

RESOLUTION NO. 94-169

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR COQUINA CROSSING, UNIT ONE
WITHIN THE WEST LAKES PUD
LOCATED WITHIN THE PARCEL OF LAND
ZONED PUD PURSUANT TO ORDINANCE 93-47**

WHEREAS, the Final Development Plan for Unit One of Coquina Crossing 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 received favorable review and recommendation by the Planning and Zoning Agency at its meeting on September 1, 1994; and
- B. The request is consistent with the Comprehensive Plan, the PUD Ordinance, and compatible with development patterns in the surrounding area;
- C. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 93-47; and

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 131 mobile/manufactured home sites, a Community Center, recreation amenities, and site improvements made by Prime Properties, L.C., 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 PUD, the legal description of which is set forth on Exhibit A attached hereto, and which is known as Unit One of Coquina Crossing 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. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United State Constitutions.

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 Protection 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.

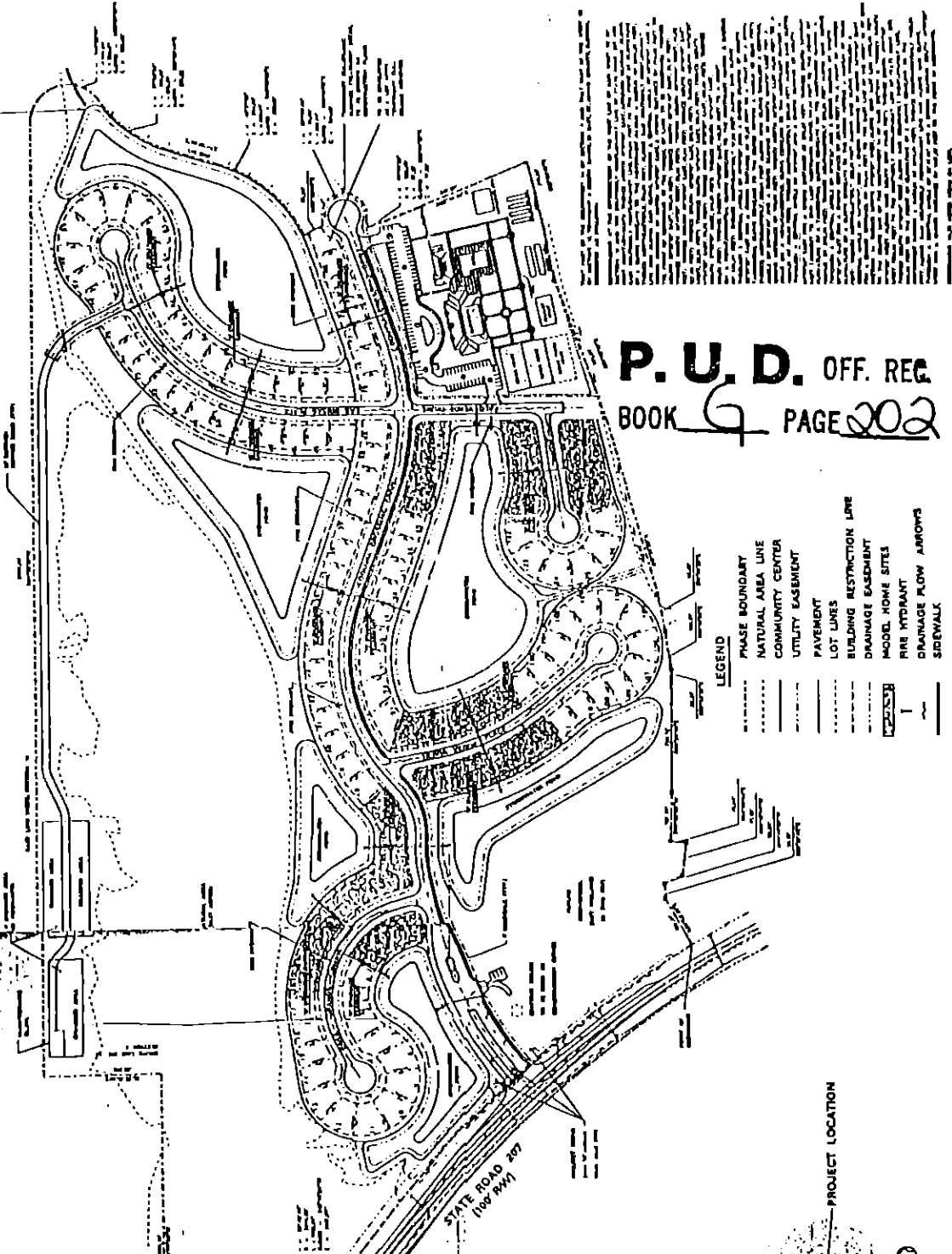
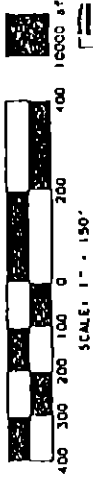
Section 4. All attachments included herein are incorporated herein and made a part of Resolution No. 94-169

