

RESOLUTION NUMBER 88-116

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR  
SALT CREEK PHASE II  
LOCATED WITHIN THE PARCEL OF LAND ZONED  
PUD PURSUANT TO ORDINANCE 75-15

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

SECTION 1: Pursuant to a request for approval made by Arvida/JMB Partners 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, the sections of the Covenants and Restrictions that will restrict use of the Property as set forth in Exhibit C and listed on Exhibit D, the letters dated March 23, 1988 and April 11, 1988 modifying the proposed final development plan and attached hereto as Exhibits E and F, respectively, and the letter dated April 6, 1988 confirming a fire hydrant planned at the corner of Lots 10 and 11 attached hereto as Exhibit G, all of which are incorporated into and made a part of this final development plan, and all of which shall be complied with.

PASSED AND ADOPTED THIS 26th day of April, 1988,  
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Lawrence O. Hartley  
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Lynn M. McDonald  
Deputy Clerk

Adopted Regular Meeting:

April 26, 1988

Effective:

April 26, 1988

EMH176

**EXHIBIT B**

**FINAL DEVELOPMENT PLAN FOR  
SALT CREEK PHASE II  
WITHIN THAT PORTION OF THE PUD 75-15 NAMED  
PLAYERS CLUB AT SAWGRASS**

**Arvida/JMB Partners**

**March 4, 1988**

Arvida/JMB Partners hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for a single family subdivision to be known as Salt Creek Phase II (the "Property"). The Final Development Plan consists of a 1-page map identified as Exhibit A to the Resolution (the "Map"), this text identified as Exhibit B to the Resolution (the "Text"), copies of the applicable sections of the covenants and restrictions identified as Exhibit C and a list of those sections of the covenants specifically incorporated into the Final Development Plan, which list is identified as Exhibit D to the Resolution. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15, and known as Players Club at Sawgrass. The area encompassed by this Final Development Plan is located east of TPC Boulevard and north of Alta Mar Drive adjacent to the northwesterly portion of the Oak Bridge golf course. It includes all of Parcel 27 and the remaining undeveloped portion of Parcel 24 as shown on the approved Players Club Master Plan. Forty-three single family lots will be developed with Parcel 24 using up the remaining single family density allocated to Parcel 24. The remaining 36 single family lots are located within Parcel 27 which is approved for up to 125 patio homes or approximately 62 single family homes. The unused density within Parcel 27 will be dropped from the project density.

Nothing contained in the covenants shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its powers to review and approve plats and replats under Section 177.071 of the Florida Statutes). Those sections of the covenants which are specifically referenced herein and listed on Exhibit D are incorporated by reference in the Final Development Plan, shall be made a part of the Final Development Plan and shall not be amended without approval of the Board of County Commissioners of St. Johns County. A list of the sections of the covenants made a part of the Final Development Plan is provided with this submission and is identified as Exhibit D to the Resolution. The developer reserves the right to alter, amend, or allow to be amended all other sections of the covenants. Provided, however, that if any alteration, amendment or series of alterations or amendments to the covenants materially erodes the protection afforded by the covenants so that the Board of County Commissioners of St. Johns

County, in the exercise of its reasonable discretion, determines that there is substantial likelihood that the spirit and intent of Article 8 of the St. Johns County Zoning Ordinance will be undermined, then the Board may require that further alterations and amendments be submitted to it for approval prior to the recordation of such alterations or amendments.

8-4-1 Density of Development

The total ground area occupied by residential buildings and structures in the subdivision shall not exceed 35 percent of the total ground area committed to residential use.

8-4-2 Open Space

No open space is designated as such on the map. Nevertheless, the lakes, recreation areas, and other open space planned for the Players Club development as a whole will provide ample open space both within and outside the boundaries of the subdivisions. In addition, the subdivision will contain lakes lying within easement areas as depicted on the Map. The golf course corridors depicted on the Map will be retained by Arvida/JMB Partners or its successors and assigns and neither the owners of lots within the subdivisions nor the public shall acquire any rights therein by virtue of their depiction on the Map. The entry sign, if any, the roads and the common landscape features within Salt Creek Phase II will be maintained by a homeowner's association whose membership will include all lot owners within Salt Creek Phase II as well as lot owners within Salt Creek Unit One and Salt Creek Island.

