

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR SEASIDE LAKES AT PONTE VEDRA LAKES
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-15

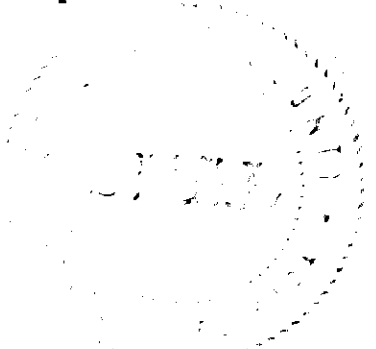
BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA;

Section 1: Pursuant to a letter of request dated February 21, 1989, 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 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: *[Signature]*
Chairman



ATTEST:

Rosemary Jones
Deputy Clerk

ADOPTED REGULAR MEETING:

April 11, 1989

EFFECTIVE:

April 11, 1989



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

February 21, 1989

St. Johns County Board of County Commissioners
St. Johns County Courthouse
P.O. Drawer 349
St. Augustine, FL 32084

Re: Final Development Plan - Seaside Lakes at
Ponte Vedra Lakes - Single Family Homes
PHK Reference No. 88-056

Dear Commissioners:

On behalf of Fletcher Land Corporation, we are submitting for approval by the St. Johns County Board of County of Commissioners a final development plan (the "Final Development Plan"), including revisions as requested, for 48 single-family lots to be known as Seaside Lakes at Ponte Vedra Lakes, partially located in Marsh Landing at Sawgrass (the "Property").

The Property to be developed is located partially within those parcels of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15, and partially within a parcel of land outside the PUD zoned RG-1. The Final Development Plan consists of a total of 48 single-family lots. Lots within the RG-1 zoning classification will meet minimum lot requirements with 75-foot minimum lot width and a 7,500-square-foot minimum lot size.

A Management and Storage of Surface Water (MSSW) permit has been obtained from the St. Johns River Water Management District, a copy is attached.

This Final Development Plan was approved on November 3, 1988 by the St. Johns County Planning and Zoning Agency contingent upon revisions as requested in review comments of October 10 and 24, 1988.

The Final Development Plan has been revised to reflect changes made during final engineering and review. They include:

1. Relocated stormwater outfall from Bay Cedar Court. Outfall now exits into R/W off Ponte Vedra Lakes Blvd. from R/W of Seaside Lakes Drive.
2. Looped a 6" water main through project.

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

St. Johns County Board of County Commissioners
February 21, 1989
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3. Increased water main sizes in cul-de-sacs.
4. Relocated drainage structures at Marsh Elder Court.
5. Building setbacks are shown on Lots 9, 14 and 23, and on all cul-de-sac lots.
6. The entrance sign location has been identified.
7. The project has been renamed to Seaside Lakes.

Pavement and drainage plans have been submitted for review.

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

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.



Millicent Lindner, AICP
Senior Planner

kw

Attachments:

Final Development Plan (Exhibit A) Revised February 21, 1989
Written Text (Exhibit B) Revised February 21, 1989
Form of Resolution
PUD Master Plan
SJRWMD Permit

cc: Steve Melching/Fletcher Land Corporation

MARSH LANDING AT SAWGRASS

SEASIDE LAKES AT PONTE VEDRA LAKES SINGLE-FAMILY LOTS

EXHIBIT B
TO THE RESOLUTION

REVISED FEBRUARY 21, 1989

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 an 20.12-acre single-family site located partially within an area of the PUD Master Plan identified as Single-Family and partially within an area zoned RG-1. The project site fronts Ponte Vedra Lakes Boulevard. Forty-eight single-family lots are proposed to be constructed within the PUD and within the adjacent RG-1 zoned parcel. Drainage will be accomplished via sideyard swales. Sanitary sewer and potable water will be provided from the extension of existing utility lines.

A MSSW Permit has been obtained from the WMD and sewer and water, collection and distribution permits are to be obtained from the DER. There will be a lighted sign approximately 8' x 4' within the median near the site entrance.

8-4-1 Density of Development

The total ground area occupied by residential buildings and structures shall not exceed 35 percent of the total ground area of the Marsh Landing PUD devoted to residential use. Lots in the RG-1 zone shall have a maximum of 25% lot coverage.

8-4-2 Open Space

The Final Development Plan depicts lake areas and landscape buffer areas utilized as open space or "Common Areas." Every homeowner shall have a right of use and an easement of enjoyment in these areas, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The common areas will be maintained by the Ponte Vedra Lakes Single-Family Homes Homeowners 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 more than 48 residences on the property. Specific setback lines are as follows: a 25-foot front setback line, a 10-foot rear setback line, and an eight-foot side yard setback. Each setback and/or separation is to be measured from the wall of the building within the PUD and from the eaves with the RG-1 zone. For lots which fall in both zones, the more restrictive criteria shall apply. A resident may be located wholly within a single platted lot. The Architectural Review Board may modify the setback requirements for tree preservation or maintenance of overall aesthetics within the PUD.

8-4-4 Project Size

The Marsh Land PUD consists of more than 20 acres.

8-4-5

Support Legal Documents for Open Space

The Covenants and Restrictions of Ponte Vedra Lakes Single-Family Homes Homeowners Association, Inc. will apply to the common areas, lakes, right-of-ways and all other open space, 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 limits 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.

8-4-6

Access

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

8-4-7

Privacy

Under the Covenants and Restrictions, 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.

