

RESOLUTION NUMBER 88-48  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
COUNTY OF ST. JOHNS, STATE OF FLORIDA  
APPROVING THE FINAL DEVELOPMENT PLAN  
FOR PHASE III  
CAMACHEE ISLAND PLANNED UNIT DEVELOPMENT  
PURSUANT TO ORDINANCE NUMBER 81-45

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

SECTION 1. Pursuant to the request for approval made by Camachee Cove Yacht Harbor, Incorporated 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 and B, is hereby approved in reliance upon and in accordance with the representation and statements made in the written submission statement attached hereto as Exhibit C and legal description of the property attached hereto as Exhibit D.

SECTION 2. All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or Planned Unit Development ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 3. All attachments included herein are incorporated herein and made a part of the adopting ordinance.

SECTION 4. ~~This Development Plan does not authorize construction.~~ No construction activity may commence until 40' right of way is platted and recorded to State Road A-1-A.

PASSED AND ADOPTED THIS 23rd DAY OF February, 1988.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Haskley

ATTEST: Carl "Bud" Markel, Clerk

BY: Lynn M. McDonald, Deputy Clerk

## EXHIBIT C

### PHASE III FINAL DEVELOPMENT PLAN CAMACHEE ISLAND PLANNED UNIT DEVELOPMENT

Submitted herewith, on behalf of Camachee Cove Yacht Harbor, Incorporated, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, is the development map depicting the Final Development Plan (hereinafter referred to as the "Map") for Phase III of Camachee Island Planned Unit Development. The property is located wholly within the Camachee Island Planned Unit Development, as approved by Ordinance Number 81-45. Phase III contains 18 single family patio homes lots (hereinafter referred to as Camachee Island Harbor Lots, Unit One).

In accordance with Section 8-4-5 of Article 8 of the St. Johns County Ordinance, the following legal documents are provided:

Declaration of Covenants and Restrictions for Camachee Island (the "Declaration"), including as exhibits the Articles of Incorporation and Bylaws of the Camachee Island Owners Association.

Notwithstanding that the support legal documents may be recorded in their entirety, only those sections of the support legal documents which are specifically referenced herein, shall be considered to be a part of this Final Development Plan. Nothing contained in the support legal documents shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its powers to review and approve plats and replats). Those sections of the support legal documents which are specifically referenced herein are incorporated by reference in the Final Development Plan, shall be considered a part of the Final Development Plan, and may not be amended or altered in any way without the approval of the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners. The developer reserves the right to alter, amend or allow to be amended all other sections of the support legal documents, provided, however, that if any alteration, amendment or series of amendments to the Declaration materially erodes the protection afforded by the Declaration so that the St. Johns County Board of County Commissioners, in the exercise of its reasonable discretion, determines that there is a substantial likelihood that the spirit and intent of Article 8 of the St. Johns County Zoning Ordinance will be undermined, then the Board may require that further alterations and amendments be submitted to it for approval prior to the recordation of such alterations or amendments.

**SECTION 8-4 STANDARDS AND CRITERIA**

**8-4-1 Density of Development**

The development contains 47.53 acres of property with a total of 182 approved dwelling units. Density for the development is therefore 3.8 units per acre.

**8-4-2 Open Space**

The Map depicts those areas within the property to be used as open space for the common use of residents of the development and customers of Camachee Cove Yacht Harbor, Inc. (customer). Every lot owner (resident) and customer shall have the right to the use of and an easement of enjoyment in and to the common areas, which shall be owned by Camachee Cove Yacht Harbor, Inc. and shall be operated by the Camachee Island Owners Association. These areas are for the following uses:

- Tract A, Harbor Access Easement, to be used by the residents of the PUD and the customers of Camachee Cove Yacht Harbor for pedestrian access to the marina.
- Tract B, Harbor Parking, to be used by the customers of Camachee Cove Yacht Harbor for parking and for restroom facilities (Bath House).

Maintenance of these aforementioned areas shall be performed by the Camachee Island Owners Association.

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

All development which is to occur will comply with the spirit and intent of the Zoning Ordinance, however, residential dwellings may be built immediately adjacent to adjacent residential lot lines, provided that a minimum setback of ten (10) feet shall be provided between residential structures as measured from wall to wall, and that a minimum setback of twenty (20) feet be provided as measured from the edge of the roadway pavement to the wall of the unit. No rear yard setbacks will be required. There will be no more than

eighteen (18) single family residences in Camachee Island Harbor Lots, Unit One. The developer reserves the right to control and establish the location of all structures and to establish any additional setback lines, subject to compliance with other applicable fire and building codes.