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

All development which is to occur within the subdivision will comply with the spirit and intent of the Zoning Ordinance; however, structures may be built immediately adjacent to or crossing lot lines. There will be no more than 80 residences in the Subdivision. A residence may be located wholly within a single platted lot or upon a portion of a platted lot or combination of platted lots. Nevertheless, in accordance with the covenants, every parcel upon which a residence is constructed will have a total area equal to or greater than 95% of the total area of the smallest Lot (in area) the

subdivision. Furthermore, the covenants will establish a minimum 20 foot front setback line and a minimum 7.5 foot side setback line for each building parcel, subject to the Developer's right to release Lots from minor violations as set forth in the covenants. Typical sections of the covenants that will address minimum building parcel size and minimum front and side setbacks are attached as Sections 10.1 and 10.17, respectively, of Exhibit C. The actual recorded covenants for the subdivisions shall contain these provisions but may identify them by different section number and may include greater setbacks.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

The covenants shall assure adequate management and maintenance of all common areas encompassed by this Final Development Plan.

- a. The covenants shall provide for conveyance of title to the common property to, and ownership by, the appropriate homeowners' association as described above, which shall be a duly constituted and legally responsible community association.
- b. The covenants shall appropriately limit use of the common property by inclusion of a provision substantially similar to Section 4.1 of Exhibit C.
- c. The covenants shall assign responsibility for the management and maintenance of the common property to the appropriate homeowners' association.
- d. The covenants shall place responsibility for enforcement of the covenants contained therein upon the appropriate homeowners' association and its board of directors.
- e. The covenants shall permit the subjection of each lot to assessment for its proportionate share of maintenance costs by inclusion of a provision substantially similar to Section 6.1 of Exhibit C.

8-4-6 Access

As graphically depicted on the Map, each lot is provided vehicular access within the Property via the private roads to be owned by the associations.

8-4-7 Privacy

Each dwelling will be provided visual and acoustical privacy by virtue of lot sizes and architectural control of the subdivision by the subdivision and Players Club architectural review boards. Necessary walks and landscaping shall be provided for the protection and aesthetic enhancement of the Property, and to screen objectional views and reduce noise.

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:

Section 9-1-1 Drainage

The drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. In accordance with the covenants, specific drainage plans for each lot upon which a residence is to be constructed will be submitted to and reviewed by the Architectural Review Committee prior to commencement of construction to insure consistency with this general drainage plan.

9-1-2 Separation from Walkway and Street

No combined off-street parking or 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.

9-1-4 Interior Drives

As shown on the Map, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces

As shown on the Map, 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 center.

9-1-7                    Screening

Section 9-1-7 does not apply because there will be no parking spaces for ten or more vehicles in any one location on the Property.

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. Therefore, in accordance with Subsection a of 9-3-13, at least one off-street parking space will be provided per dwelling.

9-4-1                    Off-Street Loading Requirements

This section does not apply to residential developments.

c. The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the Property are also depicted on the Map. The fire hydrants to be installed pursuant to this Final Development Plan shall meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.

d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. Also shown on the Map is the location and design of the storm sewer facilities serving the Property and the grading and topography of the site facilitating proper drainage of storm waters and preventing erosion and the formation of dust.

e. Specifications for all streets and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Article IX, Section 91 of the St. Johns County Subdivision Regulations.

