

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN, KNOWN AS AZALEA POINT UNIT 2, 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 is hereby approved.

Section 2. Exhibits

- A. Written Submission Statement
- B. Location Maps
- C. Azalea Point Unit 2
- D. Signage, Model & Trailer Locations
- E. Signage
 - 1. legal description

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 10th DAY OF April, 1990

BOARD OF COUNTY COMMISSIONERS

BY: 
Vice-Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: 
Deputy Clerk

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 153 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, 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 53+ 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 to screen units from the roadway.

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, at least one and one-half off-street parking spaces will be provided per dwelling unit.

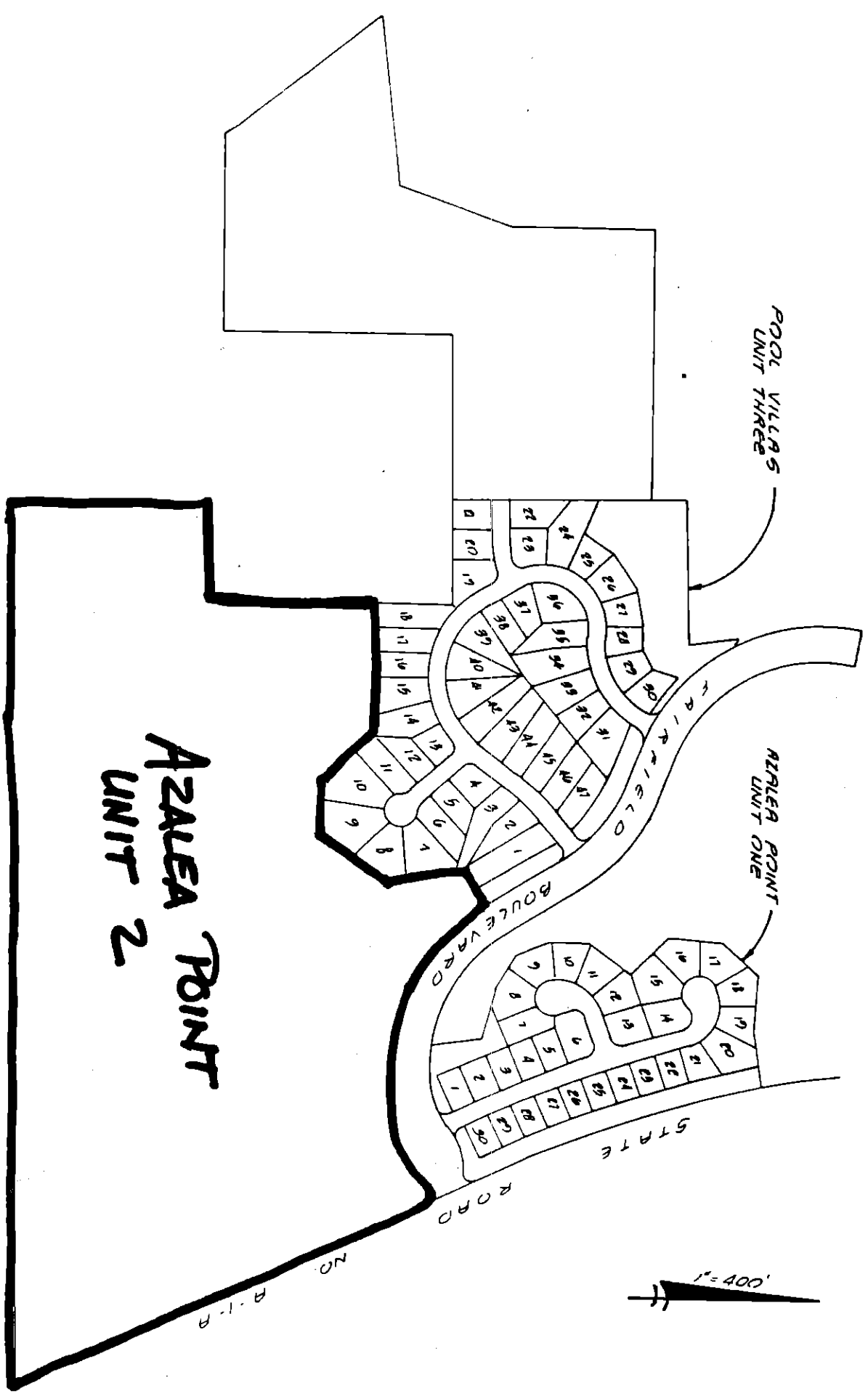
9-4-1 Off-Street Loading Requirements.

