

RESOLUTION NO. 90-94

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
AZALEA POINT UNIT THREE AT FAIRFIELD PONTE VEDRA
LOCATED WITHIN THE PARCEL OF LAND ZONED P.U.D.
PURSUANT TO ORDINANCE NUMBER ~~84-3~~
34-13

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

SECTION 1. Pursuant to a request for approval made by Fairfield Communities, Inc. in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning & Zoning Agency, the Final Development Plan attached hereto as Exhibit "A" is hereby approved in reliance upon, and in accordance with the representation and statements made in the written submission statement attached hereto as Exhibit "B".

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 PUD (PSD) Ordinance. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD (PSD) amendment procedures provided for in the St. Johns County Zoning Ordinance.

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

Adopted this 8th day of May, 1990

BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA

BY: Craig A. Maguire
Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Rosemary Jones
Deputy Clerk

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan (FDP) prepared by Hill, Boring & Associates, Inc., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

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 within the FDP area contains open space, consisting of natural preserve areas to be used by the future residents of the Property. Additional open space consisting of lakes and recreation areas exist elsewhere within the PUD, and are available for use by residents included within the limits of this FDP. All passive and active recreation/open space will be owned and maintained by the Owner/Developer (FAIRFIELD COMMUNITIES, INC.), until such time as it will be transferred to a duly constituted homeowners' 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 28 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 a fee-simple. As noted on the Final Development Plan Exhibit "A", the units will be set back at least twenty (20) feet from the road right-of-way and at least fifteen (15) feet from the rear property line. The rear lot lines will extend into the preserved areas as shown on Exhibit "A".

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 19.97 + 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 homeowners' association.

8-4-6 Access.

As graphically depicted on 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. Sidewalks and landscaping will be provided for and adjacent to each unit for the protection and aesthetic enhancement of the Property. A buffer of natural vegetation will exist along the perimeter of the FDP area and within the "Preserve" areas to screen units from adjacent properties.

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, which is designed to prevent damage to abutting parcels and streets, is graphically depicted on the Final Development Plan.

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, 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 meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

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. A garage for each unit will exist with additional off-street parking located in the driveways.

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. Location of the fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plan.

- 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 Board of County Commissioners, with the exception that a variance be granted to allow for the construction of 18-inch wide Miami-type curb and gutter.
- f. Signs: An entrance sign not to exceed 5' high by 7' wide will be installed in Azalea Point Unit Three entrance road right-of-way for project identity. No other signs will be installed other than a small sign to identify the model home(s).
- g. Temporary Uses - It is expected that a total of two (2) model home buildings will be constructed. No construction trailers will be permitted on the site. No sales will be conducted in the model units, nor will parking be allowed at the models.
- h. Maximum Height - No building or unit in Azalea Point Unit Three shall be taller than the maximum height allowed in the Zoning Ordinance for detached Single-Family Homes (35').