

RESOLUTION NO. 88-70

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR A SALES TRAILER
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-3

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

Section 1: Pursuant to a letter request dated January 25, 1988,
submitted by Marsh Pointe Ltd. Partnership 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.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence S. Hartley
Chairman

Attest: Carl "Bud" Markel, Clerk

BY: Alan M. McDonald, Deputy clerk

Adopted Regular Meeting:

March 8, 1988

Effective:

March 8, 1988



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers
January 25, 1988

St. Johns County Commission
P. O. Box 349
St. Augustine, FL 32085

RE: Final Development Plan
Marsh Landing at Sawgrass
PHK No. 88-005.01

Dear Commissioners:

On behalf of Marsh Pointe Ltd. Partnership, we are submitting for approval by the St. Johns County Planning and Zoning Agency and the St. Johns Board of County Commissioners, a Final Development Plan for a temporary sales center to be located within Marsh Landing. The site, as identified on the attached PUD Master Plan, is located at the end of Bridle Way on the north side.

Access to the site is limited from Bridle Way and ten (10) parking spaces will be provided, as shown on the attached Final Development Plan (Exhibit A). Landscaping will be provided for both the parking area and the sales trailer. Existing trees will be preserved wherever possible. The parking area will be graded and stabilized to allow positive drainage and to prevent the formation of dust. Water service will be provided from the existing water line and a holding tank will be installed for sewage disposal. An existing fire hydrant is shown on the site plan that will serve the site. Also shown on the plan is the approximate location and size of project signage.

The entire area will be owned and maintained by the developer and the sales center will remain at this site for a maximum time of two (2) years. If you have any questions concerning our request, please do not hesitate to call.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

