

**Resolution No. 88-124**

RESOLUTION OF  
THE BOARD OF COUNTY COMMISSIONERS  
APPROVING A MAJOR MODIFICATION  
TO RESOLUTION 87-177 WHICH MODIFIED  
P.U.D. ORDINANCE NO 84-49 ALSO  
KNOWN AS MARSH LAKE AT PONTE VEDRA.

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

SECTION 1. Pursuant to the request of ROBERT V. DAVENPORT on behalf of SCHMIDT DEVELOPMENT CORPORATION for Major Modification to Resolution 87-177, formerly known as MARSH LAKE AT PONTE VEDRA, hereinafter called SEAWALK AT PONTE VEDRA.

The following modification has been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners:

WHEREAS: Resolution 87-177 modified the P.U.D. Ordinance #84-49 to allow additional access through a permitted private causeway that extended from the proposed 80 unit single family development to Ponte Vedra Blvd. and,

WHEREAS: As a result of public and Commission concern that this would encourage the flow of through traffic between SR 1A and Ponte Vedra Blvd., the following condition was included in the resolution, "In addition, at all such times as the private road causeway is in existence there shall be maintained and operated 24 hours per day, a card operated or other county approved entrance/exit gate at both ingress and egress points to the subject P.U.D." and,

WHEREAS: Schmidt Development Corporation agreed to construct a card operated or other county approved entrance/exit gate at both ingress and egress points to the development in order to prohibit the flow of through traffic between Ponte Vedra Blvd. and 1A and,

WHEREAS: Engineering plans revealed that the location of a traffic control gate at the easterly ingress point to the development at Ponte Vedra Blvd. is physically constrained by the location of the Guana Wetlands in relation to Ponte Vedra Blvd. and that there is insufficient area to construct a turn around and,

WHEREAS: The St. Johns County Engineers office advised that if a traffic control gate is located in this confined area a serious public safety hazard would be created

in that a vehicle entering the roadway at Ponte Vedra Blvd. without a card or access code would be required to back into the flow of traffic on Ponte Vedra Blvd.

NOW THEREFORE: It is respectfully requested that Resolution 87-177 be modified to permit the relocation of the easterly card operated gate to the westerly entrance/exit to the project as requested by St. Johns County Engineering Department, thereby eliminating the above public safety hazard and at the same time prohibiting the flow of traffic between Ponte Vedra Blvd. and SR 1A, as was required in the original resolution.

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.

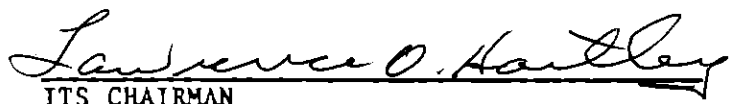
SECTION 3: Property located on lands described on attached Exhibit "A".

SECTION 4: Said Major Modification is hereby approved in accordance with application identified in Sections 1 and 3, and all exhibits attached hereto.

PASSED AND ADOPTED THIS 26th DAY OF April, 1988.

BOARD OF COUNTY COMMISSIONERS

ST. JOHNS COUNTY, FLORIDA

  
ITS CHAIRMAN

ATTEST: Carl "Bud" Markel, Clerk

  
Deputy Clerk

LEGAL

A parcel of land, comprised of a portion of the Phillip Solana Grant, Section 43, Township 3 South, Range 29 East, St. Johns County, Florida; and a portion of the Sanchez Grant, Section 44, Township and Range aforementioned, St. Johns County, Florida, more particularly described as follows:

For point of reference, commence at the extreme Northwest corner of Lot 3, Block S-1, Replat-Ponte Vedra, according to plat recorded in the Public Records of said County, in Map Book 8, Page 95, and run S-76°01'40"W. a distance of 66.00 feet to a point in the Westerly right of way line of State Road 203 (formerly State Road A-1-A, a 66-foot right of way, as now established); continue thence S-76°01'40"W. a distance of 240 feet, more or less, to a point in the Easterly boundary line of said Section 44; run thence S-5°20'E., along said Easterly boundary line, a distance of 428 feet, more or less, to the Northeast corner of that property described in the Public Records of said County, in Deed Book 229, Page 445; run thence S-84°10"W., along the Northerly boundary line of said property, a distance of 514 feet to a point for point of beginning.

From the point of beginning thus described, continue S-84°10'W. a distance of 1,259-feet, more or less, to a point in the line dividing said Section 44 and Section 46, Township and Range aforementioned; run thence N-15°50'W., along said dividing line, a distance of 836 feet, more or less, to the corner common to Sections 43, 44, 46, and 27, Township and Range aforementioned; run thence N-15°50'W., along the line dividing said Sections 27 and 43, a distance of 375 feet, more or less, to the Southwest corner of that property described in the Public Records of said County, in Official Records Volume 134, Page 81; run thence N-76°40'E., along the Southerly boundary line of said property, a distance of 1,349 feet to a point; run thence S-11°19'58"E. a distance of 1,375 feet, more or less, to the point of beginning. The land thus described contains 38.5 acres, more or less.

RESOLUTION OF  
THE BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A MAJOR MODIFICATION TO  
P.U.D. ORDINANCE NUMBER 84-49  
ALSO KNOWN AS MARSH LAKE

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

SECTION 1. Pursuant to the request of ROBERT V. DAVENPORT on behalf of SCHMIDT DEVELOPMENT CORPORATION for Major Modification to P.U.D. ORDINANCE #84-49 hereinafter called MARSH LAKE AT PONTE VEDRA.

