

RESOLUTION NO. 88-114

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR THE SWIMMING POOL AND CABANA COMPLEX
LOCATED WITHIN THE PARCELS OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-15
AND TPC BOULEVARD NORTH
PURSUANT TO ORDINANCE 88-002

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

Section 1: Pursuant to a letter request dated March 11, 1988, and revised letter of March 30, 1988, 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: Lawrence D. Naitley

ATTEST: Carl "Bud" Markel, Clerk

BY:

Lynn M. McDonald
Deputy Clerk

ADOPTED REGULAR MEETING:

April 26, 1988

EFFECTIVE:

April 26, 1988



Lynn's Copy

PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers
March 30, 1988

St. Johns County Board of County Commissioners
P. O. Box 349
St. Augustine, FL 32084

Subject: Final Development Plan: TPC Boulevard North at Marsh
Landing and Marsh Landing at Sawgrass
Swimming Pool and Cabana Complex
PHK No. 88-021

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 County Commissioners, a revised final development plan (the "Final Development Plan"). The revised enclosures for the swimming pool and cabana (the "Property") of Marsh Landing at Sawgrass is in response to staff comments on our submittal of March 11, 1988. The Property is located wholly within those parcels of land zoned Planned Unit Development (PUD) pursuant to Ordinances 88-002 and 75-15. The area encompassed by the Final Development Plan is located within the area of the PUD's identified for development as pool and cabana area. The FDP consists of a 75 feet by 45 feet L-shaped swimming pool, a cabana of 1370 square feet, and associated wading pool, and parking. The swimming pool/cabana area is permitted under the modified permit (4-109-0011) from the SJRWMD (see attached). As stated in the accompanying text, the pool and cabana will be owned and maintained by the developer.

Also enclosed is the accompanying revised text, the PUD Master Plan maps showing the location of the Property, and a revised Form of Resolution.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

Millicent Lindner

Millicent A. Lindner, AICP
Senior Planner

ML/sjm

Attachments: Written Text (Exhibit B) revised 3/30/88
Final Development Plan (Exhibit A) revised 3/30/88
Form of Resolution - revised 3/30/88
PUD Master Plans
SJRWMD Letter of 2/19/88

cc: Mr. Steve Melching - Fletcher Land Corp.
8101 Phillips Highway - Suite One - Jacksonville, Florida 32256-7457 .904/739-3655

Rec 35732
155⁰⁰



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

March 11, 1988

St. Johns County Board of County Commissioners
St. Johns County Courthouse
P. O. Box 349
St. Augustine, FL 32084

Subject: Final Development Plan: TPC Boulevard North at Marsh
Landing and Marsh Landing at Sawgrass
Swimming Pool and Cabana Complex
PHK No. 88-021

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 County Commissioners, a final development plan (the "Final Development Plan") for the swimming pool and cabana (the "Property") of Marsh Landing at Sawgrass. The Property is located wholly within those parcels of land zoned Planned Unit Development (PUD) pursuant to Ordinances 88-002 and 75-3. The area encompassed by the Final Development Plan is located within the area of the PUD's identified for development as pool and cabana area. The FDP consists of a 75 feet by 45 feet L-shaped swimming pool, a cabana of 1370 square feet, and associated wading pool, and parking.

Also enclosed is the accompanying text, the PUD Master Plan maps showing the location of the Property, and a Form of Resolution.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

Millicent A. Lindner, AICP
Senior Planner

MAL/sjm

Attachments: Written Text (Exhibit B) March 11, 1988
Final Development Plan (Exhibit A) March 11, 1988
Form of Resolution

PUD Master Plans

cc: Mr. Steve Melching - Fletcher Land Corp.

8101 Phillips Highway . Suite One . Jacksonville, Florida 32256-7457 . 904/739-3655

FINAL DEVELOPMENT PLAN
MARSH LANDING
PUD ORDINANCE 88-002 AND 75-15

SWIMMING POOL AND CABANA COMPLEX
EXHIBIT B
TO THE RESOLUTION

FLETCHER LAND CORPORATION
MARCH 11, 1988
(Revised March 30, 1988)

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.

Project Description:

The Final Development Plan shall be referred to as the Swimming Pool and Cabana Complex for Marsh Landing Country Club. The subject property is a 0.92-acre parcel located within an area of the PUD Master Plans defined as Pool/Cabana Area. The proposed Final Development Plan would be considered consistent with the PUD Master Plans since the Plans include the pool/cabana area.

The Pool/Cabana area shall include: an L-shaped swimming pool, 75 feet long and 45 feet wide; a wading pool 10 feet in diameter; a cabana with 1,370 square feet of space containing restrooms, concessions, and a utility pump; and parking for 14 vehicles.

8-4-1 Density of Development

The Final Development Plan does not include any of the designated residential portions of the PUDs.

8-4-2 Open Space

The Final Development Plan depicts an area within the property which is to be utilized for active recreation by members and guests of the Marsh Landing Country Club. The pool/cabana will be owned and maintained by the developer.

