

RESOLUTION NO. 87-177
A RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA,
APPROVING A MAJOR MODIFICATION TO
PUD ORDINANCE NUMBER 84-49
ALSO KNOWN AS MARSH LAKE

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

SECTION 1. Pursuant to the request of ROBERT V. DAVENPORT on behalf of SCHMIDT DEVELOPMENT CORPORATION for Major Modification to PUD ORDINANCE #84-49 hereinafter called MARSH LAKE AT PONTE VEDRA.

The following modification has been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners:

The intent is to maintain the access to Highway A-1-A through Ponte Vedra Village as provided in the original PUD Ordinance. We propose to modify the interior loop road in a manner that will allow access to a permitted private road causeway, extending from State Road 203 across the Marsh to a point at the edge of the project. Refer to Exhibit "B". Stated modification to allow access to a permitted private road causeway, shall be conditioned upon the use of the property for a maximum of 80 single family patio homes only, any other use allowed by the PUD as approved and amended does not allow the use of the additional access/entrance.

SECTION 2. All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 3. Property located on lands described on attached Exhibit "C".

SECTION 4. Said Major Modification is hereby approved in accordance with application identified in Sections 1 and 3, and all exhibits attached hereto. In addition, at all such times as the private road causeway is in existence, there shall be maintained and operated 24 hours per day a card operated - or other county approved - entrance/exit gate at both ingress/egress points of the subject PUD. This approval shall not be deemed to require or prevent subsequent County Commission approvals concerning roads or lands outside this PUD.

PASSED AND ADOPTED this 25th day of August, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: _____
Deputy Clerk

RESOLUTION OF
THE BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A MAJOR MODIFICATION TO
P.U.D. ORDINANCE NUMBER 84-49
ALSO KNOWN AS MARSH LAKE

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

SECTION 1. Pursuant to the request of ROBERT V. DAVENPORT on behalf of SCHMIDT DEVELOPMENT CORPORATION for Major Modification to P.U.D. ORDINANCE #84-49 hereinafter called MARSH LAKE AT PONTE VEDRA.

The following modification has been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners:

The intent is to maintain the access to Highway A.I.A. through Ponte Vedra Village as provided in the original P.U.D. Ordinance. We propose to modify the interior loop road in a manner that will allow access to a permitted private road causeway, extending from State Road 203 across the Marsh to a point at the edge of the project. Refer to Exhibit

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SECTION 4. Said Major Modification is hereby approved in accordance with application identified in Sections 1 and 3, and all exhibits attached hereto.

PASSED AND ADOPTED THIS _____ DAY OF _____,

1987.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA:

Phyllis L. Lydon
ITS CHAIRMAN

ATTEST:

Cheryl Kent
CARL "BUD" MARKEL
CLERK OF COURTS

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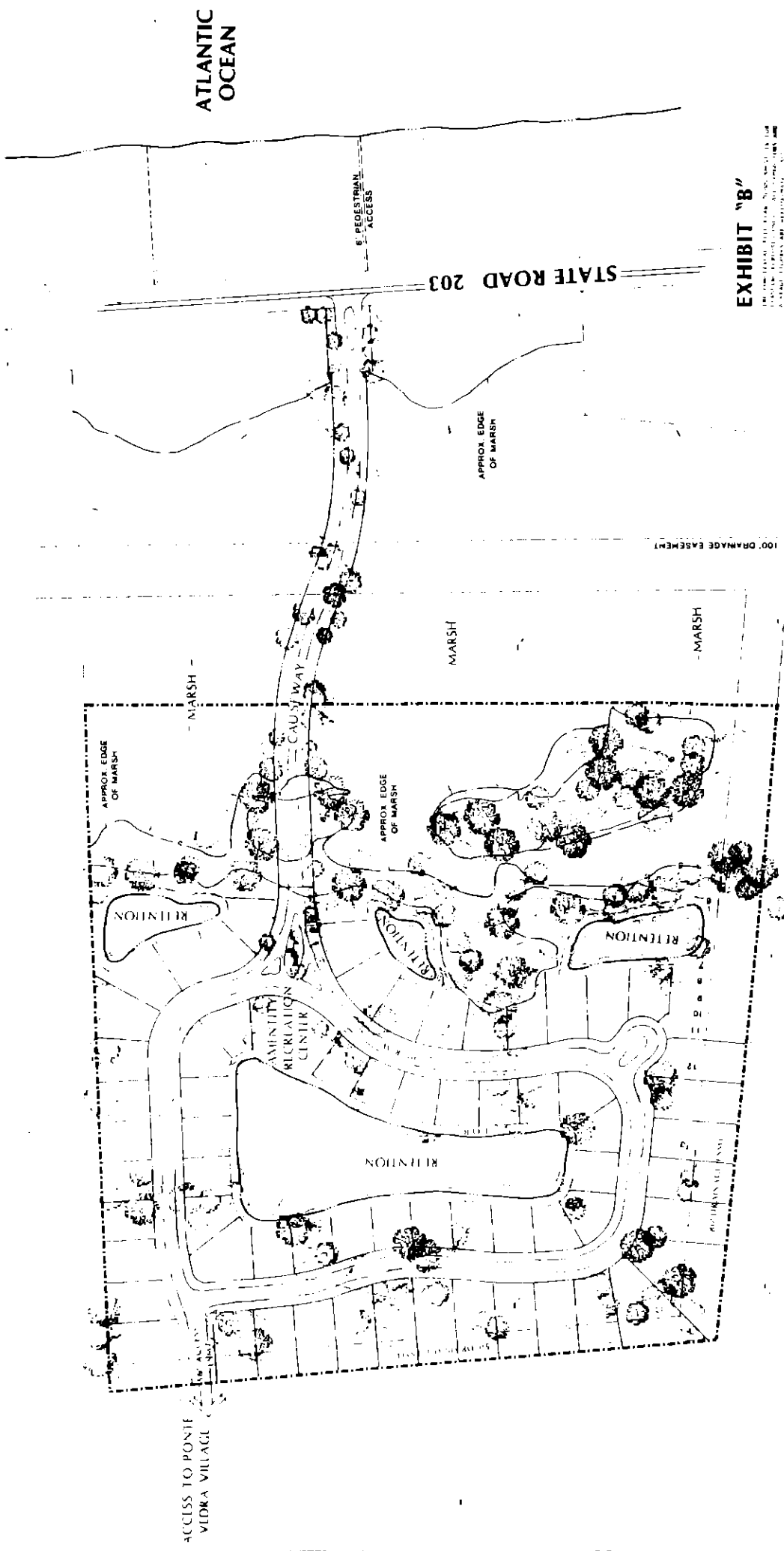


