

RESOLUTION NO. 91-161
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, The Plantation Developers, a Florida General Partnership, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as The Plantation at Ponte Vedra, Unit Seven,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #5.

Section 2. The construction bond is set in the amount of \$113,660.20, and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. The plat does not require a Warranty Bond.

Section 4. The Clerk is instructed to file the title opinion attached to this resolution from Rogers, Towers, Bailey, Jones & Gay, Jacksonville, Florida, dated October 7, 1991.

Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Planning and Zoning Department; and
- d) Clerk of Courts.

The Clerk shall not sign or accept the plat for recording until: 1) it has been signed by each of the above persons or entities described in a) through c) above; 2) the construction bond, unless waived, has been delivered to the Clerk and approved by him; 3) the owner has received either a Concurrency Exemption or a Certificate of Concurrency, whichever may be appropriate; and 4) an updated permit from the St. Johns River Water Management District has been obtained. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval and acceptance shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 8th day of October, 1991.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Ronald H. Howard*
Its Chairman

ATTEST:

By: *Langray L. Kean*
Deputy Clerk



POST OFFICE BOX 1429 PALATKA, FLORIDA 32178-1429
TELEPHONE 904/329-4500 SUNCOM 904/860-4500
FAX (EXECUTIVE/LEGAL) 329-4129 (PERMITTING) 329-4319 (ADMINISTRATION/FINANCE) 329-4508

FIELD STATIONS

618 E. South Street Orlando, Florida 32801 407/894-5423	7775 Baymeadows Way Suite 102 Jacksonville, Florida 32256 904/730-6270	PERMITTING: 305 East Drive Melbourne, Florida 32904 407/984-4940	OPERATIONS: 2133 N. Wickham Road Melbourne, Florida 32935-8109 407/254-1782
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October 15, 1991

Mr. Charles Space
Bessent, Hammock & Ruckman, Inc.
1900 Corporate Square Boulevard
Jacksonville, FL 32216

Re: The Plantation at Ponte Vedra
Permit No. 4-109-0027M

Dear Mr. Space:

I have reviewed the plans for Plantation at Ponte Vedra, Units 7 and 8, and for the relocation of a portion of the Plantation Maintenance Area entrance road. The plans, received by the District on September 24, 1991, appear to substantially conform with the design specifications of the master system permitted in August, 1985 (Permit No. 4-109-0027).

Therefore, in accordance with condition number 14 of Permit No. 4-109-0027M, permit modifications will not be required from the District for these construction phases,

If you have any questions, please call me at (904) 730-6270.

Sincerely,

Wendy P. Elmore

Wendy P. Elmore, P.E.
Department of Resource Management

WPE:ot

cc: Larry Gerry *LM*
Bill Bossuot
Lee Ray
RECORDS - V. Curtis

*Ms. Elmore confirmed
by phone 10-16-91 that
a new permit would
not be required.
JWS*

Sandra H. Gray, CHAIRMAN DE BARY	Joe E. Hill, VICE CHAIRMAN LEESBURG	Joseph D. Collins, TREASURER JACKSONVILLE	Merritt C. Fore, SECRETARY OCALA
Jesse J. Parrish, III TITUSVILLE	Ralph E. Simmons FERNANDINA BEACH	Patricia T. Harden SANFORD	Lenore N. McCullagh ORANGE PARK
			James H. Williams OCALA

St. Johns County, Florida
Concurrency Review Committee

To: Jerry Napier, Director
St. Johns County Planning
and Zoning Department

No. 91-CE-25

Re: **THE PLANTATION AT PONTE VEDRA**
The Plantation Developers
c/o Mr. Bill Brannen, Vice President
Florida Title Group, Inc.
1300 Gulf Life Drive, Suite 600
Jacksonville, FL 32207

Decision Granting
Application for Concurrency Exemption

On October 9, 1991, the Concurrency Review Committee ("Committee") reviewed the application of The Plantation Developers for a concurrency exemption pursuant to Sections 6 and 8, Concurrency Exemption Ordinance, St. Johns County Ordinance No. 91-6 ("Ord. No. 91-6"), for the property known as The Plantation at Ponte Vedra and legally described on Exhibit A, attached hereto, incorporated and made a part hereof.

