

MEMORANDUM

TO: Mayor England
Vice Mayor Kostka
Commissioner George
Commissioner Samora
Commissioner Rumrell

FROM: Max Royle, City Manager 

DATE: March 26, 2020

SUBJECT: Request for Modification to Final Development Orders for Sea Colony Subdivision Units I, II, III and IV for Amendment to Stipulated Regulations for Building Setbacks, Total Ground Coverage, and Building Height

INTRODUCTION

The Sea Colony subdivision was developed in four phases or units as a single-family residential subdivision. The Comprehensive Planning and Zoning Board approved the final development plan for each phase or unit as follows:

- Phase I, January 19, 1999
- Phase II, May 18, 1999
- Phase III, June 19, 2001
- Phase IV, November 18, 2003

The City Commission approved the plat for each phase or unit as follows:

- Unit I, March 1, 1999
- Unit II, July 12, 1999
- Unit III, July 2, 2001
- Unit IV, February 2, 2004

Though Sea Colony is not a planned unit development, its various phases or units were built in accordance with the approved final development plan and approved plat for each subdivision. The subdivision thus has some unique features such as narrow setbacks between the houses and some houses having scenic towers or lofts

Now the Sea Colony Architectural Review Board and the Sea Colony Neighborhood Association are seeking modification to the approved final development orders to recognize what was approved in the original final development plan for each phase and thus allowed to be built.

Your approval will ensure that should the houses be destroyed or significantly damaged by a storm, they can be rebuilt as approved by the various final development plans.

Mr. Jay McGarvey and Mr. Timothy McGarvey, agents for the Review Board and Neighborhood Association, presented the modification request to the Planning Board at its March 24, 2020, meeting.

The Board by 5-2 vote recommended that you:

"Approve this final development application for modification to the above-referenced final development orders issued for Sea Colony Subdivision as stipulated in Exhibit A, "Amendment to the Final Development Orders of Sea Colony of the Beach Club at Anastasia-All Phases," subject to amendment to specify under "Building Heights" that the tower structures and scenery lofts shall be regulated per the building size limitations of the current Sea Colony Architectural Review Board Design Code, which limits the size and total square footage of such structures and shall be included as part of the final development modification documents; flag lots shall be regulated as ocean front lots pertaining to setbacks and tower and scenery loft construction; all variance requests outside of the final development order modifications shall demonstrate an undue hardship."

ATTACHMENTS

Attached for your review is the following information:

- a. Pages 1-41, the application submitted to the Planning Board for its discussion at its March 24th meeting.
- b. Pages 42-28, a memo from Mrs. Bonnie Miller, the Building Department's Executive Assistant, with information that was presented at the Board's March 24th meeting. In the memo (page 42), Ms. Miller states the Board's motion and vote.

ACTION REQUESTED

It is that you listen to the McGarveys' request and then decide whether to approve the new final development order, which is attached as pages 9-10, "to specify regulations for building setbacks, impervious surface coverage and building height for the various lots and housing types in Sea Colony Units One, Two, Three, and Four of the Beach Club at Anastasia Residential Cluster Development in a low-density residential land use district at 100 Sea Colony Parkway, St. Augustine Beach...."

City of St. Augustine Beach Building and Zoning Department

2200 A1A SOUTH ST. AUGUSTINE BEACH, FLORIDA 32080
WWW.STAUGBCH.COM
BLDG. & ZONING (904)471-8758 FAX (904) 471-4470

To: Comprehensive Planning & Zoning Board
From: Bonnie Miller
CC: Brian Law
Date: 03-13-2020
Re: Final Development File No. FD 2020-01

Final Development File No. FD 2020-01 is for modification of the existing final development orders issued for all phases of development in Sea Colony Subdivision. James N. McGarvey Jr. and Timothy S. McGarvey are the agents for the applicants, Sea Colony Architectural Review Board and Sea Colony Neighborhood Association, requesting a modification of Sea Colony's final development orders to specify regulations for building setbacks, impervious coverage and building height for the various lots and housing types in all phases of Sea Colony Subdivision, which is a low-density residential cluster development that is currently limited to 40 percent maximum impervious surface ratio (ISR) coverage. The current development orders for lots and housing types in Phases I, II III, and IV are included with the Board members' packet information, and while some of these development orders do address and reference specific setbacks for lots, none of address impervious coverage or building height.

Per Sections 12.01.04 and 12.02.10. B of the City's Land Development Regulations:

Sec. 12.01.04. Post-permit changes.

After a permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of the permit without first obtaining a modification of the permit. A modification may be applied for in the same manner as the original permit. A written record of the modification shall be entered upon the original permit and maintained in the files of the department.

(Ord. No. 91-7, § 2)

Sec. 12.02.10.B. Amendment to final development plans. If a major development has received a final development order or other approval, the amendment, modification or extension of such a final development order or approval shall only be by the same process as the order or approval was originally obtained (except that the concept review process does not have to be repeated) and the review fee shall also be the same.

(Ord. No. 91-7, § 2; Ord. No. 15-01, § 2, 2-2-15)

The Building and Zoning Department has no objection to this final development modification to existing development orders in Sea Colony based upon existing conditions in Sea Colony and as demonstrated by the matrix provided by the applicant. Staff asks that the Comprehensive Planning and Zoning Board consider the application and make a recommendation to approve or deny the requested modification to Sea Colony's final development orders.

Sincerely,

Bonnie Miller

Executive Assistant
Building and Zoning Department

**THE CITY OF ST. AUGUSTINE BEACH
APPLICATION FOR MAJOR DEVELOPMENT**

The undersigned hereby applies for a permit for construction, repairs, and/or installation work under the Building Codes of the City of St. Augustine Beach, Florida. This permit does not apply to Electrical, Plumbing, Mechanical or Land Clearing/Excavation.

Estimated Cost: \$ -0-

To be located on Lot(s): Sea Colony Units I, II, III, IV Block(s): IV PIN# 1741910001

Subdivision: Sea Colony of the Beach Club at Real Estate Parcel Number: Anastasia

Owner(s): St. Augustine Sea Colony LTD
c/o McGarvey Residential Communities

Address(es): 1102 AIR North, Ste 102 Phone: 904-247-9160

Ponte Vedra Bch, FL Phone: _____

32082 Phone: _____

Architect: _____

Address: _____ Phone: _____

Contractor: _____

Address: _____ Phone: _____

Contractor's City Certification: _____

Contractor's State Certification: _____

Flood Insurance Zone: _____ Land Use Density Classification: _____

Sewage (Check One): Central Sewer Hook-Up _____ Septic _____

Legal Description of Parcel according to Survey and Warranty Deed (both must be submitted): _____

See attached Development Orders.

Please check if the following information required for submittal of the application has been included:

- (☒) Owner Permission Form (if applicable)
- (☒) List of names and addresses of all property owners within 300-foot radius
- (☒) First-class postage-stamped legal-size envelopes with names and addresses of all property owners within 300-foot radius
- (☒) Other documents or relevant information to be considered

In filing this application, the undersigned acknowledges it becomes part of the official record of the Comprehensive Planning and Zoning Board and City Commission and does hereby certify that all information contained is true and accurate, to the best of his/her knowledge.

The application must be signed by either the owner or the owners authorized agent. If an authorized agent's signature is used, a notarized written authorization approving such representation must accompany the application.

St Augustine Sea Colony Ltd

James N McGarvey Green Pky

Print name (owner or his/her agent)

Print name (applicant or his/her agent)

James N McGarvey 12/21/2020

Signature / date

Signature / date

1102 AIA North, #102, Ponte Vedra Beach, FL

Owner/agent address

Applicant/agent address

904-247-9160

Phone number

Phone number

****All agents must have notarized written authorization from the property owner(s)****

**** Please note that if you are a resident within a development or subdivision that has covenants and restrictions, be aware that approval of this application by the Comprehensive Planning and Zoning Board and/or City Commission does not constitute approval for variation from the covenants and restrictions.****

Application for Amendment to Final Development Orders for Sea Colony – All Phases

Final Development Order Nos. 97-06 (The Beach Club, Phase I), 98-04 (Sea Colony, Phase I), 99-02 (Sea Colony of the Beach Club at Anastasia, Phase II), 2001-03 (Sea Colony Unit III), 2003-02 (Sea Colony Unit IV), and June 20, 2000 Variance Order (Lots 1-27, Block F) (collectively, "Final Development Orders").

February 18, 2020

This is an application to amend the Final Development Orders for property known as Sea Colony of the Beach Club at Anastasia in a previously approved clustered development, pursuant to Section 12.02.10(B) of the City of St. Augustine Beach Land Development Regulations. The site development criteria attached hereto as **Exhibit "A"** and incorporated herein by reference, is meant to amend, clarify and supersede the residential criteria for all lots within all phases of the development.



City of St. Augustine Beach

2200 A1A SOUTH
ST. AUGUSTINE BEACH, FLORIDA 32080
WWW.STAUGBCH.COM

CITY MGR. (904) 471-2122
FAX (904) 471-4108

BLDG. & ZONING (904) 471-8758
FAX (904) 471-4470

Owner's Authorization Form

Timothy S. McGarvey is hereby authorized TO ACT ON BEHALF OF

St Augustine Sea Colony LTD, the owners(s) of the property described in the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Augustine Beach, Florida, for an application related to a development, land use, zoning or conditional or special use permit or other action pursuant to an application for:

Amendment to the Final Development Orders for
Sea Colony Units 1, 2, 3, 4 of the Beach Club at Anastasia
By signing, I affirm that the legal owner(s), as listed on the recorded warranty deed on file with the St. Johns County Clerk of Courts, have been notified of the above application.

I further understand incomplete or false information provided on this form may lead to revocation of permits and/or termination of development activity.

Signature of Owner(s)

Printed Name(s)

Address of Owner(s)

Telephone Number of Owner(s)

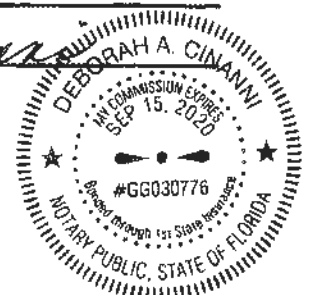
State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 24th day of FEBRUARY, 20 20

by JAMES MCGARVEY, who is personally known ✓ or who has produced identification (type of identification produced)

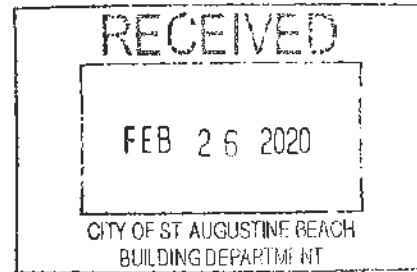
Signature of Notary Public—State of Florida

Notary Stamp/Seal/Commission Expiration Date:



Sea Colony Architectural Review Board
Sea Colony Neighborhood Association, Inc.
c/o May Management Services, Inc.
5455 A1A S Ste 103
St. Augustine Beach, FL 32080

City of St. Augustine Beach
2200 A1A S
St. Augustine Beach, FL 32080
February 26, 2020



To Whom It May Concern:

Please be informed that Mr. James McGarvey or Mr. Timothy Sean McGarvey of McGarvey — Residential Communities is authorized to represent Sea Colony, St. Augustine Beach, in the application for a final development modification at the City Planning and Zoning Board and City Commission meetings.

