

RESOLUTION NO. 89-38

RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS
ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A MAJOR MODIFICATION TO

PUD ORDINANCE NUMBER 84-17
ALSO KNOWN AS ISLAND LAKES

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

SECTION 1. Pursuant to the request of
TIM GABRIEL

on behalf of JOHN D. BAILEY, SR. AND A. H. RUNK for
Major Modification to ORD 84-17 hereninafter called
ISLAND LAKES.

the following modifications has been considered by the
St. Johns County Planning and Zoning Agency and Board
of County Commissioners:

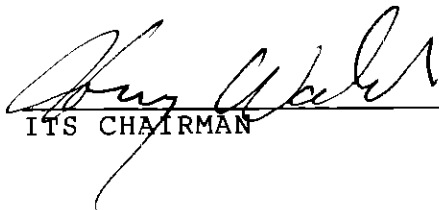
ATTACHED- EXHIBIT "A" - APPLICATION OF MODIFICATION
TO ORDINANCE #84-17. AND EXHIBIT C, letter dated February
2, 1989, signed by Tim Gabriel regarding signalization.

SECTION 2. EXHIBIT "B" - LEGAL DESCRIPTION.

SECTION 3. Said Major Modification is hereby
approved in accordance with application identified in
Sections 1 and 2, and all exhibits attached hereto.

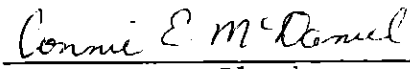
PASSED AND ADOPTED THE 14th DAY OF
February 1989.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA:



ITS CHAIRMAN

ATTEST: CARL "BUD" MAREL,
CLERK OF COURTS

BY: 

Deputy Clerk

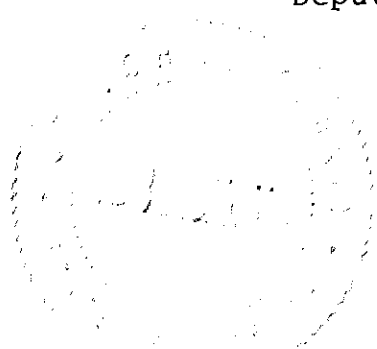


EXHIBIT A

INTRODUCTION

Enclosed here in you will find an Application for a Modification to Ordinance Number 84-17 for the Island Lakes Planned Unit Development. The applicants are JOHN D. BAILEY, SR. and MARGARET BAILEY, his wife and A.H. RUNK and MARY P. RUNK, his wife. The PUD to be modified was approved by the Board of County Commissioners at a regular meeting on March 27, 1984, had an effective date of April 4, 1984.

The property is owned by the applicants and said applicants agree to preceede with the PUD as modified in accordance with said modifications as adopted by the Board of County Commissioners. And all other safeguards and conditions established by the St. Johns County Planning and Zoning Agency shall be included.

The applicants plan to develop the PUD in three (3) phases instead of the original four (4) phases in accordance with Exhibit "A".

The current approved number of units is reduced from 360 to 300 units a 17% reduction in density and is modified to single family fee simple residential from multi family. Additional information and supporting document are attached as follows:

- | | |
|-------------|---|
| Section I | Statement of modified plan of development |
| Section II | Statement regarding ownership of common facilities |
| Section III | Statement regarding maintenance of the Planned Unit Development |
| Section IV | Site Plan and phasing of the Planned Unit Development |

SECTION I

STATEMENT OF MODIFIED PLAN OF DEVELOPMENT

The real property and the approved PUD to be modified consist of approximately seventy-two (72) acres of land situated on the south side of 16th street, west of SR-3 on Anastasia Island.

The total number of dwelling units is reduced from the approved 360 to 300 and the units shall be fee simple single family manufactured homes instead of multi family units.

All homes will be new and shall be permanently affixed to the foundations and include at a minimum a single car carport, paved driveway, and patio. All structural integrity of the units shall meet the windloading requirements for single family residential units as prescribed by the building codes of St. Johns County and meet all other energy and code requirements. This information shall be prepared and certified by a professional engineer licensed in the state of Florida and shall be submitted prior to approval of any final development plans submitted.

The lots in the development shall be a minimum of 5000 square feet and the minimum size home shall be 1000 square feet to a maximum of 1750 square feet.

The lots shall be platted in accordance with platting procedure adopted by St. Johns County and shall have the following set backs:

	Modified To	From
1. Front yards	20 feet	same
2. Side yards	5 feet	10 feet
3. Rear yards	10 feet	20 feet

The maximum height is reduced from 35 feet to 20 feet.

The minimum square foot is modified from 650 square feet to 1000 square feet with the maximum of 2000 square feet reduced to 1750 square feet.

The project shall have all utilities underground and all roads shall meet standards as provided by the St. Johns County Paving and Drainage Ordinance and shall have curb and gutter as well as a master storm sewer system.

The recreational facilities are increased from 3.5 acres on two (2) separate parcels to one (1) parcel of 3.6 acres to accommodate the following:

1. 2800 square foot club house
2. Swimming pool
3. Two (2) lighted tennis courts
4. Six (6) shuffleboard courts
5. Childrens playground

The open space is increased from approximately 13 acres to 17.2 acres. A continuous 20 foot undisturbed buffer outside of lot

dimensions shall be placed along the West, North, and East sides of the project with a 40 foot buffer along the South side of the project.

The entire project shall be fenced with a 6 foot wooden fence to provide security for the residents.

There shall also be a sidewalk on one side of each street and street lights shall be a minimum of every 300 feet.

All other applicable codes and regulations regarding construction shall be met.

