

RESOLUTION NO. 2011-106
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A PLAT FOR VILLAS OF CASA BAY, REPLAT

WHEREAS, PUTNAM STATE BANK, A FLORIDA BANKING CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as VILLAS OF CASA BAY, REPLAT.

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 Required Improvements Bond in the amount of \$49,881.00, has been filed with the Clerk of Courts Office.

Section 3. No Required Improvements Bond for maintenance will be required.

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 aforementioned 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.

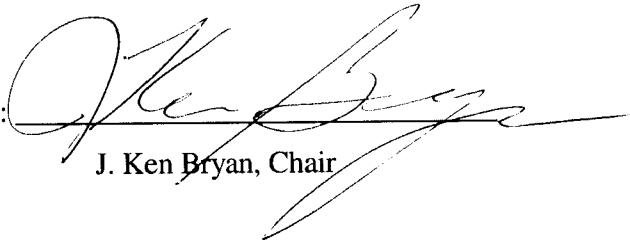
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

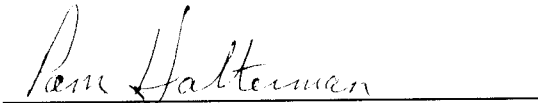
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 3rd day of May, 2011.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 5/5/11

Attachment 2

Plat Map

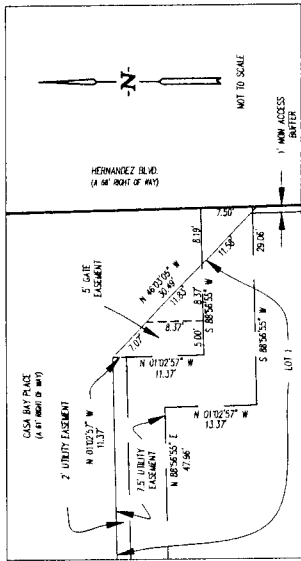
VILLAS OF CASA BAY, REPLAT

A REPLAT OF TRACT A, A PORTION OF TRACT B, TRACT C, RIGHT OF WAY OF CASA BAY PLACE AND LOTS 1 THROUGH 9 ALL AS SHOWN ON PLAT OF VILLAS OF CASA BAY RECORDED IN MAP BOOK 83 PAGES 89 THROUGH 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF GOVERNMENT LOT 7, SECTION 21, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

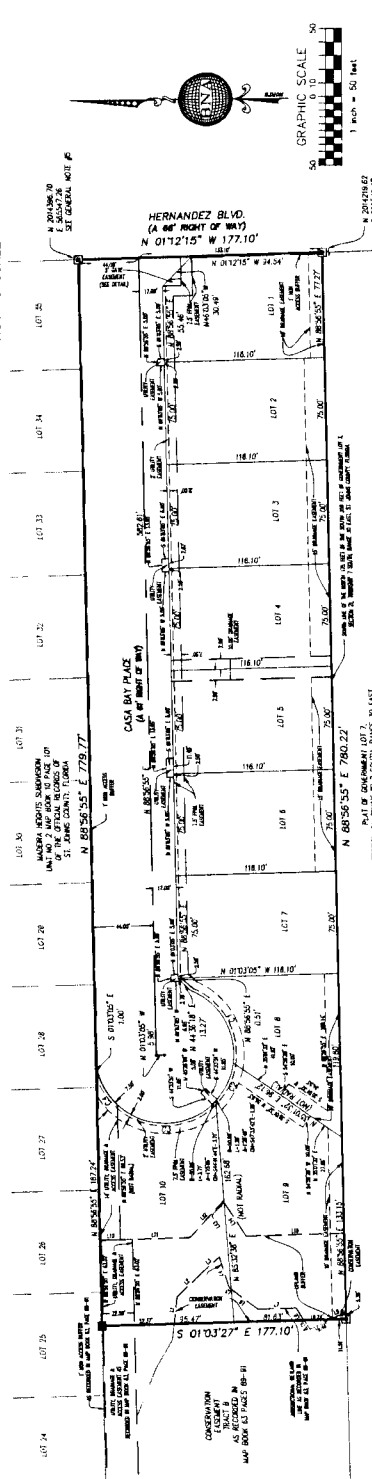
LINE	LENGTH	BEARING
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- GENERAL NOTES:**
1. BEARINGS SHOWN HEREIN ARE BASED UPON THE MERRYBY RIGHT OF WAY LINE OF HERNANDEZ BLVD. AS SHOWN IN MAP BOOK 63 PAGES 89-91 AS BEING NORTH 01°25'37" WEST.
 2. CURRENT LAW PROHIBITS THE CONSTRUCTION OF ANY BUILDING OR OTHER STRUCTURE ON THIS PLAT WITHOUT THE NECESSARY PERMITS FROM THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH RESPECT TO ZONING AND LAND USE, TO THE RESPONSIBILITY OF THE APPLICANT AND DEVELOPER. THE APPLICANT AND DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES. ALL APPLICANTS AND DEVELOPERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES.
 3. A 10-FOOT WIDE STRIP (10 FEET POWER & LIGHT LOCATIONS SHOWN ON THIS PLAT) ARE NON-ENCLOSABLE UNLESS OTHERWISE NOTED HEREON. ALL ENCLOSURES SHALL BE SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES.
 4. FINANCE LOCATIONS ARE AS SHOWN ON THIS PLAT AND ARE NON-ENCLOSABLE UNLESS OTHERWISE NOTED HEREON. ALL ENCLOSURES SHALL BE SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES.
 5. DRIVE PAVEMENT LOCATIONS SHOWN HEREON ARE INTENDED FOR THE PURPOSE OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES. ALL DRIVE PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES.
 6. FINANCE LOCATIONS ARE AS SHOWN ON THIS PLAT AND ARE NON-ENCLOSABLE UNLESS OTHERWISE NOTED HEREON. ALL ENCLOSURES SHALL BE SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES.
 7. THE 20-FOOT WIDE STRIP LOCATED TO THE WESTLINE IS TO REMAIN UNPAVED, UNSETTLED, AND UNIMPROVED.