Sincerely,

Jill List
Chairman, Sea Colony Architectural Review Board
525 Barefoot Trace Circle
St. Augustine Beach, FL 32080



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Cities

Parcel ID	1741910001	Physical		Building Value	N/A	Last 2 Sales			
Property	0900	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class		Mailing	SEA COLONY NEIGHBORHOOD	Value		n/a	0	n/a	n/a
Taxing	City of St Augustine	Address	ASSOC	Total Land Value	N/A	n/a	0	n/a	n/a
District	Beach		2453 SOUTH THIRD STREET	Just Value	N/A				
Acres	53.02		JACKSONVILLE FL 32250-0000	Total Deferred	N/A				
				Assessed Value	N/A				
				Total Exemptions	N/A				
				Taxable Value	N/A				

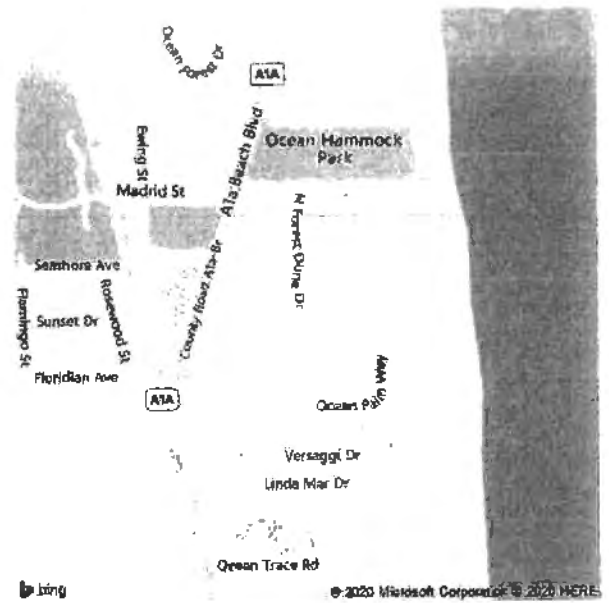
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 2/25/2020

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Notes



**BEFORE THE CITY COMMISSION OF THE
CITY OF ST. AUGUSTINE BEACH, FLORIDA**

In re:

**APPLICATION OF JAMES N. MCGARVEY JR. AND
TIMOTHY S. MCGARVEY, AGENTS FOR SEA
COLONY ARCHITECTURAL REVIEW BOARD AND
SEA COLONY NEIGHBORHOOD ASSOCIATION INC.,
FOR MODIFICATION TO FINAL DEVELOPMENT
FILE NOS. FD 97-06, FD 98-04, FD 99-02, FD 2001-03,
AND FD 2003-02, PERTAINING TO SEA COLONY SUB-
DIVISION, 100 SEA COLONY PARKWAY,
ST. AUGUSTINE BEACH, FLORIDA 32080**

**FINAL DEVELOPMENT ORDER FILE NO. FD 2020-01, APPROVING
MODIFICATION TO FINAL DEVELOPMENT FILE NOS. FD 97-06, FD 98-04, FD 99-02,
FD 2001-03, AND FD 2003-02**

This CAUSE came for public hearing before the City Commission of the City of St. Augustine Beach, Florida, on the 6th day of April 2020, upon application of Final Development File No. FD 2020-01, by James N. McGarvey Jr. and Timothy S. McGarvey, agents for Sea Colony Architectural Review Board and Sea Colony Neighborhood Association Inc., 100 Sea Colony Parkway, St. Augustine Beach, Florida, 32080, for modification to Final Development File Nos. FD 97-06, FD 98-04, FD 99-02, FD 2001-03, and FD 2003-02, per Section 12.02.10.B of the City of St. Augustine Beach Land Development Regulations, to specify regulations for building setbacks, impervious coverage and building height for the various lots and housing types in Sea Colony Units One, Two, Three, and Four of the Beach Club at Anastasia Residential Cluster Development, in a low density residential land use district at 100 Sea Colony Parkway, St. Augustine Beach, Florida, 32080, as attached and titled "Amendment to the Final Development Orders of Sea Colony of the Beach Club at Anastasia—All Phases." The City Commission having reviewed and considered the application, the report of the Building and Zoning Department, the recommendation of the Comprehensive Planning and Zoning Board of St. Augustine Beach, which reviewed and considered the application on the 24th day of March 2020, the testimony, statements, and evidence presented before the Comprehensive Planning and Zoning Board and the City Commission by the applicant and other persons speaking at the public hearing, including public comments, and the City Commission finding it has jurisdiction over this proceeding and that the required notices have been provided and were afforded to all parties, upon motion duly made, seconded and passed, the application was approved based upon the following findings of fact:

FINDINGS OF FACT

The City Commission finds that the final development modification of the final development orders described above for Sea Colony Subdivision conforms to all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and, except as may be required to be cured herein, with all applicable City of St. Augustine Beach Land Development Regulations.

The application and accompanying documents submitted demonstrate the final development plan for the above-referenced property does not degrade the prescribed Levels of Service for the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County

Service for the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations.

Subject to the conditions hereinafter set forth, it is determined that this Final Development Order File No. FD 2020-01, prepared by the final development modification application submitted by James N. McGarvey Jr. and Timothy S. McGarvey, agents for Sea Colony Architectural Review Board and Sea Colony Neighborhood Association Inc., unless modified by a subsequent final development order, is approved for Sea Colony Subdivision, 100 Sea Colony Parkway, St. Augustine Beach, Florida, 32080, and shall not be effective except upon ratification of each and every one of the following conditions.

ORDERED as follows:

1. Nothing contained herein shall be deemed to waive the requirement that the proposed development comply with the State of Florida Building Codes and conform to all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, City of St. Augustine Beach Land Development Regulations, except as may be required to be cured herein.
2. The modification to the final development orders granted for Sea Colony Subdivision is hereby granted by the St. Augustine Beach City Commission to allow the building setbacks, impervious coverage and building height as specified for various lots and housing types in Sea Colony Subdivision per the attached document titled "Amendment to the Final Development Orders of Sea Colony of the Beach Club at Anastasia—All Phases."
3. Successors and assigns of the applicant/owner shall be bound by the terms and conditions of this Final Development Order. However, persons acquiring property do so with notice that although under appropriate circumstances, owners of property have vested rights, changes in the City of St. Augustine Beach Land Development Regulations affecting use would not be acquired under the transfer of ownership.
4. Any appeal of this decision may be made by filing an appropriate action with a court of competent jurisdiction within thirty (30) days of the date of this Order.

DONE AND ORDERED this _____ day of _____, 2020, at St. Augustine Beach, St. Johns County, Florida.

**CITY COMMISSION OF THE CITY OF
ST. AUGUSTINE BEACH, FLORIDA**

Attest: _____ By: _____
Max Royle, City Manager **Margaret England, Mayor**

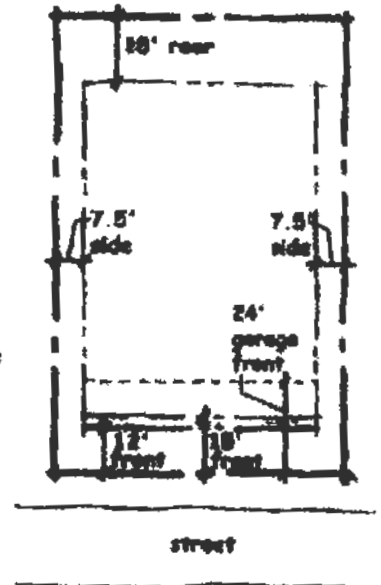
THIS ORDER IS SUBJECT TO APPEAL PER THE PROVISIONS OF SECTION 12.06.04.C OF THE CITY OF ST. AUGUSTINE BEACH LAND DEVELOPMENT REGULATIONS: **Section 12.06.04.C.** *"Appeals from the decision of the City Commission shall be appealed to the circuit court."*

**AMENDMENT TO THE FINAL DEVELOPMENT ORDERS OF SEA COLONY OF THE
BEACH CLUB AT ANASTASIA - ALL PHASES**

SETBACKS/ BUILD-TO-LINES FOR THE VARIOUS HOUSING TYPES

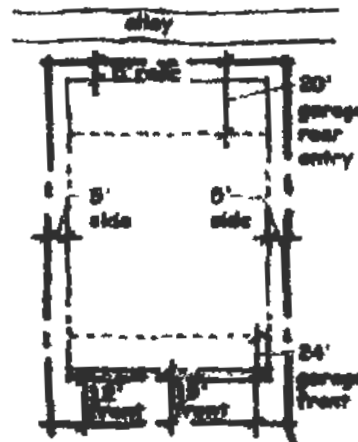
Ocean Front Lots:

Front Build-to-Zone	12'-15'
Side Setbacks	7.5'
Rear Setbacks	18'
Garage Front Setbacks	24' (*exceptions for flag lots below)



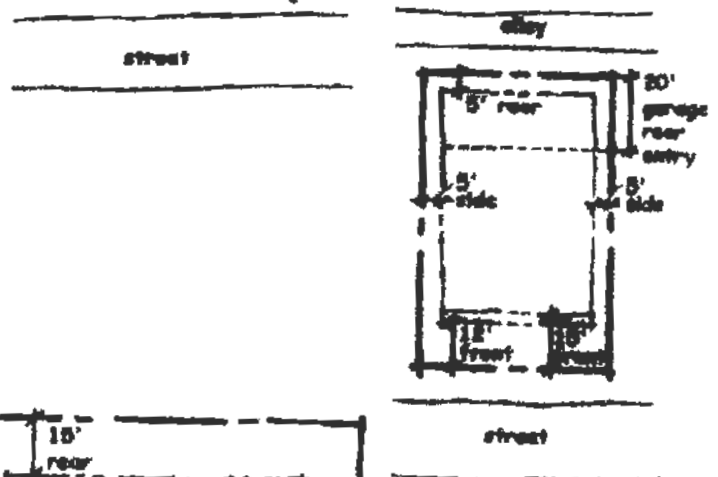
Dune Lots:

Front Build-to-Zone	12'-15'
Side Setbacks	5'
Rear Setbacks	5'
Garage Front Setback	24'
Alley Rear Entry Garage, Rear Setback	20'
Alley Side Entry Garage, Rear Setback	5'
Corner Lot/ Secondary Street Setback	12'-15'



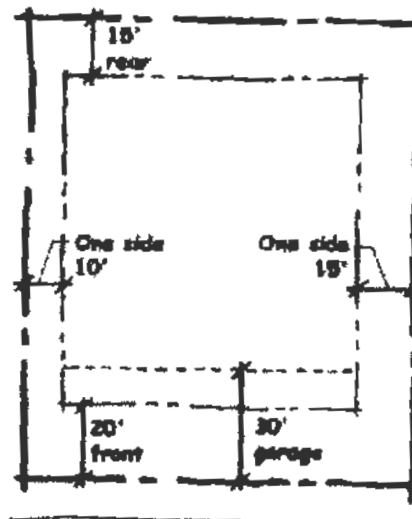
Cottage Lots Along South Side of Sea Colony:

Front Build-to-Zone	12'-15'
Side Setbacks	5'
Rear Setbacks	5'
Alley Rear Entry Garage, Rear Setback	20'
Alley Side Entry Garage, Rear Setback	5'



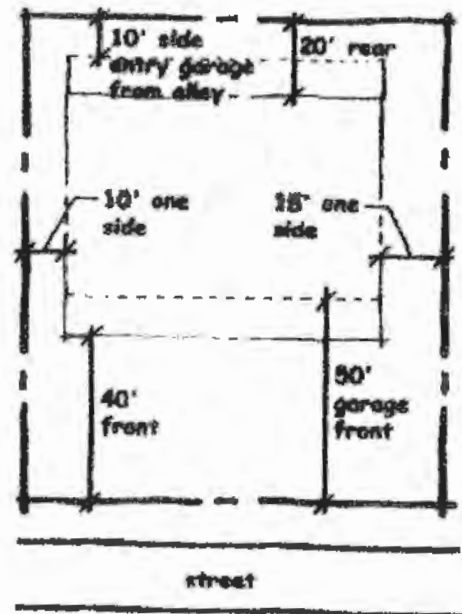
Wooded Lots:

Front Setback	20'
Side Setback	
One Side	10'
One Side	15'
Rear Setback	15'
Garage Front Setback	30'
Corner Lot/ Secondary Street Setback	15'



Estate lots:

Front Setback (Lots G5-G18)	40'
Front Setbacks (Lots G19-G24)	30'
Side Setbacks	One Side 10'
	One Side 15'
Rear Setbacks	20'
Garage Front Setback	50'
Garage Front Setback (Lots G19-G24)	40'
Rear Setback-Alley	
Side Entry Garage	10'
Front Build-To Zone (Lots G1-G4)	12'-15'
Corner Lots/ Secondary Street (Lots G1-G4)	12'-15'
Corner Lots/ Secondary Street (Lots G8-G9)	20'-



Sanctuary Lots:

These lots have not specified setbacks. Each House was site located to accommodate topography, tree location and street layout.

