

RESOLUTION NO. 96-226

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA,  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR COQUINA CROSSING, UNIT ONE PHASE ONE-B  
WITHIN THE COQUINA CROSSING PUD  
LOCATED WITHIN THE PARCEL OF LAND  
ZONED PUD PURSUANT TO ORDINANCE 93-47, AS AMENDED

WHEREAS, the Final Development Plan for Unit One Phase One-B of Coquina Crossing has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on Nov. 21, 1996; and
- B. The request is consistent with the Comprehensive Plan, the PUD Ordinance and compatible with development patterns in the surrounding area; and
- C. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 93-47, as amended.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. Pursuant to a request for approval of one hundred thirty-nine (139) mobile/manufactured home sites and site improvements made by VCP-Coquina Crossing, Ltd. 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 Zoning Agency, the Final Development Plan attached hereto as Exhibit "A" relating to that portion of the PUD, the legal description of which is set forth on Exhibit "A" attached hereto and which is known as Unit One Phase One-B of Coquina Crossing is hereby approved in reliance upon and in accordance with the representation and statements made therein and in the Final Development Plan Narrative attached hereto as Exhibit "B", and based on the above referenced findings which are hereby incorporated by reference.

Section 2. Except to the extent that they conflict with specific provisions of the approved development or PUD Ordinance, all building codes, zoning ordinances and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time, shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

Section 3. Developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan attached as Exhibit "A" until:

(a) Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained including, but not limited to, the United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits;

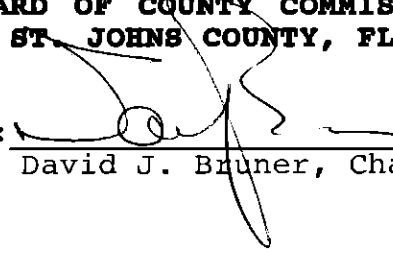
(b) Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;

(c) Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance No. 96-40; and

(d) Compliance with all other applicable land use and development regulations of St. Johns County, Florida.

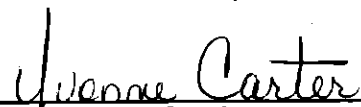
Section 4. All attachments included herein are incorporated herein and made a part of Resolution No. 96-226.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
David J. Bruner, Chairman

ATTEST:

Carl "Bud" Markel, Clerk

By:   
Deputy Clerk

LEGAL DESCRIPTION OF  
COQUINA CROSSING UNIT ONE  
PHASE ONE B BOUNDARY

P. U. D. OFF. REC.  
BOOK K PAGE 3

THAT PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF THE WEST ½ OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST ½ OF SECTION 16 WITH THE SOUTH LINE OF SAID SECTION 16 AND PROCEED NORTH 01° 20' 27" WEST, ALONG THE SAID EAST LINE THEREOF, A DISTANCE OF 2489.71 FEET TO AN IRON PIPE; THENCE SOUTH 84° 51' 45" WEST, DEPARTING SAID EAST LINE OF THE WEST ½ OF SAID SECTION 16, A DISTANCE OF 76.66 FEET TO THE POINT OF BEGINNING OF SUBJECT PARCEL SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY (ALSO BEING NON-TANGENT TO PREVIOUS COURSE), HAVING A RADIUS OF 534.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03° 53' 31" WEST, 275.94 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 279.11 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 18° 51' 55" WEST, A DISTANCE OF 147.42 FEET TO A POINT; THENCE SOUTH 41° 59' 04" WEST, A DISTANCE OF 236.05 FEET, TO A POINT; THENCE SOUTH 08° 16' 01" WEST, A DISTANCE OF 115.19 FEET, TO A POINT; THENCE SOUTH 46° 20' 27" EAST, A DISTANCE OF 85.71 FEET, TO A POINT THENCE SOUTH 43° 46' 15" WEST, A DISTANCE OF 85.00 FEET, TO POINT OF INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 294.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33° 23' 25" EAST, 134.38 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.57 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63° 26' 46" WEST, 88.78 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.16 FEET, TO AN INTERSECTION WITH A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 206.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31° 53' 20" WEST, 102.82 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.92 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 46° 20' 27" WEST, A DISTANCE OF 30.99 FEET, TO A POINT; THENCE SOUTH 43° 39' 33" WEST A DISTANCE OF 65.00 FEET TO A POINT; THENCE SOUTH 46° 20' 27" EAST, A DISTANCE OF 30.99 FEET TO THE POINT OF INTERSECTION OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 141.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23° 45' 41" EAST, 108.28 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 111.13' TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 01°

