

RESOLUTION NO. 93- 147

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR INTERIM PHASE IB, 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 IB 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 received favorable review and recommendation by the Planning and Zoning Agency at its meeting on September 2, 1993; and

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

present, only one (1) residence has been approved; 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 as follows:

SECTION 1. Pursuant to a request for approval made by George M. McClure and Margaret W. McClure, 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 PUD, the legal description of which is set forth on Exhibit "B" attached hereto, and which is known as Lot E, 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. Development of more than four (4) residences to be served by the easement will require platting.

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 PUD Ordinance 89-6. 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.

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 Balvanega
Its Chair

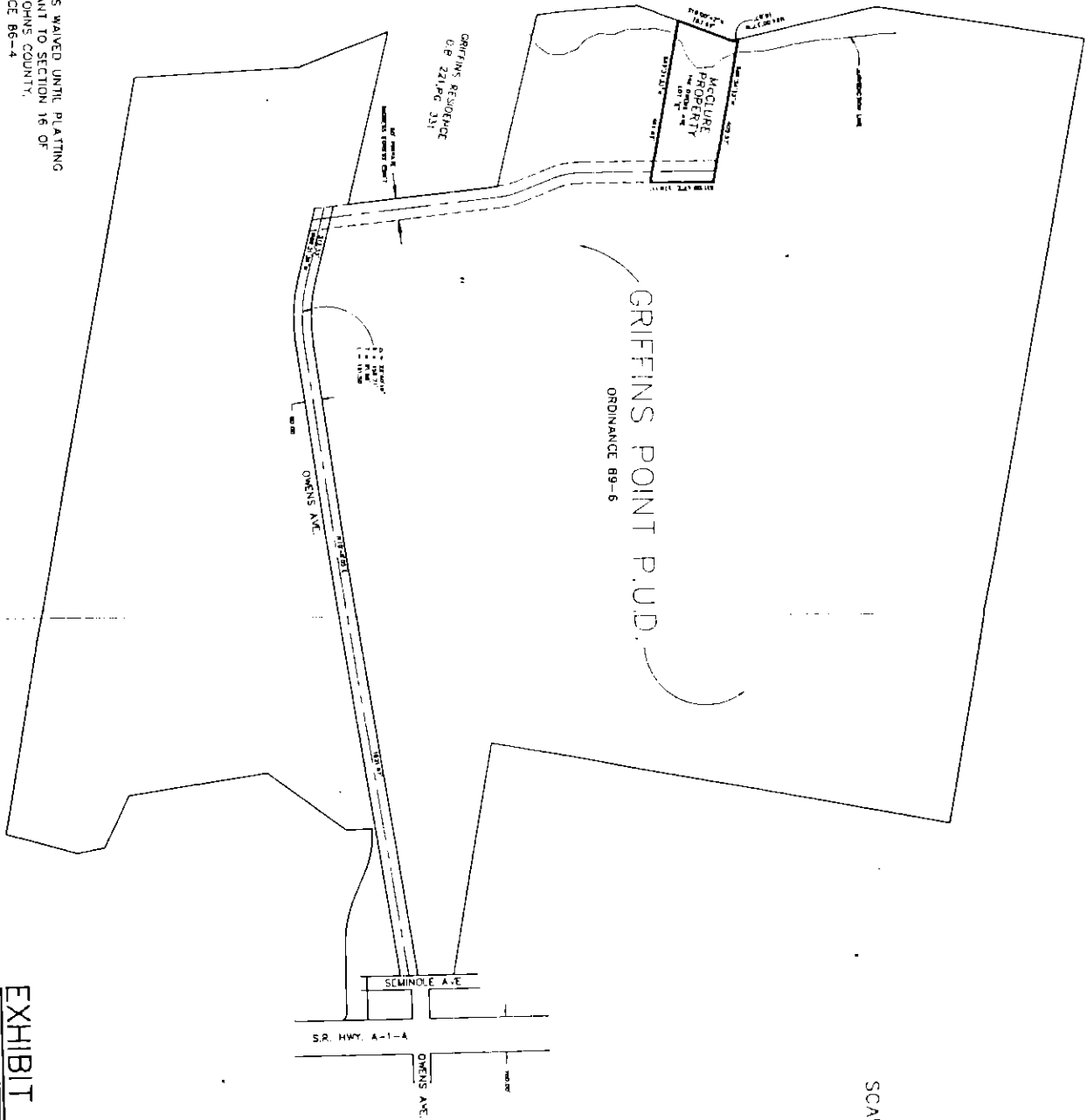
ATTEST: CARL "BUD" MARKEL, CLERK

By: Patricia DeGrande

Deputy Clerk

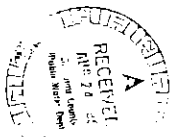
MAZANZAS RIVER


NOTE: PAVING IS WAIVED UNTIL PLATTING
 PURSUANT TO SECTION 16 OF
 OF ST. JOHN'S COUNTY,
 ORDINANCE 86-4



SCALE: 1" = 200'

EXHIBIT "A"



| | | | | | |
|--------------|----------------|---|------------------------|--|---------|
| SHEET NUMBER | GRIFFINS POINT |  MICHAEL ANTONOPOULOS ASSOCIATES ENGINEERS, PLANNERS, AND DEVELOPERS 1475 S.W. 10TH AVENUE, SUITE 200 MIAMI, FLORIDA 33135 (305) 556-1664 | FINAL DEVELOPMENT PLAN | OWNER | DATE |
| | | | | FOR ST. JOHN'S COUNTY, BOARD OF COUNTY COMMISSIONERS | 1/26/04 |