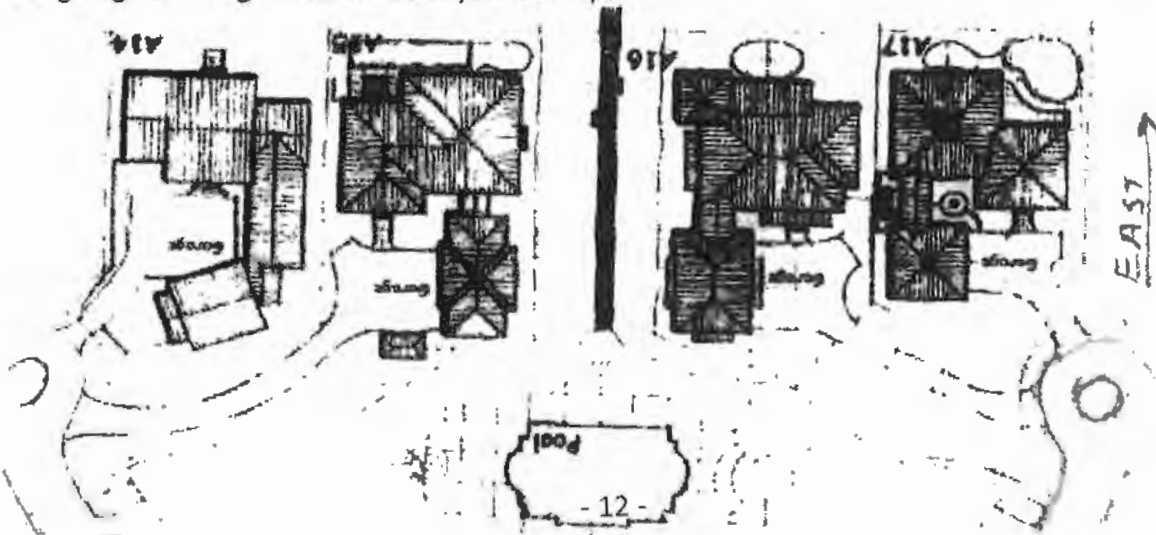
Villa Lots:

Front Build-to-Line	12' - 15'
Side Setbacks	One side 5'
	One side 2.5'
Rear Setback	5'



Flag Lots:

Some Ocean Front Lots are unique in their configuration and have different criteria for design. These Flag Lots include lots A-1, A-2, A-14, A-15, A-16, A-17, A-27, A-28. Only on Flag Lots may the garage be designed with a courtyard concept.



Lot Coverage

Impervious coverage for the Sea Colony of the Beach Club at Anastasia Cluster Development was calculated as an overall number, for the entire cluster development project, and not on a lot by lot basis. The total area of the cluster development to be covered by impervious surfaces shall not exceed 65%.

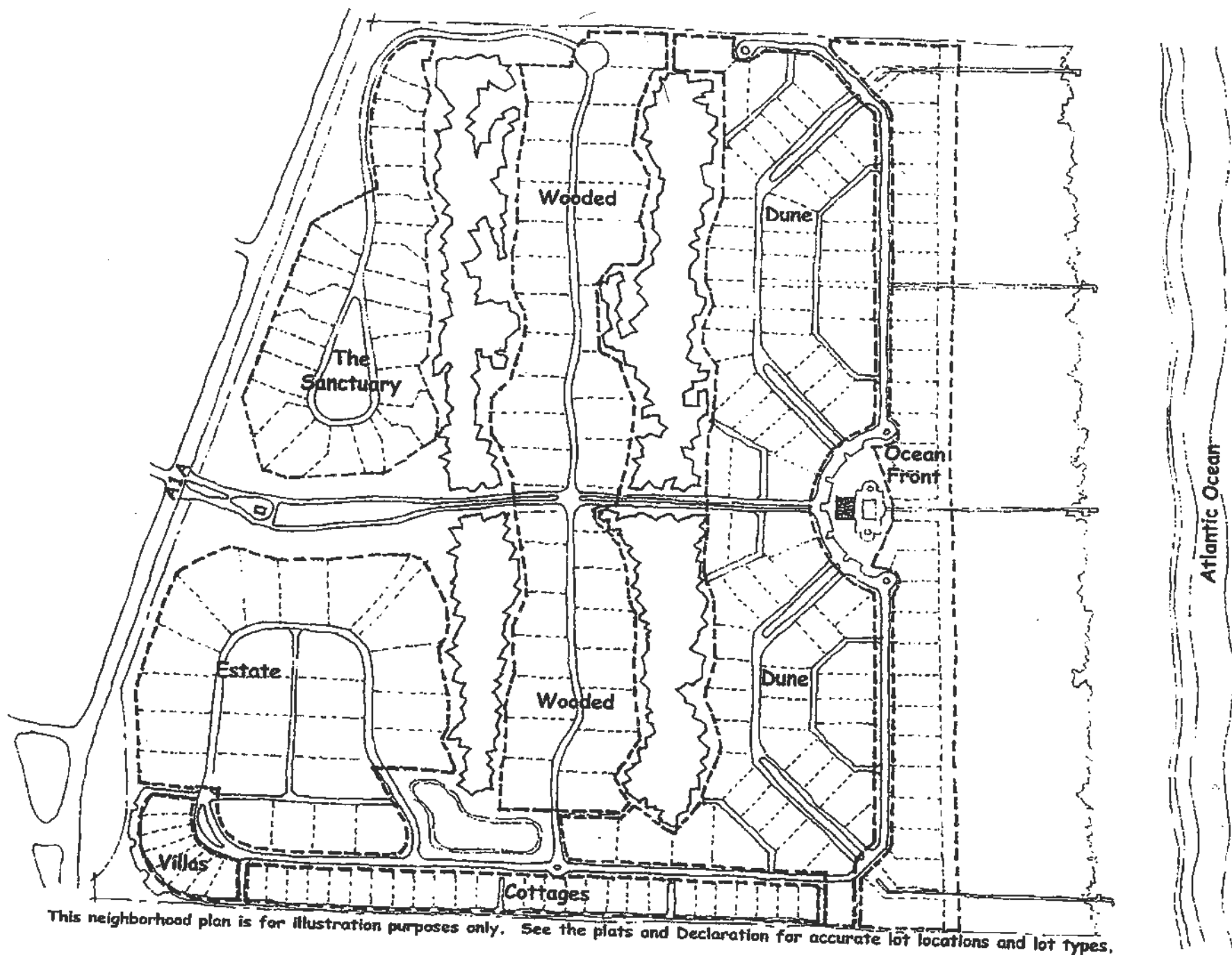
Building Heights

In general, the main roof of the house may not exceed 35' in height. Overall building height is measured from the higher of the following two points: (1) the highest maintained substantive natural elevation on the lot, or (2) one foot (1') above the crown of the road in front of the property, to the peak of the roof.

Special height limits apply to Tower structures. These scenery lofts are allowed to reach a maximum height of 42' and may be enclosed or open air. The roof line of the Tower must be detached from the roof of the main house to create a separate element.

Accessory buildings/ structures are limited to a maximum building height of 12' and shall comply with all building setbacks for the primary structure. Detached Garages with rooms above are limited to 25' in height. Height is measured as prescribed above. If structures are separated from the main house, yet connected by covered walkways, those structures shall comply with the height limitations for the main house.

Definition: The Build-to-Zone referenced above is that zone 12' to 15' from the front property line in which the front of each house, including the porch/front stoop and steps, must be located. Unlike the side and rear setbacks, the Build-to-Zone for the lots referenced above is meant to address the front of the house to the street. The effect is to reinforce the visual edge defining the streetscape.



This neighborhood plan is for illustration purposes only. See the plats and Declaration for accurate lot locations and lot types.

**BEFORE THE
COMPREHENSIVE PLANNING AND ZONING BOARD
OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA**

FILE NO. FD 97-06

RE: Application for Final
Development Approval by
David Fleeman
The Beach Club/Phase I

FINAL DEVELOPMENT ORDER

THIS MATTER came before the St. Augustine Beach Comprehensive Planning & Zoning Board (the "Board") on the 20th day of May, 1997. A previous development Order was entered on this site on April 22, 1994, which was recorded at Official Records Book 1050 at Page 1310 of the Public records of St. Johns County, Florida. Since the entry of the Previous Final Development Order the Applicant has revised its plan of development as to the configuration and number of lots within the proposed cluster development. The Board has considered the Final Development Application, the report of the City Staff, the testimony and evidence presented before it and, pursuant thereto, it is determined as follows:

FINDINGS OF FACT

The Board finds that it has jurisdiction over this proceeding and that required notice was afforded to all parties.

The Board finds that the proposed development conforms with all applicable provisions of the St. Augustine Beach Comprehensive Plan and in particular, that the proposed development conforms to the Future Land Use Plan element of the Comprehensive Plan and clustering

In + Let - City St. AUG Bch
(ENV) 370 AIA Bch Blvd
St. AUG Bch, Fl. 32084
— Bill —

development rights per §10.04.00 of the Land Development Regulations of the City.

The Board finds that the proposed development, except as may be required to be cured herein, conforms with all applicable Land Development Regulations of the City.

The application demonstrates that the proposed development does not degrade the adopted levels of service in the St. Augustine Beach Comprehensive Plan and/or any interlocal agreement with St. Johns County concerning such services.

The applicant has complied with all applicable rules, regulations, ordinances and criteria of the City and it is appropriate that this Order be entered. It is therefore ordered:

1. Subject to the conditions hereinafter set forth, the Final Development Plan of the applicant, unless modified by a subsequent final development order, is approved for the parcel of land described in this Phase One Final Development Order.

2. This Final Development Order shall not be effective except upon the satisfaction of each and every of the following conditions:

(a) Production of evidence satisfactory to the building official of receipt by applicant of permits allowing development in accordance with the Final Development Plan from the army Corps of Engineers; the Department of Transportation; State of Florida; Florida Department of Environmental Protection; St. Johns River Water Management District and St. Johns County Utility Department.

(b) Special conditions:

(i) The permits described in subparagraph (a), above, must be issued and in effect prior to plat approval.

(ii) The applicant will undertake measures to include protecting trees which will include flagging protected trees, providing protective barriers where needed and staking the trees which are to remain (staking the minimum 10 foot diameter area from the tree trunk required to avoid damage).

