

RESOLUTION NO. 90-54

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR
GREENS OF ST. AUGUSTINE

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

Section 1: That, pursuant to Ordinance 79-73 amending Ordinance 74-16, the Final Development Plan for The Greens of St. Augustine (attached as Exhibit A) is hereby approved.

Section 2: That, development of the lands within The Greens of St. Augustine shall proceed in accordance with the Final Development Plan (Exhibit A-1, and letter dated 12-29-89 by QMB, Inc.

Section 3: That, all roads, drainage facilities and parking areas within the project will remain private and shall be constructed to approved County standards.

Section 4: That, all areas required for drainage purposes shall be located within common easement areas and shall be controlled and maintained by the Homeowners Association.

Section 5: That, the St. Johns County Building Official is hereby authorized to issue building and/or move-on permits, providing construction plans for the development and plats for the condominium are filed and approved.

Section 6: 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.

PASSED AND ADOPTED THIS 13th DAY OF March, 1990.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

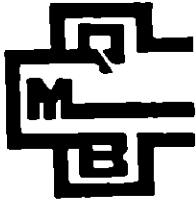
By: Craig A. Maguire

ATTEST:

By: Rosemary Jones

Deputy Clerk

ADOPTED AT REGULAR MEETING OF: March 13, 1990



QUILLEN
MILLS
BRODY, INC.

29 December 1989

Betty Sue Solana
Planning Technician
Planning and Zoning Department
St. Johns County
P.O. Drawer 349
St. Augustine, FL 32085-0349

Re: The Greens of St. Augustine
QMB #89-027

Dear Ms. Solana:

With respect to your letter of December 20, 1989, the following comments are made in the order in which the questions were asked.

1. A check in the amount of \$288.00 is enclosed. At the time of submittal, the exact fee was not known.
2. Street names have been added to the final development plan.
3. Answers to the Engineering Department comments are in a separate memo to Karen Kohoutek-Luckin, P.E.
4. The pool and gazebo will be constructed upon completion of Buildings 12 and 14. It will be turned over to the Homeowners Association in accordance with the Condominium Documents.
5. The garbage compactor or dumpster storage area is located in the south central portion of the project in a large green median of the parking area. It is shown on page 4 of the 1"=20' drawings. It is accessed on both sides and buffered by proposed landscaping.
6. The minimum separation between buildings is 20 feet except that in three locations the minimum could not be satisfied. The distance between buildings is as follows:

CONSULTING CIVIL ENGINEERS
LAND PLANNERS
SURVEYORS

3175 U.S. 1 SOUTH ST. AUGUSTINE, FLORIDA 32086

(904) 797-8800

(904) 353-6808 (JAX.)

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Kopic
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Betty Sue Solana
SJC Planning and Zoning Department
Re: The Greens of St. Augustine
29 December 1989

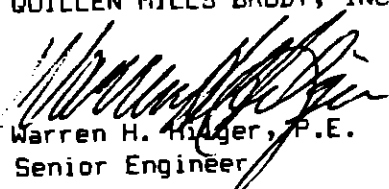
<u>Between Buildings</u>	<u>Distance</u>	<u>Between Buildings</u>	<u>Distance</u>
1 & 2	37.01	7 & 8	20.98
2 & 3	38.97	8 & 9	16.67
3 & 4	35.33	9 & 10	32.80
4 & 5	19.11	10 & 11	97.77
5 & 6	18.54	12 & 13	38.82
6 & 7	48.29	13 & 14	32.94

7. At the present time, I do not have any information concerning the ARC Review. Mr. John Maguire, the owner, is pursuing that approval.
8. There will be a construction trailer and an outside storage area for equipment, construction materials and debris. The storage area will be screened by a 6' high chain link fence. All debris will be stored in a "dumpster" which will be serviced in a timely fashion to prevent its overloading and spilling of materials onto adjacent ground.
9. Detailed dimensions and areas of the signs and lightning have been shown on the plans. All lighting will have sufficient screening and located in such a way as to prevent them from shining on adjacent residential areas or traveled ways.
10. A draft copy of the Resolution with the saving clause added is attached hereto for your review.
11. There will be a self closing, self locking four foot high fence, with gates, around the pool and gazebo area.
12. The pool area will be opened to all residents of the Greens of St. Augustine. Access to the pool area is afforded by the additional walkways, one located between buildings 13 and 14 for those to the north and a walkway between building 12 and 13 for those residents to the south.

