

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR INTERIM PHASE IA, GRIFFINS POINT,
LOCATED WITHIN THE PARCEL OF LAND ZONED P.U.D.
PURSUANT TO ORDINANCE NUMBER 89-6

WHEREAS, the Final Development Plan for Griffins Point Interim Phase IA has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, the request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 89-6; and

WHEREAS, the request is consistent with all applicable land development regulations; and

WHEREAS, the request received favorable review and recommendation by the Planning & Zoning Agency at its meeting on June 17, 1993; and

WHEREAS, the request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area; and

WHEREAS, the first modification to PUD Ordinance 89-6 permitted development of individual lots on the waterfront on a case-by-case basis; and

WHEREAS, until significant development activity on the site is undertaken it is not feasible to provide paving, underground utilities and public water and sewer as will be required when significant development activity is begun; and

WHEREAS, Ordinance 86-4 permits waivers of paving requirements in Planned Unit Developments and, until more than four (4) residences are served by the existing access, it is in the public interest not to create the drainage impacts associated with the paving that would be required in connection with this site;

NOW, THEREFORE:

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

SECTION 1. Pursuant to a request for approval made by JEFFREY H. KAMM and BABETTE KAMM, his wife, 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 attached hereto as Exhibit "A" relating to that portion of the GRIFFINS POINT P.U.D. the legal description of which is set forth on Exhibit "B" attached hereto, and which is known as Lot G, is hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan Narrative attached hereto as Exhibit "C", and pursuant to Ordinance 86-4, until more than four (4) residences are served by the easement any requirement for paving the access to the said property is waived.

SECTION 2. All building code, zoning ordinance, and other land use and development regulations of St. Johns County are 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 P.U.D. Ordinance 89-6. Modification to approved development plans by

variance or special exception shall be prohibited. All such modifications shall follow the P.U.D. amendment procedures provided for in the St. Johns County Zoning Ordinance.

SECTION 3. All attachments included herein are incorporated herein and made a part of Ordinance 89-6.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By *Linda Balavage*
Its Chairman

ATTEST; Carl "Bud" Markel, Clerk

By *L. Wanne Carter*
Deputy Clerk

MISC.md\GPA.Res

P. U. D. OFF. REC.
BOOK E PAGE 263

Adopted: July 13, 1993



EXHIBIT "B"

JEFFREY H. KAMM

P. U. D. OFF. REC.
BOOK E PAGE 264

For a point of reference, commence at the Southwest fractional corner of Section 15, Township 8 South, Range 30 East, St. Johns County, Florida. Run thence N. 14° 12' 14" W., along the Government Meander Line of the East shore of the Matanzas River, a distance of 462.36 feet; thence N. 32° 00' 54" W., along said Government Meander Line, a distance of 276.06 feet; thence S. 87° 18' 30" E., a distance of 498.79 feet; thence N. 17° 13' 27" W., a distance of 423.88 feet; thence N. 87° 17' 49" W., a distance of 498.09 feet to a point on the Government Meander Line of the East shore of the Matanzas River; thence N. 15° 00' 16" W., along said Meander Line, a distance of 287.52 feet; thence N. 10° 00' 42" E., along said Meander Line a distance of 283.62 feet; thence N. 24° 00' 37" W., along said Meander Line a distance of 16.57 feet for the Point of Beginning. Continue thence N. 24° 00' 37" W., along said Meander Line, a distance of 218.23 feet; thence N. 89° 34' 33" E., a distance of 453.59 feet to a point on a curve to the right having a radius of 1808.30 feet; thence 71.35 feet along the arc of said curve, through a central angle of 02° 15' 39", a chord bearing and distance of S. 12° 16' 36" E., 71.35 feet to the P.T. of said curve; thence S. 11° 08' 47" E., a distance of 132.49 feet; thence S. 89° 34' 33" W., a distance of 405.57 feet to the Point of Beginning.