**ARVIDA/JMB PARTNERS**

By: John G. Metcalf  
Its Attorney

A715



## EXHIBIT C TO THE RESOLUTION

Section 10.1 Residential Use. The Lots subject to these Covenants and Restrictions may be used for residential living units and for no other purpose except that one or more Lots may be used for model homes during the development and sale of Lots within the Property. The model homes may be used to promote the sale of homes and options solely within the subdivision. No business or commercial building may be erected on any Lot and no business may be conducted on any part thereof. No building or other improvements shall be erected upon any Lot without prior ARB and PCAARB approval thereof as elsewhere herein provided. No Lot shall be divided, subdivided or reduced in size without the prior written approval of the ARB and PCAARB and no Lot shall be divided, subdivided or reduced in size unless each divided or subdivided portion thereof is consolidated with one or more contiguous Lots under one ownership; provided that, if the ARB and PCAARB shall first have specifically approved the same, a Lot may be subdivided for the purpose of increasing the size of only one contiguous Lot so long as the portion of the divided Lot which remains unconsolidated as a single Lot shall have a total area at least ninety-five percent (95%) as large as the then smallest Lot (in area) in the Subdivision. The division, subdivision, consolidation, or reduction in size of any Lot shall not reduce the total assessments attributable to the Lot as originally platted. In the event of the subdivision and consolidation of any Lot(s) as aforesaid, the obligation for Association expenses attributable to the subdivided Lot(s) shall be and become proportionately attributable and chargeable to the contiguous Lot(s), and the Owner(s) thereof, to and with which all portions of the divided or subdivided Lot(s) become consolidated. In the event that one or more Lots are developed as a unit, the provisions of this Declaration shall apply thereto as a single Lot except as to assessments provided for herein. No dwelling or other structure or improvement shall be erected, placed or permitted to remain on any building site which does not include at least one (1) full platted Lot according to recorded plats of the Subdivision unless the ARB gives its prior written consent.

EXHIBIT C TO THE RESOLUTION

Section 10.17 Setback. No dwelling shall be erected within twenty (20) feet of the front Lot line or within seven and one-half (7.5) feet of any side Lot line or side line of any building parcel or within any easement area shown on the plat of the subdivision or reserved in Article XII of this Declaration. The ARB shall have the right to require a rear setback of up to twenty (20) feet on any Lot within the Subdivision. All setbacks shall be measured from the exterior wall of the dwelling to the applicable parcel boundary.

EXHIBIT C TO THE RESOLUTION

Section 4.1 Ownership, Maintenance, and Use of Common Property. The Association shall at all times be responsible for maintaining the Common Property which shall remain the property of the Developer until such time as it shall be conveyed to the Association. When the Developer no longer owns any lots within the Property or, at the Developer's option, at any earlier time, the Common Property shall be conveyed to the Association subject to any taxes for the year of conveyance, restrictions, conditions, limitations, easements of record for drainage and public utilities and perpetual non-exclusive easement for ingress and egress granted to the Association and the Association shall accept such conveyance. Every member of the Association shall have a right of use and an easement of enjoyment in and to the Common Property which shall be appurtenant to, and pass with, the title to every Lot, subject to the following:

4.1.1 The right of the Association to take such steps as are reasonably necessary to protect the Common Property against foreclosure.

4.1.2 The right of the Developer or the Association to grant easements and rights of way as either may deem appropriate for the proper development and maintenance of the Property, including and without limitation, the Developer's right to reserve an easement for itself, its successors and assigns for ingress, egress, maintenance, drainage and utilities over all roadways and the Property.

4.1.3 All provisions of this Declaration, any plat of all or any parts of the Property, and the Articles and Bylaws of the Association.

4.1.4 Rules and regulations governing use and enjoyment of the Common Property adopted by the Association. Easements and restrictions of record affecting any part of the Common Property.

4.1.5 The Owner of each Lot may construct a driveway from his Lot to the nearest edge of pavement of a Roadway (as defined in Section 13.2 of this Declaration) across the Limited Common Area of his Lot after obtaining ARB approval of the location, design and composition of the driveway. These driveways are hereby designated for the exclusive use of the Owners of the Lots served, their guests, invitees and authorized delivery persons.

4.1.6 The exclusive use rights of individual Lot Owners as provided in Section 7.4.

EXHIBIT C TO THE RESOLUTION

Section 6.1 Creation of the Lien and Personal Obligation of Assessments. Each Owner of a Lot within the Subdivision other than the Developer hereby covenants, and by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any annual assessments or charges, and any special assessments for capital improvements or major repair against such property. Such assessments shall be fixed, established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from the due date at the highest lawful rate and costs of collection thereof (including reasonable attorneys fees), shall be a charge on the Lot and shall be a continuing lien upon the Lot(s) against which each such assessment is made, and shall also be the personal obligation of the Owner. No Owner may avoid liability for the assessments by waiver of rights to use, or by non-use of, the Common Property or by abandonment.

EXHIBIT D TO THE RESOLUTION

Typical sections that must be included within recorded covenants and that are hereby made a part of the Final Development Plan.