10' 55" EAST, A DISTANCE OF 190.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 919.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06° 32' 27" EAST, 171.66 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.91 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33° 18' 10" WEST, 56.77 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.11 FEET TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG THE FOLLOWING COURSES:

SOUTH 78° 30' 20" WEST, A DISTANCE OF 419.81 FEET; NORTH 15° 15' 28" WEST, A DISTANCE OF 41.34 FEET; NORTH 11° 38' 49" WEST, A DISTANCE OF 61.14 FEET; NORTH 07° 59' 53" WEST, A DISTANCE OF 100.55 FEET; NORTH 05° 29' 41" WEST, A DISTANCE OF 96.17 FEET; NORTH 04° 47' 09" WEST, A DISTANCE OF 189.52 FEET; NORTH 06° 32' 34" WEST, A DISTANCE OF 137.91 FEET, NORTH 11° 39' 05" WEST, A DISTANCE OF 49.56 FEET; NORTH 08° 55' 46" WEST, A DISTANCE OF 31.57 FEET; NORTH 00° 56' 56" EAST, A DISTANCE OF 34.16 FEET; NORTH 02° 47' 20" EAST, A DISTANCE OF 168.83 FEET; NORTH 11° 46' 36" WEST, A DISTANCE OF 64.56 FEET; NORTH 20° 56' 03" WEST, 53.99 FEET; NORTH 27° 51' 10" WEST, A DISTANCE OF 430.06 FEET; NORTH 29° 03' 52" WEST, A DISTANCE OF 108.84 FEET; NORTH 24° 05' 36" WEST, A DISTANCE OF 114.57 FEET; NORTH 22° 24' 38" WEST, A DISTANCE OF 74.55 FEET; NORTH 17° 22' 04" WEST, A DISTANCE OF 81.11 FEET; NORTH 16° 51' 26" WEST, A DISTANCE OF 113.65 FEET; NORTH 14° 39' 52" WEST, A DISTANCE OF 90.59 FEET; NORTH 14° 49' 36" WEST, 21.46 FEET; NORTH 68° 40' 29" EAST, A DISTANCE OF 486.24 FEET; NORTH 64° 47' 15" EAST, A DISTANCE OF 26.94 FEET; NORTH 69° 54' 53" EAST, A DISTANCE OF 104.77 FEET; TO AN INTERSECTION WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44° 13' 49" EAST, 268.66 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 275.32 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 66° 08' 23" EAST, A DISTANCE OF 194.34 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 534.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38° 36' 38" EAST, 493.63 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 513.15 FEET, TO THE POINT OF BEGINNING.

SUBJECT PARCEL THUS DESCRIBED CONTAINS 35.1708 AC. +/-.