Residential lots shall be numbered from one (1) to eighteen (18), inclusive, and excepting lot one (1), shall be used exclusively for residential purposes including, but not limited to dwelling unit, walls, patios, decks, pools, spas, driveways and sidewalks. Individual private swimming pools may be constructed, provided that the pool is located in the rear yard or that portion of the side yard which is adjacent to the rear yard. No fencing will be required by this Final Development Plan.

Lot one (1) shall also be used for retention/detention facilities to accommodate on-site drainage. Access to these drainage facilities shall be provided to the Camachee Island Owners Association for maintenance purposes.

Tract A, Harbor Access Easement, consisting of .29 acres shall be used for access to the boats (marina).

Tract B, Harbor Parking, consisting of .26 acres shall be used for parking and for restroom facilities (Bath House) for customers of Camachee Cove Yacht Harbor, Inc.

8-4-4 Project Size

The Planned Unit Development is more than twenty (20) acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions, Articles of Incorporation and Bylaws of the Camachee Island Owners Association, assures the adequate management and maintenance of all open space areas depicted on the Map as Tracts A, B and Lot One (1) encompassed by the Final Development Plan.

-- Article III, Section 1, provides that the Developer shall convey the roads in the subdivision and the common areas to the Association.

- Article III, Section 2, provides that the Developer grant to every lot owner a non-exclusive right and easement of enjoyment in said common areas which shall be appurtenant to and pass with the title to every lot. The aforesaid conveyance of said common areas shall be subject to the Association's right to charge reasonable fees for the use of any recreational facility situated upon the common areas.
- Article III, Section 2(g), the Use and Maintenance Agreement provides that the Association shall have the exclusive management and control of the common areas and all improvements, fixtures and equipment located thereon, and shall maintain and keep said common areas and all improvements thereon in good repair.
- Article III, Section 2(e), grants the Association the right to promulgate rules and regulations and impose other limitations concerning the use of the common areas.
- Article V, Section 1 through 9, grants the Association the right to levy annual and special assessments against the lot situated within the PUD.

**8-4-6 Access**

Access is to be provided to each residential lot via a private vehicular way, to be owned and maintained by the Camanche Island Owners Association.

**8-4-7 Privacy**

Each dwelling unit will be assured of visual and acoustical privacy by walls, landscaping or combinations thereof, to be provided by the developer along the Harbor Access and between Lot eighteen (18) and the common area to the west and Lot fifteen (15) and the common area to the east.

**8-4-8 Community Facilities**

- None of the community facilities are proposed for dedication to St. Johns County.

-- All requirements for off-street parking and loading, as set forth in Article 9 of the St. Johns County Zoning Ordinance, are set forth below:

#### 9-1-1 Drainage

All roads and off street parking and loading shall be drained so as to prevent damage to abutting parcels. The general drainage plan is graphically depicted on the Map. Inlets and storm sewer lines, where applicable, will be shown on the construction plans and will fall within the right-of-ways.

#### 9-1-2 Separation from Walkways and Streets

Each unit will have an individual garage with apron to provide the off-street parking required for the residential units. The one and one half (1-1/2) parking spaces per unit will be met by a total of twenty-six (26) parking spaces provided by the aprons for the units; each unit will have a two car garage and associated apron. No combined off-street parking and loading facilities will be built.

#### 9-1-3 Entrance and Exits

The location and design of the entrances and exits to all streets will be in accordance with County specifications.

#### 9-1-4 Interior Drives

The design and construction of the interior drive within the Harbor Parking area shall meet all standards for 90 degree angle parking, with the drives being a minimum of twenty-four (24) feet in width.

#### 9-1-5 Marking of Parking Spaces

As shown on the Map, the Harbor Parking area will provide paved parking for more than ten (10) vehicles. Therefore, all spaces shall be marked by either a curb or painted line. Sufficient signage shall be provided to assure efficient traffic operation.

#### 9-1-6 Lighting

Lighting throughout the property will be by a combination of street lights, post lamps on individual lots, and by low level pedestrian lighting along the Harbor Access.

#### 9-1-7 Screening

Adequate screening will be provided around the Harbor Parking area by a combination of walls, fences, berms and shrubbery.

#### 9-2 Location

The Harbor Parking area is intended to serve the customers of Camachee Cove Yacht Harbor whose boats are moored on the adjacent docks.

#### 9-3-1 Off-Street Parking: Numbers Required

The property will primarily be used for single family patio home sites or one dwelling unit per lot. Off-street parking facilities will be constructed to provide additional boater parking spaces, although no specific number of spaces is required by the PUD.

#### 9-4-1 Off-Street Loading Requirements

No off-street loading spaces shall be provided.

#### -- Traffic Pattern

The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed for equipment and trucks such as fire fighting vehicles, moving vans, garbage trucks, etc.

#### -- Fire Hydrants

Fire hydrants are shown on the Map. It should be noted that the fire hydrant provided in Phase II shall also serve Phase III.