Upon review of the application, supporting documents, and statements from the applicant's agent, the Committee decides as follows:

(1) The application for a concurrency exemption is granted for the property generally depicted on Exhibit B (Plantation Map dated 3-28-91, by Clary & Assoc., Inc.), which is attached hereto, incorporated and made a part hereof, which is exempt from

review under the Concurrency Management Ordinance, St. Johns County Ordinance No. 91-7, as follows:

A. The 427 single family dwelling units and constructed amenities and facilities of the Plantation at Ponte Vedra are categorically exempt under Section 6.3, Ord. No. 91-6; and

B. The remaining, unconstructed 293 single family dwelling units and remaining, unconstructed facilities on the main parcel are exempt under Section 8.1, Ord. No. 91-6; and

C. The transfer of 120 units and amenities to the 184.66 acre annexed parcel, as defined in the application and as shown on Exhibit B, is a modification of the exempt development under the provisions of Section 8.2, and the modification does not further reduce the impacts of the project on public facilities below the projected operating level of service without the modification. The modification is found to be exempt under Section 8.2, Ord. No. 91-6.

The exempt project is subject, however, to compliance with all other land development regulations, as amended from time to time.


(2) The exempt project remains subject to all governmental requirements relating to availability and adequacy of public facilities which were in effect prior to March 4, 1991, the effective date of Ord. No. 91-6. See Section 9.1, Ord. No. 91-6.

(3) The concurrency exemption determination granted herein shall have no effect on other governmental requirements applicable to the above-described property. See Section 9.2, Ord. No. 91-6.

(4) The concurrency exemption determination granted herein shall remain in effect until March 4, 1994, at which time it shall terminate, unless extended by the St. Johns County Board of County Commissioners pursuant to Section 9.3, Ord. No. 91-6. See Section 9.4.2, Ord. No. 91-6.

(5) This decision may be appealed to the St. Johns County Board of County Commissioners. Any appeal must be filed with the Planning and Zoning Department within 15 days of receipt of this decision. The notice of appeal must include the information required in Section 7.3.2, Ord. No. 91-6. See Section 7.6, Ord. No. 91-6.

Dated this 15 day of October, 1991.


Andrew D. Campbell, Chairman
Concurrency Review Committee

Certificate of Service

A copy of the foregoing has been provided to The Plantation Developers, c/o Bill Brannen, Vice President, Florida Title Group, Inc., 1300 Gulf Life Drive, Suite 600, Jacksonville, FL 32207, by U.S. Mail, certified with return receipt requested; and Mr. Don Smith, Bessent, Hammack & Ruckman, Inc., 1900 Corporate Square Blvd., Jacksonville, FL 32216 and Susan C. McDonald, Esq., Rogers, Rowers, Bailey, Jones & Gay, P.A., 1300 Gulf Life Drive, Jacksonville, FL 32207, by U.S. Mail, this 16th day of October, 1991.