The following modification has been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners:

The intent is to maintain the access to Highway A.I.A. through Ponte Vedra Village as provided in the original P.U.D. Ordinance. We propose to modify the interior loop road in a manner that will allow access to a permitted private road causeway, extending from State Road 203 across the Marsh to a point at the edge of the project. Refer to Exhibit

"B". Stated modification to allow access to a permitted private road causeway, shall be conditioned upon the use of the property for a maximum of 80 single family patio homes only, any other use allowed by the PUD as approved and amended does not allow the use of the additional access/entrance.

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.

SECTION 3. Property located on lands described on attached Exhibit "C".

SECTION 4. Said Major Modification is hereby approved in accordance with application identified in Sections 1 and 3, and all exhibits attached hereto.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

*In addition, at all such times as the private*

*This approval shall not be deemed to require subsequent County Commission approvals concerning roads or lands*

1987.

*road causeway is in existence there shall be maintained and operated 24 hours per day a card operated - or other County approved - gate or entrance/exi*

*outside this PUD.*

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA:

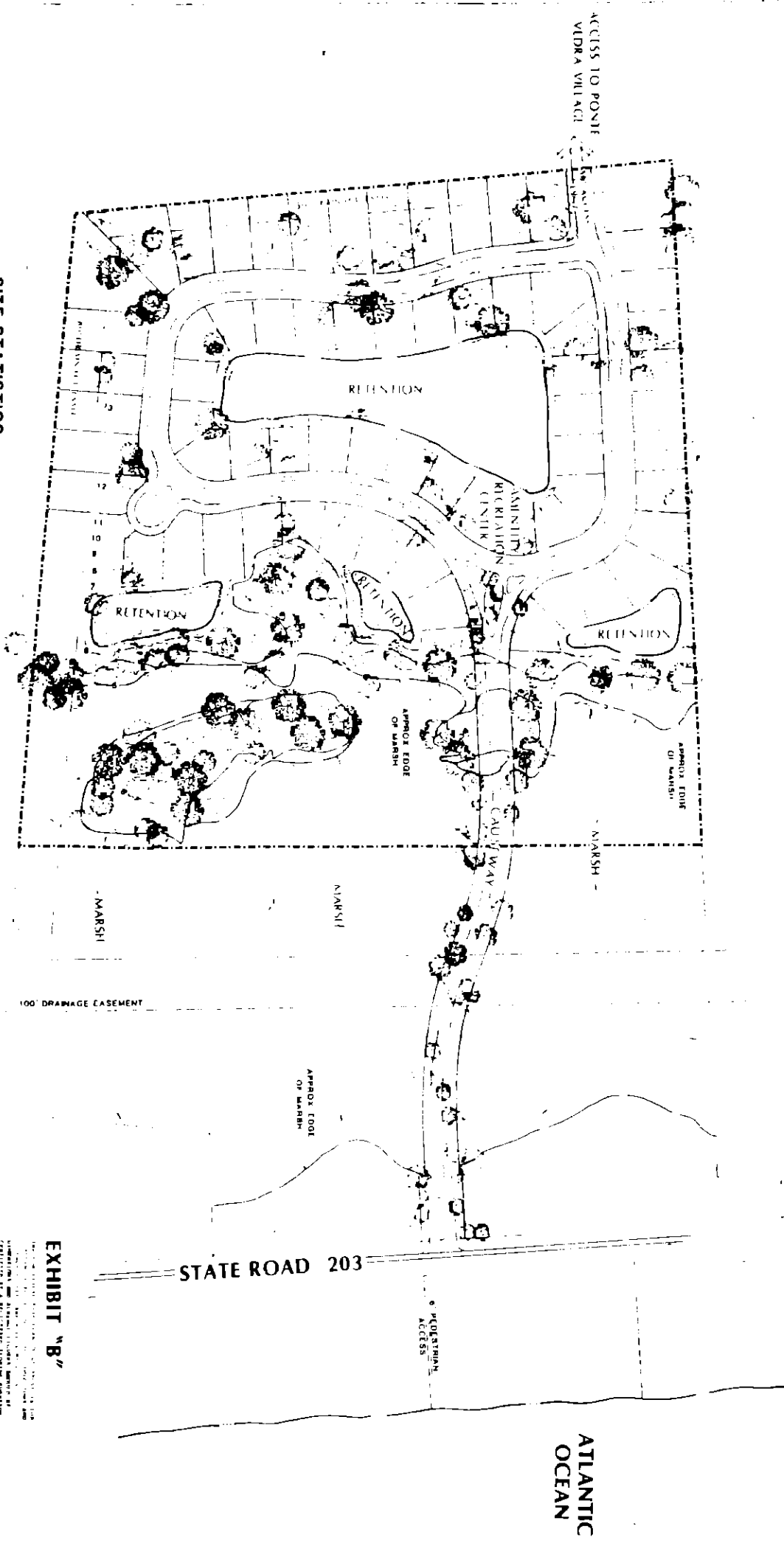
*Phillip L. Lydon*  
ITS CHAIRMAN

ATTEST:

*Cheryl Kent*

CARL "BUD" MARKEL  
CLERK OF COURTS

*gate a ~~both~~ ingress - egress point of the subject PUD.*



**SITE STATISTICS**

GROSS ACREAGE	18.5
OPEN SPACE - LAKE	74.1 AC.
RECREATION AREA	40 AC.
ROAD R/W	4.5 AC.
NET ACREAGE	79.5 AC.
TOTAL MAX. LOTS	80
DENSITY	2.0 du/ac

**EXHIBIT "B"**

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**POWERS & MERRITT INC.**  
 architects • land planners  
 landscape architects • graphics

Graphic Scale

0 100 200 300 feet

north