

RESOLUTION NO. 90-190

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR MARSH LANDING UNIT 20
LOCATED WITHIN THE PARCELS OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-15

P.U.D. OFF. REC.
BOOK D PAGE 134

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

Section 1: Pursuant to the letter of request dated December 18, 1989, submitted by Prosser, Hallock & Kristoff, Inc. in behalf of M.L. 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 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:

Craig A. Moquin
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

Connie E. McDaniel

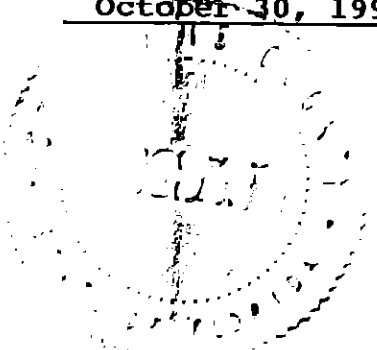
Deputy Clerk

ADOPTED SPECIAL MEETING:

October 30, 1990

EFFECTIVE:

October 30, 1990



FINAL DEVELOPMENT PLAN
MARSH LANDING UNIT 20
PUD ORDINANCE 75-15

EXHIBIT B
TO THE RESOLUTION

M.L. PARTNERSHIP

DECEMBER 18, 1989

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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 Marsh Landing Unit 20. The subject property is a 5.57-acre parcel located within an area of the Marsh Landing PUD Master Plan currently defined as multi-family. The proposed Final Development Plan shall have a typical roadway section with a right-of-way 50-foot wide and a 20-foot wide, two-lane paved road with curb and gutter. The roads will be private roadways with controlled access for a single-family subdivision. Drainage will be accomplished via swale sections and inlets per the Final Development Plan. Sanitary sewer and potable water will be provided from the extension of existing utility lines. The Final Development Plan includes 3 single-family lots.

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.

8-4-2 Open Space

The Final Development Plan depicts Marsh area and natural detention 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 these areas, 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. This area will be maintained by the Marsh Landing at Sawgrass Master 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 3 residences on the property. Specific setback lines are as follows: a 40-foot front setback line, a 25-foot rear setback line to the marsh area, a 35-foot side setback line for corner lots on the road side, and a 20-foot separation between any two buildings; each setback and/or separation is to be measured to the wall of the building. A resident may be located wholly within a single-platted lot or a combination or a portion of platted lots. The Architectural Review Board may modify the setback requirements for tree preservation or maintenance of overall aesthetics.

8-4-4 Project Size

The Marsh Landing PUD consists of 1,700 acres. Marsh Landing Unit 20 consists of 5.57 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 subsection 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.

8-4-7 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 enhancements of the property.

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 the Property 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

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

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 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

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

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, owner 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

No off-street loading is required.

Additional Information

a. Bridges

A wood, pile supported bridge will cross an existing marsh to provide access to the property. All necessary permits from federal, state, and local agencies will be in place prior to commencement of construction.

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.

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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.

