

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR RIVER OAKS PLANTATION LOCATED
WITHIN THE PARCEL OF LAND ZONED
PUD PURSUANT TO ORDINANCE 82-14.**

WHEREAS, the Final Development Plan for River Oaks Plantation has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

- A. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 82-14; and
- B. The request received favorable review with the recommendation by the Planning and Zoning Agency at its meeting on October 21 1993; and
- C. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;

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 of River Oaks Plantation made by Montgomery land Company, in accordance with Section 8-3 of St. Johns County 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 PUD, the legal description of which is set forth on Exhibit A attached hereto, and which is known as River Oaks Plantation 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 B.

Section 2. All building code, zoning ordinance, and other land use development regulations of St. Johns County are applicable to this development except to the extent that they conflict with specific provisions of the 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. The developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan attached as Exhibit A until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Regulation Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 4. No lots shall be conveyed within the subdivision depicted on the Final Development Plan attached as Exhibit A until a final plat has been approved by the Board of County Commissioner of St. Johns County and recorded in the Public Records of St. Johns County, and the Declaration of Covenants and Restrictions of River Oaks Plantation is recorded in the Public Records of St. Johns County, Florida.

Section 5. All attachments included herein are incorporated herein and made a part of Resolution 93-175.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Linda Balsavage
Chair, Linda Balsavage

