

RESOLUTION NO. 88-115

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR TPC BOULEVARD NORTH
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 as revised on 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 O. Hartley

ATTEST: Carl "Bud" Markel, Clerk

BY: Lynn M. McDonald
Deputy Clerk

ADOPTED REGULAR MEETING:

April 26, 1988

EFFECTIVE:

April 26, 1988

Re # 35733
220.00



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: Marsh Landing at Sawgrass and
TPC Boulevard North at Marsh Landing
TPC Boulevard North Extension
PHK No. 87-037

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 TPC Boulevard North (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 extension of the TPC Boulevard North roadway. The FDP consists of roadway right-of-way and associated support facilities.

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.

A handwritten signature in cursive script that reads "Millicent A. Lindner".

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 75-15 AND 88-002**

**TPC BOULEVARD NORTH
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 TPC Boulevard North. The subject property is a 13.65-acre right of way parcel located within an area of the PUD Master Plans identified as TPC Boulevard North. The proposed Final Development Plan would be considered consistent with the PUD Master Plans since the Plans depicts the general location of the proposed right-of-way (ROW). The ROW will be 100 feet wide except at a point where the road becomes divided at the northern end to accommodate the guard house. At that point, the ROW will increase to 225 feet wide. The roadway will be a standard minimum 24-foot-wide, two-lane paved road with curb and gutter. Where divided, one-way lanes will be a minimum of 16 feet. The road will be a private roadway with controlled access. A guard house similar to that provided at the southern entrance to Marsh Landing at Solano Road and TPC Boulevard will be constructed at the northern end of the roadway at Ponte Vedra Lakes Boulevard. The guard house will be approximately 200 square feet in size.

8-4-2 Open Space

The Final Development Plan does not depict an open space use, however, the TPC Boulevard North right-of-way will become a "common area" to be dedicated to the Marsh Landing at Sawgrass Masters 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 residences within the subject property.

8-4-4 Project Size

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

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of the Marsh Landing at Sawgrass Masters Association, Inc. which apply to the road right-of-ways, gravity sewer lines, street lighting, and security system, 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 Masters Association, a duly constituted and legally responsible community association.

- b. The Covenants and Restrictions, appropriately limits the use of the common property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the common property to the Masters Association.
- d. The Covenants and Restrictions places responsibility for enforcement of the covenants contained therein upon the Masters Association.
- e. The Covenants and Restrictions permits 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, major access to the road segment shall be provided by Ponte Vedra Lakes Boulevard and the already constructed southern portion of the TPC Boulevard. Access from TPC Boulevard to adjacent properties will be in conformance with rules and regulations adopted by the St. Johns County Board of County Commissioners.

8-4-7 Privacy

For the protection and aesthetic enhancement of the adjacent properties, landscaping and natural vegetative cover will be utilized along the ROW.

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 grants 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. Also shown on the Final Development Plan is the general drainage plan to assure proper drainage of storm waters, thus preventing erosion and the formation of dust.
- e. Specifications for the roadway depicted on the Final Development Plan conforms to the rules and regulations adopted by the St. Johns County Board of County Commissioners.

9-1-1 Drainage

The general drainage plan for TPC Boulevard so as to prevent damage to abutting parcels, streets and wetland areas is graphically depicted on the Plan. It will consist of a curb and gutter paved roadway with retention ponds discharging to sporadic low areas. Some existing lakes will be utilized for discharge.

9-1-2 Separation from Walkway and Street

All off-street parking will be separated from TPC Boulevard North by the curb and gutter structure along the roadway.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to/from TPC Boulevard North will be in accordance with the County specifications.

9-1-4 Interior Drives

The Final Development Plan does not include any interior drives.

9-1-5 Marking of Parking Spaces

There will be no parking spaces within the right of way.

9-1-6 Lighting

Lighting on TPC Boulevard North 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

Screening will be provided through landscaping and natural areas on the property. Existing trees within the ROW will be preserved where possible. Additional screening will be provided on adjacent parcels as required by the Marsh Landing at Sawgrass Homeowners' Association.

9-2 Location

Any 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

No off-street parking is required.

9-4-1 Off-Street Loading Requirements

No off-street loading is required.

Additional Information

a. Bridges

There will be no bridge crossings on the roadway.

b. Landscaping

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

c. Restroom Facilities

Restroom facilities located in the guard house will be utilized by employees only.

d. 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 Masters Association will own and maintain the facilities.

e. 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.



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

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

Subject: Final Development Plan: Marsh Landing at Sawgrass and
 TPC Boulevard North at Marsh Landing
 TPC Boulevard North Extension
 PHK No. 87-037

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") for TPC Boulevard North (the "Property") of Marsh Landing at Sawgrass 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 extension of the TPC Boulevard North roadway. The FDP consists of roadway right-of-way and associated support facilities. New permits are being applied for through the permitting agencies.

