

RESOLUTION NUMBER 89-141
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF ST. JOHNS
APPROVING A MAJOR MODIFICATION
FOR CAMACHEE ISLAND PLANNED UNIT DEVELOPMENT
PURSUANT TO ORDINANCE 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 the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the modification to allow for the addition of 39.11 acres of property as described by the attached Exhibit B to the lands described by the attached Exhibit A is hereby approved in reliance upon and in accordance with the representations and statements made in the written submission statement attached hereto as Exhibit C and contained within the overall phasing map 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 specific provisions of the approved development plan of Planned Unit Development Ordinance. Modifications 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.

PASSES AND ADOPTED THIS 27th DAY OF June, 1989.

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

BY: *Gay Walker*

Chairman

ATTEST: Carl "Bud" Markel, Clerk

By *Connie E. McDaniel*
Deputy Clerk

EXHIBIT A
Legal Description

PARCEL A

A 22.4 acre tract of land in Government Lot 3, Section 5, Township 7 South, Range 30 East and in Government Lot 2, Section 8, Township 7 South, Range 30 East. The North Boundary being described as follows: Commence at an old red cedar post marking the Southwest corner of Lot 3, Section 5, Township 7 South, Range 30 East; thence East 70.4 feet along the South line of said Lot 3 to a concrete monument; thence East 296.03 feet; thence North 27 41' West 915 feet to a point on the North line of the parcel being described for the POINT OF BEGINNING; thence North 67 03' East to the marsh of North River; thence from the POINT OF BEGINNING South 67 03' West to the West line of Government Lot 3, Section 5, Township 7 South, Range 30 East. The South boundary being described as follows: Commence at an old red cedar post marking the Southwest corner of Government Lot 3, Section 5, Township 7 South, Range 30 East; thence East 70.4 feet along the South line of said Lot 3 to a concrete monument, thence South 41 40' East, 185.74 feet to a point on the South line of the parcel being described for the POINT OF BEGINNING; thence North 67 03' East to the marsh of North River; thence from the POINT OF BEGINNING South 67 03' West to the West line of Government Lot 2, Section 8, Township 7 South, Range 30 East.

Excepting from the above, the following described lands: Commence at an old red cedar post marking the Southwest Corner of Lot 3, Section 5, Township 7 South, Range 30 East; thence South 21 03'00" East, 203.56 feet to an intersection with the Southerly line of lands described in Parcel "A" of Official Records Volume 91, page 175; thence North 67 03'00" East, along said Southerlyline, 218.49 feet to an intersection with the landward edge of a concrete bulkhead being the POINT OF BEGINNING; thence following the landward edge of said concrete bulkhead for the following two courses and distances; #1 North 18 11'15" West, 59.72 feet, #2 North 17 52'32" West, 23.28 feet; thence North 71 48'45" East for 282.00 feet; thence South 18 11'15" East, for 59.49 feet to the South line of lands described in Parcel "A" of Official Records Volume 91, page 175; thence South 67 03'00" West for 283.10 feet to the POINT OF BEGINNING.

Containing .386 acres, more or less.

EXHIBIT A
Legal Description (continued)

PARCEL "B"

A 22.4 acre tract of land in Government Lot 3, Section 5, Township 7 South, Range 30 East. The North Boundary being described as follows: Commence at an old red cedar post marking the Southwest corner of Lot 3, Section 5, Township 7 South, Range 30 East; thence 70.4 feet along the South line of said Lot 3 to a concrete monument; thence continue East 296.03 feet; thence North 27 41' West 1437.14 feet; thence North 11 45' West, 454.44 feet; thence North 82 39' West, 62.56 feet to a point on the North line of the parcel being described for the POINT OF BEGINNING and also being the South line of the property described in Deed Book 213, page 263 of the public records of St. Johns County, Florida; thence North 77 44' East to the marsh of North River; thence from the POINT OF BEGINNING South 77 44' West to the West line of Government Lot 3, Section 5, Township 7 South, Range 30 East. The South Boundary being described as follows: Commence at an old red cedar post marking the Southwest corner of Lot 3, Section 5, Township 7 South, Range 30 East; thence East 70.4 feet along the South line of said Lot 3 to a concrete monument; thence continue East 296.03 feet; thence North 67 41' West, 915 feet to a point on the South line of the parcel being described for the POINT OF BEGINNING; thence North 67 03' East to the march of North River; thence from the POINT OF BEGINNING South 67 03' West to the West line of Government Lot 3 Section 5, Township 7 South, Range 30 East.