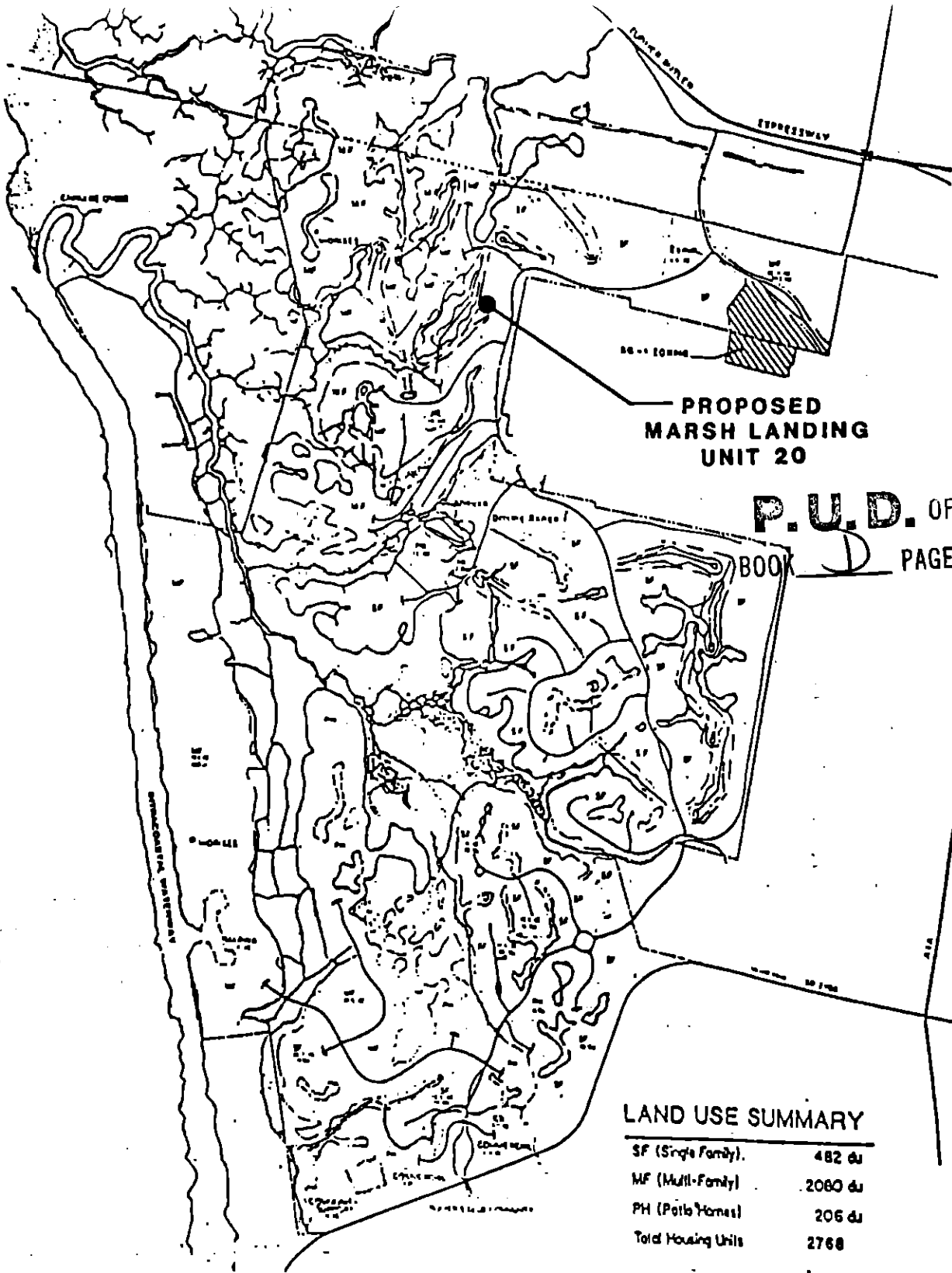
e. Signage

An entrance sign, approximately 10' x 4' will be located in the median of Lamplighter Lane to identify the development.

PROSSER, HALLOCK & KRISTOFF, INC.



Gray S. Edwards, PE
Project Manager



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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
M. L. PARTNERSHIP

JUNE 16, 1989
JANUARY 30, 1989

February 8, 1988 August 4, 1988
May 14, 1988 December 2, 1988

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P.U.D. OFF. REG.
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I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida,

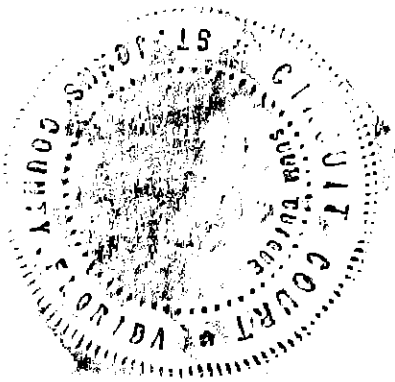
DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NUMBER 90-190

RESOLUTION NO. 90-190 adopted by the Board of County Commissioners of St. Johns County, Florida, at a special meeting of said Board held October 30, 1990, and recorded in official minutes of said meeting.

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 8th day of November, 1990.



(seal)

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

90 NOV 16 AM 8:52

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County,
Florida

BY: Connie E. McDaniel
Deputy Clerk-Connie E. McDaniel