If you need any additional information with respect to this development plan, please let me know.

Very truly yours,

QUILLEN MILLS BRODY, INC.


Warren H. Hanger, P.E.
Senior Engineer

WHH:jc

Enclosure: QMB check #2652

APPLICATION
for
FINAL DEVELOPMENT PLAN APPROVAL
for

THE GREENS OF ST. AUGUSTINE

November 1989

Property Considered - The property considered in this application entails a total area of 9.77 acres of land located in the St. Augustine Shores area of St. Johns County. More specifically, it is Tract "A - R" of St. Augustine Shores Unit Two according to the plat thereof as recorded in Map Book 11, Pages 95 through 106, inclusive of the Public Records of St. Johns County, Florida.

It is bounded on three sides by a Golf Course and on the west side by Domenico Circle, an existing paved roadway of the subdivision. It should be noted that Tract "A - R" was originally set aside as a multi-family development area in the original PUD for St. Augustine Shores, Ordinance 79-73. This ordinance limits the maximum dwelling units in tract "A - R" to 195 units. The proposed plan provides for reduced density with only 188 units.

Ownership - The subject property is owned by: Swan Development Corporation
1110 S.E. 8th Street
Ocala, FL 32671

The Development - The proposed project is a 188 unit condominium development to be known as the Greens of St. Augustine. It entails 14 two story buildings with varying number of family units, each with two or three bedrooms.

The Site - The project site is on the east side of Domenico Circle and opposite from an existing two story multi-family condominium complex known as "Fairview Apartments". The land is high and dry and has pine trees and palmetto as its primary vegetation. On three sides is a golf course with associated water hazards which also serve as drainage retention basins for the subdivision. The lowest part of the project is 23 feet above M.S.L.

Soil Condition - A review of the publication "Soil Condition of St. Johns County Florida" as prepared by the Soil Conservation Service reveals that the soils on site are predominantly "Immokolee" fine sand and "Cassia" fine sand. The potential use of these soil types is medium to high for community development.

Site Development Plan - The site plan as presented indicates two major and one minor access points to the "Greens of St. Augustine", all being easterly from "Domenico Circle".

The geometrical pattern for the roadway system provides a reasonable traffic circulation pattern for the interior road network. No specific buffer areas are provided, since the development overlooks the golf course on three sides. With Domenico Circle right of way being 80 feet wide, there is more than adequate separation between adjacent developments.

Utilities - Water and sewer for the development will be provided by St. Augustine Shores Utilities or its successor if sold by Deltona Corporation. Plans have been submitted and approved. The Utility Company has adequate capacity to service the project and will provide service upon payment of the "hook up" and "impact fee".

Landscaping - Landscaping for the site will comply with the County's "Green Ordinance".

The overall site plan showing proposed tree plantings is enclosed as well as a typical landscape plan for one of the buildings.

Signs - Three identification signs will be used, one at each of the entrance roads. Informational, directional and street sign will be used throughout the project. A graphic presentation of the entrance signage is shown on the master street planting drawing.

Lighting - Lighting for the project will be with the use of street lights located throughout the project and on Domenico Circle.

All lighting shall be installed to minimize glare on adjacent property, maximize building visibility and increase security.

Waste Collection - All waste from the project will be collected at a central garbage compactor. This unit will be electrically operated to compact the waste material. The waste container will then be removed by a commercial carrier.

Archeological Significance - The developer is unaware that any archeological significance exists at the proposed site, but agrees to comply with any reasonable rules with respect to protection of archeological significant sites.

Vehicular Access/Trip Generation - All roadways will be a minimum of 22 feet with primary roads being 25 feet with parking on each side. There are no cul de sacs within the development. A trip generation analysis has been performed on the basis of information from the "Institute of Transportation Engineers". A residential condominium for an average weekday will generate 5.2 trips. For 188 units the total trips per day will be 978.

Parking - Individual parking facilities exceed the requirements of 1.5 per family unit. A total of 289 parking units are provided; 282 required. All parking units are 9' x 20' with 25' driving area between parking. The excess parking unit provides ample space for managerial and maintenance personnel.

Drainage - Storm water management will meet the requirement of St. Johns County Engineering Department as well as the St. Johns River Water Management District. Runoff will be retained on site by the use of continuous swaled area one foot deep to the sides and rear of the condominium buildings. Design will provide for the complete retention of the post development runoff for a 25 year 24 hour event.

