RESOLUTION NO. 2007- \textsuperscript{28} \\
RESOLUTION OF THE BOARD OF COUNTY 
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA 
APPROVING A SUBDIVISION PLAT FOR BIG OAKS

WHEREAS, COIN DEVELOPMENT I, LLC, A LIMITED LIABILITY COMPANY, has applied to 
the Board of County Commissioners of St. Johns County, Florida for approval to record a subdivision 
plat known as BIG OAKS.

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

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are 
conditionally approved and accepted by the Board of County Commissioners of St. Johns 
County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Construction Bond in the amount of $496,247.98 has been filed with the Clerk 
of Courts office.

Section 3. A Maintenance Bond in the amount of $64,728.00 will be required. The 
maintenance bond language will be that required by the ordinance in effect at the time the 
maintenance bond is provided.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the 
Clerk has received a title opinion, certificate, or policy pertaining to the real property that is 
the subject of the a forenamed subdivision plat which opinion, certificate or policy is in a 
form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat 
executed by all mortgages identified in the title opinion or certificate of the title in Section 4.
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

a)  Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;

b)  Office of the County Attorney;

c)  County Planning and Zoning Department;

d)  Office of the County Surveyor; and

e)  Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this __________ day of

February_____, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 

Ben Rich, Chairman

ATTEST: Cheryl Strickland

Deputy Clerk

RENDITION DATE 2/8/07