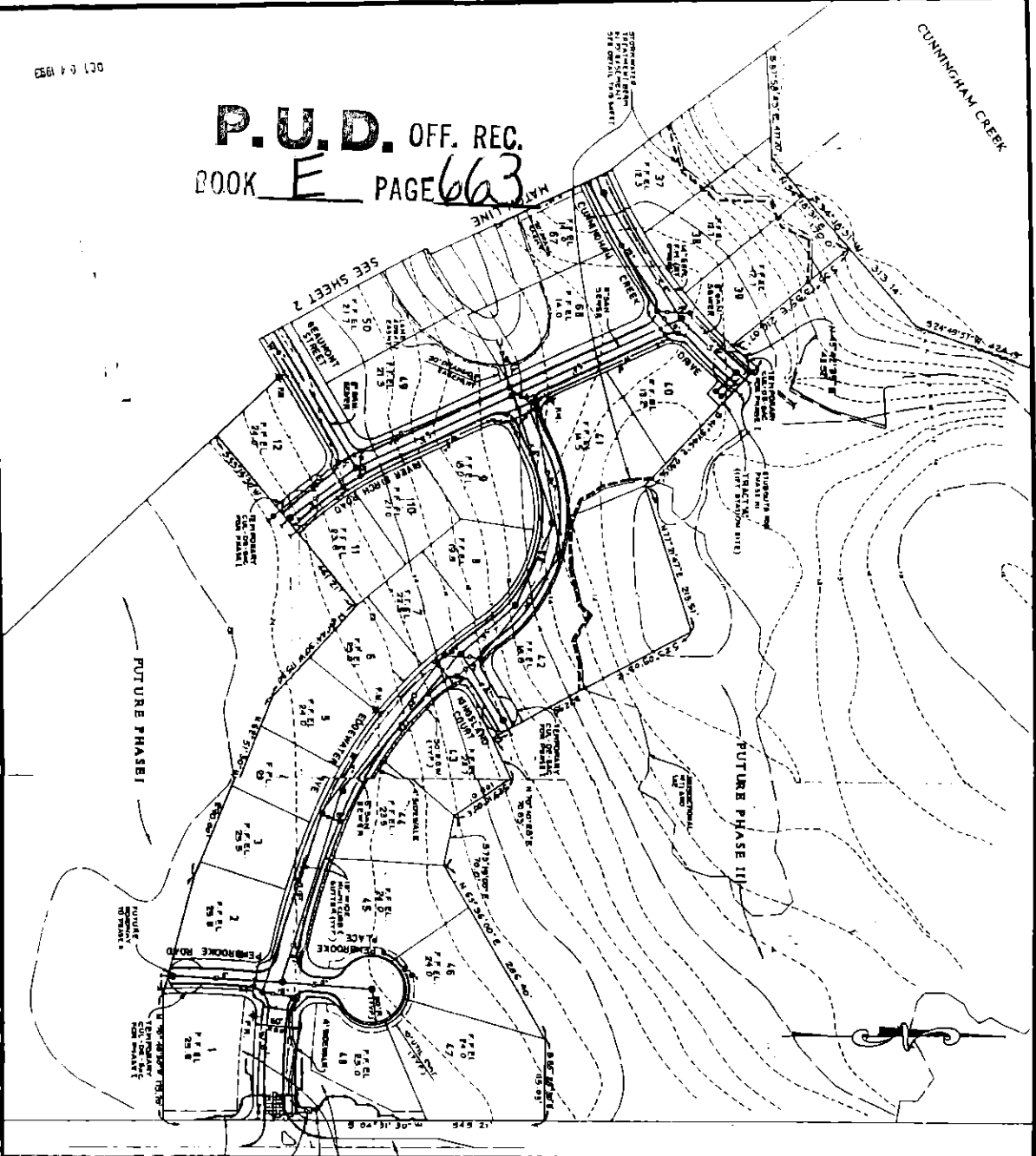
ATTEST: CARL "BUD" MARKEL, CLERK

By: Yvonne Carter
Deputy Clerk

CUNNINGHAM CREEK

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021 64 933



STATE ROAD No. 13

LEGEND:

- 8" PVC SANITARY SEWER w/ MANHOLE
- 12" PVC SEWER w/ MANHOLE
- 12" PVC WATER MAIN w/ GLOBE VLV.
- 12" PVC WATER MAIN w/ GLOBE VLV.
- 12" GATE VALVE
- EXISTING CONTOUR LINE

IMPROVEMENTS IN 2013
PER 2013 CONCEPT PLAN PERMIT

LANDSCAPE & TREE ESTIMATE
BASED ON 2013 CONCEPT PLAN
(NOT A GUARANTEED PRODUCT PERMIT
PER 2013 CONCEPT PLAN PERMIT)

FRUIT COVE
WOODS DRIVE
HIGSON
RECREATIVE TRAILHEAD

DENSITY CALCULATION:

