

RESOLUTION NO. 92- 88
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
CYPRESS POINT II PHASE I

WHEREAS, Cypress Point Developers, LTD., a Florida Limited Partnership, Thomas A. Richard, Nora A. Richard, George E. Taylor, and Janice Taylor as Owners, have applied to the Board of County Commissioners of St. Johns county, Florida, for approval to record a subdivision plat known as Cypress Pointe II Phase I.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat is conditionally approved by the Board of County Commissioners of St. Johns County, Florida subject to Section 5.

Section 2. The Construction Bond is set in the amount of \$197,764.67 and shall be delivered to the Clerk of Courts and approved by him prior to recording the plat.

Section 3. The Warranty Bond is set in the amount of \$9,888.00 and the record title owner has agreed that it will, upon request, provide such bond.

Section 4. The Clerk is instructed to file the title opinion attached to this resolution from Estate Title and Guaranty, Inc., signed by Carol A. Lagasse, President, dated May 13, 1992.

Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Planning and Zoning Department; and
- d) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through c) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 26 day of May, 1992.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Diana Balwan
Its

ATTEST:

[Signature]
Deputy Clerk

SUBDIVISION FINAL PLAT REVIEW
ST. JOHNS COUNTY PLANNING & ZONING DEPARTMENT
SUMMARY SHEET

SUBMITTED TO: BOARD OF COUNTY COMMISSIONERS

DATE: MAY 20, 1992 FOR MEETING OF: MAY 26, 1992

SUBDIVISION: CYPRESS POINT II PHASE I

ENGINEER/DEVELOPER: KAREN M. TAYLOR
LAND PLANNER
3070 HARBOR DRIVE
ST. AUGUSTINE, FLORIDA 32095

LOCATION: OFF COLONIAL DRIVE EAST AND ADJACENT TO COLONIAL FARMS UNIT ONE

DESCRIPTION: THE SUBJECT PROPERTY IS ZONED RS-2 WITH CONDITIONS (THESE CONDITIONS ARE MET WITH THE PROPOSED PLAT) AND CONSISTS OF 33.4 ACRES. THIS PROPOSAL IS FOR 26 SINGLE FAMILY LOTS WITH WITH A MINIMUM LOT SIZE OF 43560 SQ.FT. INDIVIDUAL WELLS AND SEPTIC TANKS WILL BE UTILIZED, ROADS ARE DEDICATED TO THE COUNTY AND THE DRAINAGE SYSTEM WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF CYPRESS POINT II.

THE PLANNING & ZONING AGENCY GAVE A RECOMMENDATION OF APPROVAL FOR THE SUBJECT PLAT AT THEIR REGULAR MEETING OF 6-7-90, SUBJECT TO THE COMMENTS CONTAINED IN THE STAFF REPORT SUBMITTED AT THAT TIME. ALL COMMENTS HAVE BEEN ADDRESSED TO STAFF'S SATISFACTION.

THE PLANNING & ZONING DEPARTMENT RECOMMENDS:

 X APPROVAL

 DISAPPROVAL

COMMENTS/CONDITIONS:

ALL REQUIREMENTS HAVE BEEN MET. THE CONSTRUCTION BOND IN THE AMOUNT OF \$277,350.00 HAS BEEN RECEIVED AND APPROVED BY THE CLERK OF COURTS. STAFF RECOMMENDS APPROVAL.