

RESOLUTION NUMBER: 90-32

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN, KNOWN AS AZALEA POINT UNIT 1, WITHIN A PLANNED UNIT DEVELOPMENT, FAIRFIELD AT PONTE VEDRA, ORDINANCE NUMBER: 86-13

Be it resolved by the Board of County Commissioners of St. Johns County, Florida:

Section 1. Pursuant to a request for approval by Daniel T. Crisp, III, 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 Agency, the Final Development Plan attached hereto as Exhibit "A" is hereby approved.

Section 2. Exhibits

- A. Written Submission Statement
- B. Location Maps
- C. Azalea Point Unit 1
- D. Signage, Model & Trailer Locations
- E. Signage

Section 3. All other commitments contained with the adopted P.U.D. Ordinance and Final Development plan shall remain in effect, except as modified above.

PASSED AND ADOPTED THIS 13th DAY OF February 1990

BOARD OF COUNTY COMMISSIONERS

BY: Craig A. Maguire CHAIRMAN

ATTEST:

BY: Amy B. Mulligan DEPUTY CLERK



BUILDER  
DEVELOPER  
REALTOR

September 5, 1989

Ms. Rosemary Yeoman  
Planning and Zoning Department  
St. Johns County  
P. O. Drawer 349  
St. Augustine, Fl

RE: Request for Final Development Plan  
Azalea Point Unit 1

Dear Ms. Yeoman:

Please accept the following as a request for a Final  
Development Plan. Thank you.

Sincerely,

Daniel T. Crisp, III

DTC/as

9440 Phillips Highway • Suite 1 • Jacksonville, Florida 32257  
BUS: (904) 262-0200

#### 8-4-1 Density of Development.

The total ground area occupied by residential buildings and structures shall not exceed 35 percent of the total ground area of the Property. While the exact location of the buildings may change slightly as construction requires, all required setbacks will be met.

#### 8-4-2 Open Space.

The Property contains open space, lakes and recreational areas to be used by the future residents of the Property. All passive and active recreation/open space will be owned and maintained by the Owner/Developer; until such time as it will be transferred to a duly constituted homeowner's association.

#### 8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restriction.

All development which is to occur within the Property will comply with the spirit and intent of the Zoning Ordinance. There will be 30 future residences. The Final Development Plan reflects minimum setbacks from the property lines and roadways. The units will be no closer than ten (10) feet from other buildings as measured from the building outside walls. All units will be fee-simple. As noted on the Final Development Plan Exhibit "C", the units will be set back at least twenty (20) feet from the road right-of-way and at least ten (10) feet from the rear property line.

#### 8-4-4 Project Size.

The Fairfield Ponte Vedra (formerly A-1-A West) PUD consists of more than 20 acres. The acreage for this Final Development Plan is 9.80± acres.

#### 8-4-5 Support Legal Documents for Open Space.

The Owner/Developer will retain ownership and assume all responsibility for maintenance for the entire Property including all open space, common area and recreational areas, until such time as it will be transferred to a duly constituted homeowner's association.

#### 8-4-6 Access.

In the Final Development Plan, each unit is provided vehicular access within the Property via the private drives.

#### 8-4-7 Privacy.

Visual and acoustical privacy of each dwelling unit will be assured primarily through landscaping and fencing up to 6'. Sidewalks and landscaping will be provided for and adjacent to each unit for the protection and aesthetic enhancement of the Property. A landscape buffer berm will exist along Fairfield Boulevard (±2Ft.) and AIA (±10Ft.) to screen units from the roadways.

#### 8-4-8 Community Facilities.

- a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph "a" are inapplicable.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below.

#### 9-1-1 Drainage.

The general drainage plan for the Property is designed to prevent damage to abutting parcels and streets.

9-1-2 Separation from Walkway and Street.

Any off-street parking will be separated from pedestrian areas with a raised sidewalk acting as a curb and/or wheel stops for each parking space.

9-1-3 Entrances and Exits.

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications. See Item "f" below for signage description.

9-1-4 Interior Drives.

As shown on the Final Development Plan, interior drives on the Property will be a minimum of twenty feet wide, with curb and gutter, thus facilitating two-way traffic, and safe access from the individual dwelling unit driveways.

9-1-5 Marking of Parking Spaces.

As shown on the Final Development Plan, there will be no off-street parking spaces other than private driveways.

9-1-6 Lighting.

Lighting within the Property will be leased from the City of Jacksonville Beach.