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.

8-4-4 Project Size

The TPC Boulevard North PUD consists of 7.6 acres. The Marsh Landing PUD consists of 1,700 acres.

8-4-5 Support Legal Documents for Open Space

The swimming pool and cabana area will be owned and maintained by the developer.

8-4-6 Access

As graphically depicted on the Final Development Plan, access to the subject property shall be provided by Bridle Way from TPC Boulevard North.

8-4-7 Privacy

Landscaping and screening will be provided for the protection and aesthetic enhancement of the property and surrounding parcels.

8-4-8 Community Facilities

- a. The water lines, sewer force mains, and any lift/pump stations will be dedicated to St. Johns Service Company for ownership and maintenance and will be constructed to their specifications. The gravity sewer lines will also be dedicated to St. Johns Service Company at such time St. Johns Service Company grants acceptance.
- 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.
- c. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal.
- d. All utilities serving the property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground. The design for drainage of stormwater is shown the Final Development Plan.
- 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.

9-1-1 Drainage

The general drainage plan for the property is designed so as to prevent damage to abutting parcels and streets. The drainage plan is graphically depicted on the Plan.

9-1-2 Separation from Walkway and Street

Off-street parking will be separated from walkways and streets by grassed or landscaped areas.

9-1-3 Entrances and Exits

The location and design of the entrance and exit will be in accordance with County specifications. Access to the pool and cabana area will be via the one-way drive to the Clubhouse which enters and exits on Bridle Way. A new one-way parking loop to serve the pool and cabana will be accessed from the Clubhouse Drive.

9-1-4 Interior Drives

The Final Development Plan illustrates the one-way parking loop which will serve the Swimming Pool/Cabana Complex. The aisle will be at least 16 feet wide and parking will be at a 45-degree angle.

9-1-5 Marking of Parking Spaces

All parking spaces within Swimming Pool/Cabana Complex shall be marked. The one-way direction of traffic through the parking area will also be marked.

9-1-6 Lighting

Parking areas within the Swimming Pool/Cabana Complex shall be adequately lighted. Lighting shall be so designed and installed to minimize glare on adjacent property.

9-1-7 Screening

Screening will be provided through landscaping and natural areas surrounding the property. The off-street parking will not be within 40 feet of the residential areas of the PUDs.

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 Swimming Pool/Cabana Complex will have 19 parking spaces or more specifically, 5 spaces for the 1,370 square feet of cabana and 9 spaces for 2,700 square feet of swimming pool and 5 additional spaces. Overflow parking will also be available at the Marsh Landing Clubhouse less than 400 feet away.

9-4-1 Off-Street Loading Requirements

According to Section 9-4-1a, the Swimming Pool/Cabana Complex will not require loading spaces for off-street loading.

Additional Information

a. Landscaping

All parking areas shall meet the requirements of the St. Johns County Green Law (Ordinance 79-19 as amended).

b. Restroom Facilities

Restroom facilities within the FDP will be utilized by members, guests and employees only.

c. Serving of Alcoholic Beverages

As an extension of service at the clubhouse, alcoholic beverages may be served in the cabana. This service will be restricted to on-premise consumption of members and their guests only. The alcoholic beverage license will be an 11-C classification.

d. Fencing

All fencing around the pool shall meet or exceed the safety requirements of St. Johns County.

e. Utilities

The water and wastewater system shall be constructed to St. Johns Service Company standards and will be dedicated to St. Johns Service Company for ownership and maintenance. If by chance St. Johns Service Company does not accept a portion of the system, the Association will own and maintain the facilities.

f. Savings Clause

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 PUD ordinance. Modification to approved development plans by variance or special exception shall be prohibited.



Henry Dean, Executive Director
Mildred G. Horton, Assistant Executive Director

POST OFFICE BOX 1429 • PALATKA, FLORIDA 32078-1429
904/328-8321

RECEIVED
FEB 20 1988

February 19, 1988

PHK

Mr. Scott Johnson, P.E.
Prosser, Hallock & Kristoff, Inc.
8101 Phillips Highway, Suite One
Jacksonville, FL 32216-7457

Re: Marsh Landing Phase II (Permit No. 4-109-0011)
Proposed Pool and Cabana Facility

Dear Scott:

I have reviewed your request received February 9, 1988 to modify to above referenced project by constructing a pool and cabana facility. It appears the changes are non-substantial in nature according to Chapter 40C-4.331(2)(b), F.A.C.

We will update our files to include the pool and cabana construction plans.

Feel free to contact me at (904) 359-6521 if you have any questions.