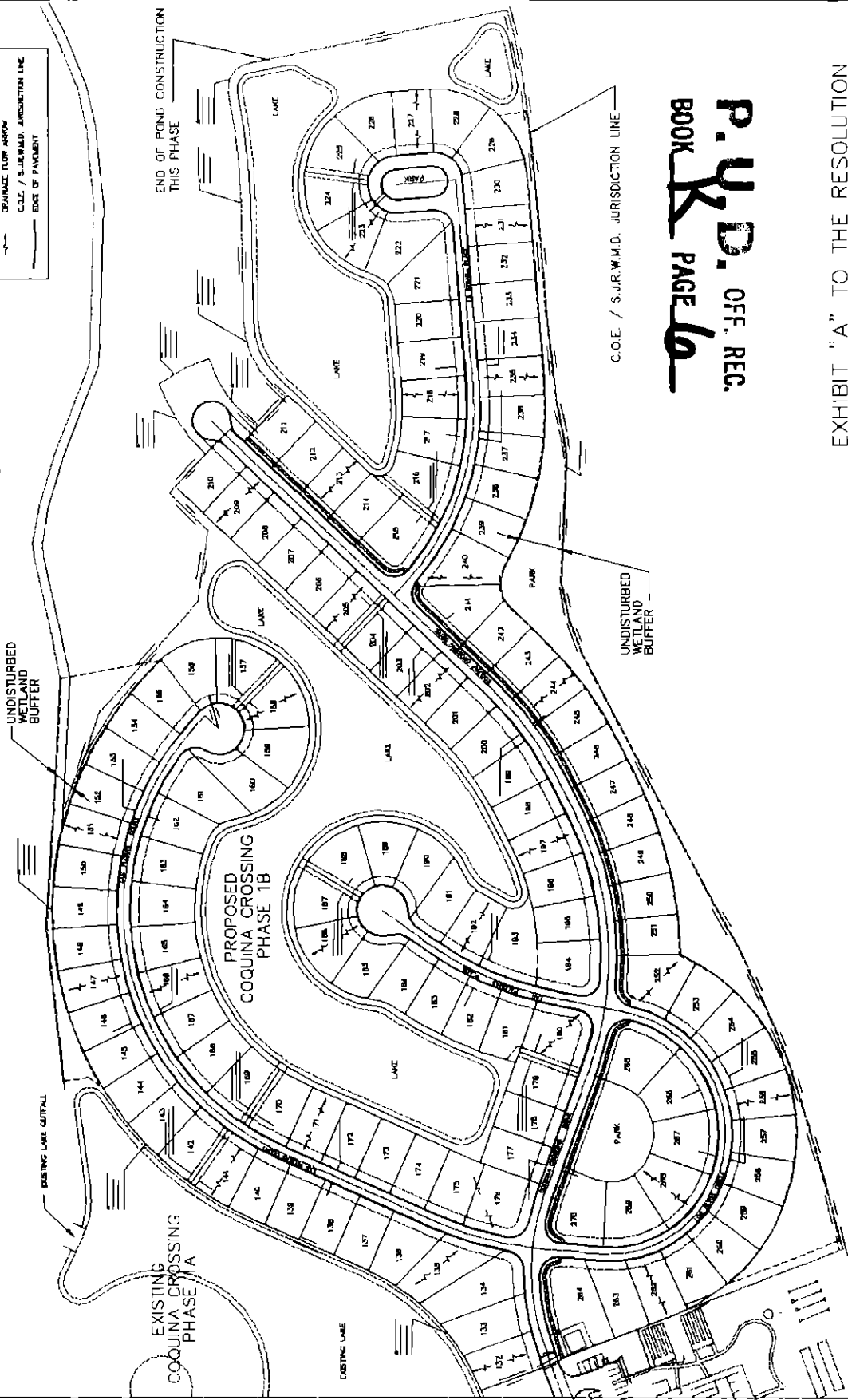


**LEGEND**

---	PHASE BOUNDARY
---	WETLAND BUFFER
---	SEWERLAK
---	LOT/LAKE
---	DRAINAGE ACCESS BOUNDARY
---	DRAINAGE FLOW ARROW
---	CO.E. / S.J.R.W.M.D. JURISDICTION LINE
---	EDGE OF PAVEMENT



DEVELOPMENT BOUNDARY  
1/4" = 100'



C.O.E. / S.J.R.W.M.D. JURISDICTION LINE

**P.U.D. OFF. REC.**

**BOOK PAGE**

EXHIBIT "A" TO THE RESOLUTION

DESIGN	P.L.M.
OWNER	J.E.A.
CHD. JUDGE	J.E.A.
APPROV. DATE	7-7-88

FINAL DEVELOPMENT PLAN  
COQUINA CROSSING  
UNIT ONE  
PHASE ONE B

**EISMAN & RUSSO, INC.**  
JACKSONVILLE, FLORIDA

PROJECT No.  
00-1003

DRAWING No.  
FDP-13

2 OF 2

NOT VALID FOR CONSTRUCTION

**EXHIBIT "B" TO THE RESOLUTION**

**P. U. D. OFF. REC.**  
BOOK K PAGE 7

**FINAL DEVELOPMENT PLAN NARRATIVE  
COQUINA CROSSING UNIT ONE PHASE ONE-B  
WITHIN COQUINA CROSSING PUD 93-47, AS AMENDED**

