

RESOLUTION NO. 89-10

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR MARSH POINTE "ACCESS ROAD"
LOCATED WITHIN THE PARCELS OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-15

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

Section 1: Pursuant to a letter request dated Sept. 2, 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.

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 plans or PUD ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Ray Walker*
Chairman

ATTEST: Carl "Bud" Markel, Clerk

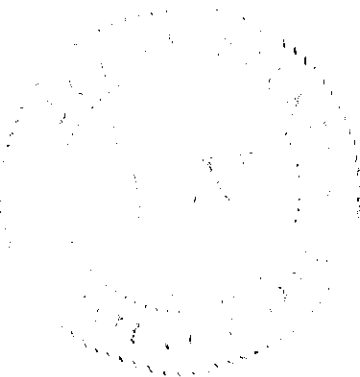
Connie E. McDaniel
By: Deputy Clerk

ADOPTED REGULAR MEETING:

January 10, 1989

EFFECTIVE:

January 10, 1989



FINAL DEVELOPMENT PLAN
MARSH POINTE "ACCESS ROAD"
AT
MARSH LANDING UNIT 16
PUD ORDINANCE 88-002 AND 75-15

MARSH POINTE "ACCESS ROAD"
EXHIBIT B
TO THE RESOLUTION

FLETCHER LAND CORPORATION
September 2, 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 the Marsh Pointe "Access Road." The subject property is a 0.89-acre parcel located within an area of the Marsh Landing PUD Master Plan defined as multi-family. The proposed Final Development Plan would be considered consistent with the PUD Master Plan since the Plans depict the general location of the proposed right-of-way (ROW). The ROW will be 50 feet wide. The roadway will be a standard minimum 20-foot wide, two-lane paved road with curb and gutter. The road will be a private roadway with controlled access for a future multi-family subdivision.

8-4-2 Open Space

The Final Development Plan does not depict an open space use, however, the Marsh Pointe "Access Road" 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 Marsh Pointe "Access Road" consists of 0.89 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 limit 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 place responsibility for enforcement of the covenants contained therein upon the Masters Association.
- e. The Covenants and Restrictions permit 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 TPC Boulevard North. Access from Marsh Pointe "Access Road" 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 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 Marsh Pointe "Access Road" so as to prevent damage to abutting parcels, streets and wetland areas is graphically depicted on the Plan.

9-1-2 Separation from Walkway and Street

All off-street parking will be separated from Marsh Pointe "Access Road" 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 Marsh Pointe "Access Road" 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 Marsh Pointe "Access Road" 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 surrounding 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

There will be no restroom facilities.

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.

PROSSER, HALLOCK & KRISTOFF, INC.



Timothy A. White
Project Designer