

RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
MARSH POINTE AT MARSH LANDING - UNIT 16  
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 letters of request dated September 2, 1988, submitted by Marsh Pointe Cevolpment Company 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 plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Nay Walker*  
Chairman

ATTEST: Carl "Bud" Markel, Clerk

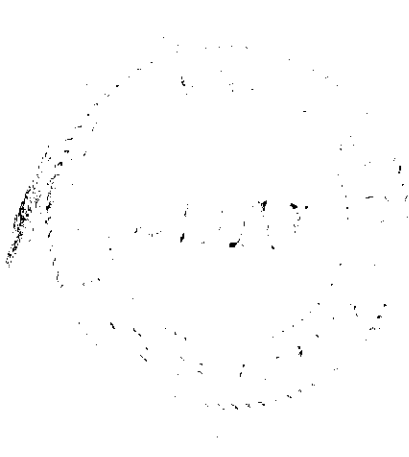
*Connie E. McDaniel*  
By: Deputy Clerk

ADOPTED REGULAR MEETING:

January 10, 1989

EFFECTIVE:

Janauary 10, 1989



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

MARSH POINT AT MARSH LANDING UNIT 16  
EXHIBIT B  
TO THE RESOLUTION

MARSH POINTE DEVELOPMENT COMPANY  
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 subject property is a 13.30-acre patio home site located within an area of the PUD Master Plan identified as Multi-Family. The project site is located west of proposed TPC Boulevard. Fifteen (15) patio homes are proposed to be constructed on the site. Proposed roadways will have curb and gutter. Drainage will be accomplished via inlets and piping. Sanitary sewer, force main and potable water will be provided from the extension of existing utility lines.

8-4-1 Open Space

The Final Development Plan depicts Marsh area within the Property which is to be utilized as open space of "Common Areas." Every homeowner shall have a right of use and an easement of enjoyment in the Marsh area, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The open space will be used as a conservation area. The Marsh area will be maintained by the Marsh Landing at Sawgrass Master Association, Inc.

8-4-2 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 more than 15 residences on the property. Specific setback lines are as follows: a 20-foot front setback line, a 30-foot rear setback line to the Marsh area, and a 20-foot separation between any two buildings; each setback line is measured to the wall of the building. A resident may be located wholly within a single plotted lot.

8-4-3 Project Size

The Marsh Landing PUD consists of 1,700 acres. The Marsh Pointe at Marsh Landing Unit 16 consists of 13.30 acres.

8-4-4 Support Legal Documents for Open Space

The Covenants and Restrictions of Marsh Landing at Sawgrass Master 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 Homeowner's 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 Homeowner's Association.
- d. The Covenants and Restrictions places responsibility for enforcement of the covenants contained therein upon the Homeowner's Association.
- e. The Covenants and Restrictions permits the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-5            Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the subdivision via proposed private rights-of-way.

8-4-6            Privacy

Under Sections 8.6.3, 8.6.13, and 8.6.15 each dwelling unit will be provided visual and acoustical privacy. Landscaping shall be required as stated in the Covenants and Restrictions for the protection and aesthetic enhancement of the property.

8-4-7            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:

9-1-1            Drainage

The general drainage plan for the Property so as to prevent damage to abutting parcels and streets is graphically depicted on the Plan. Specific drainage plans for each lot upon which a residence is to be constructed will be consistent with the general drainage plan.

9-1-2            Separation from Walkway and Street

Each unit will have an individual garage and driveway which will provide the required off-street parking. No combined off-street parking and 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 will be in accordance with the County specifications.

9-1-4            Interior Drives

As shown on the Final Development Plan, there will be no interior drives on the Property.

9-1-5            Marking of Parking Spaces

As shown on the Final Development Plan, 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 the center.

9-1-7            Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location on the Property; however, landscaping will be required.

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

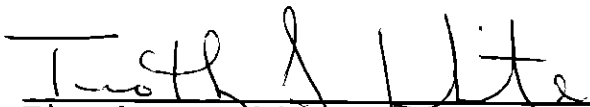
The Property will be used for single family residential lots or one single family per lot. Therefore, in accordance with Subsection d of 9-3, at least one off-street parking space will be provided per dwelling on the same parcel in which it intends to serve. This space, located within the driveway for the residence, is in addition to the two (2) parking spaces allowed for in the two-car garage. Nevertheless, owners shall be required to store automobiles in garages when not in use.

9-4-1            Off-Street Loading Requirement

This section does not apply to residential developments.

- 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 all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners.
- f. 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



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

September 2, 1988

St. Johns County Board of Commissioners  
St. Johns County Courthouse  
Post Office Drawer 349  
St. Augustine, Florida 32084

Re: Final Development Plan  
Marsh Pointe at Marsh Landing Unit 16  
PHK No. 88-006

Dear Commissioners:

On behalf of Marsh Pointe Development Company, we are submitting for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners a Final Development Plan (the "Final Development Plan") for Marsh Pointe at Marsh Landing Unit 16 (the "Property").

The property to be developed is located wholly within those parcels of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-3. The area encompassed by the Final Development Plan is located within the area of the PUD identified for development as multi-family. The Final Development Plan consists of 13.3 acres of Patio Homes located to the west of proposed TPC Boulevard extension.

Also enclosed is the accompanying text, the PUD Master Plan showing the location of the property, and a Form of Resolution.

Respectfully submitted,

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

A handwritten signature in black ink that reads 'Timothy A. White'. The signature is written in a cursive style.

Timothy A. White  
Project Designer

TAW/lk

Enclosures: Final Development Plan (Exhibit A) September 2, 1988  
Written Text (Exhibit B) September 2, 1988  
Form of Resolution  
PUD Master Plan

cc: Mr. Chuck Durrant, Marsh Pointe Development Company

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