SUBJECT TO a non-exclusive assignable ingress, egress and utility easement retained by the grantor over and across the Easterly 60 feet of the above described property;

AND, TOGETHER WITH the following described non-exclusive, assignable easements:

EASEMENTS FOR INGRESS, EGRESS AND UTILITIES

All lying and being in Government Lots 6 and 7, Section 15, Township 8 South, Range 30 East, St. Johns County, Florida.

For a point of reference, commence at the Southwest fractional corner of Section 15, Township 8 South, Range 30 East, St. Johns County, Florida. Run thence N. 14° 12' 14" W., along the Government Meander Line of the East shore of the Matanzas River, a distance of 462.36 feet; thence N. 32° 00' 54" W., along said Government Meander Line, a distance of 276.06 feet; thence S. 87° 18' 30" E., a distance of 498.79 feet; thence S. 17° 13' 27" E., a distance of 42.40 feet for the Point of Beginning.

Continue thence S. 17° 13' 27" E., a distance of 643.92 feet to a point on the South boundary of said Section 15; thence N. 89° 34' 00" E., along the South boundary of said Section 15, a distance of 62.67 feet; thence N. 17° 13' 27" W., a distance of 636.61 feet to a point on a curve to the right having a radius of 2266.93 feet; thence 65.16 feet along the arc of said curve, through a central angle of 01° 38' 49", a chord bearing and distance of N. 84° 16' 17" W., 65.16 feet to a point on said curve and the Point of Beginning.

All lying and being in Government Lot 7, Section 15, Township 8 South, Range 30 East, St. Johns County, Florida.

For a point of reference, commence at the Southwest fractional corner of Section 15, Township 8 South, Range 30 East, St. Johns County, Florida. Run thence N. 14° 12' 14" W., along the Government Meander Line of the East shore of the Matanzas River, a distance of 462.36 feet; thence N. 32° 00' 54" W., along said Government Meander Line, a distance of 276.06 feet; thence S. 87° 18' 30" E., a distance of 498.79 feet for the Point of Beginning. Run thence S. 17° 13' 27" E., a distance of 42.40 feet to a point on a curve to the left having a radius of 2266.93 feet; thence 65.16 feet along the arc of said curve, through a central angle of 01° 38' 49", a chord bearing and distance of S. 84° 16' 17" E., 65.16 feet to a point on said curve; thence N. 17° 13' 27" W., a distance of 491.69 feet to the P.C. of a curve to left having a radius of 260.00 feet and a central angle of 15° 04' 22"; thence 68.40 feet along the arc of said curve, a chord bearing and distance of N. 24° 45' 38" W., 68.20 feet to the P.T. of said curve; thence N. 32° 17' 49" W., a distance of 99.56 feet to the P.C. of a curve to the right having a radius of 200.00 feet and a central angle of 21° 09' 02"; thence 73.83 feet along the arc of said curve, a chord bearing and distance of N. 21° 43' 18" W., 73.41 feet to the P.T. of said curve; thence N. 11° 08' 47" W., a distance of 506.13 feet to the P.C. of a curve to the left having a radius of 1808.30 feet and a central angle of 08° 10' 05"; thence 257.79 feet along the arc of said curve a chord bearing and distance of N. 15° 13' 50" W., 257.57 feet to the P.T. of said curve; thence N. 19° 18' 52" W., a distance of 254.51 feet; thence S. 89° 34' 33" W., a distance of 63.42 feet; thence S. 19° 18' 52" E., a distance of 275.05 feet to the P.C. of a curve to the right having a radius of 1748.30 feet and a central angle of 08° 10' 05"; thence 249.24 feet along the arc of said curve, a chord bearing and distance of S. 15° 13' 50" E., 249.03 feet to the P.T. of said curve; thence S. 11° 08' 47" E., a distance of 506.13 feet to the P.C. of a curve to the left having a radius of 260.00 feet and a central angle of 21° 09' 02"; thence 95.98 feet along the arc of said curve, a chord bearing and distance of S. 21° 43' 18" E., 95.43 feet to the P.T.

of said curve; thence S. 32° 17' 49" E., a distance of 99.56 feet to the P.C. of a curve to the right having a radius of 200.00 feet and a central angle of 15° 04' 22"; thence 52.61 feet along the arc of said curve, a chord bearing and distance of S. 24° 45' 38" E., 52.46 feet to the P.T. of said curve; thence S. 17° 13' 27" E., a distance of 423.88 feet to the Point of Beginning.