Applicant will plant the required number of replacement trees to mitigate those which must be removed in accordance with permit approval, at the entrance and in that portion of the commercial area which is not needed

for access, infrastructure and retention. Applicant reserves the right to create tree islands within road right-of-ways so long as there is a minimum of eleven (11) feet of pavement in each lane of travel. A minimum twelve (12) feet of pavement in each lane of travel is required for cul-de-sacs with a minimum thirty-eight (38) feet turning radius at all temporary or permanent street or roadway terminations.

- (iii) As part of the infrastructure, Applicant will construct a sidewalk along A1A concurrent with the construction of the roads in the subdivision to provide access to Anastasia Plaza in conformity with §6.02.05(3) of the Land Development Regulations. The Applicant will further construct sidewalks on a least one (1) side of each roadway withing the proposed development as may be required by the Land Development Regulations.
- (iv) Restrictive covenants and the 11" x 17" Index of Drawings will be recorded prior to or concurrently with the plat.
- (v) No commercial development will occur on the commercial parcel without submission of a report by a qualified engineer that it will not adversely affect drainage in the residential portion of the subdivision.
- (vi) Essential services, such as electric, telephone and street lighting must be in place prior to the issuance of any Certificates of Occupancy. Water and sewer connections must be paid for and in place prior to issuance of a building permit. Fire hydrants will be in place before issuance of Building Permits for any structure.
- (vii) Applicant may not commence construction of a building prior to approval of the roadway in front the lot upon which it is to be situated.

3. This Final Development Order shall be valid for a period of five (5) years from its effective date, at which time the developer shall have completed the platting of the project and shall have made substantial commencement of the development activities on site by completing thirty (30) percent of the required infrastructure.

4. Construction of this project will be completed in phases, however, that no site work

or construction shall occur on other than Phase One or the commercial site except by subsequent Final Development Plan, except for the drainage improvements set forth in the Final Development Plan.

5. Nothing contained herein shall be deemed to waive the requirement that the Applicant plat the subdivision described in the Final Development Plan nor comply with other provisions of all applicable agencies, Building Codes, Land Development Regulations and Comprehensive Plan of St. Augustine Beach, Florida.

6. No building permits may be issued for construction in the project except upon the posting of an adequate bond, with good and sufficient surety, conforming to City Ordinances, insuring the completion of all infrastructure contemplated by this Final Development Plan and upon approval of the plat of the subdivision by the City Commission to be submitted for evaluation and approval in the future.

7. All persons are cautioned that the City disclaims any liability for flooding in conformity with §5.03.01(b) of the Land Development Code.

8. The Master Plan is approved. This approval of the Master Plan does not constitute a determination of conformity of the Development with concurrency requirements of the Comprehensive Plan or Land Development Regulations.

9. Successors and assigns of the developer will be bound by the terms and conditions of this Final Development Order.

ORDERED and executed at the City of St. Augustine Beach, Florida, this 30th day of May, A. D., 1997.

ST. AUGUSTINE BEACH COMPREHENSIVE
PLANNING AND ZONING BOARD

By: William G. Feaster
William G. Feaster, Chairman

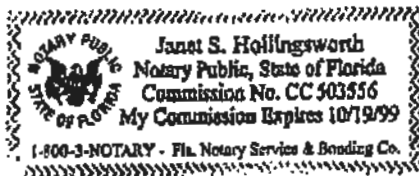
The above and foregoing Order is subject to appeal to the City Commission of the City of St. Augustine Beach in accordance with the provisions of Sec. 12.06.02 of the Land

"A developer, an adversely affected party, or any person who appeared orally or in writing before the comprehensive planning and zoning board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12.06.01 reached to the conclusion of an administrative hearing to the city commission by filing a notice of appeal with the Department within thirty (30) days of the date of the decision"

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 30th day of May, A.D., 1997, by **WILLIAM G. FEASTER**, who is personally known to me.

Janet S. Hollingsworth
Notary Public, State of Florida



Janet S. Hollingsworth
Printed Name

*G. Brian Wheeler
9250 Cypress Grove
Suite 800
St. Augustine, FL 32056*

CL3 6 113

BEFORE THE
COMPREHENSIVE PLANNING AND ZONING BOARD
OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA

FILE NO. FD 98-04, MODIFICATION OF FILE NO. FD 97-06

RE: Application for Final
Development Approval for
David B. Fleeman, owner/trustee,
and G. Brian Wheeler, agent for
Genesis Group, Inc., for Sea
Colony, Phase I

Public Records of
St. Johns County, FL
Clerk# 99003222
O.R. 1380 PG 942
08:29AM 01/25/1999
REC \$13.00 SUR \$2.00

FINAL DEVELOPMENT ORDER

THIS MATTER came before the City of St. Augustine Beach Comprehensive Planning and Zoning Board (the Board) on the 19th day of January, 1999. The Board considered the application, the report of the Board department staff, the testimony and evidence presented before it and pursuant thereto, it is determined as follows:

Findings of Fact

The Board finds that it has jurisdiction over this proceeding and that the required notices have been provided and afforded all parties as required.

The Board finds that the proposed development conforms with all applicable provisions of the City of St. Augustine Beach Comprehensive Plan and in particular, policy R.1.3.2, as it pertains to clustering and policy CC.2.8.1 as it pertains to the transfer of development rights.

The Board finds that the proposed development, except as may be required to be cured herein, conforms with all applicable Land Development Regulations of the City of St. Augustine Beach.

The application and accompanying documents submitted demonstrate the Phase I development plans do not degrade the prescribed levels of service of the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations.

Subject to the conditions hereinafter set forth, it is appropriate that this order be entered modifying Final Development Order File No. FD 97-06 by the development plan now known as "Sea Colony," submitted by G. Brian Wheeler, agent for Genesis Group Inc., on behalf of David B. Fleeman, owner. It is therefore ordered:

1. This Final Development Order File No. FD 98-04 be valid for a period not exceeding the remainder of the five years of the effective date of Final Development Order File No. FD 97-06, which was ordered and executed on the 30th day of May, 1997.

2. This amended Final Development Order shall not be effective except upon the satisfaction of each and every one of the following conditions:

(A) Production of evidence satisfactory to the Building Official of receipt of permits allowing development in accordance with this Final Development submittal and accompanying drawings from

the Army Corps of Engineers, the Florida Department of Transportation, the Florida Department of Environmental Protection, St. Johns River Water Management District and St. Johns County Utility Department.

(B) Special Conditions:

- (i) The permits described in sub-paragraph (A) above must be issued and in effect prior to commencement of any development activity including fill-clearing, site work, tree removal and also any mitigation which involves wetlands or endangered species.
- (ii) As part of the infrastructure, applicant/developer will construct a sidewalk with a bike path along Highway A1A concurrent with the roads in the subdivision to provide access to shopping and activity centers in the vicinity. The sidewalk and bike path shall be in conformity with Section 6.02.05(3) of the Land Development Regulations.
- (iii) The applicant/developer will undertake measures to protect trees and environmental sensitive areas by providing protective barriers prior to, and during, all development activity.
- (iv) The applicant/developer must submit restrictive covenants dedicating the roads and water management system to maintenance by the Homeowner's Association, which will be recorded prior to or concurrently with the plan.
- (v) Essential services such as electricity, telephone and street lighting must be in place prior to the issuance of any building certificate of occupancy. Roadways, fire hydrants, water and sewer must be in place prior to the issuance of any building permits.
- (vi) Prior to the issuance of roadway and infrastructure permits an adequate bond or letter of credit with good and sufficient surety ensuring the completion of all infrastructure contemplated by this final development plan and accompanying documents must be submitted.
- (vii) Nothing contained herein shall be deemed to waive the requirement that the applicant plat the subdivision described in the Final Development Plan nor comply with other provisions of all applicable agencies, Building Codes, Land Development Regulations and Comprehensive Plan of St. Augustine Beach, Florida.
- (viii) Prior to acceptance of the preliminary plat which is to be placed on the agenda for review by the City of St. Augustine Beach Commission, production of a warranty deed or deeds which are consistent with the legal description on the plat are required. Also, a contract acceptable to the City which is consistent with Ordinance 98-16 requiring a second review of the plat must be submitted and signed by a professional surveyor and mapper. Proof shall also be provided prior to final plat approval by the City of St. Augustine Beach Commission, that owner has obtained release by the Board of Trustees of the Internal Improvement Trust Fund of canal and mineral reservations held by the State of Florida.
- (ix) Successors and assigns of the owner/developer will be bound by the terms and conditions of this Final Development Order and, to the extent not in conflict, with Final Development Order No. FD 97-06.

ORDERED and executed at the City of St. Augustine Beach, Florida, this 19th day of January, A.D., 1999.

ST. AUGUSTINE BEACH COMPREHENSIVE
PLANNING AND ZONING BOARD

By: William G. Feaster
William G. Feaster, Chairman

Attest: Francis T. Becza
Francis T. Becza, Director of Building
and Zoning

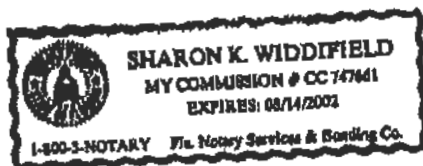
The above and foregoing Order is subject to appeal to the City Commission of the City of St. Augustine Beach in accordance with the provisions of Section 12.06.02 of the Land Development Regulations of the City providing:

"A developer, an adversely affected party, or any person who appeared orally or in writing before the Comprehensive Planning and Zoning Board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12.06.01 reached at the conclusion of an administrative hearing to the City Commission by filing a notice of appeal with the Department within thirty (30) days of the date of the decision."

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Subscribed and sworn to before me this 21st day of January, 1999 by William G. Feaster, who is personally known to me.

Sharon K. Widdifield
Notary Public, State of Florida

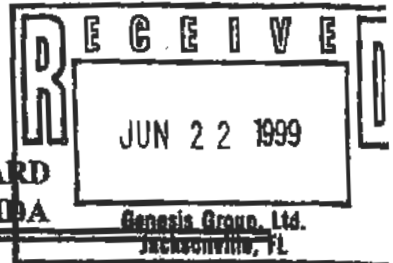


Sharon K. Widdifield
Printed Name

8-14-2001
My Commission Expires

YALIF GARVEY
9250 Cypress Green Dr #200
JUL 3 22 56

BEFORE THE
COMPREHENSIVE PLANNING AND ZONING BOARD
OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA



FINAL DEVELOPMENT ORDER FILE NO. FD 99-02

RE: Application for Final
Development Approval for
James N. McGarvey, president
of McGarvey Residential Communities,
for Sea Colony of the Beach Club
at Anastasia, Phase II

Public Records of
St. Johns County, FL
Clerk# 99029717
O.R. 1419 PG 1668
09:02AM 06/23/1999
REC \$17.00 SUR \$2.50

FINAL DEVELOPMENT ORDER

THIS MATTER came before the City of St. Augustine Beach Comprehensive Planning and Zoning Board (the Board) on the 15th day of June, 1999. The Board considered the application, the report of the Board department staff, the testimony and evidence presented before it and pursuant thereto, it is determined as follows:

Findings of Fact

The Board finds that it has jurisdiction over this proceeding and that the required notices have been provided and afforded all parties as required.

The Board finds that the proposed development conforms with all applicable provisions of the City of St. Augustine Beach Comprehensive Plan and in particular, policy R.1.3.2. as it pertains to clustering and policy CC.2.8.1 as it pertains to the transfer of development rights.

The Board finds that the proposed development, except as may be required to be cured herein, conforms with all applicable Land Development Regulations of the City of St. Augustine Beach.

