

RESOLUTION NUMBER -----89-140  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
COUNTY OF ST. JOHNS, STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR PHASE IV  
CAMACHEE ISLAND PLANNED UNIT DEVELOPMENT  
PURSUANT TO ORDINANCE NUMBER 81-45

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

SECTION 1. Pursuant to the request for approval made by Camachee Cove Yacht Harbor, Incorporated 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 F-1, F-2, and F-3, is hereby approved in reliance upon and in accordance with the representation made in the written submission statement attached hereto as Exhibit E and legal description of the property for Camachee Island Homesites attached hereto as Exhibit C.

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 Planned Unit Development Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 3. All attachments included herein are incorporated herein and made a part of the adopting ordinance.

PASSED AND ADOPTED THIS 27th DAY OF June 1989.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]  
CHAIRMAN

ATTEST: CARL "BUD" MARKEL  
CLERK

BY: [Signature]  
DEPUTY CLERK

EXHIBIT E

PHASE IV FINAL DEVELOPMENT PLAN  
CAMACHEE ISLAND PLANNED UNIT DEVELOPMENT

Submitted herewith, on behalf of Camachee Cove Yacht Harbor, Incorporated, 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 IV of Camachee Island Planned Unit Development. The property is located within the Camachee Island Planned Unit Development, as approved by Ordinance Number 81-45. Phase IV contains 20 single family home lots (hereinafter referred to as Camachee Island Homesites).

In accordance with Section 8-4-5 of Article 8 of the St. Johns County Zoning Ordinance, the following legal documents are provided:

Declaration of Covenants and Restrictions for Camachee Island (the "Declaration"), including as exhibits the Articles of Incorporation and Bylaws of the Camachee Island Owners Association and the Supplemental Declaration of Covenants and Restrictions for Camachee Island Homesites (the "Supplemental Declaration").

Notwithstanding that the support legal documents may be recorded in their entirety, only those sections of the support legal documents which are specifically referenced herein, shall be considered to be a part of this Final Development Plan. Nothing contained in the support legal documents shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its powers to review and approve plats and replats). Those sections of the support legal documents which are specifically referenced herein are incorporated by reference in the Final Development Plan, and may not be amended or altered in any way without the approval of the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners. The developer reserves the right to alter, amend or allow to be amended all other sections of the support legal documents, provided, however, that if any alteration, amendment, or series of amendments to the Declaration materially erodes the protection afforded by the Declaration so that the St. Johns County Board of County Commissioners, in the exercise of its reasonable discretion, determines that there is a substantial likelihood that the spirit and intent of Article 8 of the St. Johns County Zoning Ordinance will be undermined, then the Board may require that further alterations and amendments be submitted to it for approval prior to the recordation of such alterations or amendments.

## SECTION 8-4 STANDARDS AND CRITERIA

### 8-4-1 Density of Development

The development contains a total of 86.64 acres of property with a total of 115 approved dwelling units (reduced from 182). Density for the overall development is therefore 1.3 units per acre.

Phase IV contains a total of ~~87.01~~ 49.96 acres of property with a total of twenty (20) single family homesites. Therefore density for this phase is 0.4 units per acre.

### 8-4-2 Open Space

As indicated by the Map, and due to the single family low density lot arrangement, Camachee Island Homesites will contain no designated open space for the common use of residents of the development.

### 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 St. Johns County Zoning Ordinance and will conform with the requirements of Phase III. Residential dwellings may be built immediately adjacent to adjacent residential lot lines, inclusive of all overhangs decks, stairways, etc., provided that a minimum setback of thirty (30) feet shall be provided between residential structures as measured from wall to wall, and that a minimum setback of twenty (20) feet be provided as measured from the edge of the roadway pavement to the wall of the unit. No rear yard setbacks will be required. There will be no more than twenty (20) single family residences in Camachee Island Homesites. Servant quarters and/or guest houses may be allowed provided that construction complies with the setbacks contained herein. The developer reserves the right to control and establish the location of all structures and to establish any additional setback lines, subject to compliance with other applicable fire and building code requirements.

Residential lots shall be numbered from one (1) to twenty (20), inclusive and shall be used exclusively for residential purposes including, but not limited to dwelling unit, servant quarters, quest house, patio, decks, pools, spas,

walls and driveways. Individual private swimming pools may be constructed, provided that the pool is located in the rear yard or that portion of the side yard which is adjacent to the rear yard. Fencing of the pool will be required as per the requirements of St. Johns County.

8-4-4 Project Size

The Planned Unit Development is more than twenty (20) acres. This phase, Phase IV consists of 49.96 acres.

8-4-5 Support Legal Documents for Open Space

There is no common open space in the area of this Final Development Plan.

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 Camachee Island Homeowners Association.

8-4-7 Privacy

Each dwelling unit will be assured of visual and acoustical privacy as a result of the size and nature of the lots. Walls, fencing, landscaping and combinations thereof shall be allowed by the restrictions provided as a part of the Declaration of Covenants and Restrictions of the Camachee Island Homeowners Association and any supplements thereto.