All parking areas will have inverted crowns to direct the runoff to swales located between the buildings.

Amenities - A pool, pool deck and gazebo will be the only onsite amenities provided by the developer. A golf course is immediately adjacent to the project and will be available for the homeowners.

Street Names - While the roads will be owned by the Condominium Association, street names will be required as part of the "911" Directory Program. I submit the following names for your approval:

1. Fairway Drive
2. Eagle Court
3. Sand Trap Lane
4. Dogleg Drive
5. Par Lane
6. Bogey Boulevard

DESIGN CONDITIONS

Gross Area	9.77 Acres
Total Units allowed per 79-73 Ordinance	195
Total Units Designed	188
Density	19.24 Units/Acre
Parking Required @ 1.5/unit	282
Parking Provided	289
Parking Space Size	9' x 20'
Set Back from Property Line	25'
Rear and Side Yard	10'
Water and Sewer	St. Augustine Shore Utilities
Electric	Underground by Florida Power & Light
Fire Protection	Hydrants included in Design
Buildings	2 Story
Maximum Height	35 feet

Intended Schedule of Development - The applicant intends to initially construct the most southerly two buildings (buildings #1 and #2) as well as the southerly entrance. This grouping will then be used as a sales and model home area for the complex. A construction trailer will be located between buildings #2 and #3 for the initial construction. It is anticipated that construction will start as soon as all development plans have been approved and all permits received. Development should take 18 to 24 months.

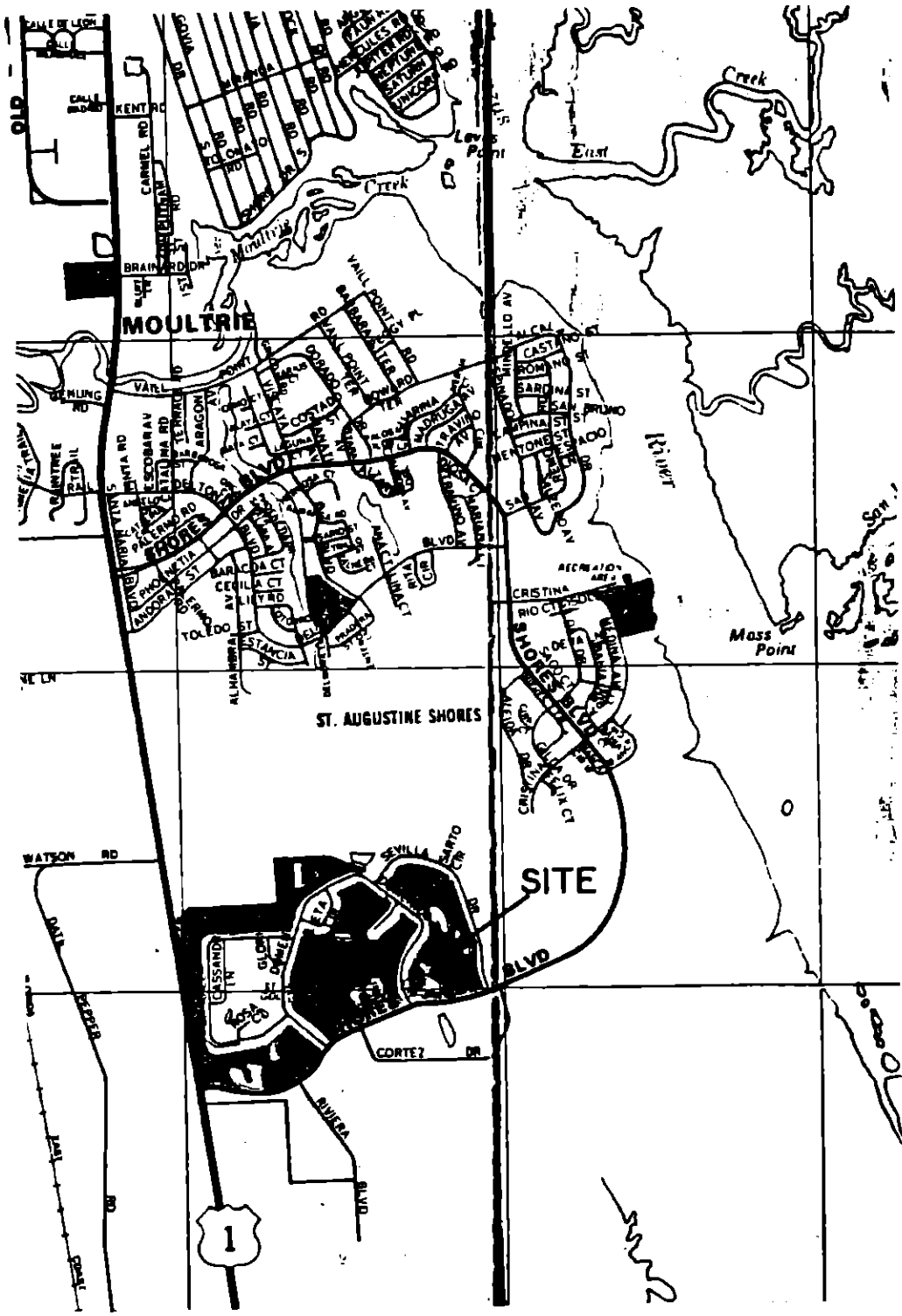
Page Four
Application for PUD
The Greens of St. Augustine
November 1989

