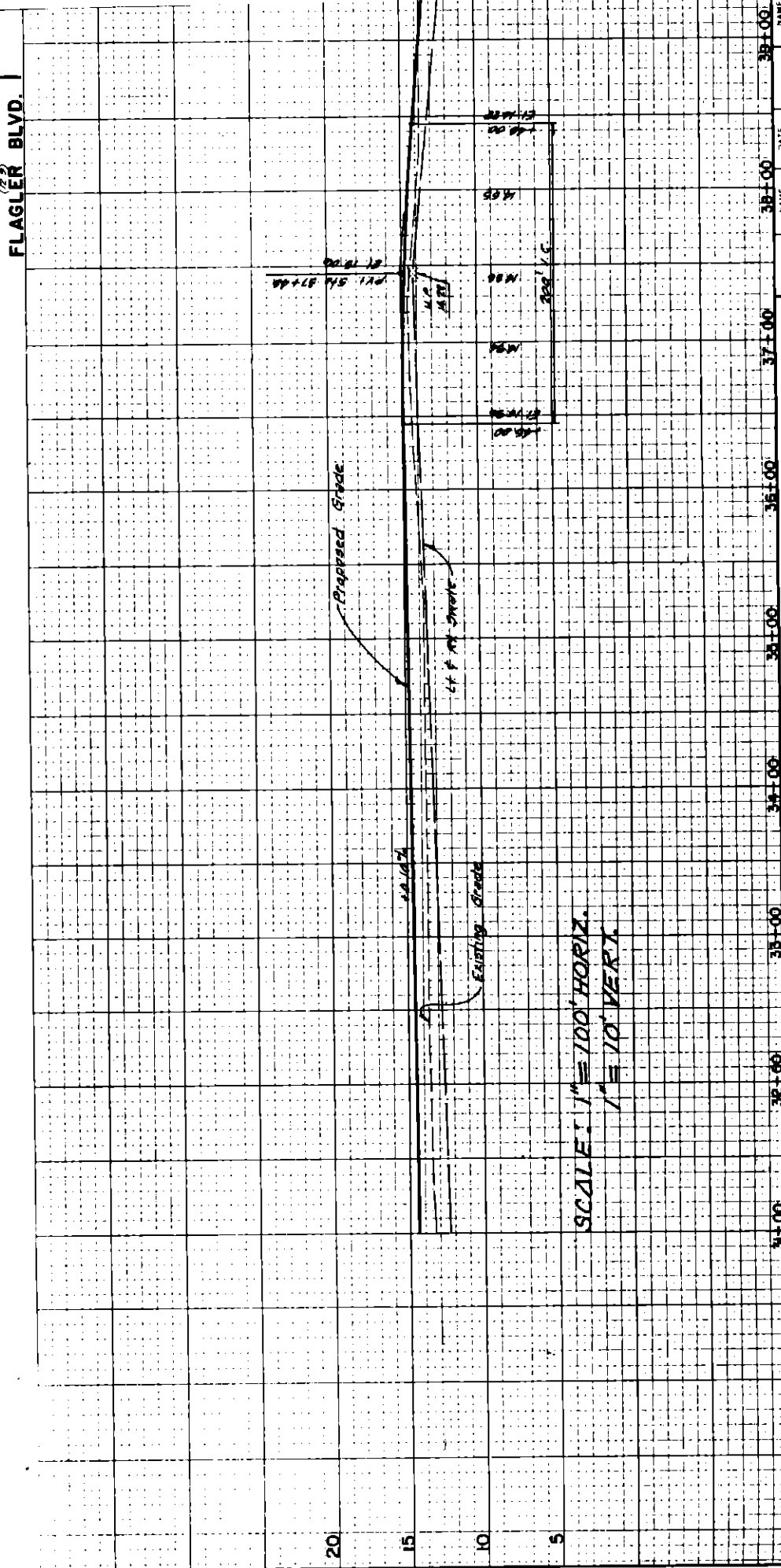
DEC. 28, 1987

Flagler Landing



LEGAL DESCRIPTION
ENTRANCE ROAD TO FLAGLER LANDING
CONTINUED

S38°05'00"E, along said subdivision line, a distance of 70.00 feet to the southeasterly line of said Flagler Boulevard; thence S51°57'50"W, along said line, a distance of 1400.15 feet to the southwesterly line of said Sunset Boulevard; thence N38°04'53"W, along said line, a distance of 340.74 feet to the southeasterly line of said Flagler Boulevard; thence S52°01'46"W, along said line, a distance of 788.36 feet to the southwesterly line of said Cypress Drive East; thence N37°59'14"W, along said line, a distance of 232.53 feet to a point of tangent curve, concave to the south and having a radius of 30.00 feet; thence westerly, 41.57 feet along the arc of said curve, through a central angle of 79°24'07", a chord bearing and distance of N77°41'47"W, 38.33 feet to a point of tangency on the southeasterly line of said Cypress Drive North; thence S62°35'43"W, along said line, a distance of 700.01 feet to the southwesterly boundary of said St. Augustine Park, Unit One; thence S37°50'42"E, along said boundary, a distance of 9.77 feet to a point of non-tangent intersection