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. (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 Pool Villas Unit Three shall be taller than the maximum height allowed in the Zoning Ordinance for detached Single-Family Homes (35').

EXHIBIT "B"



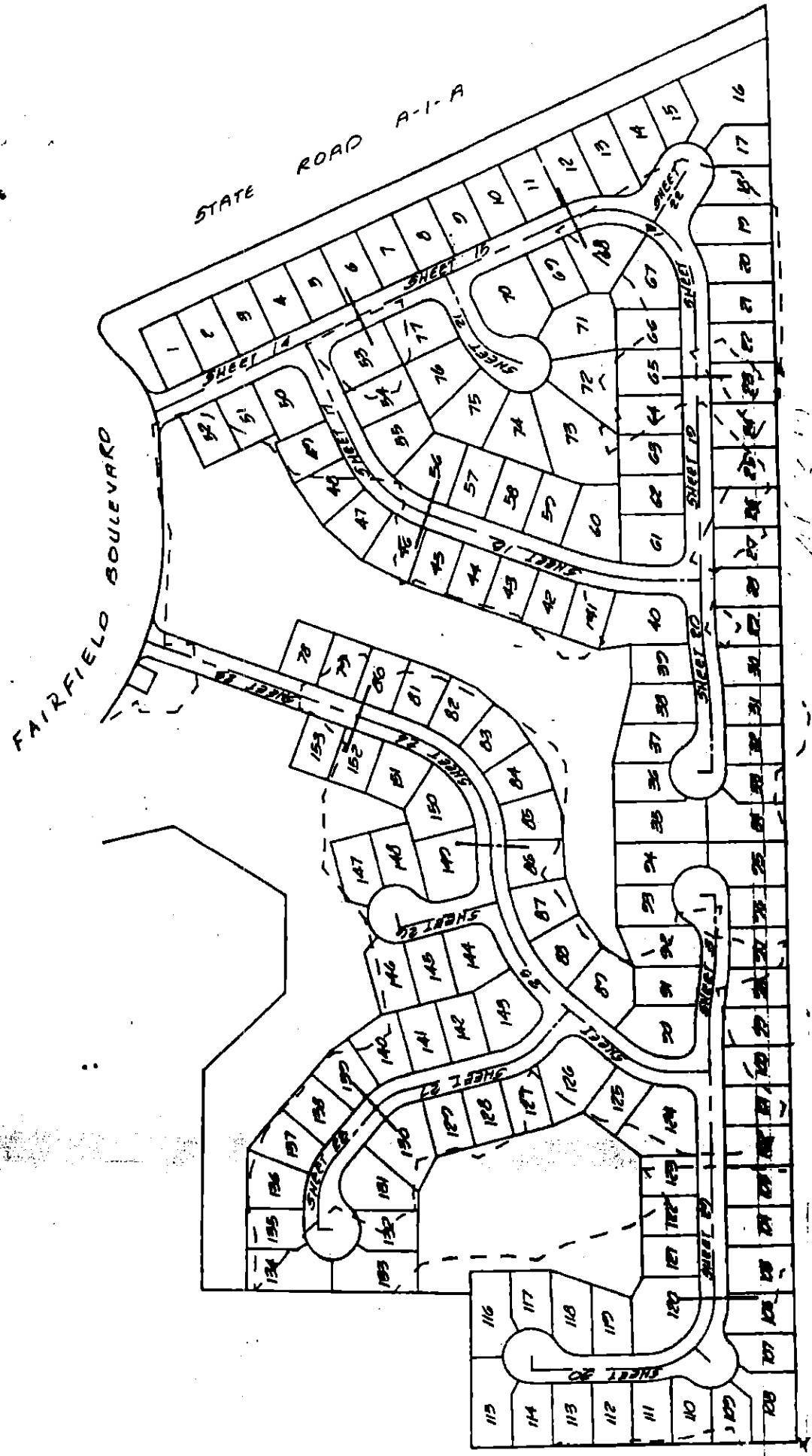
AZALEA POINT UNIT 2

LOCATION MAP

EXHIBIT D

**MODELS AND/OR TRAILERS
SIGNAGE**

**LOTS 50, 51, 52, 151, 152, 153
LOTS 50, 51, 52, 151, 152, 153**



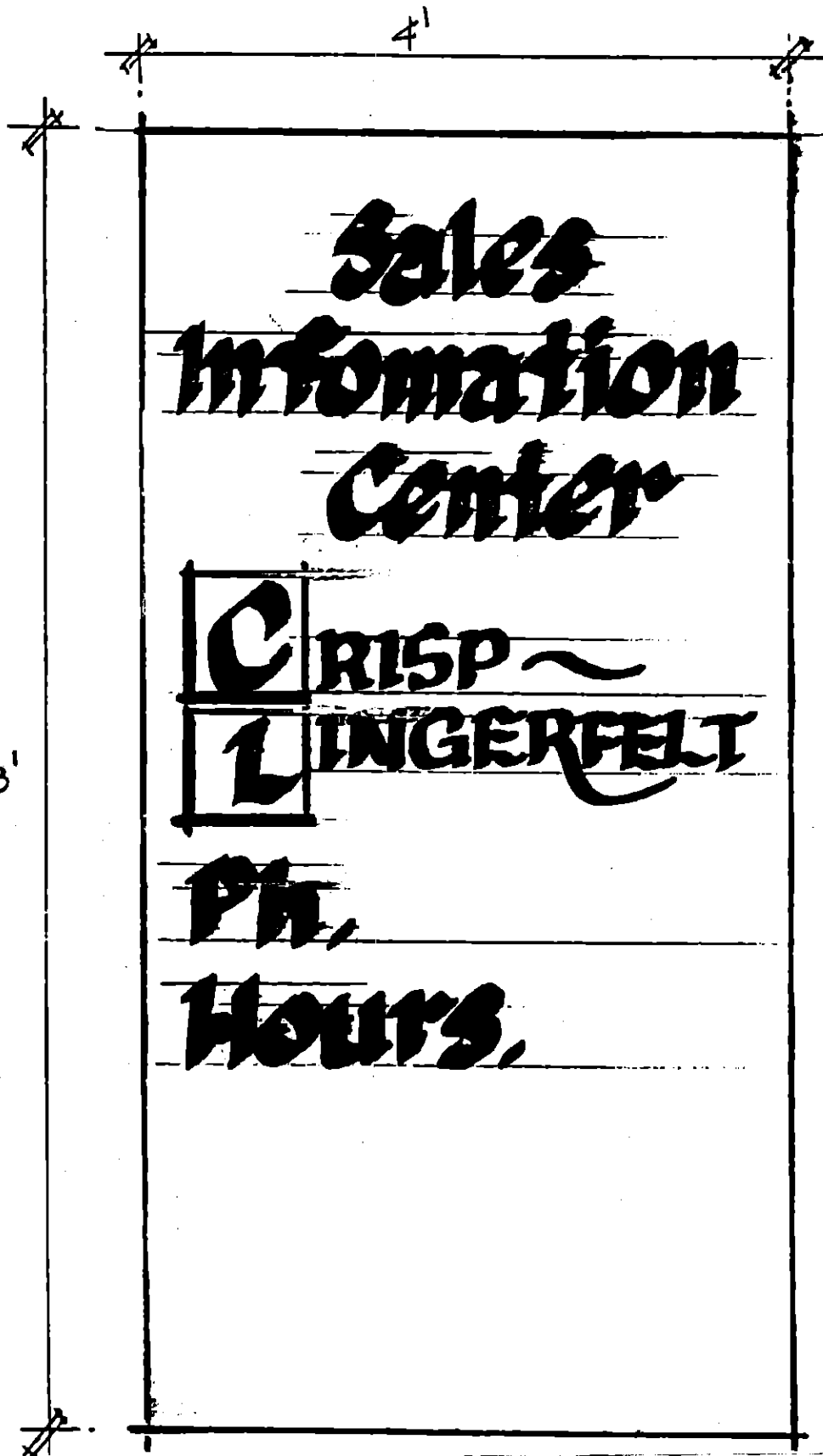


EXHIBIT 1

PARCEL C-1

A portion of Sections 3 and 10, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of Glen Eagles, as recorded in Map Book 19, Pages 97 through 99 of the Public Records of said St. Johns County, Florida, said point lying on the Westerly line of aforementioned Section 3; thence South $01^{\circ}57'03''$ East along said Westerly line of Section 3, a distance of 496.61 feet to the Southwest corner of said Section 3; thence South $01^{\circ}38'54''$ East along the Westerly line of said Section 10, a distance of 65.75 feet to the Northerly line of the lands described in Official Records Book 576, Page 275 of said Public Records; thence North $89^{\circ}19'00''$ East along said Northerly line, 298.62 feet to the Northeasterly corner thereof; thence South $00^{\circ}10'51''$ West along the Easterly line of said lands, 220.64 feet to the POINT OF BEGINNING; thence South $89^{\circ}49'34''$ East, 378.89 feet; thence South $44^{\circ}49'30''$ East, 200.00 feet; thence South $89^{\circ}49'34''$ East, 170.00 feet; thence North $31^{\circ}10'40''$ East, 250.00 feet; thence North $13^{\circ}49'20''$ West, 222.67 feet; thence North $57^{\circ}52'54''$ East, 117.48 feet to the Southwesterly right-of-way line of Fairfield Boulevard (as per Official Records Book 721, Pages 103 through 107 of said Public Records of said St. Johns County); thence run the following five (5) courses and distances along said Southwesterly right-of-way line of Fairfield Boulevard, as per Official Records Book 721, Pages 103 through 107 of said Public Records; COURSE NO. 1: Southeasterly along and around the arc of a curve concave Northeasterly, having a radius of 590.00 feet, an arc distance of 582.67 feet to the point of tangency, said arc being subtended by a chord bearing and distance of South $62^{\circ}28'05''$ East, 555.80 feet; COURSE NO. 2: North $87^{\circ}10'56''$ East, 147.99 feet to the point of curvature of a curve leading to the left; COURSE NO. 3: thence Northeasterly along and around the arc of a curve concave Northwesterly, having a radius of 200.00 feet, an arc distance of 161.44 feet to the point of reverse curvature of a curve leading to the right, said arc being subtended by a chord bearing and distance of North $64^{\circ}03'30''$ East, 157.09 feet; COURSE NO. 4: thence Northeasterly along and around the arc of a curve concave Southeasterly, having a radius of 175.00 feet, an arc