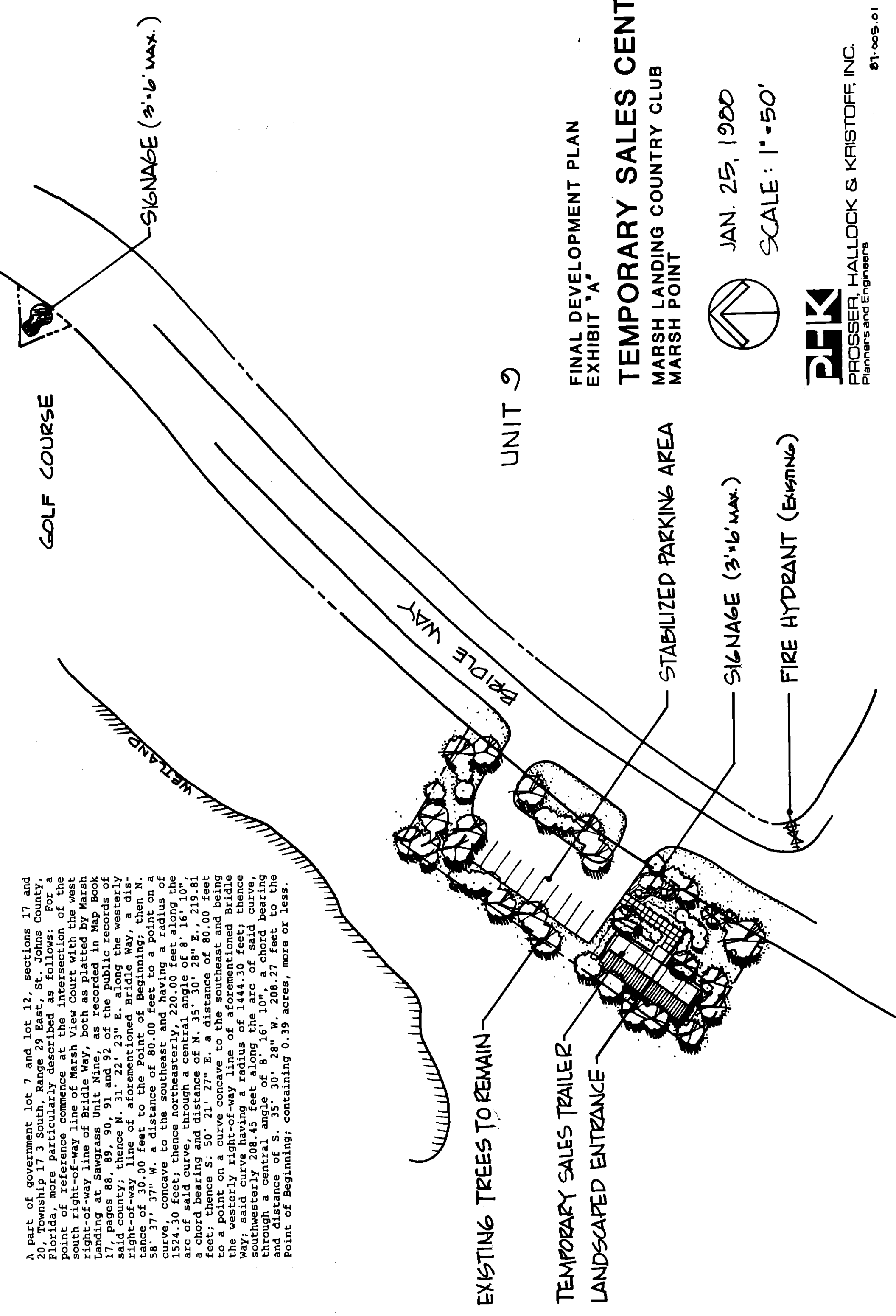
Harry Lerner
Planner/Economist

HL/sh

cc: Mr. Donald A. Rozansky
Attachments: PUD Master Plan (Location Map)
Final Development Plan, Exhibit A
Form of Resolution

8101 Phillips Highway · Suite One · Jacksonville, Florida 32216-7457 · 904/739-3655

A part of government lot 7 and lot 12, sections 17 and 20, Township 17 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the intersection of the south right-of-way line of Marsh View Court with the west right-of-way line of Bridle Way, both as platted by Marsh Landing at Sawgrass Unit Nine, as recorded in Map Book 17, pages 88, 89, 90, 91 and 92 of the public records of said county; thence N. 31° 22' 23" E. along the westerly right-of-way line of aforementioned Bridle Way, a distance of 30.00 feet to the Point of Beginning; then N. 58° 37' 37" W. a distance of 80.00 feet to a point on a curve, concave to the southeast and having a radius of 1524.30 feet; thence northeasterly, 220.00 feet along the arc of said curve, through a central angle of 8° 16' 10", a chord bearing and distance of N. 35° 30' 28" E., 219.81 feet; thence S. 50° 21' 27" E. a distance of 80.00 feet to a point on a curve concave to the southeast and being the westerly right-of-way line of aforementioned Bridle Way; said curve having a radius of 1444.30 feet; thence southwesterly 208.45 feet along the arc of said curve, through a central angle of 8° 16' 10", a chord bearing and distance of S. 35° 30' 28" W. 208.27 feet to the Point of Beginning; containing 0.39 acres, more or less.



SIGNAGE (3'x6' MAX.)

GOLF COURSE

UNIT 9

BRIDLE WAY

STABILIZED PARKING AREA

SIGNAGE (3'x6' MAX.)

FIRE HYDRANT (EXISTING)

EXISTING TREES TO REMAIN

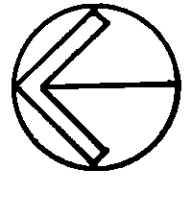
TEMPORARY SALES TRAILER

LANDSCAPED ENTRANCE

FINAL DEVELOPMENT PLAN
EXHIBIT "A"

