

RESOLUTION NO: 89-13

RESOLUTION OF THE COUNTY OF ST. JOHNS

STATE OF FLORIDA

APPROVING A FINAL DEVELOPMENT PLAN

FOR: Crossroads - Unit One

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 made by Crossroads Plantation 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 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", *and letter from Connelly & Wicker, Inc. dated 12-28-88.*

SECTION 2. All attachments included herein are incorporated herein and made a part of the 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. St. Johns County Building Official is hereby authorized to issue construction permits on the herein lands in accordance with approved plans, provided all other requirements are met.

BOARD OF COUNTY COMMISSIONERS

ST. JOHNS COUNTY, FLORIDA.

BY: *Ray Walsh*
Chairman

Attest:

Connie E. McDaniel

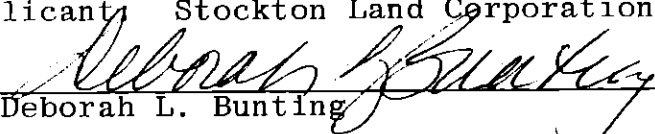
Deputy Clerk

Adopted regular meeting January 10, 1989.

EXHIBIT B TO
FINAL DEVELOPMENT PLAN
CROSSROADS PUD, PHASE ONE

Applicant: Stockton Land Corporation

BY:


Deborah L. Bunting

INTRODUCTION

Attached hereto you will please find all materials, drawings, information and other documentation, as required by Sections 8-3 and 8-4, St. Johns County Zoning Ordinance, concerning the final development plan for the Crossroads PUD, Phase One. Phase One is the first 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 number 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 70 units in Phase One, 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. Also included in Phase One shall be an amenity center. The amenity center shall contain 2 tennis courts, a swimming pool, a shelter and dressing area, and fishing platform to be situated adjacent to the lake.

All lots in Phase One shall have a minimum width of 45 feet and a minimum depth of 90 feet. (Average size lot 105' in depth). The homes shall be set back a minimum of 21 feet from the edge of the paved roadway in front, 5 foot on both side yards, and 8 foot minimum

from the rear lot line.

8-4-4 Project Size

The total PUD consists of approximately 184.4 acres with Phase One consisting of approximately 12.1 acres.

8-4-5 Support Legal Documents for Open Space

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

Specifically:

(a) Section 4 of Article IV defines common area as all property (including improvements thereon) owned by the association for common use and enjoyment of the owners. The common area in Phase One 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.

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

(c) Section I of Article V 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 of Covenants, Conditions and Restrictions.

(e) Article V 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 easements and fee title to the interior drives are common areas, owned by the association. Section I of Article IV grants each owner an easement to use said private drives. Crossroad Lakes Circle provides access from the PUD to highway A1A. The Crossroads Homeowners Association shall share, on a pro-rata basis in the cost of maintaining Crossroad Lakes.

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 provisions 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:

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 DER. All off street parking and loading areas will be surfaced with erosion resistant material in accordance with 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 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 operation of the lot.

9-1-6 Lighting

Adequate lighting shall be provided for the off street parking and loading 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 parking 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 Loading, Requirements

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

(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 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 the formation of dust.

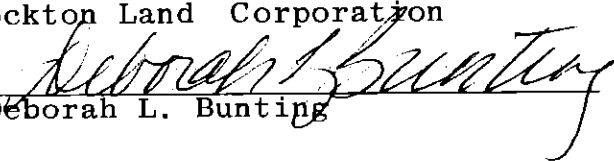
(e) All streets located within the development shall be designed in accordance with St. Johns County standards or equal thereto, and shall be maintained privately by the Crossroads Homeowners Association.

In addition, the Final Development Plan shows the location of the Project Entry Signage and Phase One Project identification signage. The size of the signs will be limited as set forth in the Crossroads PUD Ordinance 88-57 (See text).

The location of the Model Center and Temporary Construction Trailer for Phase One will be as shown on the Phase One Development Plan.

Stockton Land Corporation

By


Deborah L. Bunting



Connelly & Wicker, Inc.
Consulting Engineers

PROFESSIONALS:
ROBERT D. CONNELLY, P.E.
H. PARKER HOWARD, P.E.
JAMES H. MILLER, JR., P.E.
ALAN M. OZELL, PHD, P.E.
THOMAS P. PARRILLO, P.E.
DAVID M. SCHNEIDER, P.E.
RICHARD C. WELCH, P.E.
MARVIN L. WICKER, P.E.

December 28, 1988

Ms. Betty Solana
Planning and Zoning Department
St. Johns County Administration Building
Post Office Drawer 349
St. Augustine, Florida 32085-0349

Re: Crossroads - Phase I
Engineer's Project No. 8726-5

Dear Betty:

In reference to your October 24, 1988 letter regarding the final development plan we have addressed each comment.

1. The road names have been revised and approved by Tim Weking.
2. The minimum lot width at the BRL will be 45 feet on all lots.
3. Enclosed you will find the SJRWMD and DOT drainage permits. The DOT driveway permitting is still in process due to the new traffic impact study requirements.
4. The fire hydrant has been added to the engineering plans and final development plans.
5. The divided entrance road off A1A maintains a 20' pavement width on the entrance and exit.
6. The setbacks are to the building wall.
7. The developer is providing the resolution.

Please find the attached final development plans.

Sincerely,

Richard C. Welch, P.E.
Vice President

RCW/mao

cc: Debbie Fredeking
P.O. BOX 51343 • JACKSONVILLE BEACH, FLORIDA 32240-1343 • 904/249-7995
DESTIN, FLORIDA • CASHIERS, NORTH CAROLINA