

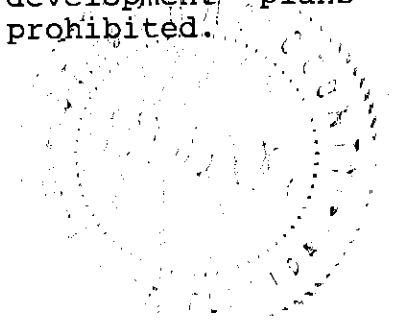
RESOLUTION NO. 90-146

COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
THE HARBOUR AT MARSH LANDING - MARINA BASIN
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 of request dated June 15, 1990, submitted by Prosser, Hallock & Kristoff, Inc. on behalf of 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: Craig A. McGuire
Chairman

ATTEST: Carl "Bud" Markel, Clerk

Connie E. McDaniel
Deputy Clerk

ADOPTED REGULAR MEETING:

August 28, 1990

EFFECTIVE:

August 28, 1990



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

June 15, 1990

St. Johns County
Board of County Commissioners
P. O. Drawer 349
St. Augustine, FL 32085

Subject: Final Development Plan, Letter of Request
The Harbour at Marsh Landing, Marina Basin
PHK Ref. No. 89-056.02

Dear Commissioners:

On behalf of Fletcher Land Corporation, we are submitting for approval by the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for The Harbour at Marsh Landing Marina Basin (the "Property").

The property to be developed is located wholly within those parcels of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15. The area encompassed by the Final Development Plan is located along the Intracoastal Waterway and within the area of the PUD identified for marina development.

The Final Development Plan consists of a marina basin and associated boat slips, fuel dock, etc. as described in the attached written Exhibit B.

We have enclosed the accompanying text, 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, appearing to read 'Donald Fullerton', is written over the company name.

Donald Fullerton, ASLA
Director of Design

DF/sjm
89B

Enclosures: Final Development Plan (Exhibit A)
Written Text (Exhibit B)
Form of Resolution
Overall Site Plan for the Harbour at Marsh Landing

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

FINAL DEVELOPMENT PLAN
MARSH LANDING AT SAWGRASS
PUD ORDINANCE 75-15

THE HARBOUR AT MARSH LANDING MARINA BASIN
EXHIBIT B
TO THE RESOLUTION
JUNE 15, 1990 (REVISED AUGUST 10, 1990)

