

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, STATE OF FLORIDA
 APPROVING A MODIFICATION TO THE FINAL DEVELOPMENT PLAN
 FOR THE ADMINISTRATION BUILDING
 THE PLANTATION AT PONTE VEDRA
 AS APPROVED BY RESOLUTION 95-122
 LOCATED WITHIN THE PARCEL OF LAND
 ZONED PUD PURSUANT TO ORDINANCES 84-35, 89-55 AND
 BCC RESOLUTION 89-265**

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

SECTION 1. Pursuant to the request by **THE PLANTATION OWNERS ASSOCIATION** (the "Applicant"), a Modification to the Final Development Plan for the Administration Building, as approved by Resolution 95-122 is hereby modified as follows:

1. The allowable size for the Administration Building is increased to 4,000 SF versus 3,000 SF previously approved.

2. Section 9-3-1, Off-Street Parking Numbers Required is as follows:

Office: 4,000 SF at 1 Space/500 SF	=	8 Spaces
Employees: 11 Employees x 1 Space/2 Employees	=	<u>6 Spaces</u>
TOTAL SPACES REQUIRED:		14 Spaces

The maintenance site has 68 spaces and only 37 employees; so there is a surplus of spaces adequate to support the Administration Building.

SECTION 2. The following exhibits are attached hereto and made a part hereof.

1. Exhibit A - Final Development Plan and Legal Description

SECTION 3. Findings of Fact:

1. The requested change is consistent with the goals, policies and objectives of the Comprehensive Plan and Comprehensive Plan Land Use Maps;

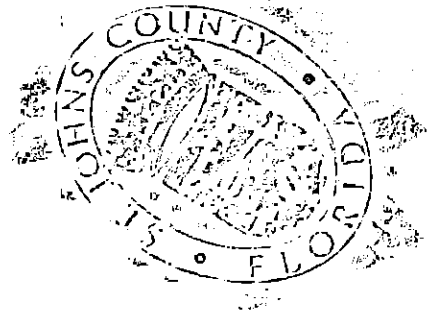
2. The FDP as modified meets the objectives of Article 8 of the Zoning Ordinance authorizing PUD's;

SECTION 4. All other commitments contained within the adopted Final Development Plan shall remain in effect, except as modified above.

PASSED AND ADOPTED by the Board of County Commissioners this 24th day of September, 1996.

BOARD OF COUNTY COMMISSIONERS

By: Ronald Jordan
Donald Jordan Chairman



ATTEST:

By: Annora Newcome
Deputy Clerk

P. U. D. OFF. REC.
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EXHIBIT A

**FINAL DEVELOPMENT PLAN MAP
AND LEGAL DESCRIPTION**

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CORNER COMMON TO SAID SECTIONS 15 AND 10 AND THE MOSES LEVY GRANT, SECTION 45, SAID TOWNSHIP 4 SOUTH, RANGE 29 EAST; THENCE SOUTH 14°25'14" EAST, ALONG THE LINE DIVIDING SAID SECTIONS 15 AND 45, A DISTANCE OF 556.89 FEET; THENCE SOUTH 75°14'10" WEST, A DISTANCE OF 587.52 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PLANTATION CIRCLE SOUTH (A 60 FOOT PRIVATE RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF THE PLANTATION AT PONTE VEDRA UNIT FOUR, AS RECORDED IN MAP BOOK 21, PAGES 41 THROUGH 45, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 48°37'17" EAST, ALONG LAST SAID LINE, 54.19 FEET; THENCE NORTH 75°14'10" EAST, A DISTANCE OF 139.37 FEET; THENCE SOUTH 39°25'56" EAST, A DISTANCE OF 290.20 FEET; THENCE NORTH 50°34'04" EAST, A DISTANCE OF 124.00 FEET; THENCE SOUTH 39°25'56" EAST, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39°25'56" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 50°34'04" WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 39°25'56" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 50°34'04" EAST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.11 ACRES MORE OR LESS.

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STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
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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. 96-164

Adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board on September 24, 1996.

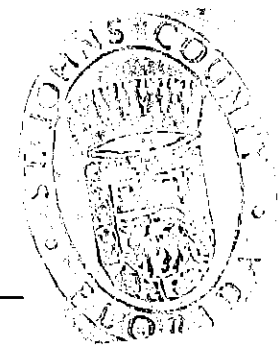
FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.
96 OCT -8 PM 4:15
Carl "Bud" Markel
Clerk of Circuit Court

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 8th day of October, 1996.

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

By: Lenora Jo Newsome
Lenora Jo Newsome, Deputy Clerk



(seal)