

RESOLUTION NO. 85-50

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR THE REMINGTON AT PONTE VEDRA LAKES  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
KNOWN AS MARSH LANDING AT SAWGRASS  
PURSUANT TO ORDINANCE 75-15

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

Section 1: Pursuant to letter request dated February 27, 1985, submitted by Branscome Investment Group, 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 shall be complied with and followed.*

PASSED AND ADOPTED this 2nd day of April, 1985.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Vary Waldron*  
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*  
Deputy Clerk



# Prosser, Hallock & Kristoff, Inc.

Planners and Engineers

February 27, 1985

St. Johns County Board of  
County Commissioners  
St. Johns County Courthouse  
P.O. Drawer 349  
St. Augustine, Florida 32084


Re: Final Development Plan  
The Remington at Ponte Vedra Lakes  
PHK Reference No. 85-045

Dear Commissioners:

On behalf of Branscome Investment Group, 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 Remington at Ponte Vedra Lakes. The property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15. The area encompassed by the Final Development Plan is located within the area of the PUD identified for development as multi-family units. The Remington consists of 344 units. Also, enclosed is the accompanying text, a portion of the PUD Master Plan showing the location of the property, and a Form of Resolution.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

  
Richard C. Prosser, AICP  
President

RCP/dlv

Attachments:

Written Text (Exhibit B)	PUD Master Plan
Final Development Plan (Exhibit A/Map)	Construction Plans
Form of Resolution	

cc: Mr. Ken Brinkley  
Gene Branscombe Investments  
w/enclosures

EXHIBIT B

FINAL DEVELOPMENT PLAN  
THE REMINGTON AT PONTE VEDRA LAKES  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
KNOWN AS MARSH LANDING AT SAWGRASS  
PURSUANT TO ORDINANCE 75-15

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

8-4-1      Density of Development

The total ground area occupied by residential buildings and structures shall not exceed 35 percent of the total ground area of the property. While the exact location of the buildings may change slightly as construction requires, the size of the buildings and the number of units will not change.

8-4-2      Open Space

The property contains open space and recreational areas to be used by the residents of the property. All passive and active recreation/open space will be owned and maintained by the Owner/Developer (BRANSCOME INVESTMENT GROUP).

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

All development which is to occur within the property will comply with the spirit and intent of the Zoning Ordinance. There will be no more than 344 residences on the property. The Final Development Plan reflects specific setbacks from the property lines and Ponte Vedra Lakes Boulevard. A minimum setback of approximately 20 feet from the property line is shown on the Final Development Plan for the residential buildings.

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

As graphically depicted on the Final Development Plan, each unit is provided vehicular access within the property via the private drives owned by the Developer. Adequate driveways have been provided for the complex on Ponte Vedra Lakes Boulevard directly connecting to S.R. 1A, and to Butler Boulevard, State Road 202 via interchange ramps from St. Augustine Road.

8-4-7      Privacy

Visual and acoustical privacy of each dwelling unit will be assured primarily through landscaping. Fences, walks and landscaping will be provided for the protection and aesthetic enhancement of the property.

8-4-8      Community Facilities

- a.      None of the utility facilities serving the property are proposed for dedication to St. Johns County; 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 general drainage plan for the property so as to prevent damage to abutting parcels and streets is graphically depicted on the Final Development Plan.

9-1-2      Separation from Walkway and Street

Off-street parking will be separated from pedestrian areas with raised sidewalk acting as a curb and/or wheel stops for each parking space.

9-1-3      Entrances and Exits

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

9-1-4      Interior Drives

As shown on the Final Development Plan, interior drives on the property will be a minimum of 24 feet wide, thus facilitating two-way traffic and 90 degree angle parking.

9-1-5      Marking of Parking Spaces

As shown on the Final Development Plan, all parking spaces will be properly marked to indicate individual spaces.

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

All parking areas fronting roadways or adjacent residential land uses will be properly screened. A detail landscape plan for the entire property will be prepared and submitted to St. Johns County. Said plan will reflect the required screening.