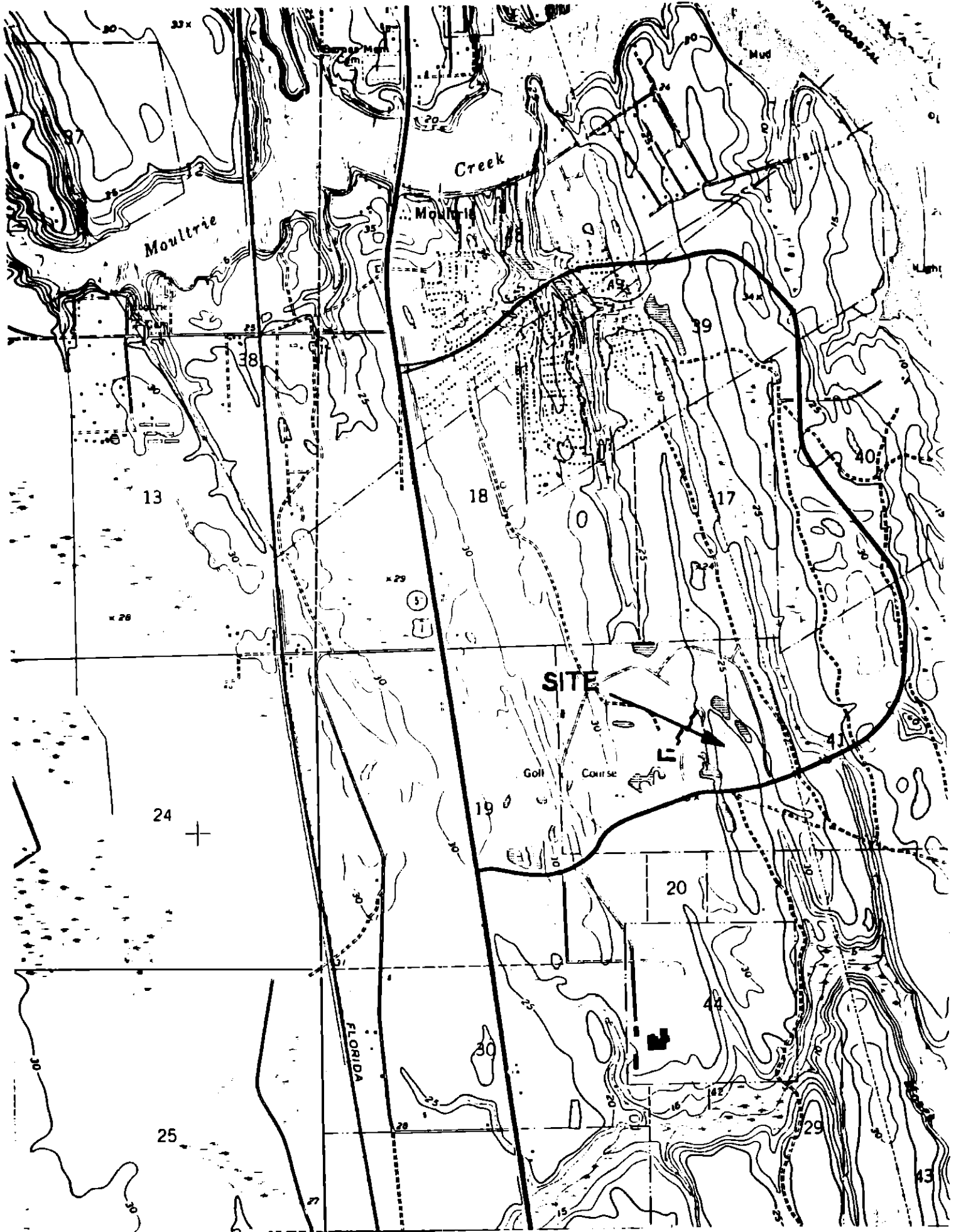
At the present time, water and sewer plans have been approved by Deltona Corporation and water management plans have been submitted to St. Johns River Water Management District for review and approval. No wetlands are involved in the project.

