

RESOLUTION NO. 2024-301
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR SILVERLEAF –
PARCEL 12E PHASE 1.

WHEREAS, ARROYO CAP III – 2, LLC, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Silverleaf – Parcel 12E Phase 1.

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 \$830,659.59 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$671,819.57 is required for maintenance.

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 mortgagees 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 6th day of August, 2024.

Rendition Date AUG 09 2024

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk



Attachment 1

Resolution

APPLICATION SUMMARY

This project consists of 106.737 acres and 142 single-family lots. The road rights of way designated as Pine Leaf Drive, Bismarck Palm Road, and Branch Creek Road are proposed to remain privately owned. This plat is consistent with previous road dedications throughout portions of the Silverleaf Plantation Development and has been found to be in compliance with the Silverleaf Plantation Planned Unit Development.

DEPARTMENTAL REVIEW

The Development Review Division has routed this request to all appropriate reviewing departments. All comments have been addressed.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received no correspondence or phone calls regarding this request.

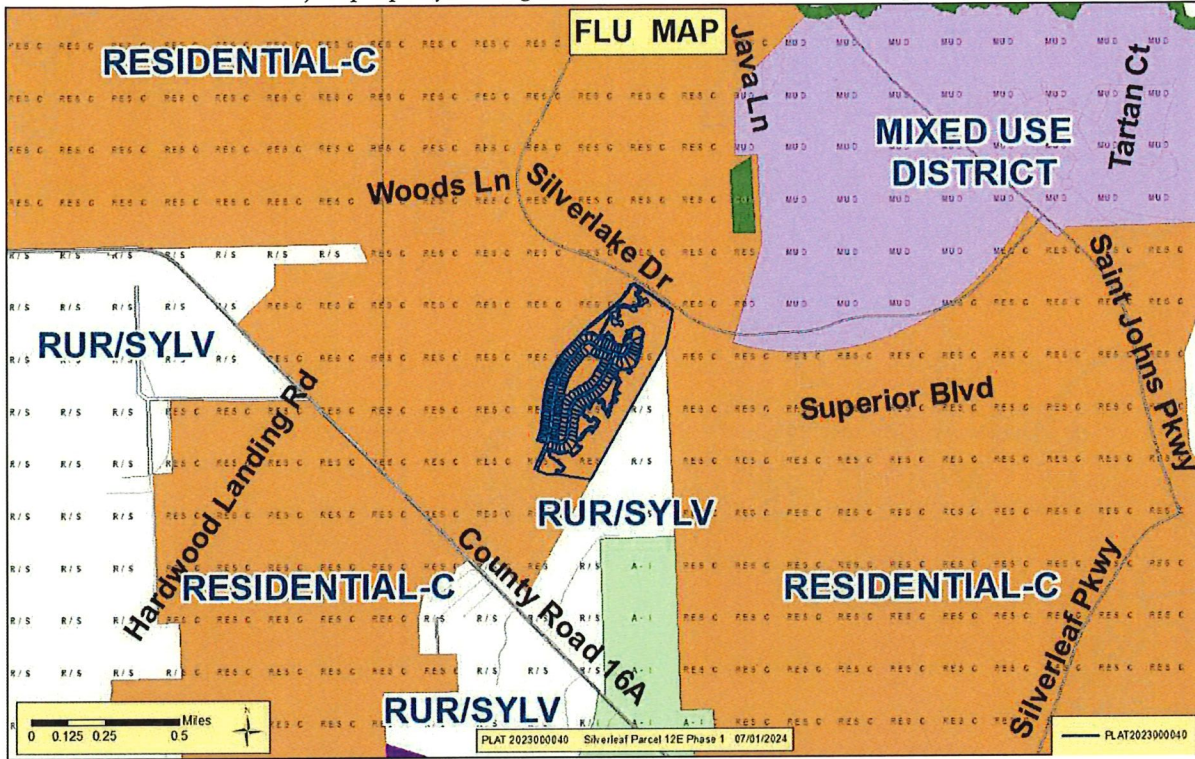
ACTION

Motion to adopt Resolution 2024 - ____ approving the final plat for Silverleaf – Parcel 12E Phase 1.

