

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN FOR  
THE LINKS  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
KNOWN AS MARSH LANDING AT SAWGRASS  
PURSUANT TO ORDINANCE R-PUD-75-3

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

Section 1: Pursuant to a letter requested dated September 29, 1987 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. *and as clarified by letter dated 10-27-87 attached hereto as Exhibit C, all of which shall be complied with.*

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.

Adopted this 8th day of December, 1987.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley  
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent  
Deputy Clerk  
Adopted Regular Meeting

December 8, 1987

Effective:

December 8, 1987

**FINAL DEVELOPMENT PLAN  
THE LINKS  
MARSH LANDING AT SAWGRASS**

**EXHIBIT B TO THE RESOLUTION  
SEPTEMBER 29, 1987  
FLETCHER LAND CORPORATION**

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 shall not exceed 35 percent of the total ground area of the Marsh Landing PUD devoted to residential use.

**8-4-2      Open Space**

The Final Development Plan depicts lake area, within the Property which are to be utilized as open space or "Common Areas." Homeowner shall have a right of use and an easement of enjoyment in the lake areas, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The open space will be used for both active and passive recreation and conservation areas. The lakes will be maintained by the Marsh Landing at Sawgrass Master Association, Inc.

**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 58 residences on the property. Specific setback lines are as follows: a 20-foot front setback line, a 5-foot minimum side setback line with two sides totalling a minimum of 15 feet, a 20-foot rear setback line. The Architectural Review Board may modify the setback requirements for tree preservation or maintenance of overall aesthetics. A residence may be located wholly within a single platted lot or on a combination of platted lots.

The Sawgrass PUD consists of more than 20 acres.

**8-4-5      Support Legal Documents for Open Space**

The Covenants and Restrictions of the Marsh Landing at Sawgrass Association, Inc. which apply to the Lake area and Covenants and Restrictions of Marsh Landing Homeowners' Association, Inc., which apply to the right-of-ways, and all other open space, assure adequate management and maintenance of the common property.

- a. The Covenants and Restrictions provide for the conveyance of title to the common property to, and ownership by the homeowners' association, a duly constituted and legally responsible community association.
- b. The Covenants and Restrictions appropriately limit the use of the common property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the common property to the homeowners' association.

- d. The Covenants and Restrictions place responsibility for enforcement and the covenants contained therein upon the homeowners' association.
- e. The Covenants and Restrictions permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-6      Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the subdivision via the private easements owned by Marsh Landing Homeowners' Association, Inc.

8-4-7      Privacy

The Covenants and Restrictions require that each dwelling unit will be provided visual and acoustical privacy. Landscaping shall be required as stated in the Covenants and Restrictions 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 Plan. Specific drainage plans for each lot upon which a residence is to be constructed will be consistent with the general drainage plan.

9-1-2      Separation from Walkway and Street

Each unit will have an individual garage and driveway which will provide the required off-street parking. No combined off-street parking and loading facilities will be constructed on the Property.

9-1-3      Entrances and Exits

The location and design of the entrances and/or exits to all streets and TPC Boulevard will be in accordance with County specifications. In addition, the Covenants and Restrictions assure proper site distances at intersections.

9-1-4      Interior Drives

As shown on the Final Development Plan, there will be no interior drives on the Property.

9-1-5      Marking of the Parking Spaces

As shown on the Final Development Plan, there will be no parking spaces in lots of more than ten.

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 there will be no parking spaces for ten or more vehicles in any one location on the Property; however, landscaping will be required.

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 single family residential lots of one single family per lot. Therefore, in accordance with Subsection d of 9-3, at least one off-street parking space will be provided per dwelling on the same parcel they intend to serve. This space, located within the driveway for the residence, is in addition to the parking spaces allowed for in the garage. Nevertheless, owners shall be required to store automobiles in garages when not in use.

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 Plan.
- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.

Also shown on the Final Development Plan are general drainage arrows to the lake from the lots facilitating proper drainage of storm waters and preventing erosion and the formation of dust.

- 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 Commissioners.

**PROSSER, HALLOCK & KRISTOFF, INC.**



RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN FOR  
THE LINKS  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
KNOWN AS MARSH LANDING AT SAWGRASS  
PURSUANT TO ORDINANCE R-PUD-75-3

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

Section 1: Pursuant to a letter requested dated September 29, 1987 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.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_

Adopted Regular Meeting:

\_\_\_\_\_

Effective:

\_\_\_\_\_



**PROSSER, HALLOCK & KRISTOFF, INC.**  
Planners and Engineers

October 29, 1987

Ms. Betty Sue Solano  
St. Johns County Planning & Zoning Department  
P. O. Drawer 349  
St. Augustine, Florida 32085-0349

Re: Final Development Plan, Unit 14 (The Links)  
Marsh Landing at Sawgrass  
PHK No. 87-070

Dear Betty:

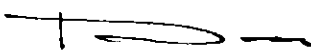
Pursuant to our conversation, we are providing a clarification regarding the measuring of setbacks for The Links.

The setback dimensions provided in the text are measured from the wall of the proposed units. Additionally, we have revised the final development plan to show setback lines on lots 58 and 31. I have attached six prints of the revised plan.

If you have any additional questions, please do not hesitate to call.

Sincerely,

**PROSSER, HALLOCK & KRISTOFF, INC.**

  
Donald Fullerton  
Director of Design

DF/cp



**PROSSER, HALLOCK & KRISTOFF, INC.**  
Planners and Engineers

September 29, 1987

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

Re: Final Development Plan  
Marsh Landing at Sawgrass/The Links  
PHK Reference No. 87-070

Dear Commissioners:

On behalf of Fletcher Land Corporation, we are submitting, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of Commissioners, a final development plan (the "Final Development Plan") for The Links (the "Property") at Marsh Landing. The Property is located wholly within the 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 as single family. The Links consists of 58 home sites. Also enclosed is the accompanying text, the PUD Master Plan showing the location of the Links, and a Form of Resolution.

Respectfully submitted,

**PROSSER, HALLOCK & KRISTOFF, INC.**

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

Donald V. Fullerton, ASLA  
Director of Design

DVF/lk

Attachments: Written Text (Exhibit B) (September 29, 1987)  
Final Development Plan (Exhibit A) (MAP)  
(September 29, 1987)  
Form of Resolution

cc: Jim Ross/Fletcher Land Corporation

8101 Phillips Highway . Suite One . Jacksonville, Florida 32216-7457 . 904/739-3655