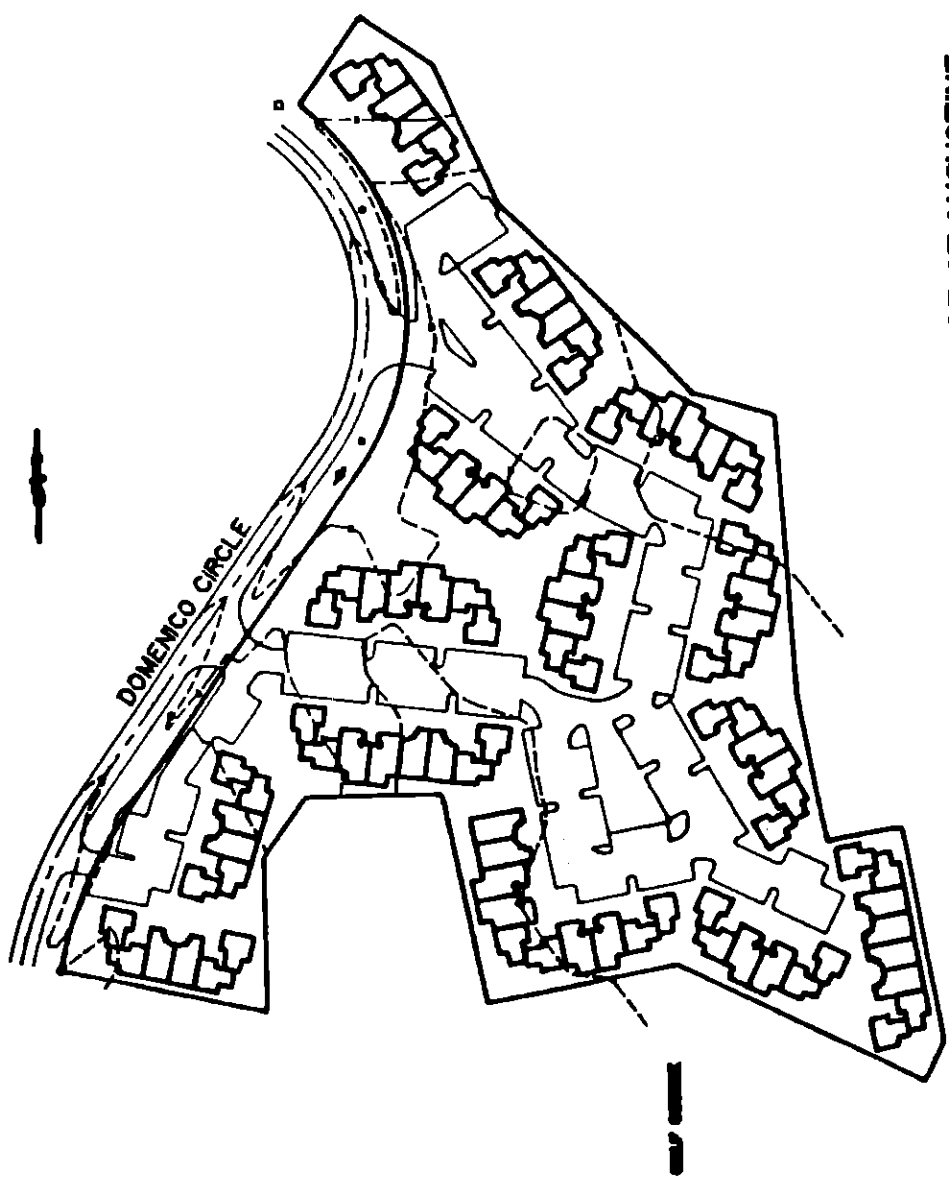
Maintenance and Ownership of Common Facilities - The water and sewer system serving the project will be owned by St. Augustine Shores Utilities (Deltona Corporation).