9-1-7 Screening.

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location.

9-2 Location.

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking; Numbers Required.

The Property will be used for single-family residences. Therefore, in accordance with subsection "b" of 9-3-1, two car garages will be standard.

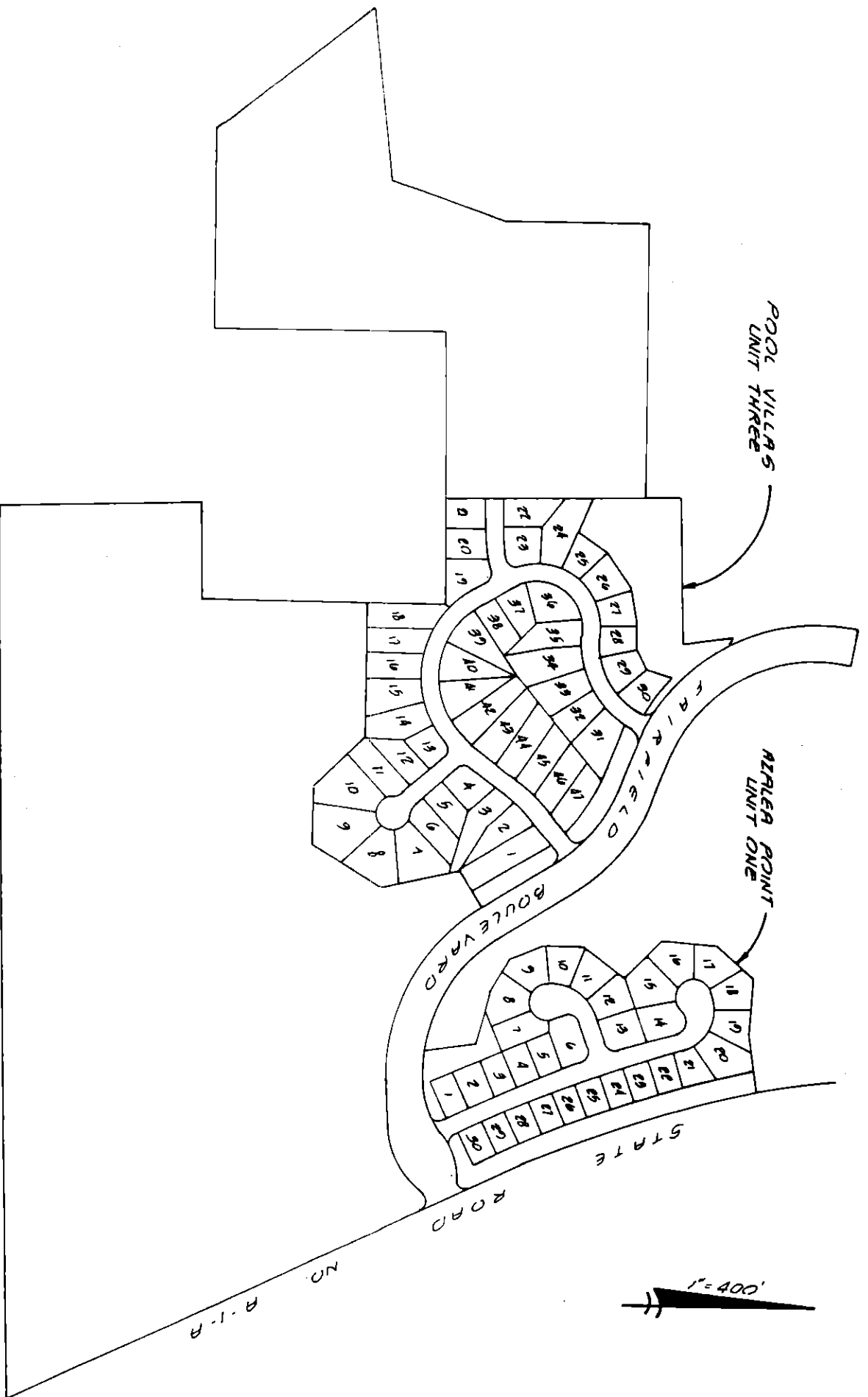
9-4-1 Off-Street Loading Requirements.

This section does not apply to residential developments.

- c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal.
- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.
- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners.