All lying and being in Government Lots 6 and 7, Section 15, Township 8 South, Range 30 East, St. Johns County, Florida.

RP15

EXHIBIT "C"

GRIFFINS POINT
INTERIM PHASE IA
FINAL DEVELOPMENT PLAN

P.U.D. OFF. REC.
BOOK E PAGE 267

In accordance with the procedures established in Section 8-3, "Implementation of PUD", of the St. Johns County Zoning Code, the attached survey, Exhibit "A" to the Resolution, 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 occupied by buildings and structures for residential use will not exceed thirty-five (35%) percent of the total ground area of the PUD. The overall project density of this phase is .53 units per acre.

8-4-2. Open Space. This phase contains one building site of approximately 1.975 acres, known as Lot G. Final Development Plan approval is sought solely to open an unimproved roadway through an existing 60 foot easement from the Owens Avenue extension to the site with authority to construct one (1) single family residence to be serviced by well and septic tank. If ACOE, DER or St. Johns River Water Management District permits are required for this improvement, they will be obtained prior to construction.

8-4-3. Waiver of yard, dwelling unit, frontage criteria, and use restriction. Development will proceed along the spirit and intent of the Zoning Ordinance and in compliance with the provisions of the PUD Ordinance 89-6, known as GRIFFINS POINT. The

parcel shall comply with the setbacks, uses and restrictions as set forth in the County's RS-2 Zoning Classification and the accessory uses set forth in Section 7-17 of the Zoning Code, as presently constituted.

8-4-4. Project size. The total PUD is of an approximate size of one hundred forty-five (145) acres. The present application for FDP includes 1.975 acres, more or less, plus the access road.

8-4-5. Support legal documents for open space. N/A

8-4-6. Access. Access to this parcel is provided by private unpaved vehicular way within a private 60 foot easement with not less than 100 foot frontage.

8-4-7. Privacy. The vegetation and configuration of the property in question provide ample natural buffers and vegetative barriers.

8-4-8. Community Facilities. N/A

Miscellaneous

1. Until platting of that phase of the GRIFFINS POINT P.U.D. containing the property described in this Final Development Plan (the "site"), access to the site may be by the existing Owens Avenue and by a driveway from Owens Avenue to the site provided, however, that the minimum graded width of the driveway shall be sixteen (16') feet plus shoulders with a minimum clearing of vegetation of twenty (20') feet. At the northern terminus of the driveway, applicant shall clear and grade a "T" the width of the easement (sixty [60'] feet) which "T" shall also have a minimum

graded width of sixteen (16') feet.

2. Until platting of that phase of the GRIFFINS POINT P.U.D. containing the site, utilities may be provided above ground provided, however, that upon platting all utilities will be placed underground.

3. Until platting of that phase of the GRIFFINS POINT P.U.D. containing the site, water and sewer may be provided by potable well and septic system provided, however, that upon platting any improvements on the site will be connected to the County Water and Sewer Utility.

Respectfully submitted,

JEFFREY H. KAMM and
BABETTE KAMM, his wife

By _____
GEORGE M. McCLURE, Attorney
Florida Bar No. 201103
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St. Augustine, FL 32085-3504
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STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK E PAGE 270

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:

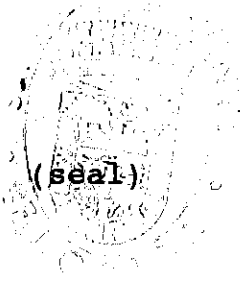
RESOLUTION NO. 93-110

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held July 13, 1993.

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 16th day of July, 1993.

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



FILED AND RECORDED
PUBLIC RECORDS BY:
ST. JOHNS COUNTY, FLORIDA

By: Yvonne Carter
Yvonne Carter, Deputy Clerk

93 AUG 30 PM 2:33

Carl "Bud" Markel
CLERK OF CIRCUIT COURT