**VCP-COQUINA CROSSING, LTD.**

\_\_\_\_\_, 1996

Developer hereby submits for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners a final development plan ("Final Development Plan") for Unit One Phase One-B of Coquina Crossing. The Final Development Plan consists of a one (1) page map identified as Exhibit "A" to the Resolution ("Map"), the legal description identified on Exhibit "A" and this text identified as Exhibit "B" to the Resolution ("Text"). The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 93-47, as amended. The area encompassed by this Final Development Plan is located within the Coquina Crossing PUD. It occupies a portion of the Coquina Crossing PUD as shown on the approved Master Plan. Under the approved Master Plan, Coquina Crossing may be developed for up to seven hundred forty-eight (748) single family units, sixty thousand (60,000) square feet commercial and a community center. Unit One Phase One-B will contain up to one hundred thirty-nine (139) mobile/manufactured home lots and site improvements on approximately 35.17 ± acres. Unit One Phase One-B consists of one hundred thirty-nine (139) lots and is the second part of Phase I in the PUD which provides for two hundred seventy (270) lots.

Residents will purchase a manufactured (mobile) home that will be installed on a leased lot within this mobile home park. Developer, its successors or assigns, will be responsible for the maintenance of roads, common areas, drainage systems as well as the irrigation and maintenance of individual lots. Residents will be responsible for the upkeep of their manufactured home.

The County Utility Department will assume maintenance responsibility for utility services as follows: water - up to and including the water meters; Sewer - up to, but not including the service laterals.

A sidewalk will be provided on one side of the main road as shown on the Final Development Plan Map.

Prior to commencement of land clearing, site preparation or construction of any improvements depicted on the Map, Developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained including, but not limited to, (a) United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits, (b) obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11, (c) obtain approval of signed and

sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance No. 86-4, and (d) comply with all other applicable land use and development regulations of St. Johns County. Since the lots will be rented and not sold, there is no requirement to plat.

**8-4-1 Density of Development**

The total ground area occupied by residential buildings and structures in the subdivision shall not exceed thirty-five percent (35%) of the total ground area committed to residential use. There will be one hundred thirty-nine (139) units on 35.17 ± acres.

**8-4-2 Open Space**

Ponds and natural areas are labelled on the Final Development Plan Map. Areas designated on the Final Development Plan Map as parks shall be for passive recreation. Since no portion of the park, including lots, will be sold to individual manufactured home owners, the entire site, including all common areas and parks, will be maintained by Owner/Developer, its successors or assigns.

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

All development which is to occur with Unit One Phase One-B will comply with the spirit and intent of the Zoning Ordinance. There will be no more than one hundred thirty-nine (139) lots in Unit One Phase One-B. A residence may be located wholly within a single lot or upon a portion of a lot or combination of lots. Typical lot sizes shall be fifty-five (55') feet by one hundred (100') feet, sixty (60') feet by one hundred (100') feet and sixty-five (65') feet by one hundred (100') feet. Common lot lines between adjoining lots as shown on Exhibit "A" are solely to illustrate the approximate lot locations. These lot lines may be adjusted to accommodate site improvements so long as all other development standards, including but not limited to, setbacks, requirements of the Coquina Crossing PUD, this Final Development Plan and other St. Johns County Ordinances, are met. In accordance with the Coquina Crossing PUD, there shall be a minimum twenty-five (25') foot setback line from the edge of the curb and a minimum ten (10') foot rear setback line. Adjoining homeowners will be required to maintain a combined side yard of ten (10') feet. All setbacks shall be measured from the exterior wall of the dwelling to the applicable parcel boundary. Accessory structures include carports, screened porches and utility rooms. Accessory structures which are attached to the residence are considered part of the residence and subject to the same setback requirements as the residences. Accessory structures which are not attached to the

residence are subject to the setback requirements in Section 4-4.1 of NFPA 501A for accessory structures as stated below:

"Accessory buildings or structures shall be permitted to be located immediately adjacent to a site line where constructed entirely of materials that do not support combustion and provided that such buildings or structures are not less than three (3') feet (0.914m) from an accessory building or structure on an adjacent site. An accessory building or structure constructed on combustible material shall be located not closer than five (5') feet (1.524m) from the site line of an adjoining site."

The maximum roof overhang is two (2') feet. Any roof within four (4') feet of a lot line must have a gutter to channel rainwater away from the lot line.

All signage for Unit One Phase One has been included within the Final Development Plan for Unit One, St. Johns County Board of County Commissioners Resolution No. 94-169, as amended.

Temporary construction trailers may be used within the park during the construction period, which shall be up to twenty-four (24) months from the date of approval of this Final Development Plan.

