

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR
THE SALES CENTER SITE
WITHIN NATANZAS RIVER VILLAS (formerly COASTAL POINT)
ZONED PUD
PURSUANT TO ORDINANCE NO. 82-47

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

SECTION 1: Pursuant to a request for approval made by K-Three Development Company, 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 Board, the Final Development Plan 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 of which are incorporated into the final development plan and made a part thereof and hereof.

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

By: *Roy Walker*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Rosemary Jones*
Deputy Clerk

Adopted regular meeting: August 8, 1989

Effective: AUGUST 8, 1989

EXHIBIT B TO
FINAL DEVELOPMENT PLAN
FOR SALES CENTER
FOR MATANZAS RIVER VILLAS
(Formerly COASTAL POINT)
ZONED PUD PURSUANT TO ORD 82-47

Applicant:

K-THREE DEVELOPMENT COMPANY

Attorneys for Applicant:

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.

INTRODUCTION

Attached hereto you will please find all materials, drawings, information and other documentation, as required by Sections 8-3 and 8-4, St. Johns County Zoning Ordinance, concerning the final development plan for the sales center within the MATANZAS RIVER VILLAS Planned Unit Development (formerly COASTAL POINT).

8-4-1 Density of Development

This section is not applicable to this final development plan as the Sales Center will not be used for residential purposes.

8-4-2 Open Space

This section is not applicable as there is no open space within the Sales Center site.

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 St. Johns County Zoning Ordinance. The Sales Center will consist of a mobile home not exceeding 23' x 48' in size and 20' in height to be located on a 3/4's of an acre parcel lying adjacent to the entrance road. The exact location of the Sales Center is shown on the conceptual entry plan dated May 10, 1989, and previously filed with the County. The Sales Center will be used as an information and sales office and as a temporary construction office. The use of the center as a temporary construction office will cease on January 1, 1990.

The Sales Center will be generously landscaped and surrounded by a wooden deck as shown on the site plan. The Sales Center will be accessed from the entrance road by one (1) driveway and will be served by an existing parking lot containing twenty (20) parking spaces. Two (2) signs identifying the Sales Center will be located adjacent to the entrance road. Such signs shall not exceed 15 square feet in size and shall be set back a minimum of 5' from the existing roadway.

The Sales Center shall be removed from the property within three (3) years from the date of approval of this final development

plan or when all units owned by the applicant in the PUD have been sold, whichever occurs first. No additional use of the Sales Center site will be permitted without approval of additional Final Development Plans.

8-4-4 Project Size

The Sales Center site is approximately 3/4's of an acre in size.

8-4-5 Support Legal Documents for Open Space

The Sales Center site will be owned and maintained by the applicant and contains no common area.

8-4-6 Access

As depicted in the final development plan the Sales Center site is provided vehicular access via the entrance road which is a private road, owned and maintained by the Homeowners' Association, of which the applicant is a member.

8-4-7 Privacy

This section does not apply as no dwelling units are located within the Sales Center site.

8-4-8 Community Facilities

(a) The roads, drainage facilities and utility lines serving the property are owned by the Homeowners' Association and no facilities are proposed for dedication to St. Johns County.

(b) All requirements for off street parking and loading set forth in Article IX of the St. Johns County Zoning Code are specifically addressed below:

9-1-1 Drainage

The general drainage plan for the property has been

designed so as to prevent damage to abutting parcels and streets and alleys and is graphically depicted on the final development. The existing parking and loading areas have been previously surfaced with erosion resistant material in accordance with County specifications.

9-1-2 Separation from Walkway and Street

Off street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys.

9-1-3 Entrances and Exits

The location and design of the entrances and exits serving the Sales Center site shall be in accordance with St. Johns County specifications.

9-1-4 Interior Drives

As shown on the final development plan, the entrance road serving the Sales Center site will have a minimum width of twenty-four (24) feet, thus facilitating two-way traffic.

9-1-5 Marking of Parking Spaces

Parking spaces in lots of more than ten (10) spaces shall be marked, by painted lines or curbs, or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operation in the lot.

9-1-6 Lighting

Adequate lighting shall be provided for the off street parking and loading facilities, if any, to be used at night and shall be designed and installed in order to minimize glare on adjacent property.

9-1-7 Screening

The applicant shall utilize compact permanent shrubbery

of a height of at least 6' to screen the parking lot from any residential properties lying within 40' thereof.

9-2-1 Location

The required off street parking facilities will be located contiguous to the Sales Center.

9-3-1 Off Street Parking: Numbers Required

Sufficient off-street parking spaces have been provided to meet the requirements of subsection (o) of 9-3-1.

9-4-1 Off Street Loading, Requirements

This section does not apply to the Sales Center as it contains less than 5,000 square feet.

(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. The property will be afforded fire protection by existing fire hydrants installed within the development.

(d) All utilities serving the property including telephone, power, cable television, sewer lines and water lines will be installed underground. All storm water facilities shall be designed and constructed in accordance with applicable County regulations.

(e) All streets located within the development are existing and to the best of the applicant's knowledge have been designed in accordance with St. Johns County standards or equal thereto.

Applicant:

K-THREE DEVELOPMENT COMPANY

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