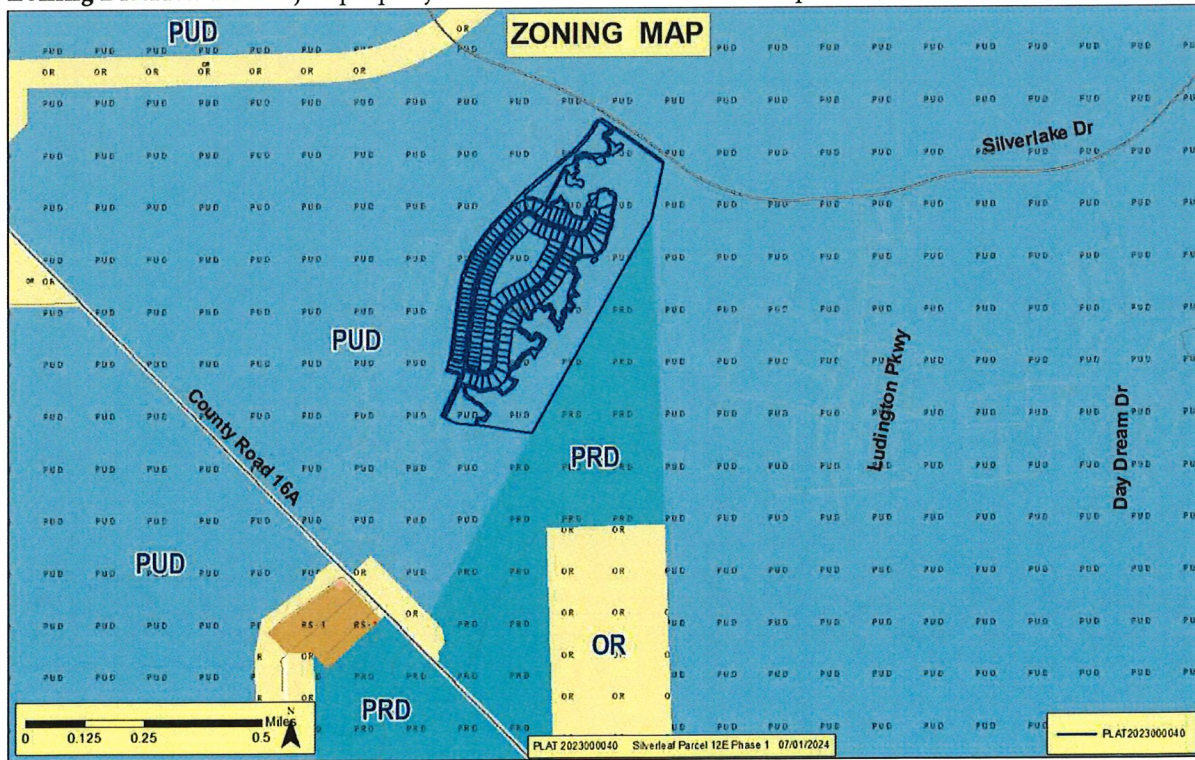
ATTACHMENTS

1. Resolution
2. Copy of Plat

Future Land Use: The subject property is designated on the Future Land Use Map as Residential-C.