ALSO; Together with all alluvium, evulsion, reliction, accretion, riparian and littoral rights now, heretofore or hereafter appertaining or belonging to the above described lands and each and every parcel thereof.

PARCEL "C"

A part of Government Lot 2, Section 8, Township 7 South, Range 30 East, St. Johns County, Florida more particularly described as follows: Commence at an old cedar post marking the Southwest corner of Government Lot 3, Section 5, Township 7 South, Range 30 East; thence South 21 03'00" East, along the Westerly line of said Government Lot 2, 203.56 feet to the POINT OF BEGINNING; thence continue South 21 03'00" East, along said westerly line, 818.54 feet to the Northwesterly right of way line of U.S. Highway A-1-A; thence North 48 31'00" East, along said Northwesterly right of way line, 102.70 feet; thence North 18 28'33" West, 262.63 feet; thence North 71 29'10" East, 83.60 feet to an intersection with the landward edge of a concrete bulkhead; thence North 18 09'35" West, along said edge of said concrete bulkhead, 531.94 feet to the Southerly line of lands described in Parcel "A" of Official Records Volume 91 page 175; thence South 67 03'00" West, along said Southerly line, 218.49 feet to the POINT OF BEGINNING.

Containing 3.12 acres, more or less.



EXHIBIT B

Legal Description for Property to be Included

Sunshine State
Surveyors, inc.

January 24, 1989

Work Order No. S88-811

CAMACHEE ISLAND NORTH SUBDIVISION

A portion of Government Lot 3, Section 5, and Government Lot 2, Section 6, all lying in Township 7 South, Range 30, East, St. Johns County, Florida, and 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 North, a distance of 1750.93 feet; thence run West, a distance of 338.05 feet to the Point of Beginning.

From the Point of Beginning thus described, run South $77^{\circ} 10' 40''$ West, a distance of 466.55 feet; thence run North $24^{\circ} 31' 19''$ West, a distance of 955.41 feet; thence run North $03^{\circ} 52' 55''$ West, a distance 1638.13 feet; thence run North $08^{\circ} 52' 55''$ West, a distance of 557.00 feet, to a point lying on the Southeasterly line of the waters of Robinson Creek; thence run North $30^{\circ} 51' 32''$ East, a distance of 60.46 feet to a point lying on the Westerly boundary of Government Lot 2, Section 6; thence run North $16^{\circ} 38' 00''$ West, along said Westerly boundary of Government Lot 2, a distance of 70.00 feet, to an angle point in said Westerly boundary; thence run North $03^{\circ} 38' 00''$ West, along said Westerly line of Government Lot 2, a distance of 462.00 feet; thence along the Northeasterly line of Government Lot 2, Section 6, run South $27^{\circ} 38' 00''$ East, a distance of 1452.00 feet; thence along the Easterly line of said Government Lot 3, Section 5, run South $02^{\circ} 38' 00''$ East, a distance of 1320.00 feet to an angle point in said line; thence run South $22^{\circ} 08' 00''$ East, along said Northeasterly line of Government Lot 3, a distance of 462.00 feet; thence along the Northeasterly line of said Government Lot 3, run South $73^{\circ} 38' 00''$ East, a distance of 130.00 feet; thence departing said line, run South $30^{\circ} 56' 51''$ East, a distance of 480.71 feet; thence run South $77^{\circ} 10' 40''$ West, a distance of 218.90 feet to the Point of Beginning.

The lands described herein are subject to any easements, restrictions and rights-of-way of record and contain a total of 39.11 acres, more or less.

EXHIBIT C

3070 Harbor Drive
St. Augustine, Florida
32084

20 March 1989

St. Johns County
Board of County Commissioners
Post Office Drawer 349
St. Augustine, Florida 32084

RE: Major Modification to
Camachee Island Planned
Unit Development

Dear Board Members:

On behalf of Camachee Cove Yacht Harbor, Incorporated, the following major modification to the approved Camachee Island Planned Unit Development (CIPUD) is hereby requested.