:\PAPVDEC.WPF

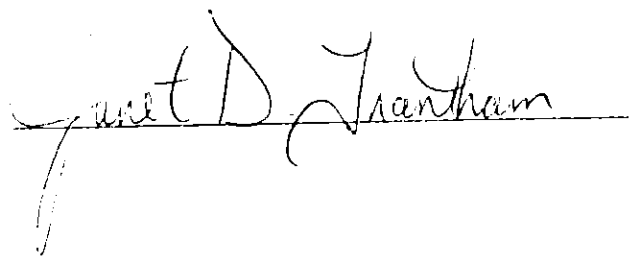


EXHIBIT A

OVERALL BOUNDARY OF THE EAST 1/2 OF THE PLANTATION

A portion of Government Lots 6, 7 and 10 TOGETHER WITH all of Government Lots 11, 12, 13 and 14, all in Section 10 TOGETHER WITH a portion of Government Lots 1, 2, 3, 4 and 7, all in Section 13 TOGETHER WITH a portion of Section 16 TOGETHER WITH a portion of the Joseph E. Sanchez Grant, Section 43, all of the Francis I. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northerly line of said Government Lot 6, Section 10, with the westerly right-of-way line of State Road A-1-A and/or State Road 201 (also known as Ponte Vedra Bypass Road); thence South 25°44'20" East along said westerly right-of-way line, 1384.50 feet to the point of curvature of a curve to the left; thence southeasterly continuing along said westerly right-of-way line and along the arc of a curve concave Northwesterly and having a radius of 2010.00 feet, an arc distance of 882.59 feet, said arc being subtended by a chord bearing and distance of South 18°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°53'48" East continuing along said westerly right-of-way line of State Road A-1-A, 374.89 feet to the Easterly line of said Government Lot 10, Section 13; thence South 01°31'29" East along last said line and the Easterly line of said Government Lot 14, Section 10, a distance of 643.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'23" West along the Northerly line of said Section 45, a distance of 670.48 feet to the westerly line thereof; thence southeasterly along the westerly line of said Moses E. Levy Grant, Section 45 run the following three (3) courses and distances: COURSE NO. 1: South 10°32'40" East, 170.64 feet; COURSE NO. 2: South 41°25'28" East, 450.96 feet; COURSE NO. 3: South 41°31'10" East, 440.26 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°23'14" East continuing along the westerly line of the Moses E. Levy Grant, Section 45, a distance of 626.89 feet; thence South 39°25'46" East along said westerly line of Section 45, a distance of 563.22 feet to the westerly line of those lands described and recorded in Official Records Volume 539, Page 202 of the Public Records of said County; thence South 16°59'16" East along last said line, 1037.49 feet to the Northerly right-of-way line of Mickler Road (a 66 foot right-of-way, as now established and locally recognized); thence Southwesterly along the Northerly right-of-way line of said Mickler Road run the following eight (8) courses and distances: COURSE NO. 1: South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; COURSE NO. 2: thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 4948.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; COURSE NO. 3: South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; COURSE NO. 4: thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; COURSE NO. 5: South 10°12'45" West, 720.42 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 6: thence along and around the arc of a curve concave Northwesterly and having a radius of 1113.28 feet, an arc distance of 392.14 feet, said arc being subtended by a chord bearing and distance of South 20°18'12" West, 390.11 feet to the point of compound curvature of a curve leading Southwesterly; COURSE NO. 7: thence along and around the arc of a curve concave Northwesterly and having a radius of 1137.17 feet, an arc distance of 509.17 feet, said arc being subtended by a chord bearing and distance of South 43°13'16" West, 504.93 feet to the point of tangency of said curve; COURSE NO. 8: South 56°02'53" West, 441.08 feet to an intersection with the Northeasterly right-of-way line of Old Palm Valley Road (a 100 foot right-of-way, as now established); thence Northwesterly along said Northeasterly right-of-way line run the following nine (9) courses and distances: COURSE NO. 1: thence Northwesterly along and around said Northeasterly right-of-way line and along and around the arc of a curve concave Southwesterly and having a radius of 1984.17 feet, an arc distance of 424.74 feet, said arc being subtended by a chord bearing and distance of North 28°53'57" West, 431.83 feet to the point of tangency of said curve; COURSE NO. 2: North 40°23'12" West, 410.64 feet to an angle point in said right-of-way line; COURSE NO. 3: North 40°04'10" West, 267.50 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 4: thence along and around the arc of a curve concave Northeasterly and having a radius of 2259.01 feet, an arc distance of 445.41 feet, said arc being subtended by a chord bearing and distance of North 34°25'07" West, 444.89 feet; COURSE NO. 5: South 85°53'26" East, 24.17 feet to an intersection with the arc of a curve concave Northwesterly; COURSE NO. 6: thence along and around the arc of a curve concave Northeasterly and having a radius of 7334.55 feet, an arc distance of 76.46 feet, said arc being subtended by a chord bearing and distance of North 33°28'54" West, 76.46 feet to the point of tangency of a curve; COURSE NO. 7: North 33°10'58" West, 2628.75 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 8: thence along and around the arc of a curve concave Northeasterly and having a radius of 1230.97 feet, an arc distance of 566.37 feet, said arc being subtended by a chord bearing and distance of North 20°00'07" West, 561.39 feet to the point of tangency of said curve; COURSE NO. 9: North 06°49'15" West, 910.90 feet to an intersection with the line dividing Section 9, said Township 4 South, Range 29 East and aforesaid Section 16; thence North 87°25'45" East along last said line and the Southerly line of those lands described and recorded in Official Records Volume 233, Page 773 of the Public Records of said County, 691.13 feet to the corner common to said Sections 9, 10, 16 and the Francis I. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East; thence North 02°11'45" West along the westerly line of said Section 10, also being the Easterly line of Government Lot 3, said Section 9, a distance of 2648.26 feet to the Northwesterly corner of aforesaid Government Lot 17, Section 10; thence North 88°42'05" East along the Northerly line of said Government Lot 17, a distance of 1314.11 feet to the Southwesterly corner of said Government Lot 6, Section 10; thence North 01°24'56" West along the westerly line of said Government Lot 6, a distance of 1328.32 feet to the Northwesterly corner of said Government Lot 6; thence North 88°41'02" East along the Northerly line of said Government Lot 6, Section 10, a distance of 1221.49 feet to the POINT OF BEGINNING.