Section 10.1  
Section 10.17  
Section 4.1  
Section 6.1

A715

PAPPAS & METCALF  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
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ELAINE M. HOLTSCHEIDER

March 23, 1988

TELEPHONE  
(904) 353-1880  
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EXHIBIT E TO RESOLUTION

Betty Sue Solana  
Planning Technician  
Planning and Zoning Department  
County Administration Building  
P. O. Drawer 349  
St. Augustine, FL 32085-0349

RE: Modification to Proposed Final Development Plan for  
Salt Creek Phase II

Dear Betty:

Please consider this letter as a modification to the proposed final development plan for Salt Creek Phase II.

1. Forty-three single family lots will be developed within Parcel 24 using up the remaining single family density allocated to Parcel 24. The remaining 37 single family lots of the subdivision are located within Parcel 27 which is currently approved for up to 125 patio homes. Simultaneous with the submission of this Final Development Plan, the developer has submitted a request for Minor Modification of PUD 75-15 redesignating Parcel 27 for development of 37 single family homes.

2. Specifications for all streets and roadways depicted on the Final Development Plan Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Ordinance Number 86-4, as amended.

3. Temporary construction trailers may be utilized within the subdivision by the developer during the construction period.

4. There may be an entry sign to Salt Creek Phase II (which may be lighted) that will lie within the right of way of the subdivision roads. The entry sign will be no larger than 15 by 20 feet and will be constructed of wood, concrete, masonry or other materials consistent with other entry signs in the PUD.

5. The proposed names for the subdivision roads are as follows:

Page Two  
March 23, 1988

a. Salt Creek Drive - this road currently serves Salt Creek Unit One and will continue into Salt Creek Phase II providing direct access to Lots 44 through 80;

b. Salt Marsh Circle - this is a loop road providing direct access to Lots 1 through 43 of Salt Creek Phase II.

As we discussed, no rear setback line is specified in Section 10.17 of Exhibit C to the Final Development Plan. This is necessary because of the peculiar upland configuration of each lot brought about by the various waterbodies abutting the rear boundaries of each lot. To deal with this situation, the ARB may, on a case-by-case basis, require a rear setback of up to 20 feet on each lot.

Finally, we plan to discuss the comments of Rosemary Yeoman regarding Section 10.1 of Exhibit C to the Final Development Plan with Jerry Napier when he returns to the office on Monday.

Thank you for your assistance and attention to this matter. If you have any further questions or concerns, please do not hesitate to call.

Sincerely,



Elaine M. Holtschneider

EMH/pl

EMH163/3

PAPPAS & METCALF  
PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
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April 11, 1988

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EXHIBIT F TO RESOLUTION

Betty Sue Solana  
Planning Technician  
Planning and Zoning Department  
County Administration Building  
P.O. Drawer 349  
St. Augustine, Florida 32085-0349

RE: Modification to Proposed Final Development Plan for  
Salt Creek Phase II

Dear Betty:

Please consider this letter as a modification to the  
proposed final development plan for Salt Creek Phase II.

The "smallest Lot (in area) in the subdivision" referred to  
in Section 8-4-3 of Exhibit B to the Resolution shall be  
determined at the time the final plat is recorded and hence is  
not progressive.

If you have any further questions or concerns, please call.

Sincerely,



Elaine M. Holtschneider

Enclosure  
EMH176/2

cc: Bob Stevenson





**Bessent, Hammack & Ruckman, Inc.**

**CONSULTING AND DESIGN ENGINEERS**

1900 CORPORATE SQUARE BOULEVARD / JACKSONVILLE, FLORIDA 32216 / (904) 721-2991

JACKSONVILLE/TAMPA

April 6, 1988

EXHIBIT G TO RESOLUTION

Mr. Frank A. Santella  
St. Johns County Fire Marshall  
P. O. Box 300  
St. Augustine, FL 32084

RE: Salt Creek Phase II  
BHR Project No. 25065.16

Dear Mr. Santella:

Please find enclosed one (1) copy of our engineering plan sheets WS-1, WS-2, and WS-3 which show the proposed fire hydrants for the above referenced project.

aAs we discussed today, one of the fire hydrants planned for this project was inadvertently left off of the Final Development Plan at the corner of Lots 10 & 11. The hydrants that we planned should provide adequate fire protection in accordance with St. Johns County Code.

If you have any questions or need assistance, please feel free to call.

Very truly yours,

BESSENT, HAMMACK & RUCKMAN, INC.

Kenneth E. Patterson

KEP:jhw

cc: Elaine Holtschnieder  
Betty Sue Solana