

RESOLUTION OF THE COUNTY OF ST. JOHNS

STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN

FOR UNIT 5 OF THE PLANTATION

AT PONTE VEDRA (PREVIOUSLY MICKLERS LANDING)

LOCATED WITHIN THE PARCEL OF LAND ZONED PUD

PURSUANT TO ORDINANCE 84-35

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

Section 1: Pursuant to a letter request dated January 11, 1989 <sup>and January 6, 1989</sup> 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. 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.

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.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: Ray Walker  
Chairman

Attest: Carl "Bud" Markel, Clerk

Connie E. McDaniel  
Deputy Clerk  
Adopted Regular Meeting

March 1, 1989

Effective:  
March 1, 1989

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FINAL DEVELOPMENT PLAN REVIEW  
ST. JOHNS COUNTY PLANNING & ZONING AGENCY

SUMMARY SHEET

SUBMITTED TO: BOARD OF COUNTY COMMISSIONERS

DATE: 2-23-89 FOR MEETING OF: 3-1-89

PUD: Plantation at Ponte Vedra

FINAL DEVELOPMENT PLAN: Unit 5

ENGINEER/DEVELOPER: Plantation Developers

LOCATION: Plantation PUD lies between C.R. 210 and A1A

DESCRIPTION: This project consists of 19 single family lots with central water and sewer

The St. Johns County Planning & Zoning Agency has determined that the proposal is X consistent, \_\_\_\_\_ inconsistent, with the St. Johns County Comprehensive Plan.

The Planning & Zoning Agency for St. Johns County recommends:

X Approval

\_\_\_\_\_ Disapproval

Planning and Zoning Meeting of 2-16-89

COMMENTS/CONDITIONS/RECOMMENDATIONS: Staff recommends approval.

January 11, 1989

Ms. Betty Solana  
Planning and Zoning Department  
St. Johns County Administration Building  
State Road 16A  
St. Augustine, Florida 32085

Re: Final Development Plan Unit 5  
Plantation at Ponte Vedra (Formerly Micklers Landing)  
Planning Reference No. 85040.30

Dear Betty:

On behalf of the Plantation Developers, we are submitting the above-referenced Final Development Plan for review and approval by the Planning Commission and the Board of County Commissioners. Unit 5 is wholly within the Plantation at Ponte Vedra.

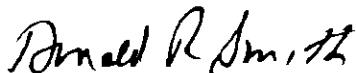
Enclosed please find three Exhibits:

- A. Final Development Plan Map
- B. Final Development Plan Text
- C. Resolution

If you have any questions or comments, please contact me.

Sincerely,

BHR PLANNING GROUP, INC.



Donald R. Smith  
Project Manager

DRS/jcps/FDP5.A

Enclosures

cc: Dave Strickland  
Greg Clary  
Joe Tarver

BHR PLANNING GROUP, INC. • 1900 CORPORATE SQUARE BOULEVARD • JACKSONVILLE, FL 32216

(904) 721-2037 • FAX (904) 725-0171

February 6, 1989

Ms. Betty Solana  
Planning and Zoning Department  
St. Johns County Administration Building  
State Road 16A  
St. Augustine, Florida 32085

Re: Revisions to Final Development Plan Unit 5  
Plantation at Ponte Vedra (Formerly Micklers Landing)  
Planning Reference No. 85040.30

Dear Betty:

Enclosed please find revised Final Development Plan (FDP) text and map that address staff comments, as follows:

1. The cul-de-sac radius will be upgraded to comply with Ordinance 86-4, 40' paved surface and 50' right-of-way.
2. Per discussion with engineering, the drainage easement along Lot 11 will be 7.5'. The golf course is on the side of the lot line, so an additional easment is not required.
3. The developer will comply with the bond requirements prior to plat approval by the Board of County Commissioners.
4. The non-platted areas are labeled "open space". The text has been revised to list 1.85 acres of open space.
5. The minimum width in the buildable portion is 60', as stated in Section 8-4-3 of the FDP text. The building restriction lines on the FDP map have been changed to reflect this restriction.

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Ms. Betty Solana  
St. Johns County Administration Building  
February 6, 1989 - Page Two

6. The term wall will be substituted for foundation in Section 8-4-3 concerning setbacks.

If you have any questions or comments, please contact me.

Sincerely,

BHR PLANNING GROUP, INC.

*D. R. Smith*

Donald R. Smith  
Project Manager

DRS/bm/FDP5.A

Enclosures

cc: Dave Strickland  
Joe Tarver

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

UNIT 5

EXHIBIT B  
TO THE RESOLUTION

THE PLANTATION DEVELOPERS  
JANUARY 11, 1989

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 1.85 acres of open space.

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 19 future residences on the 19 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 walls. Each lot will be a minimum of 12,000 square feet and have a minimum width of sixty (60) feet in the buildable portion. 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.

