

Resolution No. 92-112

RESOLUTION
APPROVING A FINAL DEVELOPMENT PLAN
FOR: CROSSROADS PUD, PHASE TWO
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE NUMBER: 88-57

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

Section 1. Pursuant to a request for approval dated April 13, 1992 by Stockton Land Corporation in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the Board of County Commissioners of St. Johns County, the Final Development Plan dated April 13, 1992 and 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.

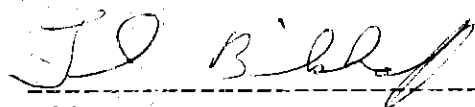
Section 2. All exhibits referenced herein are incorporated herein and made a part of this adopting resolution.

Section 3. 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 Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

Section 4. The St. Johns County Building Official is hereby authorized to issue construction permits on lands described in Exhibit C in accordance with approved plans, provided all other requirements are met.


ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 14th day of July, 1992.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLA.

BY: 

Chairman

Attest:



Deputy Clerk

EXHIBIT B TO
FINAL DEVELOPMENT PLAN
CROSSROADS PUD, PHASE TWO

Applicant: Stockton Land Corp.

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SUBMISSION STATEMENT

INTRODUCTION

Attached hereto you will please find all materials, drawings, information and other documentation, as required by Section 8-3 and 8-4, St. Johns County Zoning Ordinance, concerning the final development plan for the Crossroads PUD, Phase Two. Phase Two is the 2nd phase of the Crossroads Planned Unit Development created pursuant to St. Johns County Ordinance Number 88-57.

8-4-1 Density of Development

The total ground area to be occupied by residential buildings and structures equals 25 percent of the total ground area of the real property. While the exact locations of the buildings may vary slightly, the size of the buildings and numbers of units will not change.

8-4-2 Open Space

As depicted on the Crossroads PUD Master Plan, the nature sanctuary, lakes, amenity center and other buffer areas all represent open space. The open space shall be utilized as active and passive recreation facilities or as a conservation area and will be maintained by the Homeowner's Association.

The exact location of the open space may vary slightly due to modifications and building locations but the total amount of open space shall remain the same.

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 St. Johns County Zoning Ordinance. There will be 56 units in Phase Two all of which will be single family homes. The height of these structures shall not exceed the project's maximum allowable height of 35 feet.

All lots in Phase Two shall have a minimum width of 50 feet and a minimum depth of 90 feet. (Average size lot

105' in depth). All setbacks are measured to the walls. The homes shall be set back a minimum of 21 feet from the edge of the paved roadway in front providing for a Building Restriction Line 11' from the right-of-way, 5' on both side yards, and 8' minimum for the rear lot line.

Pools or spas will be allowed in back yards, provided for by reducing the rear setback line to 5' from the edge of the pool.

8-4-4 Project Size

The total PUD consists of approximately 184.4 acres with Phase Two consisting of approximately 16 acres.

8-4-5 Support Legal Documents for Open Space

The Declarations of Covenants, Conditions and Restrictions for Crossroads Declarations assures adequate maintenance and management by the Crossroads Homeowners Association for all common areas encompassed within this final development plan.

Specifically:

(a) Section 4 of Article IV of the Declaration defines common areas as all property (including improvements thereon) owned by the association for common use and enjoyment of the owners. The common area in Phase Two consists of the roads, amenity center and open space. An easement to use said common areas shall be appurtenant to and pass with the title to every lot in accordance with

Section I of Article IV of the Declaration.

(b) Subsections A, B, and Section I of Article IV of the Declaration grants the association the right to charge fees for the use of common recreational facilities and impose other limitations on the use of common elements.

(c) Section I of Article V of the Declaration provides the association shall be responsible for the exclusive management and control of the common area and all improvements thereon.

(d) Section I of Article V provides any owner or the association shall have the right to enforce all restrictions, conditions, covenants, reservations, liens and charges imposed by the Declaration.

(e) Article V of the Declaration provides the association may levy annual and special assessments against each lot situated within the PUD.