TEMPORARY SALES CENTER

MARSH LANDING COUNTRY CLUB
MARSH POINT

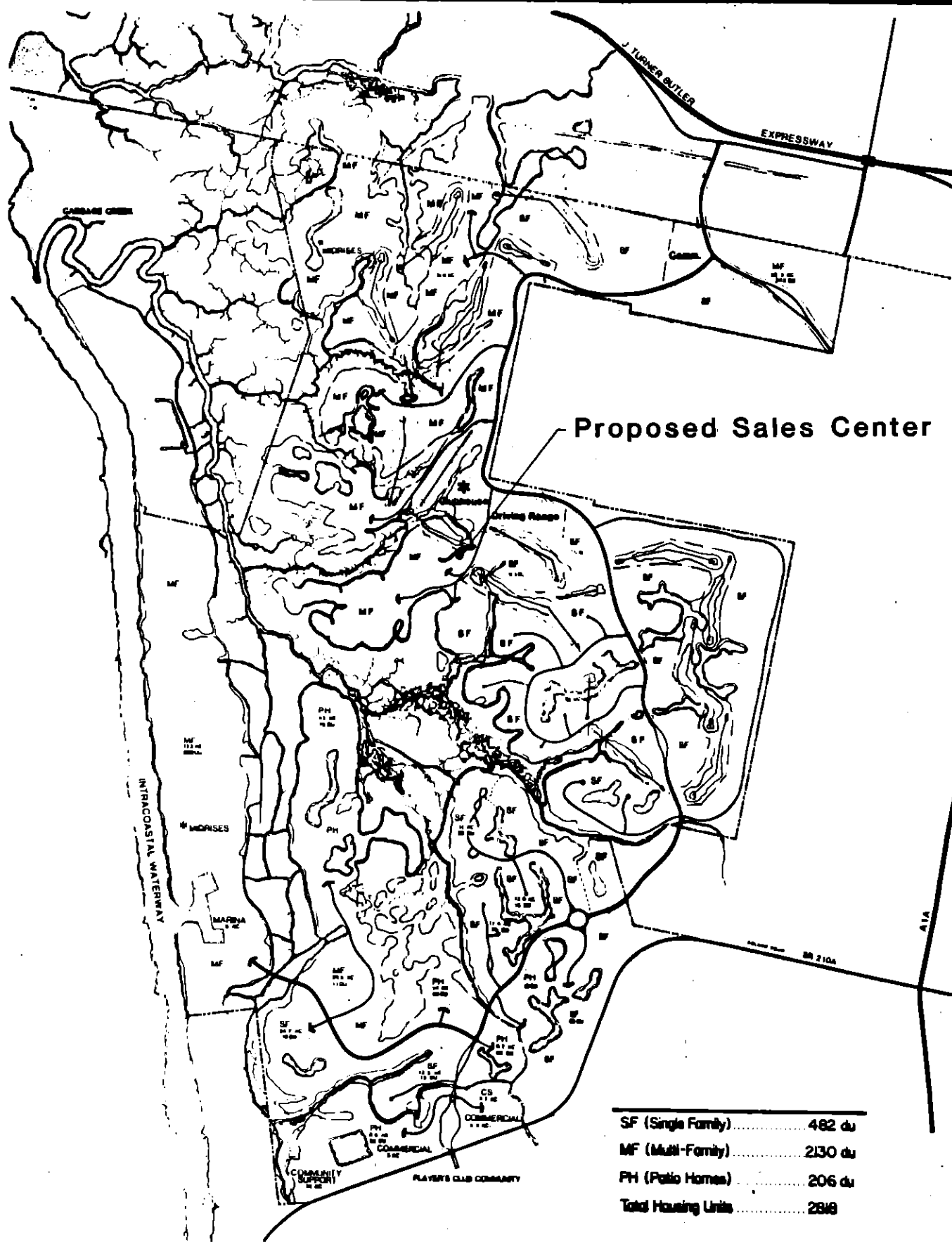


JAN. 25, 1980

SCALE: 1"=50'



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers



Proposed Sales Center

SF (Single Family)	482 du
MF (Multi-Family)	2130 du
PH (Patio Homes)	206 du
Total Housing Units	2818
Community Support	19.7 ac
Village Commercial	13.3 ac
Marina	6.0 ac

Marsh Landing

FUD Master Plan

EXHIBIT A1

FLETCHER LAND CORPORATION

REVISED February 21, 1988
March 26, 1988
1988 & 1989