Containing 639.79 acres, more or less.

EXHIBIT A

ANNEX PARCEL

A portion of the Joseph S. Sanchez Grant Section 43 TOGETHER WITH a portion of the the Francis X. Sanchez Grant Section 41 TOGETHER WITH a portion of the heirs of Thomas Fitch Grant Section 48 all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the corner common to Sections 9, 16, and 42, Township 4 South, Range 29 East of said county; thence North 87°25'45" East, along the Northerly line of said Section 16, a distance of 546.10 feet to the Westerly right-of-way line of Old Palm Valley Road, State Road No. 210 as relocated as described and recorded in Official Records Book 719, Page 1018 of the Public Records of said St. Johns County; thence Southerly and Southeasterly along said Westerly right-of-way line run the following four (4) courses and distances: COURSE NO. 1: South 06°49'15" East, 918.34 feet to the point of curvature of a curve to the left; COURSE NO. 2: thence along and around the arc of said curve concave Northeasterly, having a radius of 1330.97 feet, an arc distance of 612.38 feet, said arc being subtended by a chord bearing and distance of South 20°00'07" East, 607.0 feet to the point of tangency of said curve; COURSE NO. 3: thence South 33°10'58" East, 1628.11 feet to the POINT OF BEGINNING; COURSE NO. 4: thence South 33°10'58" East, 1000.64 feet to the Southerly line of said Section 43; thence North 85°53'26" West, 536.08 feet to the corner common to Sections 43, 41, and 15; thence South 14°33'14" East, along the Easterly line of said Section 41, 1903.31 feet; thence South 37°10'52" West, 1499.51 feet to a corner common to Sections 41, 49, and 22; thence South 84°23'17" West, along the Southerly line of said Section 41, 1480.13 feet to the Northeasterly line of Palm Valley Gardens Unit Two, as shown on map recorded in Map Book 5, Page 65 of the Public Records of said St. Johns County; thence North 24°36'56" West, along last said line, 1959.18 feet; thence North 49°55'59" East, 1432.88 feet; thence North 28°54'34" East, 743.46 feet; thence North 21°07'45" East, 393.49 feet; thence South 86°42'49" East, 622.52 feet; thence North 58°39'55" East, 567.50 feet to the POINT OF BEGINNING.

Containing 184.66 acres more or less.