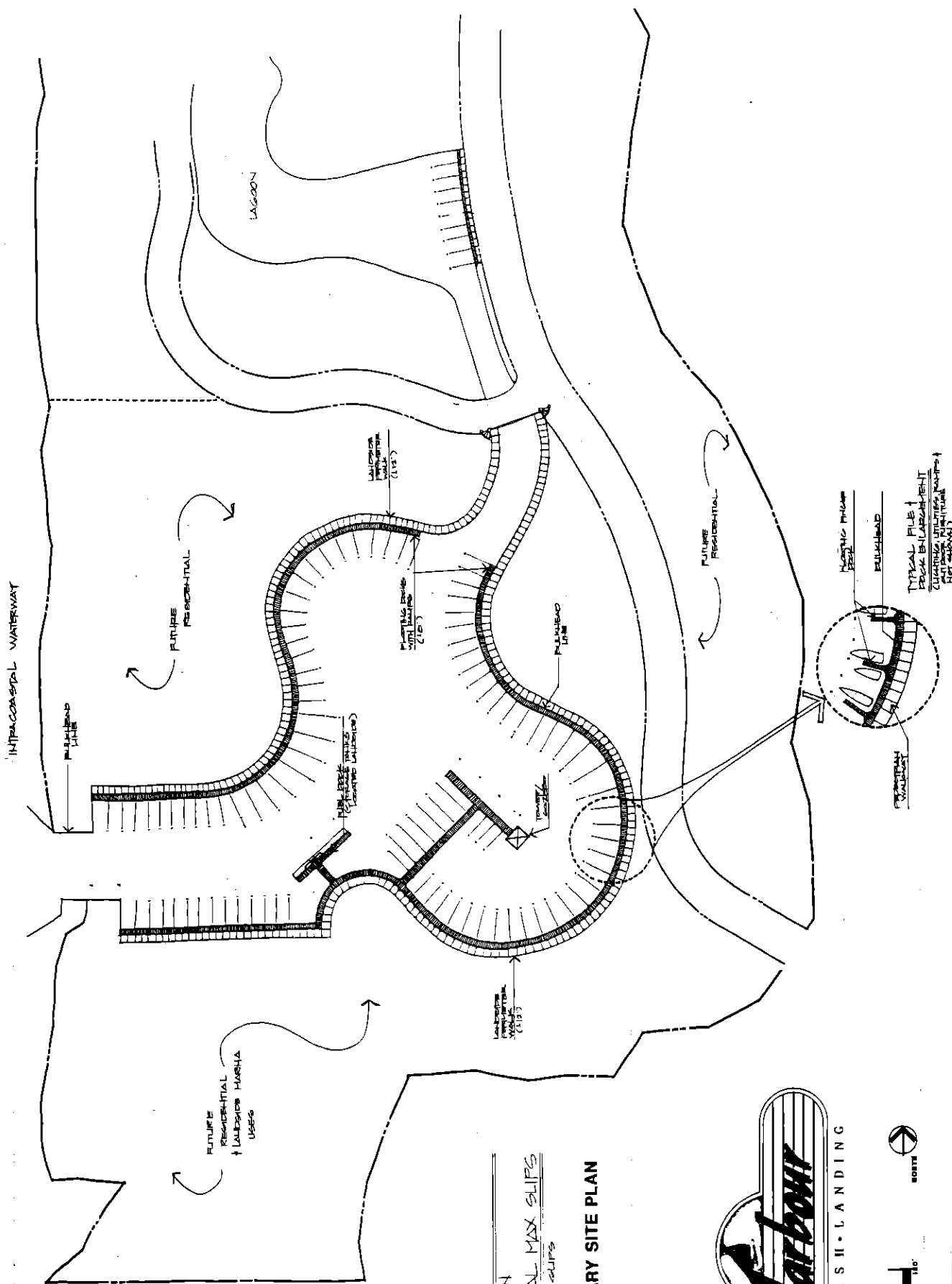
Marina Basin

The Marina Parcel consists of 7.65 acres. The elements contained within the Final Development Plan are waterward of the proposed bulkhead, including the concrete bulkhead and all ramps, floating docks and piles. The utilities proposed are part of the floating docks to serve individual boat slips and the common areas. They include water, cable television, electric, telephone and common lighting. Locker boxes will be provided at each slip for service of the above utilities.

A fuel pump and dockmaster gazebo(s) are proposed on the fueling dock as shown on the Final Development Plan. Signage at the fuel dock is also proposed which will not exceed 4' x 4' mounted at a maximum of 14' in height. The landside connections of the utilities, fuel, storage, sewage pumpout dockmaster, parking, pedestrian access will be submitted on a future Final Development Plan(s).

MARINA PARCEL

A PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF BIG CYPRESS SUBDIVISION AS RECORDED IN MAP BOOK 5, PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N.18°45'34"W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE 500 FOOT RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY AS RECORDED IN MAP BOOK 4, PAGES 69 AND 70 OF THE AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 554.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.18°45'34"W., ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 116.95 FEET; THENCE N.71°14'26"E., A DISTANCE OF 80.00 FEET; THENCE N.18°45'34"W., A DISTANCE OF 40.00 FEET; THENCE N.70°58'42"E., A DISTANCE OF 187.14 FEET; THENCE N.28°47'30"E., A DISTANCE OF 143.02 FEET; THENCE N.25°36'30"W., A DISTANCE OF 201.70 FEET; THENCE N25°12'26"E., A DISTANCE OF 158.18 FEET; THENCE N.81°21'25"E., A DISTANCE OF 168.07 FEET; THENCE N.00°50'27"W., A DISTANCE OF 141.13 FEET; THENCE N.40°22'05"W., A DISTANCE OF 85.63 FEET; THENCE N.45°36'06"E., A DISTANCE OF 63.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 392.55 FEET, SAID CURVE BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF HARBOUR VIEW DRIVE AS ESTABLISHED BY THE HARBOUR AT MARSH LANDING UNIT ONE AS RECORDED IN MAP BOOK , PAGES THROUGH OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.47°28'40"E., A CHORD DISTANCE OF 92.02 FEET AND AN ARC DISTANCE OF 92.23 FEET; THENCE S.35°47'29"W., A DISTANCE OF 19.16 FEET; THENCE S.21°00'32"E., A DISTANCE OF 109.02 FEET; THENCE S.12°57'28"W., A DISTANCE OF 111.06 FEET; THENCE S.14°19'01"E., A DISTANCE OF 127.83 FEET; THENCE S.71°22'26"E., A DISTANCE OF 252.77 FEET; THENCE S23°59'28"E., A DISTANCE OF 154.64 FEET; THENCE S.21°40'40"W. A DISTANCE OF 154.01 FEET; THENCE S.71°03'33"W. A DISTANCE OF 158.27 FEET; THENCE N.67°06'45"W., A DISTANCE OF 146.25 FEET; THENCE S.33°51'50"W. A DISTANCE OF 85.70 FEET; THENCE S.18°45'34"E., A DISTANCE OF 49.52 FEET; THENCE S71°14'26"W., A DISTANCE OF 346.80 FEET; THENCE N.18°45'34"W., A DISTANCE OF 72.01 FEET; THENCE S.71°14'26"W., A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.65 ACRES MORE OR LESS.



MARINA BASIN
 ±110 TOTAL MAX SLIPS
 MIX OF 20-70' SLIPS

PRELIMINARY SITE PLAN

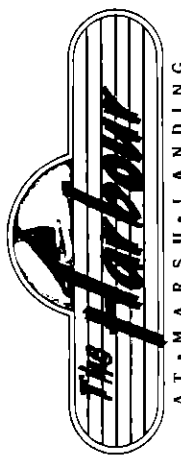


EXHIBIT C

PKK
 PROJECTS & ENGINEERING, INC.

June 15, 1990