8-4-6 Access

As depicted in the final development plan, each unit is provided vehicular access within the property via a system of private drives. These interior drives are common areas, owned by the association. Section I of Article IV of the Declaration grants each owner an easement to use said private drives. Crossroads Lakes Drive provides access from the PUD to highway A1A. The members of the Crossroads Homeowners Association shall share, on a pro-rata basis, in

the cost of maintaining Crossroads Lakes Drive.

8-4-7 Privacy

Visual and acoustical privacy of each dwelling unit will be assured primarily through landscaping and fences. Fences, walks and landscaping will be provided for the protection and aesthetic enhancement of the property.

8-4-8 Community Facilities

(a) None of the utility facilities serving the property are proposed for dedication to St. Johns County and therefore the provision of subparagraph (A) are inapplicable.

(b) All requirements for off street parking and loading set forth in Article IX of the St. Johns County Zoning Code are specifically addressed below:

(c) The final development plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Location of the fire hydrants serving the property are also depicted on the final development plan.

(d) All utilities serving the property including telephone, power, cable television, sewer line and water lines will be installed underground. Also to be shown on the final engineering plans is the location and design of

the storm sewer facilities serving the property and the grading and topography of the site facilitating proper drainage of storm waters and preventing erosion and formation of dust.

(e) All streets located within the development shall be designed in accordance with St. Johns County standards, and shall be owned and maintained privately by the Crossroads Homeowners Association.

9-1-1 Drainage

The general drainage plan for the property has been designed so as to prevent damage to abutting parcels and streets and alleys and is graphically depicted on the final development and master drainage plan as approved by the Department of Environmental Regulations. All off street parking and loading areas will be surfaced with erosion resistant material in accordance with St. Johns County specifications.

9-1-2 Separation from Walkway and Street

Off street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by curbing.

9-1-3 Entrances and Exits

The location and design of the entrances and exits located within the development shall be in accordance with St. Johns County Specifications and as approved by the St.

Johns County Engineering Department.

9-1-4 Interior Drives

As shown on the final development plan, the main loop road known as Crosscove Circle shall have right of way of 60 feet and a minimum pavement width of 24 feet.

Interior drives on the property shall have a right of way of 50 feet and a minimum pavement width of 20 feet. Cul de Sacs shall have a right of way of 100 feet and pavement width of 80 feet.

9-1-5 Marking of Parking Spaces

Parking spaces in lots of more than ten spaces shall be marked, by painted lines or curbs, or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operations of the lot.

9-1-6 Lighting

Adequate lighting shall be provided for the off street parking and load facilities to be used at night and shall be designed and installed to DOT standards or equal to thereto, in order to minimize glare on adjacent property.

9-1-7 Screening

Section 9-1-7 is inapplicable since no off street parking spaces for ten or more automobiles are located closer than 40 feet to a lot zoned residential.

9-2 Location

The required off street facilities will be located in close proximity to the recreational facilities they are intended to serve. Each single family home shall have either a one or two car private garage.

9-3-1 Off Street Parking: Numbers Required

Since all units will be single family homes, at least one off street parking space will be provided per unit as required by subsection (B) of 9-3-1.

9-4-1 Off Street Parking, Requirements

The section does not apply to the PUD as it is a residential development.

Additional Standards and Criteria:

(a) The location of the Model Center for Phase Two will be as shown on the Phase Two Development plan, and will contain a sales office for this phase. Phase Two will have a 4X6 sign, located as shown on Exhibit "A," dated January 14, 1992 and attached to the resolution approving the Final Development Plan.

(b) 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 Ordinance. Modification to approved development plans by

variance or special exception shall be prohibited.

(c) This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanism, plans and ordinances adopted by St. Johns County after the date of the Planned Unit Development Ordinance approval including, without limitation, any concurrency management programs adopted pursuant to Florida Statutes 163.3202(2)(g), as amended, and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3202.(2)(g).