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Alan Roberts
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

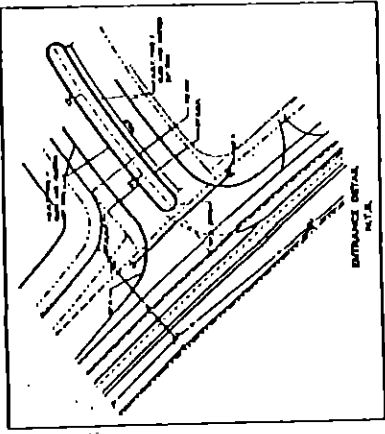
By: Imma Paetle
Deputy Clerk



LEGEND

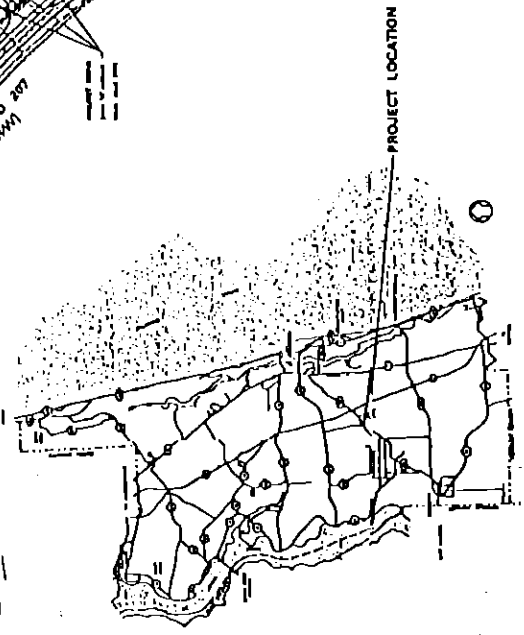
- PHASE BOUNDARY
- NATURAL AREA LINE
- COMMUNITY CENTER
- UTILITY EASEMENT
- PAVEMENT
- LOT LINES
- BUILDING RESTRICTION LINE
- DRAINAGE EASEMENT
- MODEL HOME SITES
- FIRE HYDRANT
- DRAINAGE FLOW ARROWS
- SIDEWALK

P.U.D. OFF. REC.
BOOK 9 PAGE 202



DEVELOPMENT SUMMARY
171 LOTS
13,000 sq. CLUB HOUSE
4,200 sq. INDOOR POOL

PARKING SUMMARY
REQUIRED 44 SPACES
PROVIDED 79 SPACES



NO.		DATE		DESCRIPTION	
1				P.U.D. OFF. REC.	
DESIGNED BY:		DRAWN BY:		CHECKED BY:	
T. CAMPANINI		C. JOHNSON		C. JOHNSON	
SCALE: 1" = 150'		EXHIBIT A OF RESOLUTION			
RECEIVED		FINAL DEVELOPMENT PLAN			
FOR		COQUINA CROSSING UNIT ONE (WITHIN THE WEST LAKES PUD)			
BHR		BESSENT, HAYMAK & RUCKMAN, INC. CONSULTING AND DESIGN ENGINEERS			
DATE:		PROJECT NO.:		DRAWING NO.:	
JULY, 1994		25321.17		9	

P. U. D. OFF. REC.
BOOK 6 PAGE 203

EXHIBIT B TO THE RESOLUTION

FINAL DEVELOPMENT PLAN NARRATIVE

COQUINA CROSSING, UNIT ONE

WITHIN WEST LAKES PUD 93-47

PRIME PROPERTIES, L.C.