1. TOTAL PHASE I PLATED AREA: 342.12 AC.
2. NO. OF LOTS: 68
3. DENSITY: 1.55 LOTS/AC.

EXHIBIT - A -

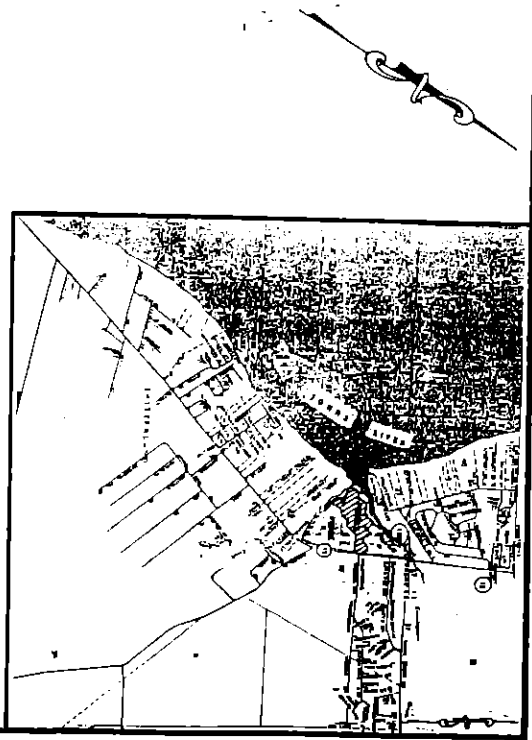
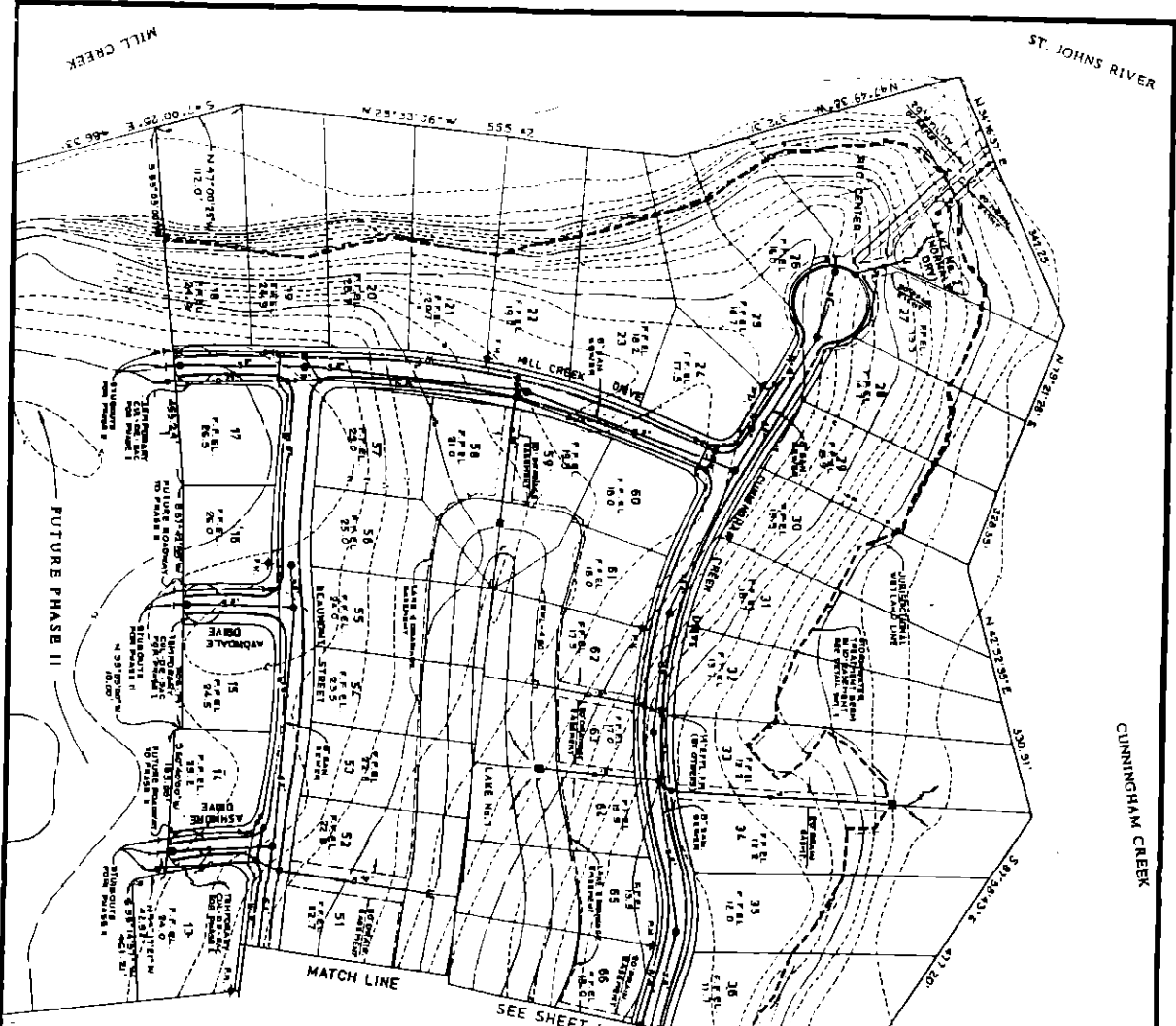
SHEET 1
DRAWING

RIVER OAKS PLANTATION
PHASE I
FOR: MONTGOMERY LAND COMPANY, INC.

Hill
Bohm &
Associates, Inc.
CIVIL ENGINEER

DESIGNED BY: M.B.
DRAWN BY: E.T.
CHECKED BY: M.B.
SCALE: 1" = 100'

NO.	DATE	REVISIONS DESCRIPTION



LOCATION MAP

LEGAL DESCRIPTION
 for
 PHASE I

[The text in this section is extremely faint and illegible, appearing to be a dense block of legal or descriptive text.]