- f. Signs: Signs will be installed in Azalea Point Unit One for project identity. Other signs will be installed to identify the model home(s) and sales centers. These signs will be unlighted with minimum setback of 10' from the Right-Of-Way. (Exhibit D)
- g. Temporary Uses - It is expected that a total of six (6) model home buildings will be constructed on lots 1 through 6, respectively. Two (2) construction and sales trailers will be permitted on the site as designated. (Exhibit D)
- h. Maximum Height - No building or unit in Azalea Point Unit One shall be taller than the maximum height allowed in the Zoning Ordinance for detached Single-Family Homes (35').

# EXHIBIT "B"



## LOCATION MAP

FOR

SING DEVELOPMENT CO. INC.

SCALE: 1"=400' DATE: 9-1-89

### RMA

ROBERT M. ANGAS ASSOCIATES

Consulting Civil Engineers and Surveyors

17501 Bayberry Road  
Jacksonville, Florida 32214

MADE P.O. Box 10534 • Jacksonville, FL 32217-0534

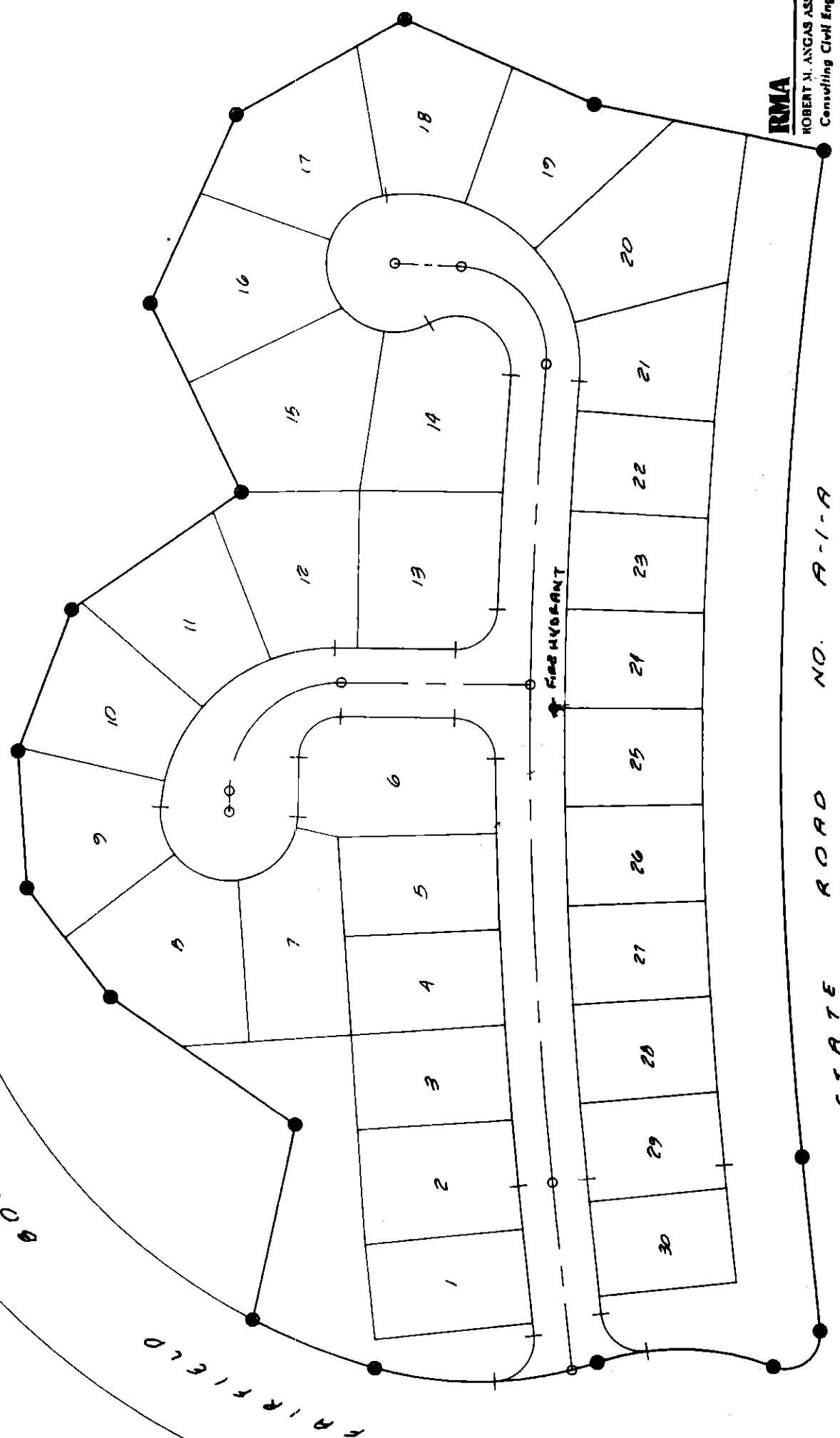
SINCE 1921

**AZALEA POINT  
UNIT ONE**

FOR

SING DEVELOPMENT CO. INC.  
SCALE: 1" = 100' DATE: 9-1-89

~~1" = 100'~~



**IRMA**

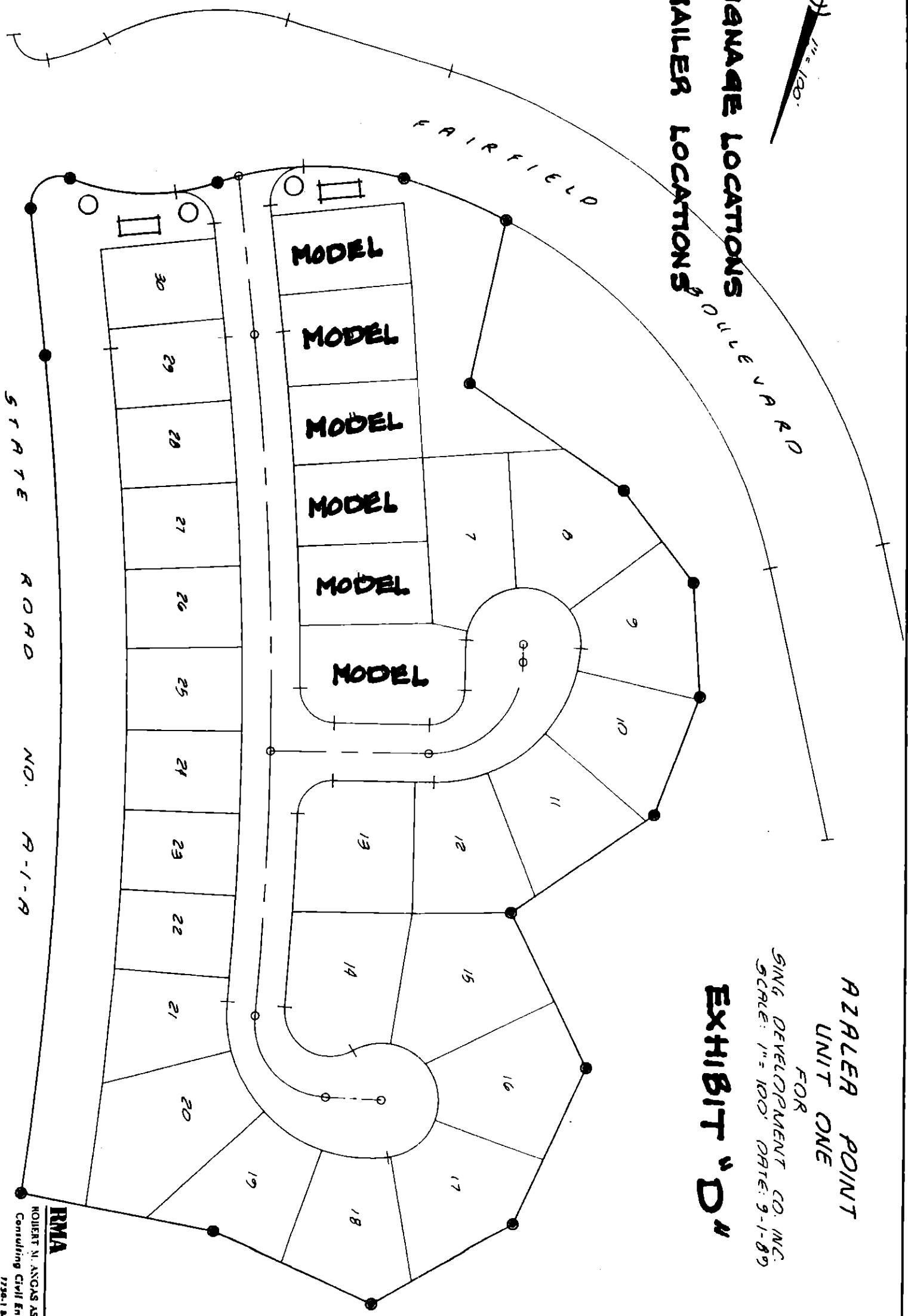
ROBERT M. ANGAS ASSOCIATES  
Consulting Civil Engineers and Surveyors  
7750.1 Highway Road  
Jacksonville, Florida 32216  
State P.O. Box 10316 Jacksonville, FL 32216-0316