The application and accompanying documents submitted demonstrate the Phase II development plans do not degrade the prescribed levels of service of the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations, and is therefore hereby approved.

Subject to the conditions hereinafter set forth, it is therefore ordered:

1. This Final Development Order File No. FD 99-02 be valid for a period not exceeding the remainder of the five years of the effective date of Final Development Order File No. FD 97-06, which was ordered and executed on the 20th day of May, 1997.

2. This amended Final Development Order shall not be effective except upon the satisfaction of each and every one of the following conditions:

(A) Production of evidence satisfactory to the Building Official of receipt of permits allowing development in accordance with this Final Development submittal and accompanying drawings from the Army Corps of Engineers, the Florida Department of Transportation, the Florida Department of

Environmental Protection, St. Johns River Water Management District and St. Johns County Utility Department.

(B) Special Conditions:

- (i) The permits described in sub-paragraph (A) above must be issued and in effect prior to commencement of any development activity including fill-clearing, site work, tree removal and also any mitigation which involves wetlands or endangered species.
- (ii) As part of the infrastructure, applicant/developer will construct a sidewalk with a bike path along Highway A1A concurrent with the roads in the subdivision to provide access to shopping and activity centers in the vicinity. The sidewalk and bike path shall be in conformity with Section 6.02.05(3) of the Land Development Regulations.
- (iii) The applicant/developer will undertake measures to protect trees and environmental sensitive areas by providing protective barriers prior to, and during, all development activity.
- (iv) The applicant/developer must submit restrictive covenants dedicating the roads and water management system to maintenance by the Homeowner's Association, which will be recorded prior to or concurrently with the plan.
- (v) Essential services such as electricity, telephone and street lighting must be in place prior to the issuance of any building certificate of occupancy. Roadways, fire hydrants, water and sewer must be in place prior to the issuance of any building permits.
- (vi) Prior to the issuance of roadway and infrastructure permits an adequate bond or letter of credit with good and sufficient surety ensuring the completion of all infrastructure contemplated by this final development plan and accompanying documents must be submitted.
- (vii) Nothing contained herein shall be deemed to waive the requirement that the applicant plat the subdivision described in the Final Development Plan nor comply with other provisions of all applicable agencies, Building Codes, Land Development Regulations and Comprehensive Plan of St. Augustine Beach, Florida.
- (viii) Prior to acceptance of the preliminary plat which is to be placed on the agenda for review by the City of St. Augustine Beach Commission, production of a warranty deed or deeds which are consistent with the legal description on the plat are required. Also, a contract acceptable to the City which is consistent with Ordinance 98-16 requiring a second review of the plat must be submitted and signed by a professional surveyor and mapper. Proof shall also be provided prior to final plat approval by the City of St. Augustine Beach Commission, that owner has obtained release by the Board of Trustees of the Internal Improvement Trust Fund of canal and mineral reservations held by the State of Florida.
- (ix) Successors and assigns of the owner/developer will be bound by the terms and conditions of this Final Development Order and, to the extent not in conflict, with Final Development Order No. FD 97-06 and Final Development Order No. FD 98-04.
- (x) The wetlands fill area on the north end of the property used for temporary access for construction shall be terminated following tree replacement in accordance with the submitted tree survey and prior to approval by the City of St. Augustine Beach of completed infrastructure for Phase I and Phase II.

ORDERED and executed at the City of St. Augustine Beach, Florida, this 15th day of June, A.D., 1999.

ST. AUGUSTINE BEACH COMPREHENSIVE
PLANNING AND ZONING BOARD

By: John Rooney
John Rooney, Chairman

Attest: Francis T. Becza
Francis T. Becza, Director of Building and Zoning

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Subscribed and sworn before me this 18 day of June, 1999, by _____

John Rooney, who is personally known to me.

Sharon K. Wedel
Notary Public, State of Florida

Sharon K. Wedel
Printed Name

The above and foregoing Order is subject to appeal to the City Commission of the City of St. Augustine Beach in accordance with the provisions of Section 12.06.02 of the Land Development Regulations of the City providing:

"A developer, an adversely affected party, or any person who appeared orally or in writing before the Comprehensive Planning and Zoning Board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12.06.01 reached at the conclusion of an administrative hearing to the City Commission by filing a notice of appeal with the Department within thirty (30) days of the date of the decision."

**BEFORE THE
COMPREHENSIVE PLANNING AND ZONING BOARD
OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA**

**FINAL DEVELOPMENT FILE NO. FD 2001-03,
PRELIMINARY PLAT APPROVAL FILE NO. PPA 2001-02**

RE: Application for Final Development and
Preliminary Plat Approval for Sea Colony
Unit III, for St. Augustine Sea Colony Ltd.,
James N. McGarvey Jr., President

FINAL DEVELOPMENT ORDER

THE ABOVE APPLICATION for a Final Development Order for Sea Colony Unit III, PERTAINING TO THAT PORTION OF SEA COLONY SUBDIVISION DIRECTLY ADJACENT TO THE EAST SIDE OF COUNTY ROAD A1A BEACH BOULEVARD BETWEEN SEA COLONY PARKWAY AND OCEAN PALM WAY, TOGETHER WITH A PORTION OF GOVERNMENT LOTS 1 AND 4, REAL ESTATE PARCEL NUMBERS 174191-0001, 174520-0000, 174520-0010, CONSISTING OF APPROXIMATELY 15.13 ACRES, MORE OR LESS, SECTION 10, TOWNSHIP 8 SOUTH, RANGE 30 EAST, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, came before the City of St. Augustine Beach Comprehensive Planning and Zoning Board (the Board) on the 19th day of June, 2001, for final development and preliminary plat approval, per Sections 12.02.05-12.02.15 of the Land Development Regulations of the City of St. Augustine Beach, for construction of 32 single-family residential units on 15.13 acres in low density residential and commercial land use districts, by conditional use permit, in Sea Colony Subdivision, 150 Sea Colony Parkway, St. Augustine Beach, Florida, 32080. The Board considered the application, the report of the Building and Zoning Department Staff, the testimony, statements, and evidence presented before it by the applicant and other persons speaking at the hearing and the Board finding that it has jurisdiction over this proceeding and that the required notices have been provided and were afforded to all parties, it is determined as follows:

Findings of Fact

The Board finds that the Final Development Plan for the proposed single-family residential development of Sea Colony Unit III, consisting of 32 single-family residential units on 15.13 acres in low density residential and commercial land use districts, by conditional use permit, conforms with all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and, except as may be required to be cured herein, with all applicable Land Development Regulations of the City of St. Augustine Beach.

The application and accompanying documents submitted demonstrate the Final Development

Plan for the above-described property does not degrade the prescribed levels of service of the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations.

Subject to the conditions hereinafter set forth, it is determined that this Final Development Order File No. FD 2001-03, prepared for the final development and preliminary plat approval application submitted by St. Augustine Sea Colony Ltd., James N. McGarvey Jr., President, 2453 South Third Street, Jacksonville Beach, Florida, 32250, unless modified by a subsequent final development order, is approved for the above-described parcel of land, and shall not be effective except upon ratification of each and every one of the following conditions.

ORDERED as follows:

1. This development must conform with all applicable provisions of the City of St. Augustine Beach Comprehensive Plan, and all applicable Land Development Regulations.
2. Production of evidence satisfactory to the Building Official of receipt by applicant of permits allowing development in accordance with the Final Development Plan and accompanying drawings, if required, from the Army Corps of Engineers, the Florida Department of Environmental Protection, St. Johns River Water Management District, and St. Johns County Utility Department. These permits must be issued and in effect prior to the issuance of any permits for the Sea Colony Unit III residential development.
3. Essential services such as electricity, telephone, cable and other communication lines, and street lighting, must be in place prior to the issuance of any building certificate of occupancy. Water and sewer connections must be paid for and in place prior to issuance of a building permit. All utilities must be installed underground. Screening of any utility apparatus placed above ground shall be required. Fire hydrants will be in place prior to issuance of building permits for any structures.
4. Applicant will undertake measures to protect trees and environmentally sensitive areas by providing protective barriers prior to, and during, all development activity, immediately adjacent to the right-of-way or utility easement prior to the issuance of any infrastructure or clearing permit. Clearing and/or tree removal permits will not be issued on the platted lots prior to the acceptance of a substantially complete application for a building permit.
5. Side and rear setback requirements may be varied by a maximum of (5) five feet for the preservation of trees on the Final Development Plan for Lots 1-12 and Lots 21-32.
6. A 12 (twelve)-foot building restriction line is allowed for front and rear setbacks for Lots 13-20 in addition to allowing a reduction of side setbacks to allow 7.5 feet between single family units on one side only of each of the lots, subject to the following: (a) The minimum distance between structures shall be 7.5 feet between the garage of one single-family unit and the adjacent structure; at all other places, the minimum distance shall be 10 (ten) feet. The garage area of any structure shall be set back a minimum distance of 2.5 feet from the side property line measured from the outside wall of the garage. (b) No habitable space above the garage shall be closer than 5 (five) feet from the side property line. (c) All outside air conditioning equipment shall be placed north of any garage side yard protrusions. (d) The applicant, on behalf of himself and any successors in title, waives any right to claim a zero lot line as to any property for which this Final Development

Order has been granted. (e) A copy of a restrictive covenant, to run with and be transferable with the land, against conversion of the garage areas into habitable space, shall be filed with the City. The City shall be a third party beneficiary of such restrictive covenant entitled, but not required so to do, as a condition of this grant, to enforce such restrictive covenant. (f) Prior to the issuance of any building permit for a structure closer than 5 (five) feet to the side property line, the applicant shall record, properly executed with appropriate legal descriptions attached, a Maintenance Agreement, in favor of the property as to which such building permit is sought, in substantially the form on file in the office of the Building Official of the City.

7. Applicant must submit restrictive covenants dedicating the roads and water management system to maintenance by the Sea Colony Homeowners Association, which will be recorded prior to or concurrently with the Final Development Plan for Sea Colony Unit III.

8. Prior to the issuance of roadway and infrastructure permits, an adequate bond or letter of credit, with good and sufficient surety, ensuring the completion of all infrastructure contemplated by this final development plan and accompanying documents, must be submitted.

9. No building permits may be issued for construction in the project except upon the posting of aforementioned bond, conforming to City Ordinances, ensuring the completion of all infrastructure contemplated by the Final Development Order.

10. Nothing contained herein shall be deemed to waive the requirement that the applicant plat the subdivision described in the Final Development Plan for Sea Colony Unit III, nor comply with other provisions of all applicable agencies, Building Codes, Land Development Regulations and Comprehensive Plan of the City of St. Augustine Beach, Florida, or the provisions of all other applicable agencies.

11. This Final Development Order shall be valid for a period of one (1) year from its effective date, at which time the applicant/developer shall have made substantial commencement of the development activities on site by completing at least 30 (thirty) percent of the required infrastructure.

12. Prior to acceptance of final plat approval of Sea Colony Unit III, which is to be placed on the agenda for review by the City of St. Augustine Beach City Commission, production of a warranty deed or deeds which are consistent with the legal description on the plat are required.

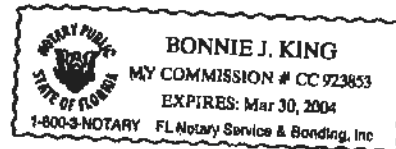
13. Successors and assigns of the applicant/owner will be bound by the terms and conditions of this Final Development Order. However, persons acquiring property do so with notice that although under appropriate circumstances owners of property have vested development rights, changes in the Land Development Regulations affecting use would not be acquired under the transfer of ownership.