with a curve, concave to the north and having a radius of 390.00 feet; thence westerly, 171.67 feet along the arc of said curve, through a central angle of 25°13'16", a chord bearing and distance of S77°45'53"W, 170.29 feet to a point of tangency; thence N89°37'29"W, a distance of 263.95 feet to a point of tangent curve, concave to the southeast and having a radius of 385.00 feet; thence southwesterly, 256.82 feet along the arc of said curve, through a central angle of 38°13'13", a chord bearing and distance of S71°15'55"W, 252.09 feet to a point of tangency; thence S52°09'18"W, a distance of 200.88 feet to the northwesterly line of said U.S. Highway 1; thence N37°50'42"W, along said northwesterly line, a distance of 128.00 feet to the Point of Beginning; containing 7.30 acres, more or less.



SCALE 1" = 100' HORIZ.
1" = 10' VERT.

FINAL DEVELOPMENT PLAN
EXHIBIT "B" TO THE RESOLUTION

PROPOSED FLAGLER BLVD. & SUNSET BLVD.
KUSTON, INC.

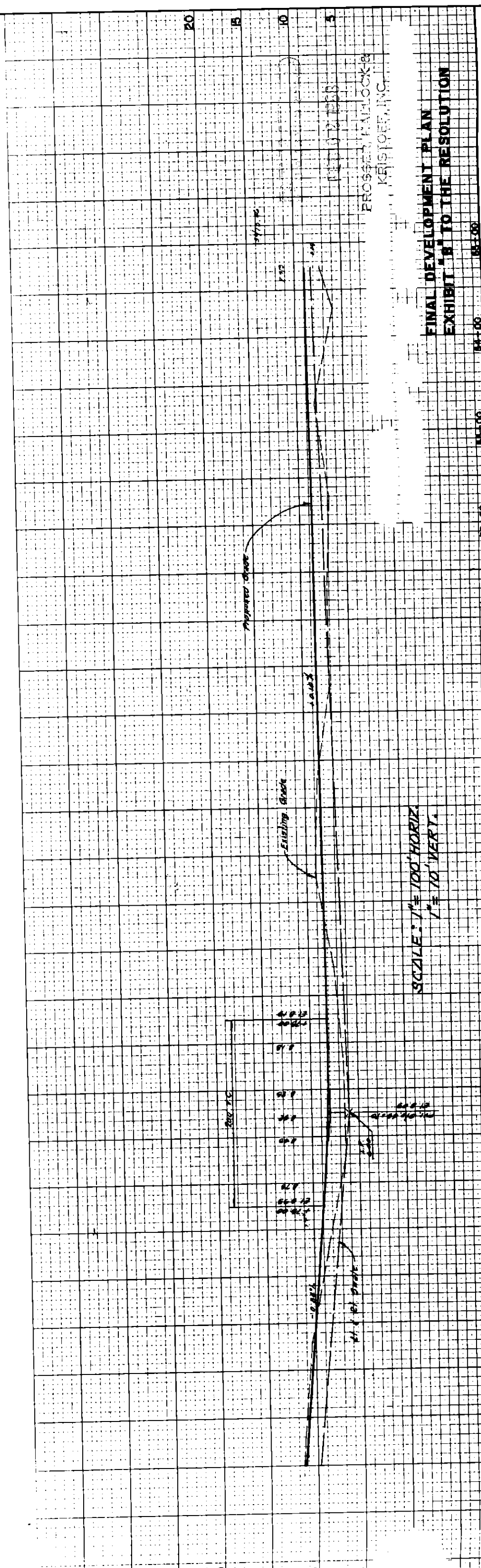
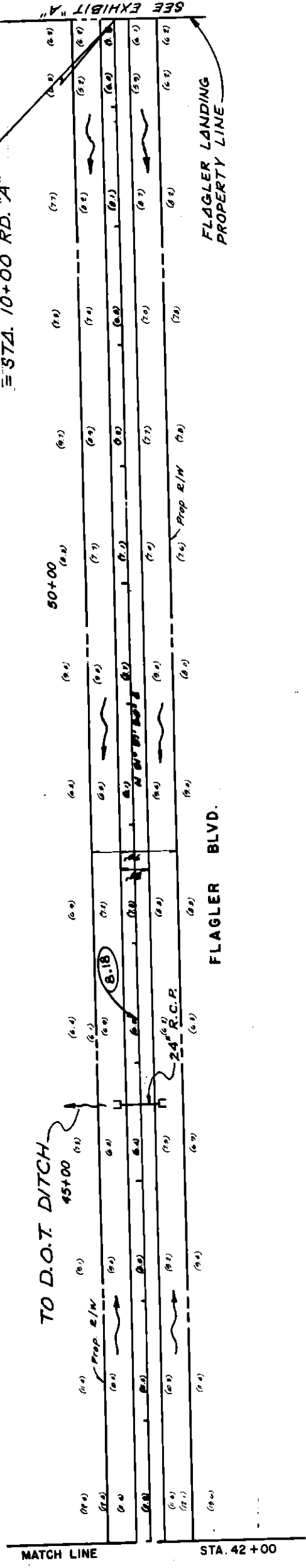
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38+00			38+00			38+00		
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41+00			41+00			41+00		
42+00			42+00			42+00		