9-2        Location

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

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

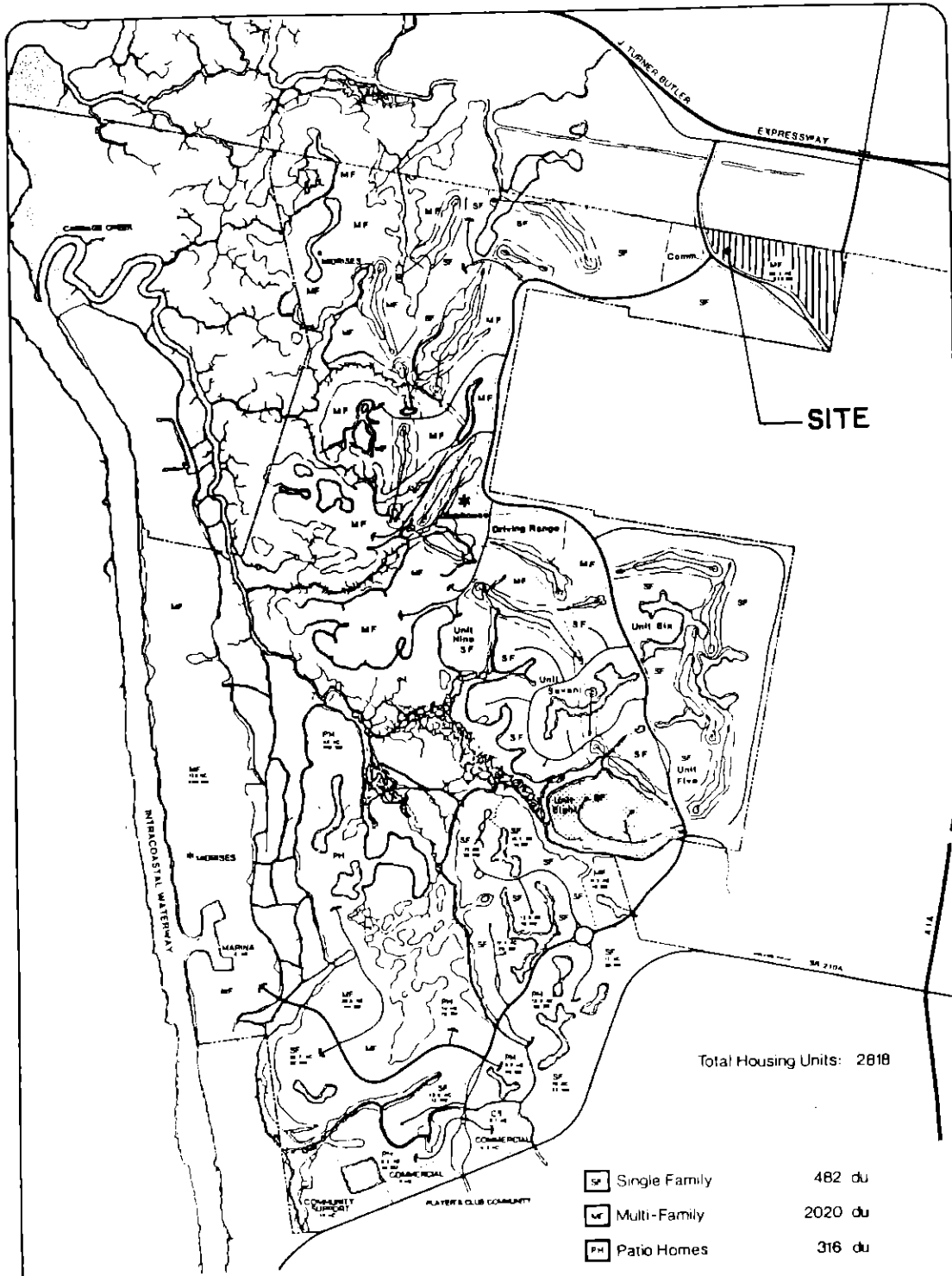
The property will be used for multi-family rental buildings. Therefore, in accordance with subsection "b" of 9-3-1, at least one and one-half off-street parking spaces will be provided per dwelling unit. A total of 344 dwelling units are contained in the complex. Marked parking spaces totalling 650 will be provided as indicated on the Final Development Plan, exceeding the 1.5 parking space per unit requirement by 134 spaces.

9-4-1      Off-Street Loading Requirements




This section does not apply to residential developments.

- 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 and water and sewer lines serving the property are also depicted on the Final Development Plans.

- d. All utilities serving the property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.
- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners.



Total Housing Units: 2818

 Single Family	482 du
 Multi-Family	2020 du
 Patio Homes	316 du

Community Support	19.7 ac
Village Commercial	13.3 ac
Marina	6 ac

# Marsh Landing Master Plan

FLETCHER LAND CORPORATION

Revised:  
May 1, 1994  
January 27, 1994  
July 1994