EXHIBIT - A

SHEET 2 OF
 DRAWING

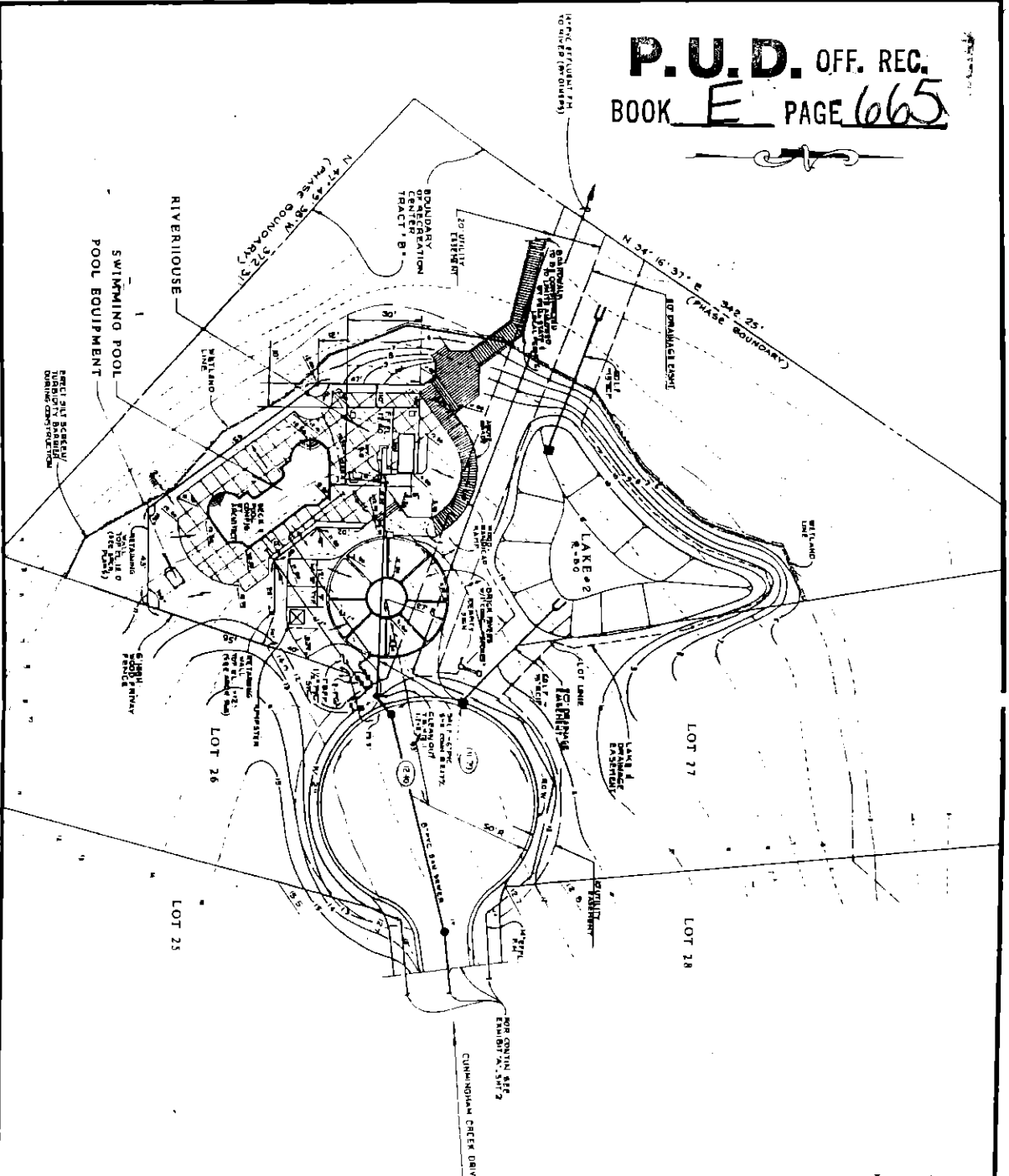
RIVER OAKS PLANTATION
 PHASE I
 FOR MONTGOMERY LAND COMPANY, INC.



DESIGNED BY M.B.
 DRAWN BY E.T.
 CHECKED BY M.D.

NO.	DATE	REVISIONS DESCRIPTION

P.U.D. OFF. REC.
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LEGEND:

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT ELEV.

NOTE: THIS SHEET DEPICTS THE RECREATION CENTER (TRACT 'E') FOR LOT 26. SEE SHEET 2 FOR LOCATION.

NOTE: THIS SHEET DEPICTS THE RECREATION CENTER (TRACT 'E') FOR LOT 26. SEE SHEET 2 FOR LOCATION.

EXHIBIT - A

SHEET 3
 DRAWN

RIVER OAKS PLANTATION
 PHASE I
 FOR: MONTGOMERY LAND COMPANY, INC.



DESIGNED BY: M.B.
 DRAWN BY: E.T.
 CHECKED BY: M.N.

NO.	DATE	REVISIONS DESCRIPTION

P.U.D. OFF. REC:
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EXHIBIT B

FINAL DEVELOPMENT PLAN FOR
RIVER OAKS PLANTATION
WITHIN THAT PORTION OF THE PUD 82-14 NAMED
JULINGTON CREEK

MONTGOMERY LAND COMPANY
October 4, 1993

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Montgomery Land Company hereby submits, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, the "Final Development Plan" for a single family subdivision to be known as "River Oaks Plantation" (Phase One). The Final Development Plan consists of a 3-page map identified as Exhibit A to the Resolution, this text identified as Exhibit B to the Resolution (the "Text"), and a depiction of the project entry sign identified as Exhibit C (for reference only).