ORDERED and executed at the City of St. Augustine Beach, Florida, this 19th day of June, A.D., 2001.

ST. AUGUSTINE BEACH COMPREHENSIVE
PLANNING AND ZONING BOARD

Walter S. Davis
Walter Davis, Chairman

STATE OF FLORIDA
COUNTY OF ST. JOHNS



THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of

June, A.D., 2001, by WALTER DAVIS, who is personally known to me.

Bonnie J. King Notary Public, State of Florida
Bonnie J. King Printed Name

THIS ORDER IS SUBJECT TO APPEAL PER THE PROVISIONS OF SECTION 12.06.02 OF THE ST. AUGUSTINE BEACH LAND DEVELOPMENT REGULATIONS.

SECTION 12.06.02: "A developer, an adversely affected party, or any person who appeared orally or in writing before the Comprehensive Planning and Zoning Board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12.06.01 reached at the conclusion of an administrative hearing to the City Commission by filing a notice of appeal with the Department within thirty (30) days of the date of the decision."

**BEFORE THE
COMPREHENSIVE PLANNING AND ZONING BOARD
OF THE CITY OF ST. AUGUSTINE BEACH, FLORIDA**

FINAL DEVELOPMENT FILE NO. FD 2003-02

RE: Application for Final Development Approval
for Sea Colony Subdivision Unit IV
100 Sea Colony Parkway
St. Augustine Beach, Florida 32080

Public Records of
St. Johns County, FL
~~Clerk# 03-094790~~
O.R. 2113 PG 1411
11:10AM 12/30/2003
REC \$25.00 SUR \$3.50

St. Augustine Sea Colony, Ltd.,
JNM St. Augustine Inc., General Partner
James N. McGarvey Jr., President, Applicant
432 Osceola Avenue
Jacksonville Beach, Florida 32250

FINAL DEVELOPMENT ORDER

The above-referenced application pertaining to the property described in Attachment "A" came before the City of St. Augustine Beach Comprehensive Planning and Zoning Board (the Board) for public hearing on the 18th day of November, 2003, for final development approval, per Sections 12.02.05-12.02.13 of the City of St. Augustine Beach Land Development Regulations. The property known as Sea Colony Unit IV consists of thirty (30) single-family residential units on approximately ten (10) acres in a previously approved cluster development.

The Board considered the application, the report of the Building and Zoning Department Staff, the testimony, statements, and evidence presented by the applicant and other persons speaking at the public hearing, and the Board finding it has jurisdiction over this proceeding and that the required notices have been provided and were afforded to all parties, and determined as follows:

Findings of Fact

The Board finds that the Final Development Plan for Sea Colony Unit IV, consisting of thirty (30) single-family residential units on approximately ten (10) acres in a cluster development, in the northwest portion of Sea Colony Master Plan, conforms with all applicable provisions of the City of St. Augustine Beach Comprehensive Plan and Land Development Regulations and the approved Sea Colony Master Plan.

The application and accompanying documents submitted demonstrate the Final Development Plan for the above-referenced property does not degrade the prescribed Levels of Service of the City of St. Augustine Beach and/or any interlocal agreement with St. Johns County concerning services or capacities which affect consistency and concurrency determinations.

Subject to the conditions hereinafter set forth, it is determined that this Final Development Order File No. 2003-02, prepared for the final development application submitted by St. Augustine Sea Colony Ltd., 432 Osceola Avenue, Jacksonville Beach, Florida, 32250, unless modified by a subsequent final development order, is approved for the above-referenced parcel of land, and shall be effective upon production of evidence satisfactory to the Building Official of receipt by the applicant of permits deemed necessary allowing development in accordance with the Final Development Plan and accompanying drawings, if required, from the Army Corps of Engineers, the Florida Department of Transportation, the Florida Department of Environmental Protection, St. Johns River Water Management District, and the St. Johns County Utility Department. It is therefore further

ORDERED as follows:

1. Essential services such as electricity, telephone, cable and other communication lines, and street lighting must be in place prior to issuance of any Certificate of Occupancy. Water and sewer connections must be paid and in place prior to the issuance of any building permit. Screening of any utility apparatus placed above ground shall be required. Fire hydrants shall also be in place prior to issuance of any building permits.

2. Applicant shall undertake measures to protect trees and environmentally sensitive areas by providing protective barriers prior to and during all development activities immediately adjacent to the right-of-way or utility easement, prior to issuance of any infrastructure or clearing permit. Clearing and/or tree removal permits will not be issued prior to acceptance of a substantially complete application for a building permit.

3. Applicant must submit restrictive covenants dedicating the streets and water management system to maintenance by a Homeowners Association, which will be recorded prior to or concurrent with the conveyance of any lots to a third party.

4. Applicant shall provide an adequate bond or letter of credit with good and sufficient surety, ensuring the completion of all infrastructure contemplated by this Final Development Order, prior to the issuance of any permits for Sea Colony Unit IV.

5. No building permits may be issued for construction within Sea Colony Unit IV except upon posting of the aforementioned bond or letter of credit, conforming to City Ordinances and the City of St. Augustine Beach Land Development Regulations.

6. Nothing contained herein shall be deemed to waive the requirement that the applicant must fully comply with the Building Codes, Comprehensive Plan and the Land Development Regulations of the City of St. Augustine Beach, Florida, or the provisions of other applicable agencies.

7. This Final Development Order shall be effective for a period of one (1) year from its

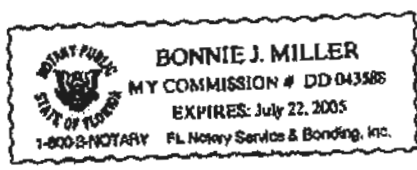
effective date, at which time the applicant/developer shall have made substantial commencement of the development activities on site by completing at least thirty (30) percent of the required improvements.

8. Successors and assigns of the applicant/owner shall be bound by the terms and conditions of this Final Development Order.

SPECIAL CONDITIONS for Sea Colony Unit IV:

1. Minimum rights-of-way shall be twenty-five (25) feet for one-way roads and forty (40) feet for two-way roads for preservation of the environment, trees and dunes.
2. Reductions in residential setbacks shall be allowed to accommodate preservation of existing topography and trees.
3. Where setbacks between residential units are less than seven and one half (7.5) feet, the requirements of the current Building Code will mandate required fire protection for exterior walls and the percentage of allowable opening within a wall area.
4. One driveway can serve more than one residential unit.
5. Floor elevations may be determined by existing dune elevations.

ORDERED and executed at the City of St. Augustine Beach, Florida, this 18th day of November, A.D., 2003.



ST. AUGUSTINE BEACH COMPREHENSIVE
PLANNING AND ZONING BOARD

Robert Samuels
Robert Samuels, Chairman

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 24th day of

November, A.D., 2003, by ROBERT SAMUELS, who is personally known to me.

Bonnie J. Miller
Notary Public, State of Florida

Bonnie J. Miller
Printed Name

THIS ORDER IS SUBJECT TO APPEAL PER THE PROVISIONS OF SECTION 12.06.02 OF THE CITY OF ST. AUGUSTINE BEACH LAND DEVELOPMENT REGULATIONS.

SECTION 12.06.02: *"A developer, an adversely affected party, or any person who appeared orally or in writing before the Comprehensive Planning and Zoning Board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12.06.01 reached at the conclusion of an administrative hearing to the City Commission by filing a notice of appeal with the department within thirty (30) days of the date of the decision."*

ATTACHMENT "A"

SEA COLONY UNIT FOUR

A portion of Government Lot 8, Section 3, together with a portion of Government Lot 1, Section 10, both lying within Township 8 South, Range 30 East, St. Johns County, Florida, together with all of Lots 10, 11 and 12, as shown on the plat of Sea Colony Unit One of The Beachclub At Anastasia Residential Cluster Development, as recorded in Map Book 36, Pages 1 through 11, inclusive, of the Public Records of said County, and all being more particularly described as follows: BEGINNING at the Northeast corner of said Lot 12; thence South $00^{\circ}00'12''$ West, along the East line of said Lot 12, a distance of 31.90 feet to a point situate in the Northerly right of way line of North Forest Dune Drive, said right of way being a cul-de-sac, having a radius of 50.00 feet and being concave Southeasterly; thence Southwesterly, Southerly and Southeasterly around and along the arc of said curve and along the Westerly right of way line of said cul-de-sac, 79.14 feet, said arc being subtended by a chord bearing and distance of South $15^{\circ}26'26''$ West, 71.13 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 25.00 feet; thence Southerly around and along the arc of said curve and continuing along said Westerly right of way line of North Forest Dune Drive, 21.03 feet, said arc being subtended by a chord bearing and distance of South $24^{\circ}36'10''$ East, 20.41 feet to the point of tangency of said curve; thence South $00^{\circ}30'28''$ West, continuing along said Westerly right of way line of North Forest Dune Drive, being a 50 foot right of way, 16.10 feet to the point of curvature of a curve concave Westerly and having a radius of 75.00 feet; thence Southerly around and along the arc of said curve and continuing along said Westerly right of way line, 22.65 feet, said arc being subtended by a chord bearing and distance of South $08^{\circ}08'34''$ West, 22.56 feet to the point of tangency of said curve; thence South $16^{\circ}47'37''$ West, continuing along said Westerly right of way line, 71.96 feet to the point of curvature of a curve concave Easterly and having a radius of 75.00 feet; thence Southerly around and along the arc of said curve and continuing along said Westerly right of way line, 22.06 feet, said arc being subtended by a chord bearing and distance of South $08^{\circ}22'06''$ West, 21.98 feet to the point of tangency of said curve; thence South $00^{\circ}03'25''$ East, continuing along said Westerly right of way line, 25.24 feet to the Southeast corner of said Lot 10; thence North $89^{\circ}59'48''$ West, along the South line of said Lot 10, a distance of 108.98 feet to the Southwest corner thereof; thence North $18^{\circ}54'47''$ East, along the Westerly line of said Lot 10, a distance of 58.23 feet to an angle point in said lot line; thence North $11^{\circ}59'02''$ West, continuing along the Westerly line of said Lot 10, and along the Westerly line of said Lot 11, a distance of 132.21 feet to the Northwest corner of said Lot 11; thence South $89^{\circ}30'37''$ West, along the North line of Tract "A-1" (Conservation Tract) as shown on said aforementioned plat, 239.19 feet to the Northwest corner thereof; thence the following 11 courses and distances along the Westerly boundary of said Tract "A-1": Course No. 1: South $11^{\circ}34'35''$ East, 89.14 feet; Course No. 2: South $10^{\circ}16'50''$ West, 49.24 feet; Course No. 3: South $03^{\circ}45'15''$ East, 152.07 feet; Course No. 4: South $18^{\circ}31'17''$ East, 114.02 feet; Course No. 5: South $34^{\circ}26'59''$ West, 52.45 feet; Course No. 6: South $07^{\circ}42'29''$ East, 196.98 feet; Course No. 7: South $00^{\circ}15'30''$ West, 101.07 feet; Course No. 8: South $32^{\circ}53'33''$ West, 35.87 feet; Course No. 9: South $24^{\circ}53'32''$ East, 123.90 feet; Course No. 10: South $02^{\circ}37'09''$ West, 140.14 feet; Course No. 11: South $26^{\circ}50'13''$ East, 69.64 feet to the Southwest corner of said Tract "A-1" and a point situate in the Northerly right

of way line of Sea Colony Parkway (a variable width private right of way as shown on said aforementioned plat); thence the following eight (8) courses and distances along said Northerly right of way line: Course No. 1: thence Westerly around and along the arc of a curve concave Northerly and having a radius of 74.55 feet, a distance of 45.65 feet, said arc being subtended by a chord bearing and distance of North 86°06'52" West, 44.94 feet to the point of tangency of said curve; Course No. 2: North 68°34'15" West, 21.65 feet; Course No. 3: North 75°08'52" West, 18.79 feet to the point of curvature of a curve concave Southerly and having a radius of 163.00 feet; Course No. 4: thence Westerly around and along the arc of said curve, 62.56 feet, said arc being subtended by a chord bearing and distance of North 86°08'34" West, 62.18 feet to the point of tangency of said curve; Course No. 5: South 82°51'44" West, 185.17 feet to the point of curvature of a curve concave Northerly and having a radius of 232.50 feet; Course No. 6: thence Westerly around and along the arc of said curve, 98.44 feet, said arc being subtended by a chord bearing and distance of North 85°00'28" West, 97.71 feet to the point of tangency of said curve; Course No. 7: North 72°52'41" West, 134.55 feet to the point of curvature of a curve concave Easterly and having a radius of 25.00 feet; Course No. 8: thence Northerly around and along the arc of said curve, 39.27 feet, said arc being subtended by a chord bearing and distance of North 27°52'23" West, 35.36 feet to the point of tangency of said curve and a point situate in the Easterly right of way line of County Road No. A1A (also known as Beach Boulevard, a 100 foot right of way); thence North 17°07'55" East, along said Easterly right of way line, 1,154.00 feet; thence North 89°31'03" East, along the Westerly prolongation of the North line of said Lot 12 and along the North line of said Lot 12, a distance of 506.04 feet to the POINT OF BEGINNING.

LESS AND EXCEPT lots 10, 11, and 12 of Sea Colony Unit One of the Beach Club at Anastasia Residential Cluster Development.

11610
Jax Beach, FL 32250

**BEFORE THE COMPREHENSIVE PLANNING AND ZONING BOARD
OF THE
CITY OF ST. AUGUSTINE BEACH, FLORIDA**

In Re:

Application of ST. AUGUSTINE SEA
COLONY, LTD.

For Variance of distance between buildings
and Waiver of side setbacks as to
Lots 1-27, Block F, Sea Colony Subdivision

Public Records of
St. Johns County, FL
Clerk# 00-030739
O.R. 1512 PG 696
02:18PM 07/19/2000
REC \$17.00 SUR \$2.50

ORDER

THE ABOVE APPLICATION having come on to be heard before the Comprehensive Planning and Zoning Board of the City of St. Augustine Beach, Florida, and it appearing to the Board after the presentation of testimony:

1. Due Notice of the Application has been given as required by law;
2. The Application for Waiver is to reduce the side setbacks on one side only of each of the above described lots in that area immediately adjacent to a garage to a distance of 2.5 feet measured from the exterior wall surface of the garage, pursuant to the provisions of Section 6.01.03. B authorizing a waiver of side and rear setbacks provided that the conditions of Section 6.01.03. B. 1. and 2. are met. The Applicant has filed with the City a proposed "Maintenance Agreement" which is found by the Board, if properly executed with appropriate legal descriptions attached, to comply with the requirements of Section 6.01.03. B. 1.
3. Under the Final Development Plan as approved, and applicable land development regulations of the City, the minimum distance between building is ten (10) feet unless a zero (0) lot line is permitted. Under the Final Development Plan the Applicant was authorized to have attached dwellings with zero lot lines. The Applicant seeks a variance to authorize a seven and one-half (7

½) foot distance between the buildings thereby waiving any right to claim a zero lot line.

4. Article X of the Land Development Regulations of the City provide for hardship relief. Section 10.01.01. C. of the Land Development regulations of the City authorize changes to be made "which do not increase, or which decrease * * * nonconformities." The increase of distance between building from a zero lot line to 7 ½ feet has the effect of reducing allowable densities and decreasing nonconformity with the present Comprehensive Plan of the City and zoning requirements. Accordingly, upon consideration of each of the factors set forth in Section 10.02.03. B. of the Land Development regulations of the City, the Board finds on the basis of substantial competent evidence that each of the required findings contained therein has been met; and that the reasons set forth in the application for the granting of the Application are true;

NOW THEREFORE, upon consideration thereof, upon Motions duly, made, seconded and passed:

1. The Application for a Waiver of the side yard setbacks on one side only for each of the above described lots be, and the same is, hereby granted subject to the conditions set forth below.

2. The Application for a Variance from the requirement of a zero lot line between structures be, and the same is, hereby granted subject to the conditions set forth below.

3. The grant of the applications is subject to the following conditions:

a. The minimum distance between structures shall be seven and one-half feet between the garage of one structure and the adjacent structure; at all other places the minimum distance shall be ten feet. The garage area of any structure shall be set back a minimum distance of two and one-half feet from the side property line measured from the outside wall of the garage.

b. No habitable space above the garage shall be closer than five feet from the side property line.

- c. No rear yard lights shall be above eight feet above ground level.
- d. All outside air conditioning equipment shall be placed north of any garage side yard protrusions.
- e. The Applicant, on behalf of itself and any successors in title, waives any right to claim a zero lot line as to any property as to which this application was granted.
- f. A copy of a restrictive covenant, running with the land, against conversion of the garage areas into habitable space shall be filed with the City. The City shall be a third party beneficiary of such restrictive covenant entitled, but not required so to do, as a condition of this grant, to enforce such restrictive covenant.
- g. Prior to the issuance of any building permit for a structure closer than five feet to the side property line, the Applicant shall record, properly executed with appropriate legal descriptions attached, a Maintenance Agreement, in favor of the property as to which such building permit is sought, in substantially the form on file in the office of the Building Official of the City.

4. The Variance and Waiver shall run with the land.

Dated this 20th day of June, 2000.

**COMPREHENSIVE PLANNING AND
ZONING BOARD OF THE CITY OF
ST. AUGUSTINE BEACH, FLORIDA**

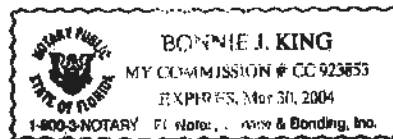
BY: 
Chairman

cc: C. David Coffey

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 17th
day of July, A.D., 2000, by JOHN ROONEY, who is personally known
to me.

Bonnie J. King Bonnie J. King
Notary Public, State of Florida Printed Name



THIS ORDER IS SUBJECT TO APPEAL PER THE PROVISIONS OF SECTION 12.06.02 OF THE ST. AUGUSTINE BEACH LAND DEVELOPMENT REGULATIONS.

SECTION 12.06.02: "A developer, an adversely affected party, or any person who appeared orally or in writing before the Comprehensive Planning and Zoning Board and asserted a position on the merits in a capacity other than as a disinterested witness, may appeal the decision on a development plan, variance, conditional use permit for a home occupation, or an appeal under Section 12. 06.01 reached at the conclusion of an administrative hearing to the City Commission by filing a notice of appeal with the Department within thirty (30) days of the date of the decision."

From: m inge

Sent: Thursday, March 19, 2020 1:08 PM

To: Bonnie Miller

Subject: Re: Zoning Meeting 3/24 - for distribution to the PZB Board prior to Meeting 3/24/20, and City Commissioners prior to Meeting 4/6/2020.

I, Marie Inge, am a homeowner in the community of Sea Colony. My purpose in this communication, to the City of St Augustine Beach Board and Commissioners, is to **"express my disapproval of the passing of a 42' allowable building height specific to new home construction in the Sea Colony development."**

I believe there is a "conflict of interest" in passing said height exception since the original developer, Mr James McGarvey, still owns and has for sale, land parcel/s in the community. Specifically, it is my understanding that Mr McGarvey has an official purchase offer, or offers, through Watson Realty, for sale of property in Sea Colony, (parcel A-28), whose offer/s-to-purchase are contingent on the City of St Augustine Beach allowing exceptions or exemptions to its own official height restrictions. This **specific height request** has been conveniently "packaged with other modifications, such as those relating to impervious surface ratios", to benefit the McGarvey development firm, and the realtor/s.

I have spoken with many of my neighbors who are also residents of Sea Colony, and although they are not included here as signatories to this email, they strongly feel, as I do, that any change to official height restrictions, in order to financially benefit the developer and/or realtor(s), should not be approved.

Marie Inge

MEMO

To: Max Royle, City Manager
From: Bonnie Miller, Executive Assistant
Subject: Final Development File No. FD 2020-01
Date: Wednesday, March 25, 2020

Please be advised that at its regular monthly meeting held Tuesday, March 24, 2020, the City of St. Augustine Beach Comprehensive Planning and Zoning Board voted to recommend the City Commission approve a final development application submitted for modification to final development orders issued for Sea Colony Subdivision, to stipulate regulations and specifications for building setbacks, total ground coverage and building height in a low-density residential land use district at 100 Sea Colony Parkway, St. Augustine Beach, Florida, 32080.

The application was filed by James N. McGarvey Jr. and Timothy S. McGarvey, agents for Sea Colony Architectural Review Board/Sea Colony Neighborhood Association Inc., 432 Osceola Avenue, Jacksonville, Florida, 32250, pertaining to modification to Final Development File Nos. FD 97-06, FD 98-04, FD 99-02, FD 2001-03 and FD 2003-02, per Sections 12.01.04 and 12.02.10.B of the City of St. Augustine Beach Land Development Regulations, to specify regulations in for building setbacks, impervious coverage and building height for the various lots and housing types in all phases of Sea Colony Subdivision.

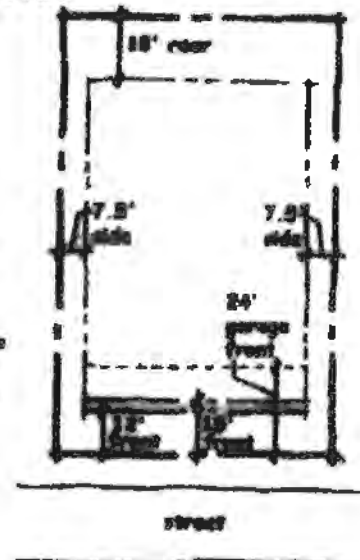
Ms. Odom made the motion to recommend the City Commission approve this final development application for modification to the above-referenced final development orders issued for Sea Colony Subdivision as stipulated in Exhibit A, "Amendment to the Final Development Orders of Sea Colony of the Beach Club at Anastasia—All Phases," subject to amendment to specify under "Building Heights" that the tower structures and scenery lofts shall be regulated per the building size limitations of the current Sea Colony Architectural Review Board Design Code, which limits the size and total square footage of such structures and shall be included as part of the final development modification documents; flag lots shall be regulated as ocean front lots pertaining to setbacks and tower and scenery loft construction; all variance requests outside of the final development order modifications shall demonstrate an undue hardship. Ms. Odom's motion was seconded by Mr. King and passed 5-2 by roll-call vote, with Mr. Pranis, Mr. Kincaid, Ms. Odom, Mr. Sarris, and Mr. King assenting, and Mr. Mitherz and Ms. Longstreet dissenting.

