

RESOLUTION NUMBER 93- 98

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**RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR UNIT 9 OF THE PLANTATION
AT PONTE VEDRA (PREVIOUSLY MICKLERS LANDING)
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 84-35**

WHEREAS, the application of the Plantation Developers, Inc. for approval of the Final Development Plan attached hereto as EXHIBIT "A" and by this reference made a part hereof, and the written submission statements made in connection therewith and attached hereto as EXHIBIT "B," and by this reference made a part hereof, have been reviewed by the St. Johns County Planning & Zoning Agency, and on the basis of such review, pursuant to Section 8-3-1 and 8-3-2 of the St. Johns County Zoning Ordinance, the St. Johns County Planning & Zoning Agency has found the same to be in compliance with all requirements of Ordinance 84-35 (PUD), and on June 3, _____ 1993, recommended approval of the Final Development Plan as submitted; and

WHEREAS, the Board of County Commssioners hereby finds that the proposed plan of development of the subject parcel in accordance with the Final Development Plan is compatible and consistent with the approved PUD and surrounding existing land uses, such uses being residential; the development of the subject parcel in accordance with the Final Development Plan will not cause any inconvenience or hardship to surrounding landowners and land uses or to the residents of St. Johns County in general; and the health and safety of the general neighborhood and the natural environment in this area is not adversely affected;

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

SECTION 1. Pursuant to a letter request dated March 17, 1993 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. 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.

SECTION 2. All building code, zoning ordinance, and other land use development regulations as may be amended from time to time shall be applicable to this development except to the extent that they conflict with special provisions of the approved development plans or PUD ordinance.

SECTION 3. This approval is subject to final Engineering Department approval prior to issuance of construction permits.

SECTION 4. Modification to approved development plan 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.

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

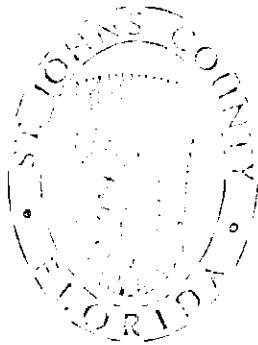
BY: *Linda Balowage*
Its Chair

ATTEST: Carl "Bud" Markel, Clerk

By: *Yvonne Carter*
Deputy Clerk

ADOPTED AT REGULAR MEETING:

June 22, 1993



FINAL DEVELOPMENT PLAN
PLANTATION AT PONTE VEDRA, UNIT 9
(FORMERLY MICKLERS LANDING)
PUD ORDINANCE 84-35

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EXHIBIT B
TO THE RESOLUTION

THE PLANTATION DEVELOPERS

MARCH 17, 1993

(REVISED MAY 18, 1993)

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.

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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 approximately 7.5 acres of open space reserved in Tracts A, B, C and D, as shown on the FDP map.

8-4-3 Waiver of Yard, Dwelling Unit, 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 44 future residences on the 44 lots as depicted on the attached Final Development Plan Exhibit "A". Each lot will be a minimum of 9,500 square feet. The residential structures will be set back at least twenty (20) feet from the road right-of-way. The rear yard setback will be a minimum of seventeen and one-half (17½) feet. The side lot setbacks will be a minimum of five (5) feet from each side. There will be a minimum of ten (10) feet between residential structures. Setbacks are to be measured from the walls of buildings. Pools and enclosures are subject to the same setback requirements as buildings. The ARB has the authority to waive setback requirements on individual lots.

The Final Development Plan also includes four separate tracts labeled as "Tract A", "Tract B", "Tract C", and "Tract D". The Tracts uses are described as follows:

Tract A:	Landscaping and Berming Area
Tract B:	Stormwater Management Area
Tract C:	Wetlands Conservation Area
Tract D:	Landscaping Area

The Tracts will be owned and maintained by the Homeowners Association.

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 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. No lot may access two streets.

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 Map as easements for utilities and drainage.

9-1-2 Separation of Walkway and Street

This provision is not applicable since there are no off-street parking and loading facilities.

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. Landscaping, curbing or other barrier may be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.

9-1-4 Interior Drives

The Property is to be used for single family residences, so, this provision is not applicable.

9-1-5 Marking of Parking Spaces

This provision is not applicable since there will be no parking spaces in lots of 10 or more spaces.

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 spaced approximately 300 feet on the center. The lighting shall be designed and installed to minimize glare on adjacent property.

9-1-7 Screening

This provision is not applicable since there will be no parking spaces in lots of 10 or more spaces.

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

This provision is 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 Map (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.

Donald R. Smith
Authorized Agent for "The Plantation"

STATE OF FLORIDA

COUNTY OF ST. JOHNS

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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. 93-98

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held June 22, 1993.

FILED
JUN 29 PM 11:29
ST. JOHNS COUNTY FLA

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 June, 1993.

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
Yvonne Carter, Deputy Clerk

(seal)