Fire protection will be afforded through hydrants of the system and owned by the Utility.

All roadway, walkway, site drainage facilities, retention areas, pool, gazebo and deck areas will be owned by the Condominium Association to be formed as part of the Condominium sales package.

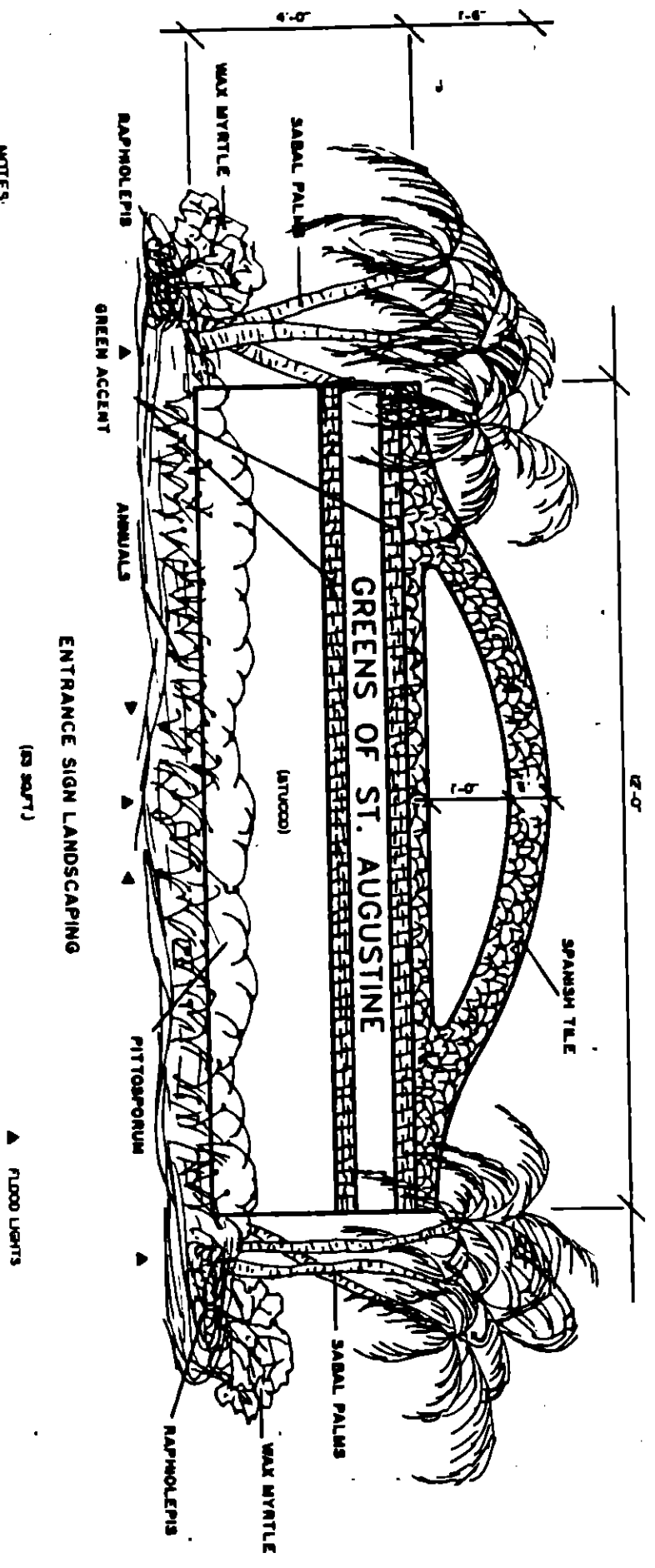






GREENS OF ST.AUGUSTINE

SITE PLAN



NOTES:
 1) SIGN CONST. TO BE CONC. BLK. W/RS @ 2" OC
 2) FOOTER TO BE 12" DEEP - 24" WIDE W/3-95

ENTRANCE SIGN LANDSCAPING

(AS SHOWN)

▲ FLOOD LIGHTS