JUNE 24, 1994
REVISED JULY 26, 1994
REVISED AUGUST 19, 1994

Developer hereby submits, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for Unit One of Coquina Crossing. The Final Development Plan consists of a one-page map identified as Exhibit A to the Resolution (the "Map"), the legal description identified on Exhibit A, and this text identified as Exhibit B to the Resolution (the "Text"). The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 93-47. The area encompassed by this Final Development Plan is located within the West Lakes PUD. It occupies a portion of West Lakes PUD as shown on the approved Master Plan. Under the approved Master Plan, West Lakes may be developed for up to 640 single family units, 60,000 square feet Commercial and a Community Center. Unit One will contain up to 131 mobile/manufactured home lots, a Community Center, recreation amenities, and site improvements on approximately 95 acres. Unit One consists of 131 lots, and is the first part of Phase 1 in the PUD, which provides for 270 lots. The area shown as "future commercial" is included in the overall legal description, but a separate final development plan will be filed prior to development occurring.

Residents will purchase a manufactured (mobile) home that will be installed on a leased lot within this mobile home park. The developer and its successors or assign will be responsible for the maintenance of roads, common areas, drainage systems, as well as the irrigation and maintenance of all individual lots. Residents will be responsible for the up-keep of their manufactured homes.

The County Utility Department will assume maintenance responsibility for utility services as follows: Water - up to and including the water meters; Sewer - up to but not including the service laterals.

The recreation amenities to be provided in Unit One are as follows: community center, two (2) pools, whirlpool spa, four (4) shuffleboard courts, two (2) tennis courts, two (2) horseshoe pits, bocce area, and croquet court. A sidewalk will be provided on one side of the main road, as shown on the FDP Map.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the Map, the Developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained including, but not limited to: (a) United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits; (b) Obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11; (c) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) Comply with all other applicable land use and development regulations of St. Johns County. Since the lots will be rented and not sold, there is no requirement to plat.

8-4-1 Density of Development

The total ground area occupied by residential buildings and structures in the Subdivision shall not exceed 35 percent of the total ground area committed to residential use. There will be 131 units and a Community Center on ±95 acres.

8-4-2 Open Space

Ponds and natural areas are labelled on the FDP Map. Since no lots will be sold, the entire site including common areas will be maintained by the Owner/Developer and its successors or assigns.

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

All development which is to occur within Unit One will comply with the spirit and intent of the Zoning Ordinance. There will be no more than 131 lots in Unit One. A residence may be located wholly within a single lot or upon a portion of a lot or combination of lots. Typical lot sizes shall be 55 feet by 100 feet, 60 feet by 100 feet, and 65 feet by 100 feet. In accordance with the PUD, there shall be a minimum 25-foot front setback line from the edge of curb, and a minimum 10-foot rear setback line. Adjoining homeowners will be required to maintain a combined side yard of 10 feet, with no side yard being less than 2 feet. All setbacks shall be measured from the exterior wall of the dwelling to the applicable parcel boundary. Accessory structures include carports, screened porches and utility rooms. Accessory structures which are attached to the residence are considered part of the residence and subject to the same setback requirements as the residences. Accessory structures which are not attached to the residence are subject to the setback requirements in Section 4-4.1 of NFPA 501A for accessory structures as stated below:

"Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line where constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than 3 feet (0.9 m) from an accessory building or structure on an adjacent site. An accessory building or structure constructed of combustible material shall be located not closer than 5 feet (1.5 m) from the site line of an adjoining site."

The maximum roof overhang is two feet. Any roof within four feet of a lot line must have a gutter to channel rain water away from the lot line.

There may be three major entry signs to the community and location is shown on the FDP map. The major entry signs will be no larger than 96 square feet in area and no larger than 12 feet wide and 8 feet high. There may also be up to two signs at each sales/administrative office. Each sign shall be less than or equal to 60 square feet, and no more than 10 feet high and 6 feet wide. Signs may have accent lighting and landscaping. Signs will be set back a minimum of 10 feet from the road right-of-way.