NO. A-1-A



○ SIGNAGE LOCATIONS

▭ TRAILER LOCATIONS



AZALEA POINT  
UNIT ONE

FOR  
SING DEVELOPMENT CO. INC.  
SCALE: 1" = 100' DATE: 9-1-89

EXHIBIT "D"

**RMA**

ROBERT N. ANGLAS ASSOCIATES  
Consulting Civil Engineers and Surveyors

7736-1 Highway Road  
Auburnville, Florida 32714  
Mail, P.O. Box 10344, Jacksonville, FL 32214-0344

NOTICE

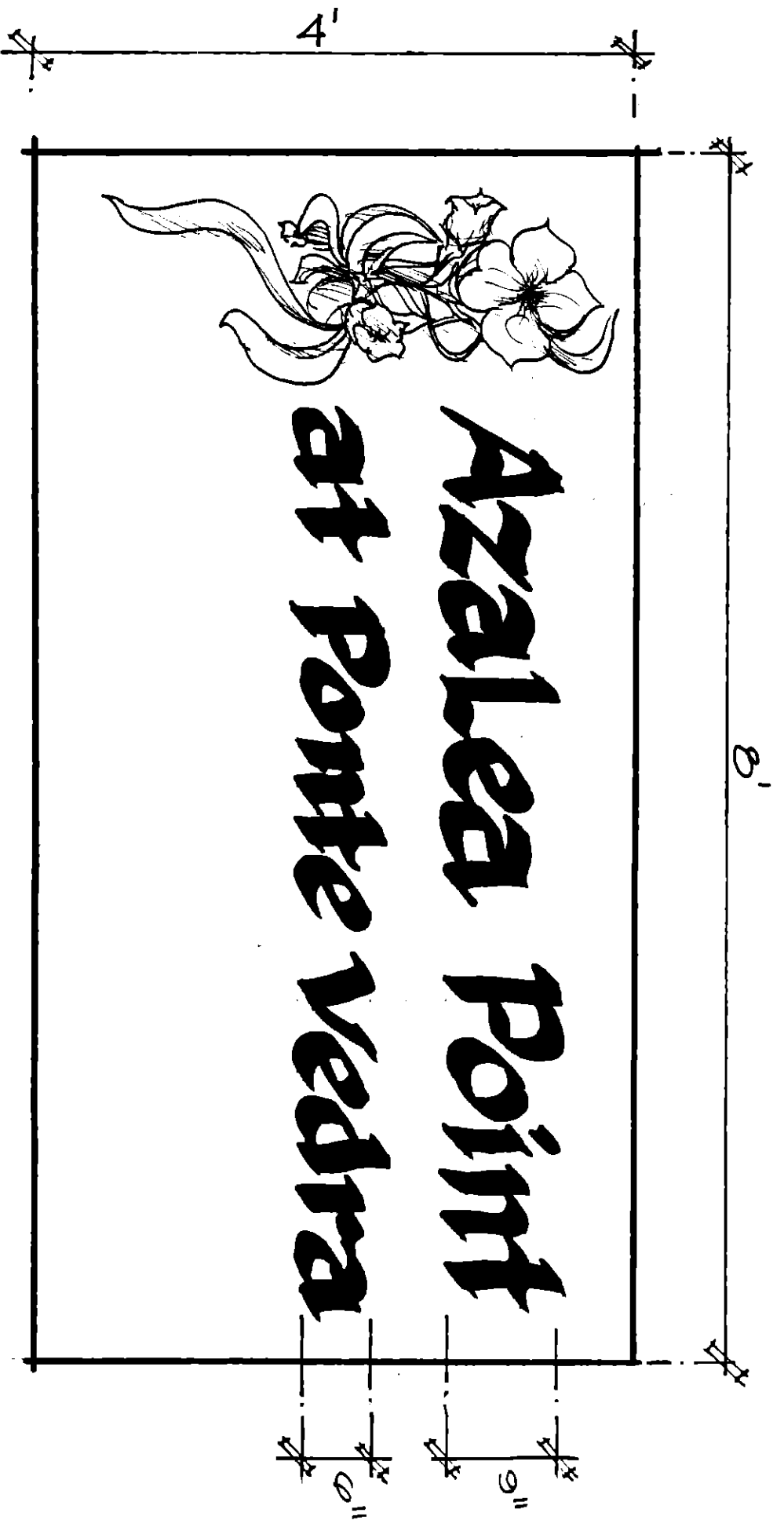


EXHIBIT "E"  
"TYPICAL"