The applicant feels that this project will provide substantial benefit to the area by increasing the taxable property values and reducing approved densities. As this project is bounded on three (3) sides by county roads and the master pumping station for Anastasia Sanitary District and commercial on the fourth, there is little impact to adjoining property owners. In addition there is an existing mobile home park and campground to the North, and as such is in keeping with the character of the area. The project will provide affordable housing which is not currently available in the area.

The project shall also be provided with 24 hour security for the residents.

SECTION II

SCHEDULE OF DEVELOPMENT

The project is expected to be developed over seven (7) years in three (3) phases instead of fourteen (14) years and four (4) phases as approved. The phases may overlap and two (2) or more phases may be constructed concurrently.

1. Development of Phase I shall commence within two (2) years from the date of approval of the modification and comprise approximately 31.5 acres, 117, units and recreation center and shall be completed within three (3) years of commencement.
2. A model center consisting of five (5) models and an on site sales center with parking shall also be included in Phase I. Unit sales shall be allowed at this model center.
3. The second phase consisting of 25.3 acres and 86 units shall commence within four (4) years of the date of approval of this modification.
4. Development of Phase III consisting of 14.6 acres and 67 units shall commence within seven (7) years of approval of this modification.

This schedule is in accordance with the site plan Exhibit "A".

SECTION III

STATEMENT REGARDING OWNERSHIP OF COMMON FACILITIES

All common facilities shall be for the use and benefit of the residents and shall be owned and maintained by the Homeowners Association.

The roads within the project shall be private, and as with all recreation and open space, shall not be dedicated to St. Johns County.

The applicants will form the Island Lakes Homeowners Association, a not for profit corporation, and ownership of these facilities shall be transferred to the association after 75% of the units are sold. The applicant shall be a member of this association and shall fund all maintenance, less those dues paid by residents, until such time as ownership transfers.

The association shall be authorized by restrictive covenants to assess each property owner within the development a reasonable fee for maintenance. A copy of restrictive covenants shall be submitted in with final development plans for Phase I and all land owners shall take title subject to the terms of the restrictive covenants.

Any rental of units within the project shall be subject to management by the association for maintenance of community integrity.

This statement is in conformance with the original PUD. But modifies them from relating to rental apartments and condominiums to single family homes only.

SECTION IV

STATEMENT REGARDING MAINTENANCE OF THE PLANNED UNIT DEVELOPMENT

The applicants intend to provide for the maintenance of the Planned Unit Development as follows:

Concerning water and sewer, the applicants intend to obtain water and sewer from the Anastasia Sanitary District.

Concerning drainage, the development shall conform to state, county and water management district requirements for storm water disposal by use of site retention criteria, consisting of curb and gutter and detention areas. Runoff from impervious areas will be directed to detention areas for percolation and filtration before being directed to any positive storm drain system. The first one inch of rainfall will be retained on site and the storm water not contained on site will not be allowed to be run off at a greater rate than now naturally occurs. Swales will not be used to provide drainage along side roads and parking areas. Drainage plans for each phase of the development shall be submitted to the St. Johns County Engineering Department prior to the approval of the final development plan for each phase.

All green belts and other common areas situated within the development shall be maintained by the Homeowners' Association. The use and maintenance of these common areas shall be governed by restrictive covenants, which shall apply to all property owners within the development.

Any and all permanent utilities situated within the development shall be properly screened, beautified and be located underground. Additionally, the applicants shall comply with the St. Johns County Green Law.

Ingress and egress to the development shall be afforded through one entrance off of 16th Street. Emergency exit/entrance shall be provided from Mizell Road as shown on Exhibit "A".

Fire protection shall be afforded through fire hydrants dispersed throughout the development and no structure therein shall be situated more than 500 unobstructed linear feet from a hydrant. Additionally, the pressure at the hydrant shall be no less than 20 lbs., providing a minimum of 1500 g.p.m., with a 4-1/2 inch hydrant and minimum of lines of 6 inch, with minimum tap line of 6 inch.

This statement modifies the dedication of roads and drainage by deleting St. Johns County as recipient and inserting the Homeowners Association.

Exhibit B

THE SE1/4 OF THE NW1/4, LESS AND EXCEPT THE NORTH 50 FEET THEREOF CONVEYED FOR ROAD PURPOSES BY DEED FILED IN OFFICIAL RECORDS BOOK 35, PAGE 494 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FL. AND THE SW1/4 OF THE NE1/4, LESS AND EXCEPT THE EAST 165 FEET THEREOF AND THE NORTH 50 FEET CONVEYED FOR ROAD PURPOSES BY DEED FILED IN OFFICIAL RECORDS BOOK 35, PAGE 494 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO S3/4 OF E1/8 OF SW1/2 OF NE1/4 LYING W OF RD S-3 FILED IN DEED BOOK 242, PAGE 39, AND E1/2 OF NE1/4 OF NE1/4 OF SW1/4 OF NE1/4 LYING W OF RD S-3 FILED IN OFFICIAL RECORDS BOOK 36, PAGE 680. ALL IN SECTION 33, TOWNSHIP 7, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

Exhibit C

TIM GABRIEL
LAND PLANNER
AND
DEVELOPMENT CONSULTANT
66 Cuna Street
St. Augustine, Florida 32084
(904) 824-9123

2 February 1989

St. Johns County
Planning & Zoning Dept.
P.O. Box 349
St. Augustine, FL 32085

Attn: Ms. Rosemary Yeoman

RE: Island Lakes
Major Modification

Dear Rosemary:

Owner/Developer agrees to pay one half (1/2) of the cost of signalization at the intersection of S.R. 3 and 16th Street, when required by Florida Department of Transportation.

If you have any questions or need further information, please don not hesitate to call.

Sincerely,



Tim Gabriel

cc: Mr. John Bailey, Sr.
Mr. A. H. Runk
Mr. Scott Cole