PLAN & PROFILE
-FLAGLER BLVD. & SUNSET BLVD.

Flagler Landing

DEC. 28, 1987

STA. 54+73.46 FLAGLER BLVD.
= 37A. 10+00 RD. "A"



SCALE: 1" = 100' HORIZ.
1" = 10' VERT.

FINAL DEVELOPMENT PLAN
EXHIBIT "B" TO THE RESOLUTION

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
42+00			43+00		
43+00			44+00		
44+00			45+00		
45+00			46+00		
46+00			47+00		
47+00			48+00		
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Flagler Landing

DEC. 28, 1987

**FINAL DEVELOPMENT PLAN
FLAGLER LANDING
EXHIBIT C TO THE RESOLUTION**

**DECEMBER 28, 1987
NEDER PROPERTIES, INC.**

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD," the attached Final Development Plan prepared by PROSSER, HALLOCK & KRISTOFF, INC., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

7-17-1 Accessory Uses and Structures

Accessory uses and structures are permitted in Flagler Landing provided such uses and structures are of a nature customarily incidental and clearly subordinate to the single-family residential structure, and unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principal use. Where a building or portion thereof is attached to a single-family structure, such building or portion shall be considered a part of a principal building and not an accessory building. Accessory uses shall not involve operations of structures not in keeping with the character of Flagler Landing and shall be subject to the following:

- a. Accessory uses and structures shall not be located in required front and side yards, except as follow:
 1. On double frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard.
 2. Accessory structures for the housing of persons such as guest houses or servants' quarters shall not be located in any required yard.
 3. Detached accessory structures (other than as in 2. above) which are separated from the main structure by not less than ten feet may be located in a required side or rear yard but not less than three (3) feet from any lot line.
 4. Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard but not less than seven feet from any lot line.
- b. Household pets are a permitted accessory use in all residential districts provided that the number of such pets over ten weeks in age shall not exceed four (4) unless an exception has been granted allowing a greater number.
- c. Accessory uses and structures in any residential districts shall include non-commercial greenhouses and plant nurseries, servants' quarters and guest houses, private garages and private boat houses or shelters (provided boat houses or shelters shall not exceed six hundred square feet in area), tool and garden sheds, swimming pools, barbecue pits, facilities for security guards and caretakers, and similar uses or structures which:
 1. Do not involve the conduct of business of any kind.
 2. Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.

3. Do not involve operations or structures not in keeping with the character of the residential neighborhood.
- d. Private swimming pools, as regulated herein, shall be any pool, pond, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty square feet in surface area and two feet in depth, designed, used, or intended to be used for swimming or bath purposes. A private swimming pool shall comply with the following conditions:
1. That the pool is intended and is to be used solely for the enjoyment of the occupants or bonafide guests.
 2. That the pool may be located no nearer than five feet from any interior property line. It may not be located in any front yard.
 3. That the pool shall be enclosed by a retaining wall, fence or other structure having a minimum height of four (4) feet and so constructed or installed as to obstruct access hereto by persons other than the owners or occupants of the premises on which such swimming pool is located. All gates installed in such fences shall be self-latching with latches placed at least four feet above the underlying ground. Gates shall be kept securely closed and latched at all times. If the property on which the pool is located is otherwise adequately fenced, the requirement of this subsection may be waived.