Sincerely,

David Miracle, Engineer
Department of Resource Management

DM:sh

cc; Records (4-109-0011)
LH Larry Gerry
Jim Ross; Fletcher Land Corporation

RALPHE SIMMONS
Chairman - Fernandina Beach

JIM T. SWANN
Vice Chairman - Cocoa

LYNNE CAPEHART
Secretary - Gainesville

JOHN L. MINTON
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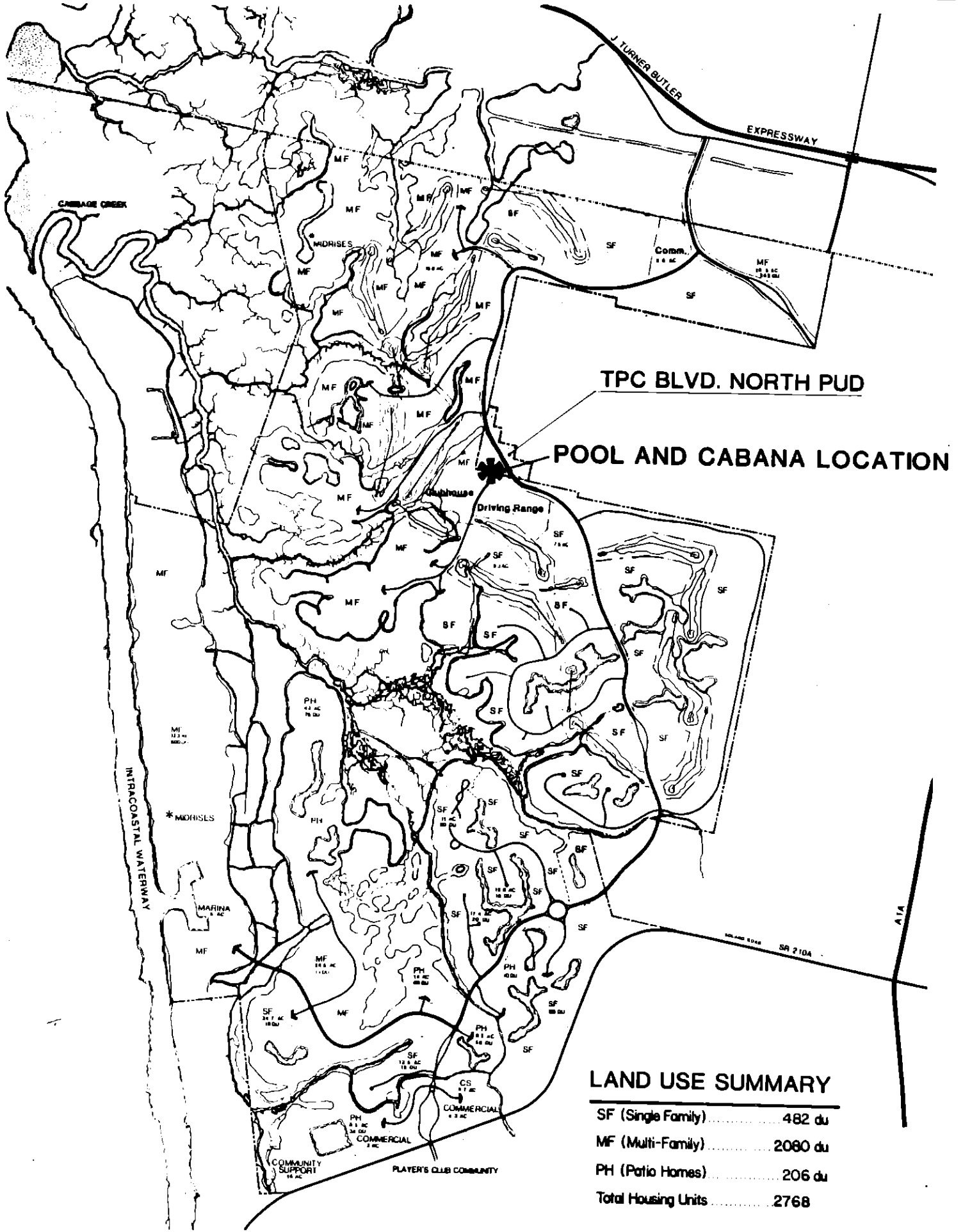
IDWAL H. OWEN, JR.
Jacksonville

FRANCES S. PIGNONE
Orlando

KELLEY R. SMITH, JR.
Palatka

SAM L. SWETT
Jacksonville

SAUNDRA H. GRAY
DeBary



TPC BLVD. NORTH PUD
POOL AND CABANA LOCATION

LAND USE SUMMARY

SF (Single Family)	482 du
MF (Multi-Family)	2080 du
PH (Patio Homes)	206 du
Total Housing Units	2768
Community Support	19.7 ac
Village Commercial	12.8 ac
Marina	6.0 ac

Marsh Landing

PUD MASTER PLAN

FLETCHER LAND CORPORATION

REVISED: May 6, 1987
 December 30, 1987
 February 6, 1988

TPC BOULEVARD NORTH

at Marsh Landing

P.U.D. MASTER PLAN

EXHIBIT

ACREAGE SUMMARY

Recreational Support	1.7 ac.
Multifamily	2.6 ac.
Pool/Cabana Area	0.7 ac.
Clubhouse Administrative Sales Office	0.5 ac.
TPC Boulevard R.O.W.	2.1 ac.
Total Area	7.6 ac.