There may be up to fifteen (15) model homes within Unit One Phase One-B at any given time. These model homes may be located anywhere within Unit One Phase One-B that the developer deems necessary and appropriate. Model homes will not be used as sales or administrative centers, and no additional parking will be provided at model home sites. All model homes will be fully permitted by the developer through the building department prior to showing such models to prospective buyers. However, model homes may be opened on temporary utilities and with a temporary certificate of occupancy for the purpose of showing such model to prospective buyers. The homes opened on a temporary basis are not to be used as residences until utilities are available and a final certificate of occupancy is issued. Model homes may have one (1) sign each located on the lot. The signs will be no larger than thirty (30) square feet and no more than five (5') feet high and six (6') feet wide.

The maximum heights of the structures within the park shall be thirty-five (35') feet.

**8-4-4 Project Size**

The PUD consists of approximately three hundred sixteen (316) acres. This Final Development Plan consists of approximately 35.17± acres.

**8-4-5 Support Legal Documents for Open Space**

Owner/Developer, its successors or assigns, will be responsible for the maintenance of all common areas. There will be no common ownership of Final Development Plan areas by separate owners other than Owner/Developer, its successors and assigns.

**8-4-6 Access**

As graphically depicted on the Map, each lot is provided vehicular access within the Property.

**8-4-7 Privacy**

Each dwelling will be provided visual and acoustical privacy by virtue of landscaping and architectural control of the park.

**8-4-8 Community Facilities**

(a) All utility facilities proposed for dedication to St. Johns County must be acceptable by the County as to the size, shape, location and shown by the applicant to be of benefit to the general public. St. Johns County will assume responsibility for utilities as follows: Water - up to and including the meters; Sewer - up to, but not including the service laterals.

(b) All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically in Sections 9-1-1 through 9-4-1 of this Text.

(c) The Map 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. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans. The fire hydrants to be installed pursuant to this Final Development Plan shall meet county standards and must be approved by the county fire coordinator prior to issuance of a certificate of occupancy for any structure to be served by such hydrants.

(d) All utilities serving the Property, including telephone, power, cable television and sewer and water lines, will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the Property and grading and topography of the site. The storm sewer facilities shall comply with all applicable requirements of law including, but not limited to, the requirements of Ordinance No. 96-40 and shall facilitate the proper drainage of stormwaters and prevent erosion and the formation of dust.

(e) Specifications for all streets and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissions in Ordinance No. 96-40, as amended.

**9-1-1 Drainage**

A preliminary drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. The Unit One Phase One-B drainage outfalls into the existing southernmost lake within Unit One Phase One which then outfalls to a ditch on the applicant's property. No downstream improvements will be required to accommodate this discharge.

Detailed drainage plans demonstrating compliance with all requirements of Ordinance No. 96-40 and the St. Johns County Comprehensive Plan shall be included with the signed and sealed construction plans. The construction plans must be reviewed and approved by the St. Johns County Engineering Department prior to commencement of land clearing, site preparation or construction. All necessary easements for drainage shall comply with the requirements of Ordinance No. 96-40.

Within Unit One Phase One-B, there shall be a buffer area adjacent to the jurisdictional wetlands as depicted on the attached Final Development Plan Map. This buffer area shall average at least twenty five (25') feet in width.

**9-1-2 Separation from Walkway and Street**

Off street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by a wall, fence or curbing or other approved protective device.

**9-1-3 Entrance and Exits**

The location and design of the entrances and/or exits to all streets will be in accordance with county specifications.

**9-1-4 Interior Drives**

As shown on the Map, no interior drives are proposed at this time.

**9-1-5 Lighting**

Each homesite will have a yard lamp activated by a photocell. Street lights will be installed at street corners. These lights will one hundred (100) watt high pressure sodium fixtures on sixteen (16') foot fiberglass poles.

**9-1-6 Screening**

There will be no off-street parking spaces for lots of ten or more vehicles located closer than forty feet to a residential lot.

**9-3-1 Off Street Parking Requirements**

One (1) off street parking space is required for each dwelling unit within this Final Development Plan.

**9-4-1 Off Street Loading Requirements**

No off street loading areas are required for the development proposed in this Final Development Plan.

APPLICANT:

By: John G. Metcalfe

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
CLERK OF CIRCUIT COURT  
96 DEC 17 AM 11:42  
Case "B-1" Metcalfe