8-4-1 Density of Development

The total ground area occupied by residential buildings shall not exceed 35 percent of the total ground area of the overall Property devoted to residential use.

8-4-2 Open Space

The Final Development Plan depicts lake area within the Property which is to be utilized as open space or "Common Areas." Every homeowner shall have a right of use and an easement of enjoyment in the lake areas, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The open space will be used for both active and passive recreation and conservation areas. The lakes will be maintained by the Flagler Landing Homeowners' Association, Inc., the association comprised of all the property owners within the Flagler Landing. The area identified as Tract A on the Plan is reserved for future recreation and will be owned and maintained by the developer until such time as it is developed and turned over to the Homeowners Association.

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 212 residences on the property. Furthermore, the following minimum setbacks have been established: Front Yard, 40'; Rear Yard 30'; Side Yard, 10'. A residence may be located wholly within a single platted lot or on a combination of platted lots.

8-4-4 Project Size

The PUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of the Flagler Landing Homeowners Associations, Inc. which apply to Lake areas, right-of-ways, and easements assure adequate management and maintenance of the common property.

- a. The Covenants and Restrictions provide for the conveyance of title to the common property to, and ownership by, Flagler Landing Homeowners Association, Inc., a duly constituted and legally responsible community association.
- b. The Covenants and Restrictions appropriately limit the use of the common property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the common property to the Flagler Landing Homeowners Association, Inc.
- d. The Covenants and Restrictions place responsibility for enforcement of the covenants contained therein upon the Flagler Landing Homeowners Association, Inc.
- e. The Covenants and Restrictions permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-6 Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the subdivision via the private right-of-ways owned by Flagler Landing Homeowners Association, Inc.

8-4-7 Privacy

The Covenants and Restrictions require that each dwelling unit will be provided visual and acoustical privacy. Landscaping shall be required as stated in the Covenants and Restrictions for the protection and aesthetic enhancement of the property.

8-4-8 Community Facilities

- a. None of the utility facilities serving the 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 Plan. Specific drainage plans for each lot upon which a residence is to be constructed will be consistent with the general drainage plan.

Drainage easements over lots will be maintained by the Flagler Landing Homeowners Association, Inc.

9-1-2 Separation from Walkway and Street

Each unit will have an individual garage and driveway which will provide the required off-street parking. No combined off-street parking and loading facilities will be constructed on the Property.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications. In addition, the Covenants and Restrictions assure proper site distances at intersections.

9-1-4 Interior Drives

As shown on the Final Development Plan, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, there will be no parking spaces in lots of more than ten.

9-1-6 Lighting

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

9-1-7 Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location on the Property; however, landscaping will be required.

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 single family residential lots of one single family per lot. Therefore, in accordance with Subsection d of 9-3, at least one off-street parking space will be provided per dwelling on the same parcel they intend to serve. This space, located within the driveway for the residence, is in addition to the parking spaces allowed for in the garage. Nevertheless, owners shall be required to store automobiles in garages when not in use.

A Dredge and Fill Activities Permit application has been filed with both the U.S. Corps of Engineers and the Florida Department of Environmental Regulation for the fill over wetlands which is necessary for a driveway for lots 134 and 135.

9-4-1 Off-Street Loading Requirements


This section does not apply to residential developments.

- 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 debris removal. Location of the fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plan.
- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.

Also shown on the Final Development Plan are general drainage arrows to the lake from the lots facilitating proper drainage of storm waters and preventing erosion and the formation of dust.

- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of Commissioners.

PROSSER, HALLOCK & KRISTOFF, INC.


Peter C. Hallock, P.E.

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR FLAGLER LANDING
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS FLAGLER LANDING
PURSUANT TO ORDINANCE R-PUD-87-6

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

Section 1: Pursuant to a letter request dated November 20, 1987, submitted by Prosser, Hallock & Kristoff, Inc. for Neder Properties, Inc., 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 attached hereto as Exhibit B is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit A.

Section 2: 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.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Chairman

Attest:

Adopted Regular Meeting

Effective:
