

RESOLUTION NO. 85-27
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR THE COUNTRY CLUB COMPLEX
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-3

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

Section 1: Pursuant to a letter request dated January 23, 1985, submitted by Fletcher Land Corporation in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit A is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit B *all of which are incorporated*

DATED 1/23/85 AND REVISED 2/12/85
by reference herein and in the Final Development Plan
PASSED and ADOPTED this 19th day of February, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Henry Walker*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kest*
Deputy Clerk



Bessent, Hammack & Ruckman • 2000 Corporate Square • Jacksonville, Florida 32216 • (904) 721-2037

January 23, 1985

St. Johns County Board of
County Commissioners
St. Johns County Courthouse
P. O. Drawer 349
St. Augustine, Florida 32085

Re: Final Development Plan
Marsh Landing at Sawgrass/Clubhouse Complex
Planning Reference No. 84037

Dear Commissioners:

On behalf of the Fletcher Land Corporation, we are submitting, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of county Commissioners, a final development plan (the "Final Development Plan") for the Country Club Complex. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-3. The area encompassed by the Final Development Plan is located within the area of the PUD identified for development for a clubhouse. Also enclosed is the accompanying text, the PUD Master Plan showing the location of the Property, and a Form of Resolution.

Respectfully submitted,

BHR PLANNING GROUP, INC.

A handwritten signature in black ink, appearing to read 'Donald V. Fullerton', is written over the typed name.

Donald V. Fullerton
Vice President
Director of Design

DVF/jcp/FDP2-B

cc: Ralph Colton/Stokes and Company
Bob Johnson/Fletcher Land Corporation

FINAL DEVELOPMENT PLAN
MARSH LANDING AT SAWGRASS
PUD ORDINANCE 75-3

COUNTRY CLUB COMPLEX
EXHIBIT B
TO THE RESOLUTION

FLETCHER LAND CORPORATION
JANUARY 23, 1985
REVISED: FEBRUARY 12, 1985

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by BESSENT, HAMMACK & RUCKMAN, INC., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

8-4-1 Density of Development.

This Section applies only to residential structures. The proposed Final Development Plan includes only non-residential structures.

8-4-2 Open Space

None of the Property will be designated or utilized as open space, and therefore, none will be dedicated to St. Johns County or maintained by a community association as a park.

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

The relative locations and size of the new structure, parking, tennis courts and pool to be built on the Property are depicted to scale on the Final Development Plan. The height of the new structure is also indicated on the Plan. Frontage and side lot lines are inapplicable since the adjoining property is also controlled by Fletcher Land Corporation and is being compatibly developed for use as a golf course, or consists of existing marsh open space. The Clubhouse contains a restaurant facility which will serve alcoholic beverages.

8-4-4 Project Size.

The Marsh Landing PUD consists of more than 20 acres.

8-4-5 Support legal Documents for Open Space.

The Owner/Developer will retain ownership and assume all responsibility for maintenance for the entire Property including all open space, common areas and recreational areas.

8-4-6 Access

The Final Development Plan contains no single family dwelling units, therefore, this Section is not applicable. Nevertheless, access to each of the buildings shown on the Final Development Plan will be provided via private roads and parking areas owned by the owner of the Property.

8-4-7 Privacy

The Property is totally surrounded by golf course. Therefore, no fences or landscape barriers need be constructed in order to insure that each dwelling unit with the PUD is provided visual and acoustical privacy. Sidewalks will be constructed for the protection of the occupants and the aesthetic enhancement of the Property. The Property will be landscaped in compliance with other applicable St. Johns County ordinances, however, a detailed landscape plan is not available at this time.

8-4-8 Community Facilities

a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph "a" are inapplicable.

b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

9-1-1 Drainage

The drainage plan for the Property so as to prevent damage to abutting property and public streets and alleys is graphically depicted on the Final Development Plan. 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

Turn-down sidewalks will be constructed in all locations where sidewalks or walkways directly abut off-street parking and loading facilities. There are no streets within the Property, and curbing is not required for interior driveways.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits from the interior drive to TPC Boulevard North and Bridle Way, as graphically depicted on the Final Development Plan is in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, all interior drives on the Property will be twenty-four feet in width facilitating two-way traffic and parking stalls will be provided at a 90-degree angle.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, all parking spaces will be properly marked by painted lines or curbs.

9-1-6 Lighting

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

9-1-7 Screening

Section 9-1-7 is inapplicable since the Property is surrounded by golf course or marsh and no off-street parking space upon the Property will be located closer than forty feet to a lot zoned residential.

9-2 Location

As graphically depicted, the required off-street parking and loading facilities are located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking; Numbers Required

The Property will be used for a clubhouse facility of approximately 6,600 square feet with an additional 3,400 square foot restaurant with not more than 200 seats. Adjacent to the clubhouse, tennis courts and swimming pool will be constructed. Accordingly, approximately 47 parking spaces are required. As illustrated on the Final Development Plan, 158 parking spaces will be provided.

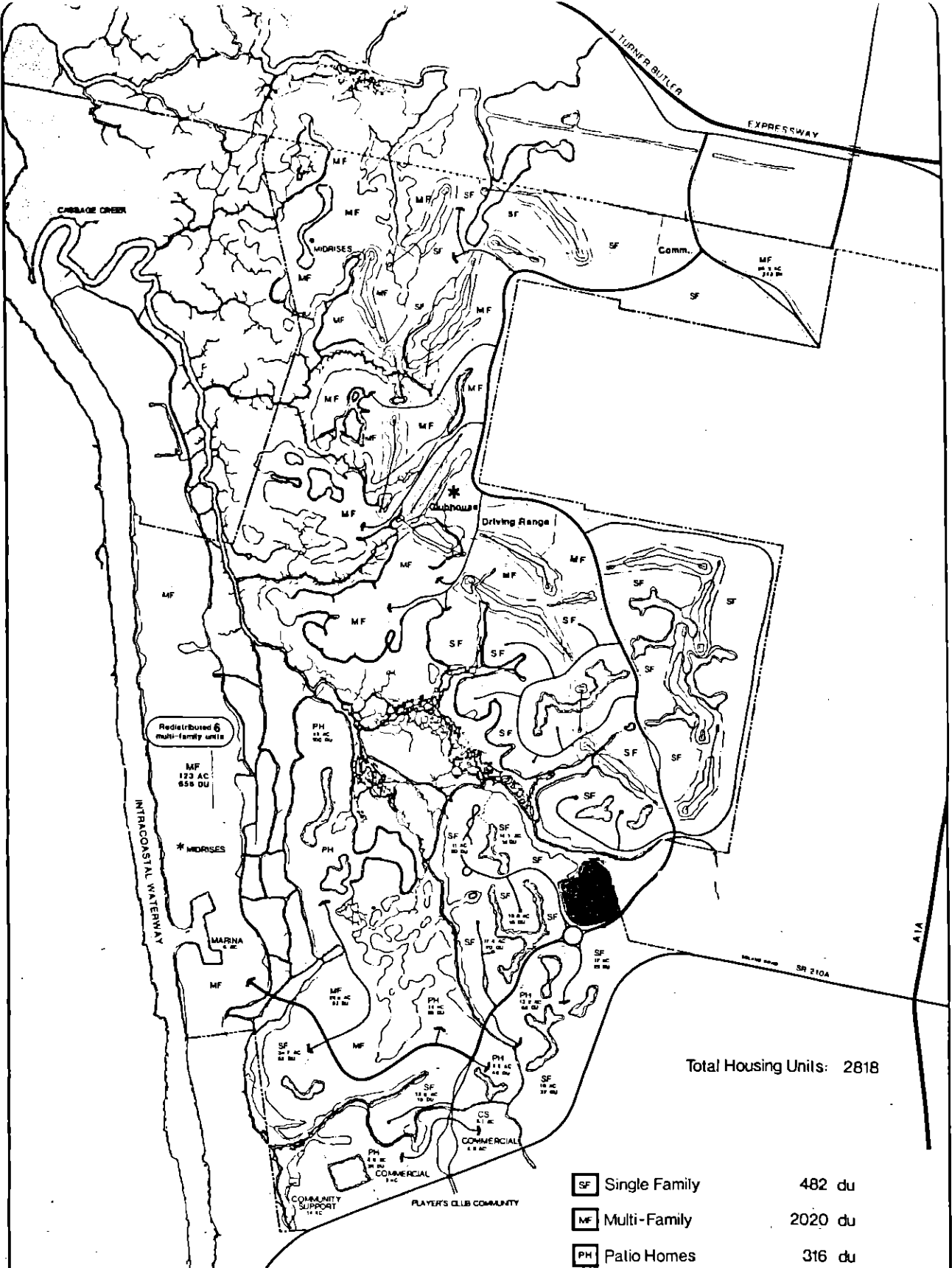
9-4-1 Off-Street Loading Requirements

Subsection (a) requires one off-street loading space if gross floor area is over 2,000 and less than 20,000 square feet. This space is graphically depicted on the Final Development Plan.

c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal. Location of the fire hydrants serving the Property are also depicted on the Final Development Plans.

d. All utilities serving the Property, including telephone, power, cable television, sewer and water lines, will be installed underground. The location of water and sewer lines and fire hydrant is graphically depicted on the Final Development Plan. Also shown on the Final Development Plan 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.

BHR PLANNING GROUP, INC.



Total Housing Units: 2818

SF Single Family	482 du
MF Multi-Family	2020 du
PH Patio Homes	316 du

Community Support	19.7 ac
Village Commercial	13.3 ac
Marina	6 ac

Marsh Landing

Proposed Modification

FLETCHER LAND CORPORATION

Revised:
 July 30, 1984
 May 1, 1984
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