8-4-8

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 Streets

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 entrance and/or exits to all streets will be in accordance with 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 not applicable 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 they intend to serve. This space, located within the driveway for the residence, is in addition to the parking spaces allowed for in the garage. Nevertheless, owners shall be required to store automobiles in garages when not in use. All garages will be two-car garages.

9-4-1 Off-Street Loading Requirements

This section does not apply to residential developments.

- c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal. Location of the fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plans.
- 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 are general drainage arrows to the lake from the lots facilitating proper drainage of storm waters and 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.

Additional Information

a. 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 Homeowners Association will own and maintain the facilities.

b. Signage

A lighted entrance sign to identify the development will be located in the median of the entrance road and setback from Ponte Vedra Lakes Blvd. a distance of 10 feet. The sign will not be higher than 8 feet from the ground and will measure approximately 8' x 4'.

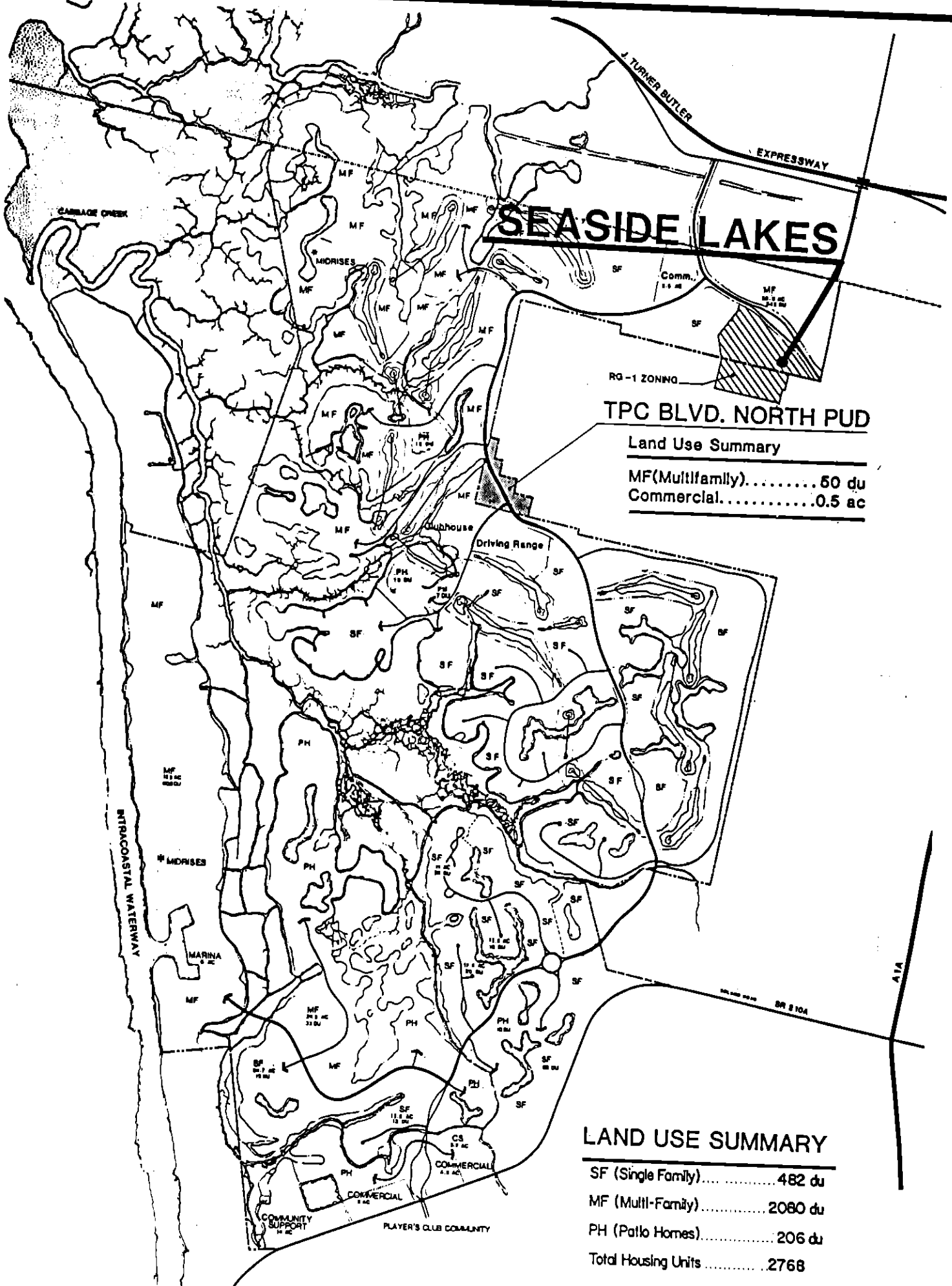
c. Roads and Drainage

Roads and drainage will be maintained by the Homeowners Association.

PROSSER, HALLOCK & KRISTOFF, INC.



Millicent Lindner
Senior Planner



SEASIDE LAKES

RG-1 ZONING

TPC BLVD. NORTH PUD

Land Use Summary

MF (Multifamily) 50 du
Commercial 0.5 ac

LAND USE SUMMARY

SF (Single Family) 482 du
MF (Multi-Family) 2080 du
PH (Patio Homes) 206 du
Total Housing Units 2768
Community Support 19.7 ac
Village Commercial 12.8 ac
Marina 6.0 ac

Marsh Landing

PUD MASTER PLAN

FLETCHER LAND CORPORATION

REVISED:
 February 5, 1988 August 4, 1988
 May 11, 1988 September 2, 1988