The initial application approved by the St. Johns County Board of County Commissioners by Ordinance 81-45 was for a total of 182 multifamily and townhouse units on 47.53 acres of property. This property is described in Exhibit A "Legal Description" and is shown on Exhibit D. The applicant now wishes to include the remainder of the island, adjacent to and north of the existing developed and nondeveloped portions of Camachee Island Planned Unit Development, a total of 39.11 acres. This is described by Exhibit B "Legal Description for Property to be Included" and shown by Exhibit D "Overall Phasing Map." The total number of 115 units remains as modified by the St. Johns County Planning and Zoning Agency on 4 February 1988.

This modification, as indicated, allows for the inclusion of additional property within the CIPUD while lowering the intensity of use from multifamily units to single family homes. It allows for a total of 115 units on a total of 86.64 acres of property.

It should be noted that along with this major modification, a number of minor modifications to the CIPUD are requested from the St. Johns County Planning and Zoning Agency to bring the original documentation current with this request and to allow for single family home construction.

EXHIBIT C
continued

Major Modification
Camachee Island Planned Unit Development
Page 2

Based upon the aforementioned information and criteria for adjustments and modifications made to a Planned Unit Development, we hereby request that Ordinance 81-45 be modified accordingly by the attached resolution.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Thank you for your time and consideration.

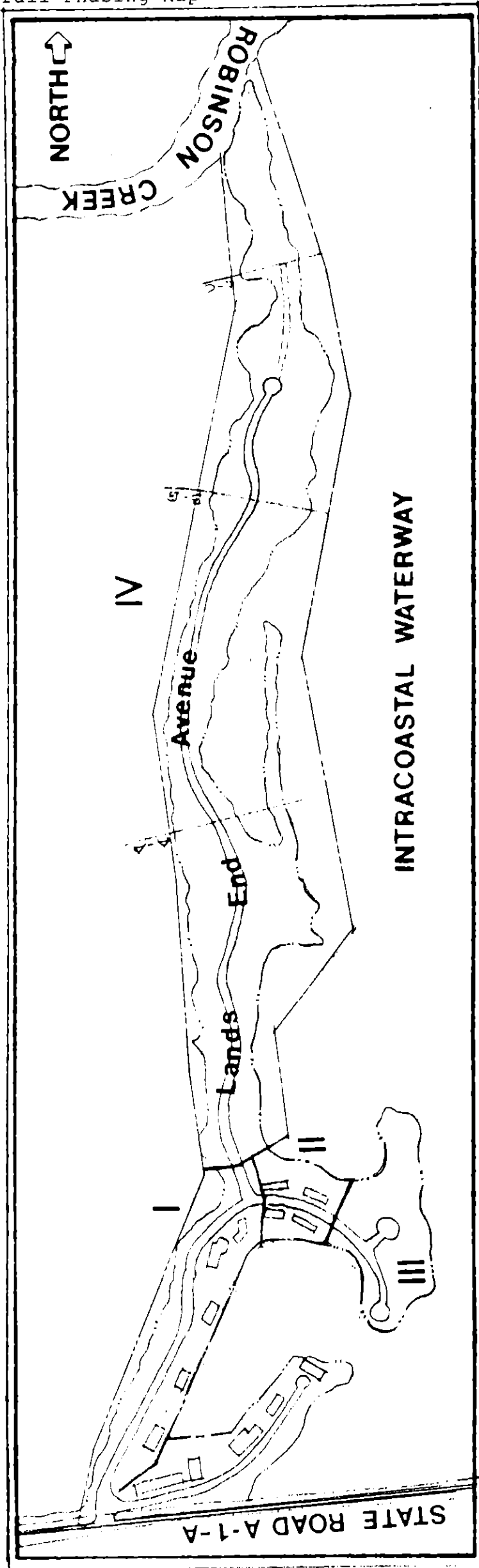
Sincerely,



Karen M. Taylor
Land Planner

enclosure

EXHIBIT D
Overall Phasing Map



OVERALL PHASING MAP