AMENDMENT TO THE FINAL DEVELOPMENT ORDERS OF SEA COLONY OF THE BEACH CLUB AT ANASTASIA - ALL PHASES

SETBACKS/ BUILD-TO-LINES FOR THE VARIOUS HOUSING TYPES

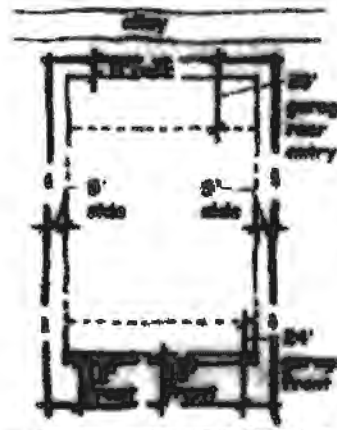
Ocean Front Lots:

Front Build-to-Zone	12'-15'
Side Setbacks	7.5'
Rear Setbacks	18'
Garage Front Setbacks	24' (*exceptions for flag lots below)



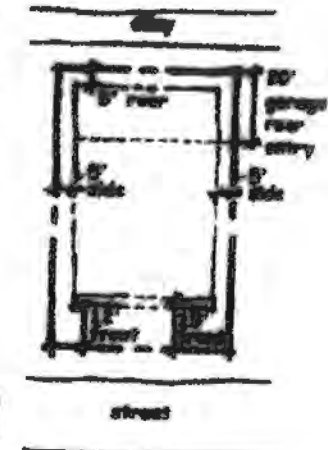
Dune Lots:

Front Build-to-Zone	12'-15'
Side Setbacks	5'
Rear Setbacks	5'
Garage Front Setback	24'
Alley Rear Entry Garage, Rear Setback	20'
Alley Side Entry Garage, Rear Setback	5'
Corner Lot/ Secondary Street Setback	12'-15'



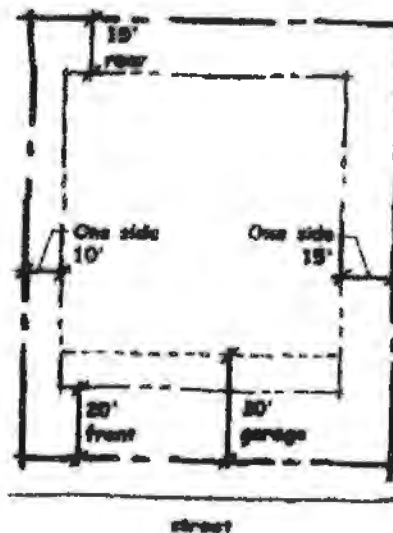
Cottage Lots Along South Side of Sea Colony:

Front Build-to-Zone	12'-15'
Side Setbacks	5'
Rear Setbacks	5'
Alley Rear Entry Garage, Rear Setback	20'
Alley Side Entry Garage, Rear Setback	5'



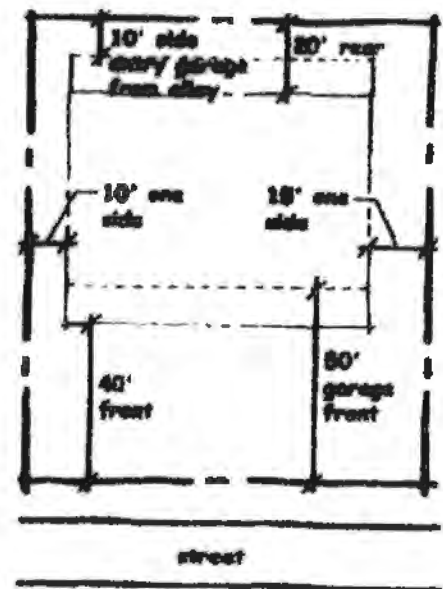
Wooded Lots:

Front Setback	20'
Side Setback	
One Side	10'
One Side	15'
Rear Setback	15'
Garage Front Setback	30'
Corner Lot/ Secondary Street Setback	15'



Estate lots:

Front Setback (Lots G5-G18)	40'
Front Setbacks (Lots G19-G24)	30'
Side Setbacks	One Side 10'
	One Side 15'
Rear Setbacks	20'
Garage Front Setback	50'
Garage Front Setback (Lots G19-G24)	40'
Rear Setback-Alley	
Side Entry Garage	10'
Front Build-To Zone (Lots G1-G4)	12'-15'
Corner Lots/ Secondary Street (Lots G1-G4)	12'-15'
Corner Lots/ Secondary Street (Lots G8-G9)	20'-



Sanctuary Lots:

These lots have not specified setbacks. Each House was site located to accommodate topography, tree location and street layout.

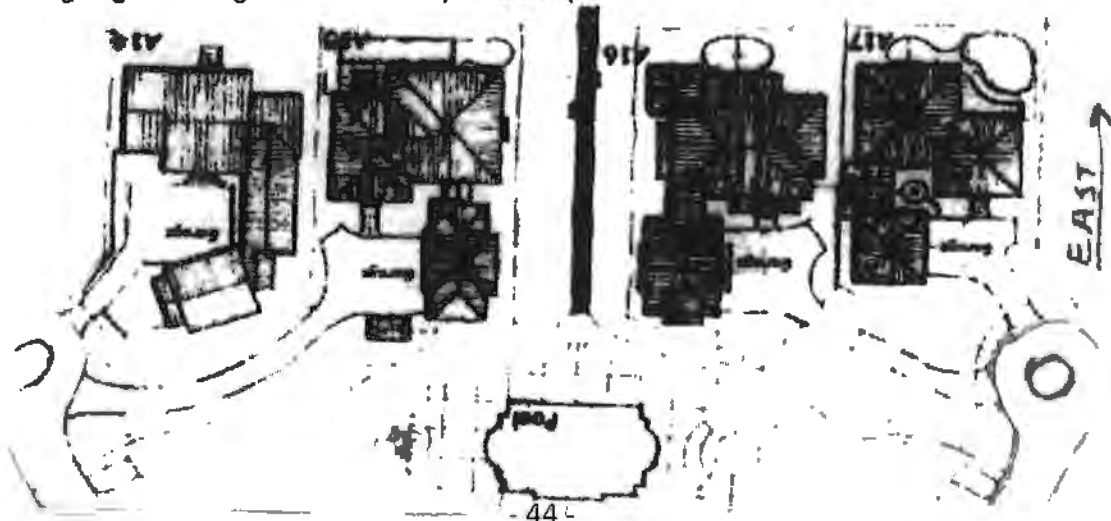
Villa Lots:

Front Build-to-Line	12' - 15'
Side Setbacks	One side 5'
	One side 2.5'
Rear Setback	5'



Flag Lots:

Some Ocean Front Lots are unique in their configuration and have different criteria for design. These Flag Lots include lots A-1, A-2, A-14, A-15, A-16, A-17, A-27, A-28. Only on Flag Lots may the garage be designed with a courtyard concept.



Lot Coverage

Impervious coverage for the Sea Colony of the Beach Club at Anastasia Cluster Development was calculated as an overall number, for the entire cluster development project, and not on a lot by lot basis. The total area of the cluster development to be covered by impervious surfaces shall not exceed 65%.

Building Heights

In general, the main roof of the house may not exceed 35' in height. Overall building height is measured from the higher of the following two points: (1) the highest maintained substantive natural elevation on the lot, or (2) one foot (1') above the crown of the road in front of the property, to the peak of the roof.

Special height limits apply to Tower structures. These scenery lofts are allowed to reach a maximum height of 42' and may be enclosed or open air. The roof line of the Tower must be detached from the roof of the main house to create a separate element.

Accessory buildings/ structures are limited to a maximum building height of 12' and shall comply with all building setbacks for the primary structure. Detached Garages with rooms above are limited to 25' in height. Height is measured as prescribed above. If structures are separated from the main house, yet connected by covered walkways, those structures shall comply with the height limitations for the main house.

Definition: The Build-to-Zone referenced above is that zone 12' to 15' from the front property line in which the front of each house, including the porch/front stoop and steps, must be located. Unlike the side and rear setbacks, the Build-to-Zone for the lots referenced above is meant to address the front of the house to the street. The effect is to reinforce the visual edge defining the streetscape.

Site Planning

Building Size Limitations

Limiting the amount of enclosed square footage of each floor level, begins to shape the overall mass and visual impact of each house in Sea Colony. We encourage designers to take special care in articulating the building mass of each residence. Stepped facades and tower elements lend a sense of scale and hierarchy to a house and are encouraged within Sea Colony. Note that second and third floor spaces may be located above other space including porches, as long as the total area for that floor does not exceed the enclosed area limitations. In addition, towers or scenery lots are not allowed on Villa and Sanctuary lots.

Ocean Front, Dune, and Cottage Lots

Second Floor Limitations:

(35' height limit) 100% of enclosed area of first floor including garages, but excluding porches

Third Floor Limitations:

(35' height limit) 20% of enclosed first floor area including stairs, plus 15% of third floor enclosed area allowed as uncovered exterior deck.

Oceanfront Tower / Scenery

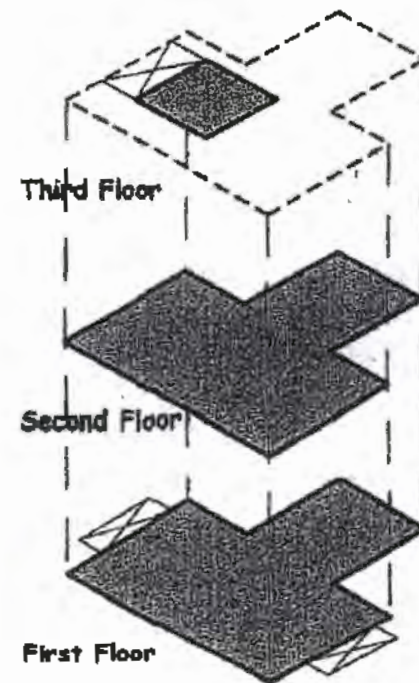
Loft: (42' height limit). 500 square feet total with a maximum of 400 square feet enclosed including stairs.

Dune Tower/Scenery Loft:

(42' height limit) 250 square feet total for enclosed/unenclosed space including stairs.

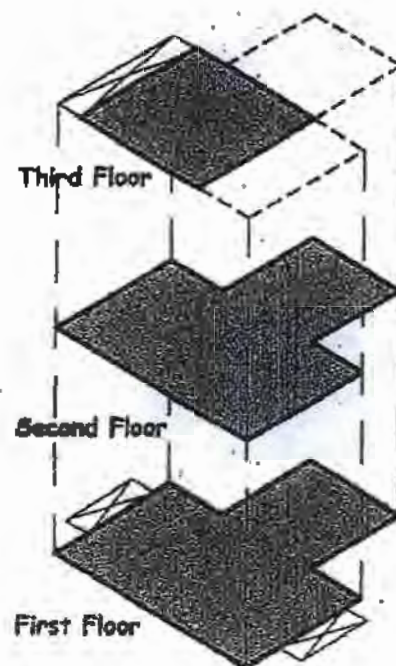
Cottage Tower/Scenery Loft:

(42' height limit) 150 square feet total for enclosed/unenclosed space including stairs.



Wooded and Estate Lots

- Second Floor Limitations:
(35' height limit) 100% of enclosed area of first floor including garages, but excluding porches
- Third Floor Limitations:
(35' height limit) 50% of enclosed first floor area including stairs, plus 15% of third floor enclosed area allowed as uncovered exterior deck
- Tower/Scenery Lofts:
(42' height limit) 250 square feet total for enclosed/unenclosed space including stairs.



Minimum house size is another way to reinforce proportion throughout the community. The minimum square footage allowed on each type of lot is as follows:

● Ocean Front Lots	2600 sq. ft.
● Dune Lots	2200 sq. ft.
● Cottage Lots	1800 sq. ft.
● Wooded Lots	2600 sq. ft.
● Estate Lots	2800 sq. ft.
● Villas Lots	2000 sq. ft.
● Sanctuary Lots	2000 sq. ft.

This neighborhood plan is for illustration purposes only. See the plats and Declaration for accurate lot locations and lot types.