8-4-8 Community Facilities

A. Roadways and Drainage Facilities

There are no community facilities besides the roadways in Phase IV. The roadways and drainage facilities will remain privately owned and maintained by the Camachee Island Homeowners Association.

All requirements for off-street parking and loading as set forth in Article 9 of the St. Johns County Zoning Ordinance are set forth below.

9-1-1 Drainage

All roads and off street parking and loading 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, where applicable, will be shown on the construction plans and will fall within the right-of-ways.

9-1-2 Separation from Walkways and Streets

Each unit will have an individual garage with apron to provide for the residential units. The one and one-half (1-1/2) parking spaces per unit will be met by a total of thirty (30) parking spaces provided by the aprons for the units. Each unit will have a two car garage (minimum) and associated apron. No combined off-street parking and loading facilities will be built.

9-1-3 Entrances and Exits

The location and design of the entrances to all streets will be in conformance with County specifications.

9-1-4 Interior Drives

There are no interior drives other than private driveways.

9-1-5 Marking of Parking Spaces

There are no common parking areas.

9-1-6 Lighting

Lighting throughout the property will be provided by street lights.

9-1-7 Screening

There are no off-street parking or loading areas.

9-2 Location

There are no off-street parking or loading areas.

9-3 Off-street Parking: Numbers Required

There are no off-street parking or loading areas.

9-4 Off-Street Loading Requirements

There are no off-street parking or loading areas.

B. Traffic Pattern

The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed for equipment and trucks such as fire fighting vehicles moving vans, garbage trucks, etc. Please note that a T-shaped turnaround has been provided as a part of the driveway easement serving lots one (1) through three (3) in conformance with St. Johns County Fire Department standards.

C. Fire Hydrants

Fire hydrants are shown on the Map. It should be noted that a fire hydrant is located within the driveway easement serving lots one (1) through three (3) to serve these lots.

D. Utilities

All utilities serving the property, including telephone, electrical power, cable television, sewer, and water lines shall be installed underground. Drainage facilities include the retention/detention ponds located on lots six (6), nine (9), fourteen (14), and twenty (20). A storm sewer system will also be constructed.

E. Roadways

All roadways constructed on the property shall meet the standards for road construction as outlined by the St. Johns County Paving and Drainage Ordinance and approved by the St. Johns County Engineering Department. Roadway pavement widths shall be a minimum of ~~twenty-one~~ twenty (20) feet in width, not including the curb and gutter (a miami curb system) as outlined in the PUD.

EXHIBIT C  
Legal Description for Camachee Island Homesites

A portion of Government Lot 3, Section 5, and Government Lot 2, Section 6, all lying in Township 7 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at an old red cedar post found by previous surveys and described in Deeds as marking the Southwest corner of said Government Lot 3, Section 5, Township 7 South, Range 30 East; thence run North, a distance of 835.24 feet; thence run East, a distance of 127.50 feet to a point lying on the Northerly line of Camachee Island I Condominium and the Point of Beginning.

From the Point of Beginning thus described, run South 85 30' 54" West along the Northerly line of Camachee Island I Condominium, a distance of 179.95 feet to an angle point in said line; thence along the Northwesterly line of Camachee Island I Condominium, run South 24 59' 36" West, a distance of 104.43 feet; thence departing the Northwesterly line of Camachee Island I Condominium, run South 60 12' 45" West a distance of 168.04 feet; thence run North 31 46' 56" West, a distance of 669.00 feet; thence run North 24 31' 19" West, a distance of 1434.26 feet; thence run North 03 52' 55" West, a distance of 1638.13 feet; thence run North 08 52' 55" West, a distance of 557.00 feet to a point lying on the Southeasterly line of the waters of Robinson Creek; thence run North 30 51' 32" East, a distance of 60.46 feet to a point lying on the Westerly boundary of Government Lot 2 Section 6; thence run North 16 38' 00" West, along said Westerly boundary of Government Lot 2, a distance of 70.00 feet to an angle point in said Westerly Boundary; thence run North 03 38' 00" West, along said Westerly line of Government Lot 2, a distance of 462.00 feet; thence along the Northeasterly line of Government Lot 2, Section 6, run South 27 38' 00" East, a distance of 1452.00 feet; thence along the Easterly line of said Government Lot 3, Section 5, run South 02 38' 00" East, a distance of 1320.00 feet to an angle point in said line; thence run South 22 08' 00" East, along said Northeasterly line of Government Lot 3, a distance of 462.00 feet; thence along the Northeasterly line of said Government Lot 3, run South 73 38' 00" East, a distance of 130.00 feet; thence departing said Northeasterly line, run South 30 56' 51" East, a distance of 515.05 feet; thence run South 18 00' 36" West, a distance of 478.81 feet; thence run South 38 34' 49" East, a distance of 613.34 feet to the Point of Beginning.

The lands described herein are subject to any easements, restrictions, and rights-of-way of record and contain a total of 49.96 acres, more or less.