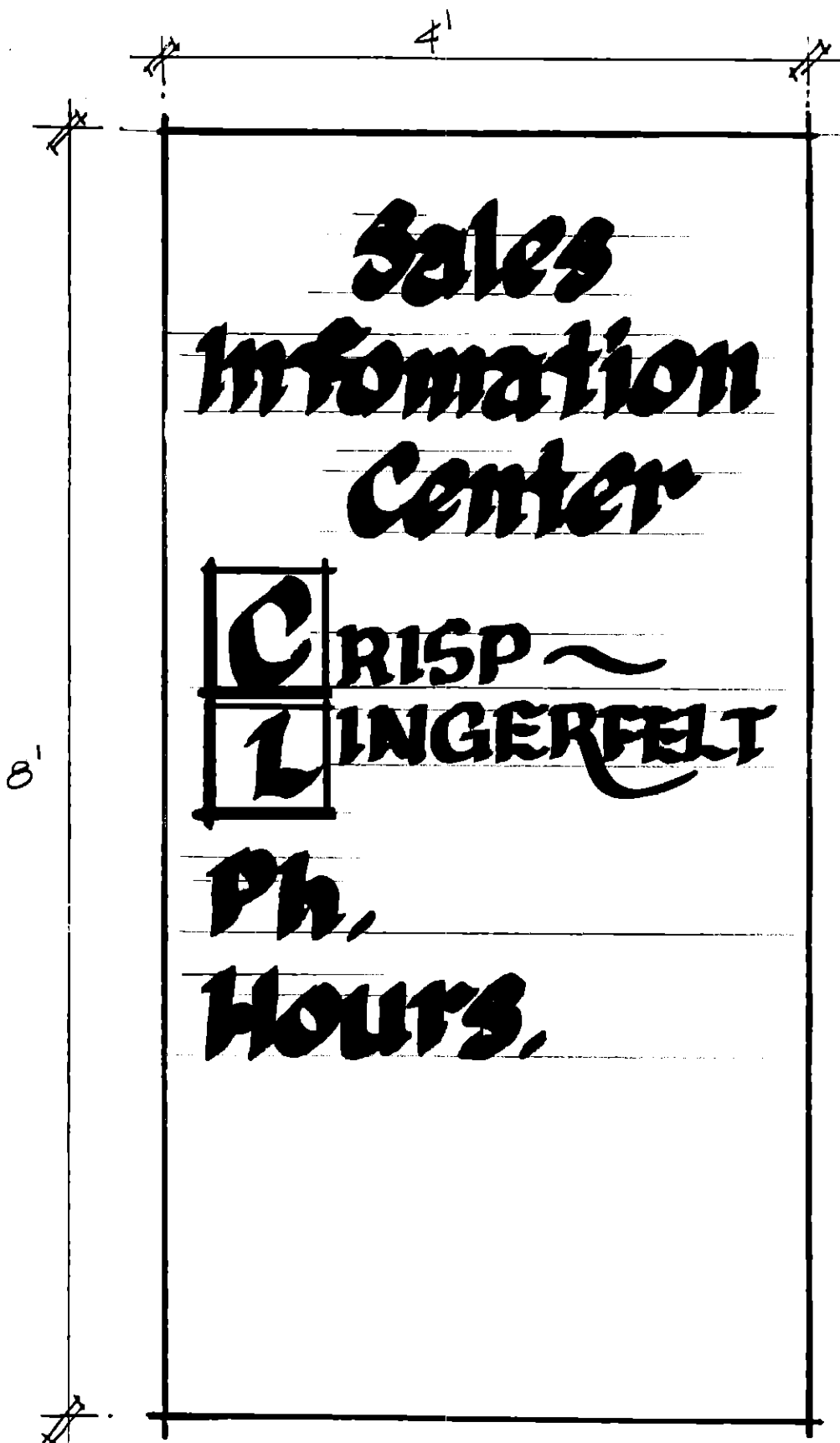


EXHIBIT "E"  
"TYPICAL"

CRISP-LINGERFELT COMP., INC.