distance of 54.88 feet to the point of reverse curvature of a curve leading to the right, said arc being subtended by a chord bearing and distance of North $49^{\circ}55'06''$ East, 54.65 feet; COURSE NO. 5: thence Easterly along and around the arc of a curve concave Southerly, having a radius of 25.00 feet, an arc distance of 41.61 feet to the point of tangency lying on the Southwesterly right-of-way line of State Road A-1-A (also known as Ponte Vedra By-Pass Road, formerly State Road No. 203), said arc being subtended by a chord bearing and distance of South $73^{\circ}25'03''$ East, 36.97 feet; thence South $25^{\circ}44'20''$ East along said Southwesterly right-of-way line, a distance of 1288.17 feet to the Northerly line of Government Lot 6, said Section 10; thence South $88^{\circ}41'02''$ West along the Northerly line of said Government Lot 6 and the Northerly line of Government Lot 5, said Section 10, a distance of 2538.08 feet to the Westerly line of said Section; thence North $01^{\circ}33'64''$ West along last mentioned Westerly line, 570.17 feet to the Southerly line of said lands described in Official Records Book 575, Page 275; thence North $89^{\circ}31'15''$ East along said Southerly line of said lands, a distance of 2776 feet to the Southeasterly corner thereof; thence North $00^{\circ}10'51''$ East along aforementioned Easterly line of said lands, 470.70 feet to the POINT OF BEGINNING.

Containing 53.24 acres, more or less.