Temporary construction/sales trailers may be used within the Subdivision during the construction period, which shall be up to 24 months from the date of approval of this Final Development Plan.

An existing house will be converted to a construction office, and will remain in use until the commercial site is developed. The location is shown on the FDP Map.

There may be model homes in the locations shown on the FDP Map. Model homes may have one sign each, located on the lot. The signs will be no larger than 30 square feet, and no more than 5 feet high and 6 feet wide. Model homes may also be used as a sales or administrative centers. Temporary parking may be provided at model home sites and sales centers. Model homes may be opened on a temporary basis, on temporary utilities and with a temporary certificate of occupancy, for the purposes of pre-construction sales and construction management. The homes opened on a temporary basis are not to be used as residences until utilities are available and a final certificate of occupancy is issued.

The maximum heights of the structures within the Subdivision shall be 35 feet.

8-4-4 Project Size

The PUD consists of 316± acres. This Final Development Plan consists of ±95 acres.

8-4-5 Support Legal Documents for Open Space

The Owner/Developer and its successors or assigns will be responsible for the maintenance of all common areas.

8-4-6 Access

As graphically depicted on the Map, each lot is provided vehicular access within the Property.

8-4-7 Privacy

Each dwelling will be provided visual and acoustical privacy by virtue of landscaping and architectural control of the Subdivision.

8-4-8 Community Facilities

- a. All utility facilities proposed for dedication to St. Johns County must be acceptable by the County as to the size, shape, location, and shown by the applicant to be of benefit to the general public. St. Johns County will assume responsibility for utilities as follows: Water - up to and including the meters; Sewer - up to but not including the service laterals.
- 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 Sections 9-1-1 through 9-4-1 of this text.
- c. The Map 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. Locations of the fire

hydrants serving the Property shall be depicted on the signed and sealed construction plans. 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.

- d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the Property and the grading and topography of the site. The storm sewer facilities shall comply with all applicable requirements of law including, but not limited to the requirements of Ordinance 86-4 and shall facilitate the proper drainage of storm waters and prevent erosion and the formation of dust.
- e. Specifications for all streets and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Ordinance No. 86-4, as amended.

9-1-1 Drainage

A preliminary drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. The Unit One drainage outfalls to a ditch on the applicant's property, and no downstream improvements will be required to accommodate this discharge.

Detailed drainage plans demonstrating compliance with all requirements of Ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included with the signed and sealed construction plans. 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. All necessary easements for drainage shall comply with the requirements of Ordinance 86-4.

9-1-2 Separation from Walkway and Street

Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence, or curbing or other approved protective device.

9-1-3 Entrance 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 Map, no interior drives are proposed at this time.

9-1-5 Marking of Parking Spaces

Parking spaces in lots of more than ten spaces shall be marked, by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lot.

9-1-6 Lighting

Each homesite will have a yard lamp activated by a photocell. Street lights will be installed at street corners, the entry median, and clubhouse area. These lights will be 100 watt high pressure sodium fixtures on 16-foot fiberglass poles.

9-1-7 Screening

There will be no off-street parking spaces for lots of ten or more vehicles located closer than forty feet to a residential lot.

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; Number Required

The number of parking spaces required for the clubhouse is as follows:

1 Space per 300 Square Feet
Clubhouse: 13,000 Square Feet
Spaces Required: 44 Spaces
A minimum of 50 parking spaces will be provided.

9-4-1 Off-Street Loading Requirements

No off-street loading areas are required for the development proposed in this Final Development Plan.

APPLICANT

By: Daniel R. Smith

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK G PAGE 209

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. 94-169

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA APPROVING A FINAL DEVELOPMENT PLAN FOR COQUINA CROSSING, UNIT ONE WITHIN THE WEST LAKES PUD LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE 93-47

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 14 day of September, 1994.

FILED AND RECORDED IN
94 SEP 16 PM 2:18
Carl "Bud" Markel
CLERK OF CIRCUIT COURT
(seal)

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