EXHIBIT "B"

THIS PLAN IS THE PROPERTY OF POWERS & MERRITT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF POWERS & MERRITT, INC.

SITE STATISTICS

GROSS ACREAGE	38.5
OPEN SPACE/ LAKE	14.1 ac.
RECREATION AREA	40 ac.
ROAD R/W	4.5 ac.
NET ACREAGE	19.5 ac.
TOTAL MAX LOTS	80
DENSITY	2.0 du/ac.



POWERS & MERRITT, INC.
architects - land planners *landscape architects - graphics*

EXHIBIT "C"

LEGAL

A parcel of land, comprised of a portion of the Phillip Solana Grant, Section 43, Township 3 South, Range 29 East, St. Johns County, Florida; and a portion of the Sanchez Grant, Section 44, Township and Range aforementioned, St. Johns County, Florida, more particularly described as follows:

For point of reference, commence at the extreme Northwest corner of Lot 3, Block S-1, Replat-Ponte Vedra, according to plat recorded in the Public Records of said County, in Map Book 8, Page 95, and run S-76°01'40"W. a distance of 66.00 feet to a point in the Westerly right of way line of State Road 203 (formerly State Road A-1-A, a 66-foot right of way), as now established); continue thence S-76°01'40"W. a distance of 240 feet, more or less, to a point in the Easterly boundary line of said Section 44; run thence S-5°20'E., along said Easterly boundary line, a distance of 428 feet, more or less, to the Northeast corner of that property described in the Public Records of said County, in Deed Book 229, Page 445; run thence S-84°10"W., along the Northerly boundary line of said property, a distance of 514 feet to a point for point of beginning.

From the point of beginning thus described, continue S-84°10'W. a distance of 1,259 feet, more or less, to a point in the line dividing said Section 44 and Section 46, Township and Range aforementioned; run thence N-15°50'W., along said dividing line, a distance of 836 feet, more or less, to the corner common to Sections 43, 44, 46, and 27, Township and Range aforementioned; run thence N-15°50'W., along the line dividing said Sections 27 and 43, a distance of 375 feet, more or less, to the Southwest corner of that property described in the Public Records of said County, in Official Records Volume 134, Page 81; run thence N-76°40'E., along the Southerly boundary line of said property, a distance of 1,349 feet to a point; run thence S-11°19'58"E. a distance of 1,375 feet, more or less, to the point of beginning. The land thus described contains 38.5 acres, more or less.

POWERS & MERRITT, INC.
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July 10, 1987

Mrs. Rosemary Youmans
Planning and Zoning Department
St. Johns County Administration Building
P.O. Drawer 349
St. Augustine, FL 32085

Dear Mrs. Youmans:

RE: Marsh Lake at
Ponte Vedra P.U.D.
Ordinance #84-49

Attached is a proposed resolution requesting a Major and Minor Modification for the Marsh Lake at Ponte Vedra P.U.D.. The Major Modification will amend the access to the project. The Minor Resolution amends the type of units and density of the overall project. This will also amend the development schedule set forth in Ordinance #85-92.

Our intent will be to reduce the number of units from 304 to 280 multi-family units. The buildings will be located around the lake and marsh to maximize views. Circulation will be a loop system with access to Ponte Vedra Village as stated in the original P.U.D. Another access will be provided to a permitted private causeway from State Road 203. The tennis courts have been omitted and this area will be utilized as open space and lake area. In addition, a private pedestrian access to the ocean has been provided for all tenants.

Due to changing market conditions and development trends, we would like the option to plan a single family, zero lot line community consisting of 80 lots. These lots will be a minimum of 60' wide X 90' deep. The units will be zero lot line and a 10' minimum setback from the other side yard. The front yard setback will be 20' and the rear 10' minimum. The interior loop road will be within a 50' private right-of-way with 5' utility easement on both sides. Access will be to Ponte Vedra Village as stated in the original P.U.D. and an additional access will be provided to a permitted private road causeway extending from State Road 203. The recreational area will consist of a gazebo and pool. This area, as well as other open space areas, will be maintained by a Homeowners Association. A private pedestrian access to the ocean will also be provided for all residents.

All other aspects of the original P.U.D. will remain as set forth in Ordinance #84-49, except as modified above.

Mrs. Rosemary Youmans
July 10, 1987
Page Two

We are forwarding notices to all residents within 300' of this P.U.D. development, including all residents of the Fountains Condominiums.

We therefore respectfully request that favorable consideration be granted the proposal modification.

Sincerely,

A handwritten signature in cursive script that reads "Paul M. Basham". The signature is written in black ink and is positioned above the typed name.

Paul M. Basham
Vice President
As Agent for
Schmidt Development Corp.

PMB:pk

Enclosure