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 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 Final Development Plan as easements for utilities and drainage.

9-1-2 Separation from Walkway and Street.

The single family detached 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 residences. Therefore, this section is not applicable.

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.

9-1-7 Screening.

This provision is not applicable 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.

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.

9-4-1 Off-Street Loading.

Not applicable since the only use will be residential.

- 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

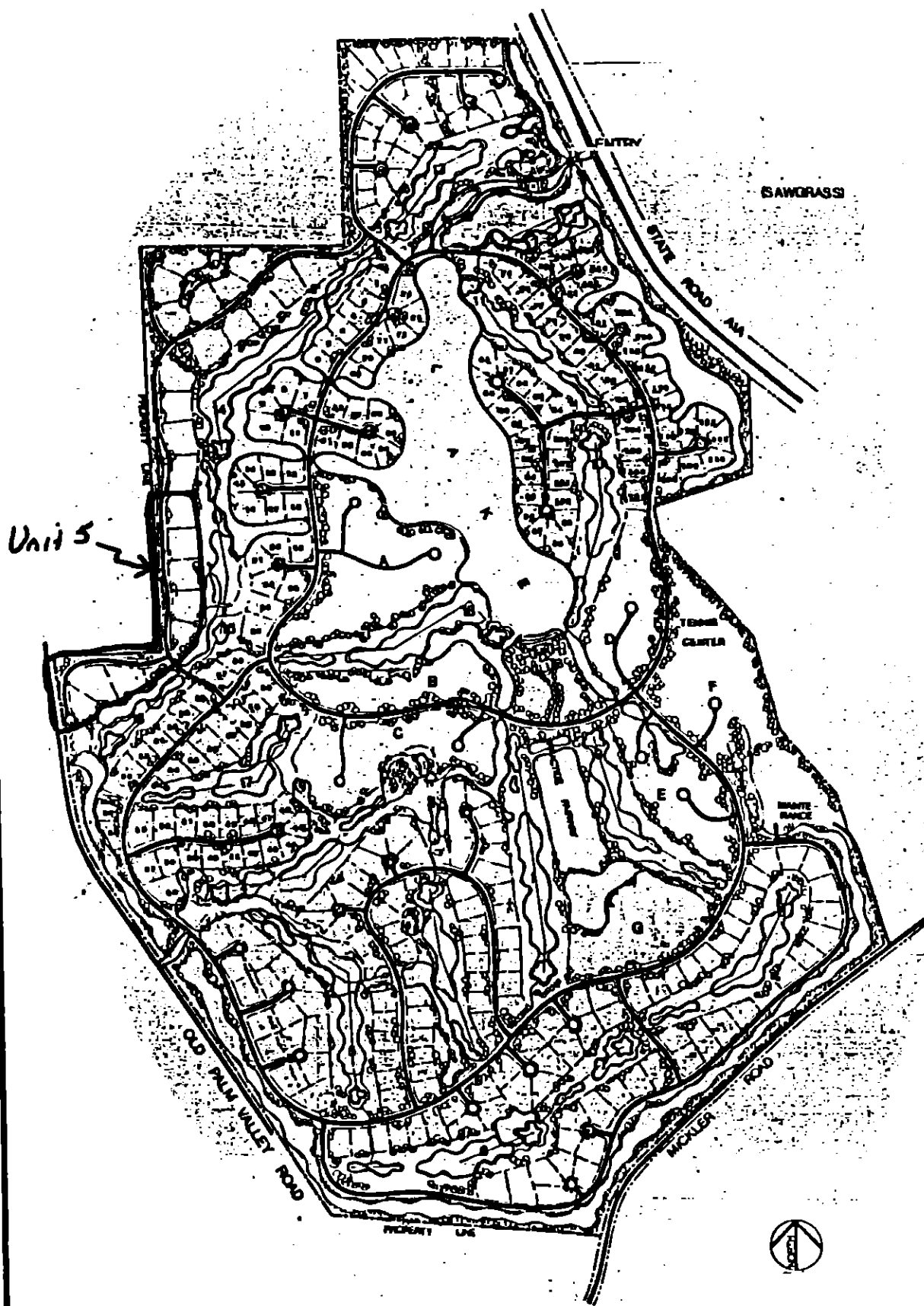


Developer hereby agrees to make any minor adjustments necessary to conform to the ordinance.

BESSENT, HAMMACK & RUCKMAN, INC.

*Michael J. Saylor*

Authorized Agent for "The  
Plantation Developers, Inc."



**PROJECT LOCATION MAP**

**THE PLANTATION**

SCALE :  
 DRAWING OF  
 DATE :  
 PROJECT NO.



**Bessent, Hammack & Ruckman, Inc.**  
 CONSULTING AND DESIGN ENGINEERS

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32218 / (904) 721-2991