DETAIL
NOT TO SCALE



- LEGEND**
- 1. 20' WIDE STRIP TO BE UNPAVED, UNSETTLED, AND UNIMPROVED.
 - 2. DRIVE PAVEMENT TO BE CONCRETE OR ASPHALT.
 - 3. FINANCE LOCATIONS TO BE CONCRETE OR ASPHALT.
 - 4. DRIVE PAVEMENT TO BE CONCRETE OR ASPHALT.
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 - 36. DRIVE PAVEMENT TO BE CONCRETE OR ASPHALT.

NOTE: THIS PLAT IS RECORDED IN ITS GRAPHIC FORM IN THE OFFICE OF THE CLERK OF THE COUNTY OF ST. JOHNS COUNTY, FLORIDA. THE GRAPHIC FORM OF THIS PLAT MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BRADSHAW-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
3450 LEWIS SPEEDWAY SUITE "A"
CORCORAN, FLORIDA 32031
(904) 529-5281 FAX (904) 529-5070

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

PUTNAM STATE BANK
350 N STATE ROAD 19
PALATKA FL 32177

Ref.#: L904-11
P.O.#: VILLASOFCASA

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

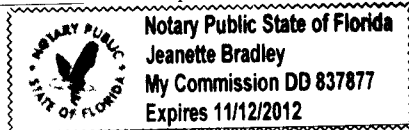
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **BRI HALL**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF HEARING**

In the matter of **PLAT 2010-0016 - VILLAS OF CASA BAY REPLAT**
was published in said newspaper on **04/14/2011, 04/21/2011**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this 2 day of May 2011
by Bri Hall who is personally known to me
or who has produced as identification



Jeanette Bradley

(Signature of Notary Public)

(Seal)

NOTICE OF PUBLIC HEARING ON PROPOSED REPLAT

Notice is hereby given that a public hearing will be held on **May 3, 2011 at 9:00 AM** by the Board of County Commissioners at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida to consider a following request:

Proposed Plat of Villas of Casa Bay, Replat being a replat of the following described land located in St. Johns County, Florida:

Tract A, A Portion of Tract B, Tract C, Right of Way of Casa Bay Place and Lots 1 through 9 all as shown on the Plat of Villas of Casa Bay recorded in Map Book 63, Pages, 89-91 of the public records of St. Johns County.

General Location/Address of the Property
West of Hernandez Boulevard, South of Madeira Heights Subdivision

The application is maintained in the Development Review Department, County Administration Building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact, ADA Coordinator, at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32084.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 500 San Sebastian View, St. Augustine, Florida, 32084.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BY: Cheryl Strickland, Its Clerk
FILE NUMBER: PLAT 2010-0016
Villas of Casa Bay, Replat
L904-11 Apr 14, 21, 2011