

RESOLUTION OF THE  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

APPROVING A MAJOR MODIFICATION TO PUD 86-060

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

SECTION 1: Pursuant to a letter request dated February 18, 1988 and a follow-up letter dated March 14, 1988 submitted by Stokes-O'Steen Communities, Inc. to the St. Johns County Planning and Zoning Department, this Board has reviewed the proposed modification to ORD: 86-79 set forth in the referenced letters, hereby approves such modification as a major modification to the referenced PUD, R-PUD-86-060.

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: Lynne M. McDonald  
Deputy Clerk

(SEAL)



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

February 18, 1988

Ms. Rosemary D. Yeoman  
St. Johns County Planning & Zoning Dept.  
P. O. Drawer 349  
St. Augustine, FL 32085-0349

Subject: Marsh Creek Country Club  
Major Modification and PUD Rezoning  
PHK No. 86-044.09

Dear Board Members:

On behalf of Stoke-O'Steen Communities, Inc., we are requesting a major modification to the Marsh Creek Country Club PUD (R-PUD-86.60) and the rezoning of a 77 acre parcel to be incorporated into the PUD. Since both items are contingent on one another, we are submitting both items as one package.

As background, the original PUD was approved by the County Commission on October 28, 1986, permitting the development of a 510 acre mixed use golf course community located on Anastasia Island south of the SR 312 bridge along the Matanzas River. The project includes 450 dwelling units of which a major portion would face either the golf course, lakes or the Matanzas Tidal Estuary. Since the County Commission approval, the developer has received approval of several Final Development Plans in the southern portion of the property and is presently under construction in areas where permits have been issued.

Stokes-O'Steen Communities, Inc. has purchased a 77 acre parcel contiguous to the northern boundary of R-PUD-86-60. The intent of this rezoning is to rezone that property from OR to PUD and combine it with the existing PUD resulting in an even higher quality golf course development for St. Johns County. Stokes-O'Steen Communities, Inc. has agreed to limit the number of units in the combined 587 acre PUD to the already approved 450 dwelling units, resulting in more open space and a lower development density for the overall property. In addition, all materials submitted as part of the R-PUD-86-60 rezoning shall apply to the entire property (Exhibit D).

To facilitate the incorporation of the additional 77 acres along with permitting some modifications to the approved PUD Master Plan, we are also requesting a Major Modification. More specifically, this will permit the replacement of the approved PUD Master Plan with the revised master plan dated February 18, 1988.

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

Ms. Rosemary Yeoman  
February 18, 1988  
Page Two

Should you have any questions concerning our request or need additional information, please do not hesitate to call myself or Harry Lerner.

Sincerely,

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

*Richard C. Prosser (sm)*

Richard C. Prosser, AICP  
President

/sjm

Attachments: Rezoning Application  
PUD Master Plan - Exhibit A  
Legal Descriptions - Exhibit B & C  
R-PUD-86-60 Materials - Exhibit D  
Letter of Authorization - Exhibit E  
Warranty Deed - Exhibit F

cc: Gregory J. Barbour - Stoke-O'Steen Communities, Inc.



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

March 14, 1988

St. Johns County Planning & Zoning  
P.O. Drawer 349  
St. Augustine, FL 32085-0349

Attn: Rosemary Yeoman

Re: Marsh Creek Rezoning  
PHK Reference No. 87-079

Dear Rosemary:


As a matter of clarification, we offer the following addition to the Marsh Creek PUD:

6. Construction of Bridges. The developer shall construct two bridges 9' over the outfall canal located on the northeast portion of the project immediately west of Cooksey's Campground so that tidal flow into the canal will not be interrupted, and that the bridges be 9' above mean high water at center so that boats can come and go to the Intercoastal Waterway.

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

Sincerely,

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

  
Harry Lerner  
Planner/Economist

HL/lk

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