#### -- Utilities

All utilities serving the property, including telephone, electrical power, cable television,

sewer, and water lines, shall be installed underground. Drainage facilities include the detention pond located on Lot One (1). A storm sewer system will also be constructed.

-- **Roadways**

All roadways constructed on the property shall meet or exceed the standards for road construction as outlined by the St. Johns County Paving and Drainage Ordinance. Roadway widths shall be a minimum of twenty-four (24) feet in width, including the curb and gutter, as outlined in the PUD.

Prepared by Karen M. Taylor, Planning Consultant  
16 December 1987



Sunshine State  
Surveyors, Inc.

December 21, 1987

Work Order No. S87-1521

A portion of Government Lot 3, Section 5, Township 7 south, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

For a point of reference, commence at an old red cedar post found by previous surveys and described in deeds as marking the Southwest corner of said Government Lot 3, Section 5, Township 7 South, Range 30 East; thence run East, along the Southerly line of said Government Lot 3, a distance of 240.18 feet to the landward face of an existing concrete bulkhead; thence run Northwesterly, Northerly and Northeasterly along the face of said bulkhead, the following courses: North  $17^{\circ} 52' 32''$  West, 36.70 feet; North  $22^{\circ} 47' 58''$  West, 60.56 feet; North  $27^{\circ} 59' 18''$  West, 117.93 feet; North  $26^{\circ} 11' 49''$  West, 64.00 feet; North  $00^{\circ} 31' 01''$  East, 93.39 feet; North  $20^{\circ} 57' 58''$  East, 53.16 feet; North  $54^{\circ} 30' 32''$  East, 61.44 feet; North  $69^{\circ} 05' 50''$  East, 120.72 feet to the Point of Beginning.

From the Point of Beginning thus described, run along the Easterly boundary of lands described as Parcels A, B, C, and D, on Pages 406 through 407 of Official Records 721, Public Records, for the following courses: North  $04^{\circ} 05' 50''$  East, 25.48 feet; North  $25^{\circ} 12' 34''$  East, 42.56 feet; North  $61^{\circ} 01' 28''$  West, 16.90 feet; North  $04^{\circ} 05' 50''$  East, 85.70 feet; North  $00^{\circ} 12' 27''$  West, 193.47 feet; North  $21^{\circ} 12' 26''$  West, 111.54 feet to the most Northerly corner of aforementioned Parcel C; thence departing the property line of said Parcel C, run North  $21^{\circ} 12' 24''$  West, 77 feet more or less to an intersection with contour elevation 2.5, hereafter referred to as the mean high water line; thence departing the mean high water line the following courses: South  $75^{\circ} 55' 59''$  East, 126.56 feet; South  $30^{\circ} 55' 59''$  East, 50.00 feet; South  $29^{\circ} 04' 01''$  West, 70.00 feet; South  $16^{\circ} 39' 00''$  East, 133.08 feet; North  $85^{\circ} 12' 32''$  East, 75.93 feet to a non-tangent intersection with a curve concave Southeasterly having a radius of 50.00 feet and a central angle of  $33^{\circ} 33' 44''$ ; thence along the arc of said curve a distance of 29.29 feet to a point on the curve, said curve being subtended by a chord bearing and distance of North  $86^{\circ} 12' 40''$  East, 28.87 feet, thence on a non-tangent departure from said curve North  $07^{\circ} 10' 06''$  West, 228.78 feet; North  $63^{\circ} 02' 16''$  East, 157 feet more or less to an intersection with the aforementioned mean high water line also known as reference Point "A", thence along said mean high water line a distance of 1200 feet more or less to reference Point "B", a point which bears South  $18^{\circ} 14' 44''$  East, 829.95 feet along a reference traverse line from reference Point "A": returning to the Point of Beginning, continue along the landward face of the aforementioned concrete bulkhead in a generally Northeasterly and Southeasterly direction for the following courses: North  $82^{\circ} 56' 01''$  East, 132.17 feet; South  $80^{\circ} 17' 48''$  East, 81.50 feet; South  $60^{\circ} 21' 00''$

EXHIBIT D  
CONTINUED

December 21, 1987

Work Order No. S87-1521

East, 60.86 feet; South 41° 10' 13" East, 60.73 feet; South 31° 21' 59"  
East, 20.25 feet; South 27° 58' 02" East, 40.16 feet; South 34° 06' 33"  
East, 119.79 feet; South 42° 35' 57" East, 60.42 feet; South 56° 18' 03"  
East, 59.62 feet; South 65° 41' 27" East, 36.19 feet; North 25° 01' 07"  
East, 110 feet more or less to reference Point "B" and closing point for  
this description.

Subject to any easements, restrictions and rights-of-way of record.

Containing 6.38 acres more or less.