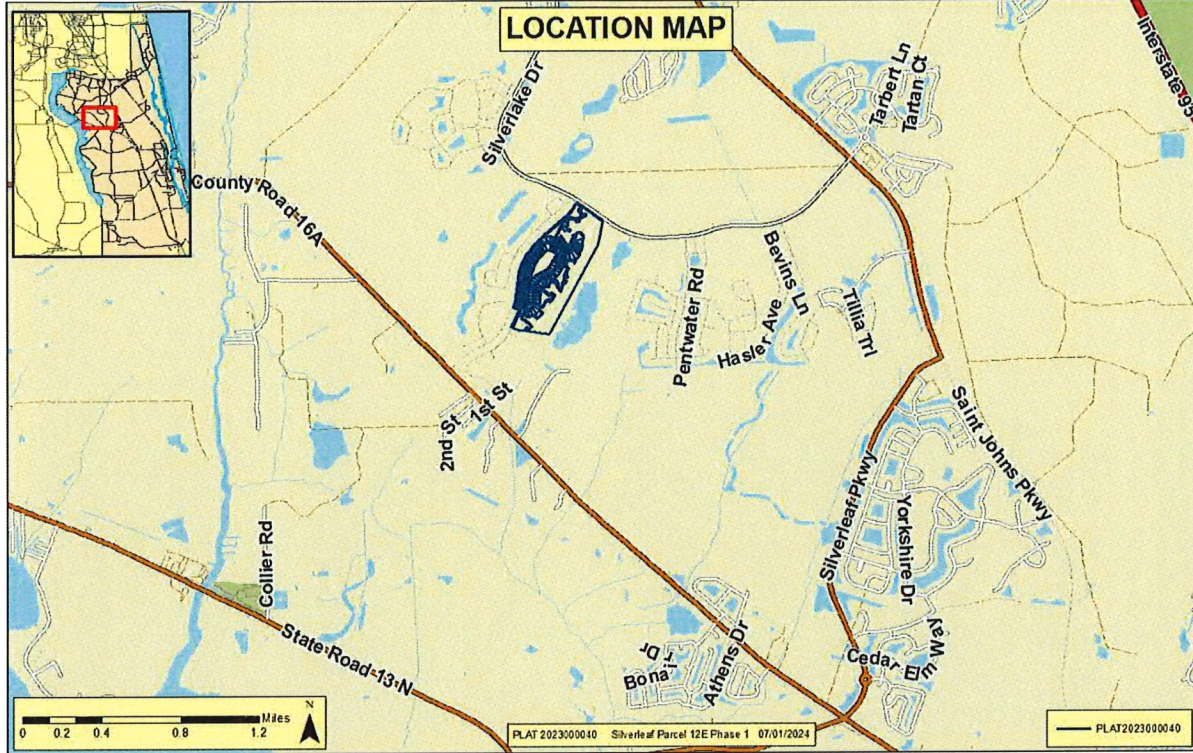


Zoning District: The subject property is zoned as Planned Unit Development (PUD).

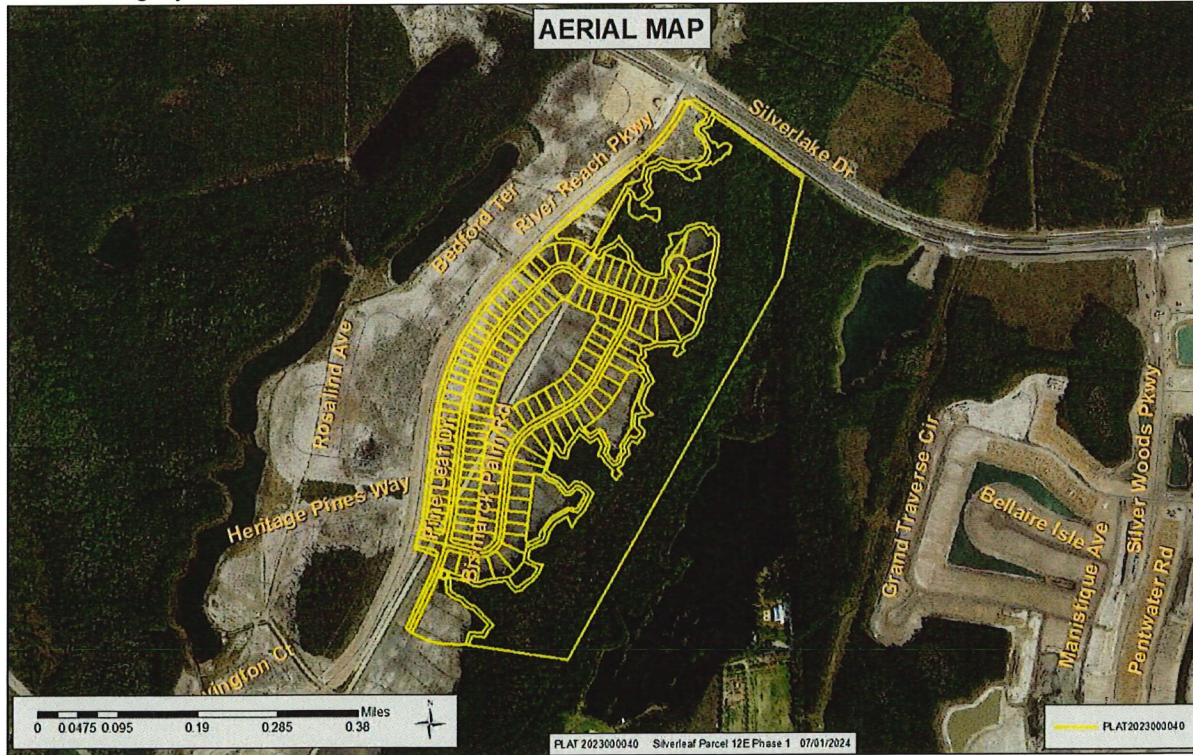


MAP SERIES

Location: The subject property is located west of Silverleaf Parkway and northeast of County Road 16A.



Aerial Imagery:





Growth Management Department
Development Review Division Report
Application for Plat
PLAT 2023-40 Silverleaf – Parcel 12E Phase 1

To: Board of County Commissioners
From: Kelly Schley, Application Review Supervisor
Date: June 25, 2024
Subject: PLAT 2023-40 Silverleaf – Parcel 12E Phase 1
Applicant: Curtis Hart, Hart Resources LLC
Owner: Arroyo Cap III-2, LLC
Hearing Date: Board of County Commissioners – August 6, 2024
Commissioner District: District 2

Project Data

Requested Change: This project consists of 106.737 acres and 142 single-family lots.