Separate Final Development Plans will be submitted for each of the future phases of the development.

The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 82-14 and known as Julington Creek. The area encompassed by this Final Development Plan is located along the west side of State Road 13. River Oaks Plantation (Phase One) will contain 68 single family lots.

In accordance with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by Hill, Boring & Associates, Inc., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

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8-4-1 Density of Development

The total ground area occupied by the residential buildings and structures in the subdivision shall not exceed 35 percent of the total ground area committed to residential use.

8-4-2 Open Space

A total of 12.94 acres of open space, consisting of a 1.40 acre Recreation Center (Tract "B"), including stormwater lake no. 2, 3.41 acres of stormwater lake no. 1, and 8.13 acres of jurisdictional wetlands, are shown on the Map (Exhibit "A"). Also, the lakes, recreation area, and other open space existing and planned for the Julington Creek P.U.D. as a whole will provide ample open space both within and outside the boundaries of the subdivision. The entry sign, the recreation center, roads and the common landscape features within River Oaks Plantation will be maintained by a homeowners' association whose membership will include all lot owners within River Oaks Plantation.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restriction

All development which is to occur within the subdivision will comply with the spirit and intent of the Zoning Ordinance. Temporary construction trailers may be utilized within the subdivision by the developer during the construction period. There will be no more than 68 residences in this phase of the Subdivision. A minimum 20 foot front setback line and a minimum 5 foot side setback line for each building parcel will be platted except that no two dwellings will be closer together than 15 feet as measured between the limits of roof overhangs. Rear setback lines will be platted at 10 feet minimum. Minimum lot sizes will be 12,000 square feet. A garage will be required for each unit. Pools, decks, fences, spas and sheds will be permitted in accordance with restrictions imposed by the architectural review committee. The proposed River Oaks Plantation Homeowners Association will have an Architectural Review Committee that will review and approve all building plans prior to issuance of a building permit by St. Johns County.

8-4-4 Project Size

The three-phase entirety of River Oaks Plantation will comprise approximately 120 acres. The Phase I area shown on this Final Development Plan comprises approximately 44.14 acres and 68 lots. Phases II and III (future) will comprise a total of 147 lots. All lots will be a minimum of 12,000 square feet with a nominal width of 100 feet except on cul-de-sacs. Lots backing up to State Road 13 will be a minimum of 140 feet in depth to accommodate any F.D.O.T. right-of-way acquisition that may obtain at some time in the future.

8-4-5 Support Legal Documents for Open Space

Management and maintenance of all common areas encompassed by this Final Development Plan and/or the Julington Creek PUD will be performed by the Homeowners' Association.

8-4-6 Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the Property via the private roads to be owned by the Homeowners' Association.

8-4-7 Privacy

Each dwelling will be provided visual and acoustical privacy by virtue of lot sizes and architectural control of the subdivision by the architectural review board. Landscaping, both planted and retained native vegetation, shall be provided for the protection and aesthetic enhancement of the Property, and to screen objectional views and reduce noise.

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 in Section 9-3-1 (below).
- 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 debris removal. Location of fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plan. The fire hydrants to be installed pursuant to this Final Development Plan shall meet County standards and must be approved by the County Fire Coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants. The fire hydrants and water distribution system will be owned and maintained by the Utility Company serving the site both initially and long term.

The Recreation Center (Tract "B") will be approximately 1.40 acres in size, of which approximately 0.67 acres is

in non-jurisdictional uplands. The Recreation Center will contain a pool, a small cabana building, and a boardwalk to the river. These facilities will be for the use of residents of River Oaks Plantation and their invited guests only.

- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground. Also shown on the Final Development Plan is the location and design of the storm sewer facilities serving the Property and the grading and topography of the site facilitating proper drainage of storm waters and preventing erosion and the formation of dust.
- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners, with the exception that a request for variance be granted to allow for the construction of 18 inch wide "Miami"-type curb and gutter in lieu of 24-inch wide county standard curb and gutter. No structure (except for fencing) shall be built within 100 feet of the present centerline of the right-of-way of State Road 13. A masonry fence will be allowed at the western perimeter of the S.R. 13 right-of-way. However, should additional right-of-way be required by F.D.O.T., the fence shall be removed or relocated at the developer's expense. Developer shall preserve a greenbelt screen between the residential development within this P.U.D. and State Road 13 to the extent required by the terms and conditions of the P.U.D. No residential driveways from this P.U.D. shall open onto State Road 13.
- f. Signs: An entrance sign not to exceed 30 square feet of lettering area and 6' in height total, which will be lighted by floodlights, will be installed within the common area adjacent to the subdivision entrance road right-of-way for project identity. A "kiosk" (8'x8'x15' high) and decorative fencing will be constructed to accompany and enhance the signage, as shown on Exhibit "C" (for reference only). Neither sign, fencing or kiosk will encroach upon public right-of-way. No other signs will be installed other than a small sign to identify each model home, traffic signs, or street signs, as may be deemed necessary. The entry sign will be maintained by the Homeowners' Association.

- g. Temporary Uses - It is expected that model home buildings will be constructed. Temporary construction trailers will be utilized on the site. Parking will be allowed in the model home driveways only. Sales offices will exist in the proposed model homes.

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- h. Maximum Height - No building or unit in the subdivision shall be taller than the maximum height allowed in the Zoning Ordinance (for detached Single-Family Homes) or thirty five (35') feet.
- i. The recreation center will be constructed with the Phase I "horizontal" development. It will be turned over to the Homeowners' Association for perpetual ownership and maintenance as soon as this transaction is allowable by law, unless the developer wishes to retain ownership for a longer period of time

Section 9-1-1 Drainage

The drainage system for the Property that will prevent damage to abutting parcels and streets is graphically depicted on the Final Development Plan. Specific drainage plans for each lot upon which a residence is to be constructed will be submitted to and reviewed by the Architectural Review Committee prior to commencement of construction to insure consistency with this general drainage plan. The construction plans must be reviewed and approved by the St. Johns County Engineering Department prior to commencement of land clearing, site preparation, or construction.

9-1-2 Separation from Walkway and Street

No combined off-street parking or loading facilities will be constructed on the Property except as shown for the Recreation Center, Tract "B", on Exhibit "A". A sidewalk will be constructed on Edgewater Drive, River Birch Drive and Cunningham Creek Drive to the Recreation Center in the locations shown on Exhibit "A".

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, Exhibit "A", interior drives (roadways) will be asphalt-paved in widths of 24-feet or 20-feet wide, with Miami-type curb and gutter on each side of each roadway. A variance from St. Johns County Ordinance 86-4 is requested to allow the construction of 18-inch wide Miami-type curb and gutter in lieu of 24-inch wide curb and gutter.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, there will be no off-street parking spaces other than the private driveways and the parking spaces at the recreation center as shown on Exhibit "A" and as described in Section 9-3-1 below.

9-1-6 Lighting

Lighting within the Property will meet or exceed the minimum requirements of St. Johns County. The lighting shall be designed and installed to minimize glare on adjacent property.

9-1-7 Screening

Section 9-1-7 does not apply because there will be no parking spaces for ten or more vehicles in any one location on the Property.

9-2 Location

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking; Numbers Required

The Property will be used for single family residential lots and a recreation center. In accordance with Subsection "a" of 9-3-13, at least one off-street parking space will be provided per dwelling in each dwelling's driveway. Also, a garage for each unit shall exist. The recreation center depicted on Exhibit "A" includes three off-street parking spaces which are intended for service, delivery, and passenger off-loading and on-loading purposes only. The number of spaces available is limited due to the restricted size of the recreation center site, and as a means of encouraging pedestrian travel to and from the center.

9-4-1 Off-Street Loading Requirements

This section does not apply to residential developments.

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< TRANSACTION REPORT >

11-15-1993(MON) 14:52

[TRANSMIT]

NO.	DATE	TIME	DESTINATION STATION	PG.	DURATION	MODE	RESULT
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				14	0° 09' 56"		

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STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK E PAGE 675

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. 93-175

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held November 9, 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 15th day of November, 1993.

PUBLIC RECORDS
ST. JOHNS COUNTY, FLA.

93 NOV 16 PM 3

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

Carl Bud Markel
CLERK OF CIRCUIT COURT

By: *Yvonne Carter*
Yvonne Carter, Deputy Clerk