GEORGE M. McCLURE AND MARGARET W. McCLURE, HIS WIFE

EXHIBIT "B"

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 121.11 feet for the Point of Beginning. Continue thence N. 10° 00' 42" E., along said Meander Line a distance of 162.51 feet; thence N. 24° 00' 37" W., along said Meander Line a distance of 16.57 feet; thence N. 89° 34' 33" E., a distance of 405.57 feet; thence S. 11° 08' 47" E., a distance of 178.11 feet; thence S. 89° 34' 33" W., a distance of 461.52 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 Lot 6, 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 $01^{\circ} 38' 49''$, a chord bearing and distance of N. $84^{\circ} 16' 17''$ 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. $14^{\circ} 12' 14''$ W., along the Government Meander Line of the East shore of the Matanzas River, a distance of 462.36 feet; thence N. $32^{\circ} 00' 54''$ W., along said Government Meander Line, a distance of 276.06 feet; thence S. $87^{\circ} 18' 30''$ E., a distance of 498.79 feet for the Point of Beginning. Run thence S. $17^{\circ} 13' 27''$ 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 $01^{\circ} 38' 49''$, a chord bearing and distance of S. $84^{\circ} 16' 17''$ E., 65.16 feet to a point on said curve; thence N. $17^{\circ} 13' 27''$ 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 $15^{\circ} 04' 22''$; thence 68.40 feet along the arc of said curve, a chord bearing and distance of N. $24^{\circ} 45' 38''$ W., 68.20 feet to the P.T. of said curve; thence N. $32^{\circ} 17' 49''$ 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 $21^{\circ} 09' 02''$; thence 73.83 feet along the arc of said curve, a chord bearing and distance of N. $21^{\circ} 43' 18''$ W., 73.41 feet to the P.T. of said curve; thence N. $11^{\circ} 08' 47''$ 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 $08^{\circ} 10' 05''$; thence 257.79 feet along the arc of said curve a chord bearing and distance of N. $15^{\circ} 13' 50''$ W., 257.57 feet to the P.T. of said curve; thence N. $19^{\circ} 18' 52''$ W., a distance of 254.51 feet; thence S. $89^{\circ} 34' 33''$ W., a distance of 63.42 feet; thence S. $19^{\circ} 18' 52''$ 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 $08^{\circ} 10' 05''$; thence 249.24 feet along the arc of said curve, a chord bearing and distance of S. $15^{\circ} 13' 50''$ E., 249.03 feet to the P.T. of said curve; thence S. $11^{\circ} 08' 47''$ 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 $21^{\circ} 09' 02''$; thence 95.98 feet along the arc of said curve, a chord bearing and distance of S. $21^{\circ} 43' 18''$ E., 95.43 feet to the P.T. of said curve; thence S. $32^{\circ} 17' 49''$ 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 $15^{\circ} 04' 22''$; thence 52.61 feet along the arc of said curve, a chord bearing and distance of S. $24^{\circ} 45' 38''$ E., 52.46 feet to the P.T. of said curve; thence S. $17^{\circ} 13' 27''$ 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, and containing 1.724 Acres, more or less.

RP16

P.U.D. OFF. REC.
BOOK E PAGE 355

EXHIBIT "C"
GRIFFINS POINT
INTERIM PHASE IB
FINAL DEVELOPMENT PLAN

P.U.D. OFF. REC.
BOOK E PAGE 356

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 .58 units per acre.

8-4-2. Open Space. This phase contains one building site of approximately 1.724 acres, known as Lot E. Final Development Plan approval is sought solely to construct one (1) single family residence to be serviced by well and septic tank. Access is provided by the driveway authorized in Interim Phase IA. 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, as amended, 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 1.724 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

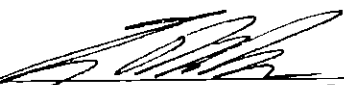
1. Until platting of that phase of the GRIFFINS POINT P.U.D. containing the property described in this Final Development Plan (the "site"), access to the site may be by the existing Owens Avenue and by the driveway from Owens Avenue past the site as authorized in Interim Phase IA.

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

planning any improvements on the site will be connected to the County Water and Sewer Utility.

Respectfully submitted,
GEORGE M. McCLURE and
MARGARET W. McCLURE, his wife

By 
GEORGE M. McCLURE, Attorney
Florida Bar No. 201103
McClure and Whiteman
81 King Street, Suite A
P.O. Box 3504
St. Augustine, FL 32085-3504
(904) 824-0879

STATE OF FLORIDA
COUNTY OF ST. JOHNS

CLERK OF THE CIRCUIT COURT
PUBLIC RECORDS
ST. JOHNS COUNTY, FLA

93SEP 24 PM 2:11

P.U.D. OFF. REC.
BOOK _____ PAGE 359

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. 93-147

**adopted by the Board of County Commissioners
of St. Johns County, Florida at a regular
meeting of said Board held September 14, 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 20th day of September, 1993.

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

By: Irma Pacetti
Irma Pacetti, Deputy Clerk

(seal)

