

RESOLUTION OF THE COUNTY OF ST. JOHNS

STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN

FOR UNIT 8 OF THE PLANTATION

AT PONTE VEDRA (PREVIOUSLY MICKLERS LANDING)

LOCATED WITHIN THE PARCEL OF LAND ZONED PUD

PURSUANT TO ORDINANCE 84-35

P.U.D. OFF. REC.  
BOOK D PAGE 305

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

Section 1: Pursuant to a letter request dated July 12, 1991 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, which is incorporated and made a part hereof. 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 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 amendment procedures provided for in the St. Johns County Zoning Ordinance.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]  
Chairman

Attest: Carl "Bud" Markel, Clerk

By: [Signature]  
Deputy Clerk

Adopted Regular Meeting:

September 24, 1991

Effective:

September 24, 1991

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
BOOK D PAGE 306

I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NUMBER 91-151

RESOLUTION NO. 91-151 adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held September 24, 1991, and recorded in official minutes of said meeting.

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 25th day of September, 1991.

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

91 SEP 27 PM 2: 17

*Carl "Bud" Markel*  
CLERK OF CIRCUIT COURT

CARL "BUD" MARKEL,  
CLERK OF THE CIRCUIT COURT  
Ex-officio Clerk of the Board of County  
Commissioners of St. Johns County,  
Florida

BY: *Yvonne Carter*  
Deputy Clerk

(seal)

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

**UNIT 8**

**EXHIBIT B  
TO THE RESOLUTION**

**THE PLANTATION DEVELOPERS  
JULY 11, 1991  
REVISED AUGUST 19, 1991**

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 no open space.

**8-4-3 Waiver of Yard, Dwelling Unit(20) feet, 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 17 future residences on the 17 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 the walls of the buildings. Each lot will be a minimum of 14,000 square feet and have a minimum width of one hundred (100) 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 except for Lot 12 which will have a rear setback of ten (10) feet. The side lot setbacks will be a minimum of ten (10) feet from each side. There will be a minimum of twenty (20) feet between residential structures. There will be a non-access landscape buffer along Plantation Circle at the rear of Lots 11 through 17. This buffer is included within the rear yard setback.

**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, and recorded in O.R. 723, Pages 0540 thru 0577, 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 of 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**

Since there will be no parking spaces in lots of more than ten, this requirement is not applicable.

**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 space for ten 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**

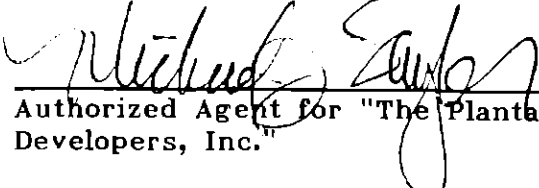
In accordance with subsection "a" of 9-3-1, at least one off-street parking space will be provided per dwelling unit. Each unit will be provided with a one or two-car garage with additional off-street parking located in the driveways.

**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.

  
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Authorized Agent for "The Plantation  
Developers, Inc."