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

MAL/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

cc: Mr. Steve Melching - Fletcher Land Corp.

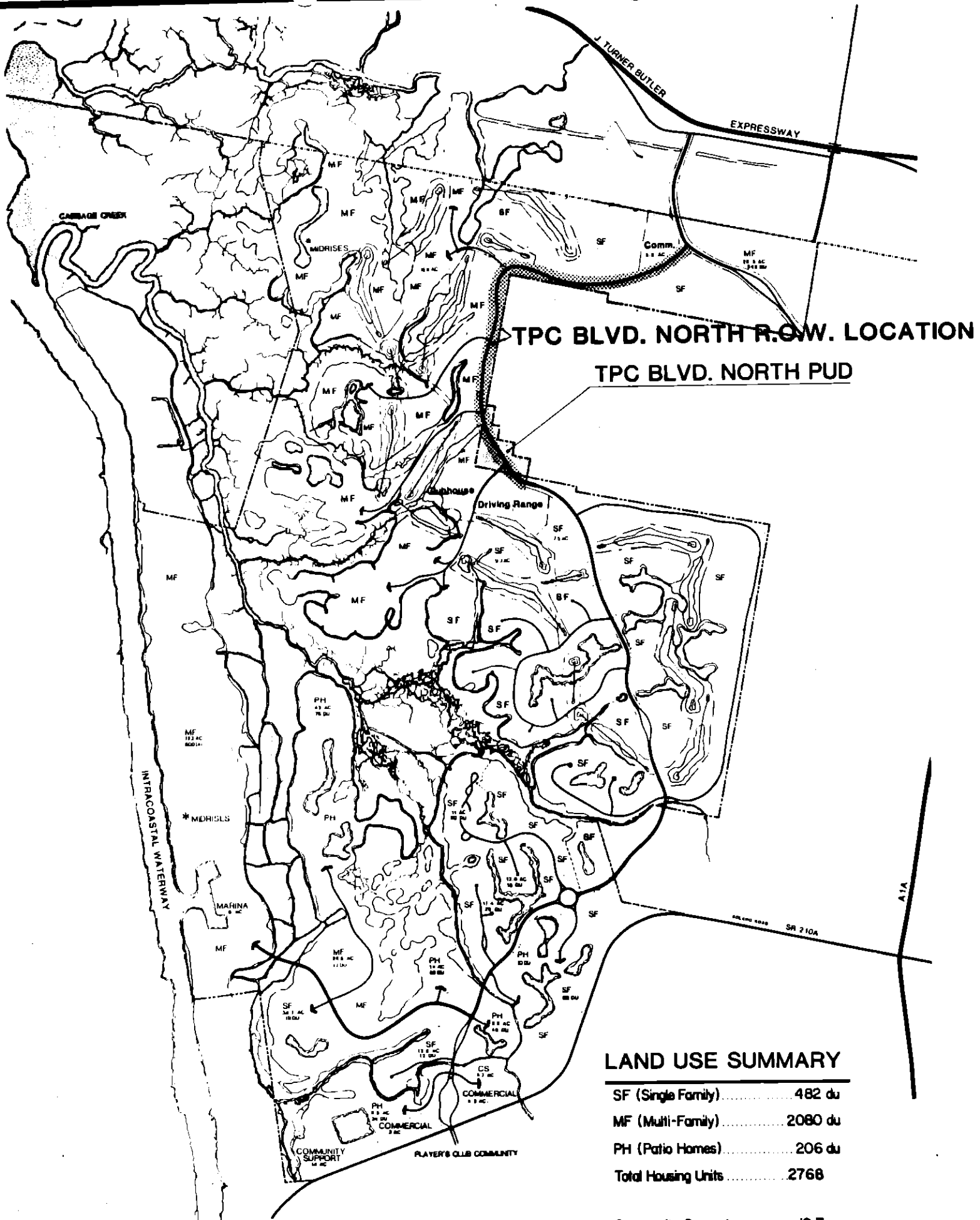
8101 Phillips Highway • Suite One • Jacksonville, Florida 32256-7457 • 904/739-3655

Marsh Landing
PUD MASTER PLAN

Community Support	19.7 ac
Village Commercial	12.8 ac
Marina	6.0 ac

FLETCHER LAND CORPORATION

REVISED: May 5, 1987
 December 30, 1987
 February 5, 1988



TPC BLVD. NORTH R.O.W. LOCATION
 TPC BLVD. NORTH PUD

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 5, 1987
 December 30, 1987
 February 5, 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.

