

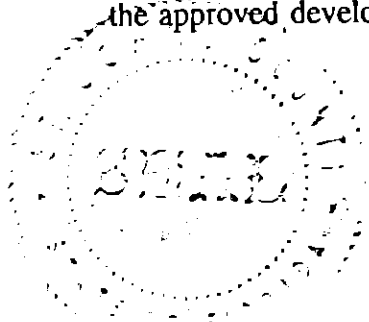
COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
MARSH LANDING - UNIT 23
LOCATED WITHIN THE PARCELS OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-15

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

Section 1: Pursuant to a letter of request dated August 22, 1991 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, with a revised date of October 1, 1991.

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 as follows:

- a.) The development, as part of the Caballos del Mar Development of Regional Impact, is categorically exempt from concurrency review and management ordinances and regulations pursuant to that Concurrency Exemption Determination, made by St. Johns County, dated September 25, 1991 (copy attached), and St. Johns County Ordinance 91-6, §6.5, which provides that projects or parts of projects within and consistent with current valid development orders for Development of Regional Impacts, issued pursuant to Florida Statute §380.06, prior to September 14, 1990, shall be categorically exempt;
- b.) Those codes, ordinances or regulations permitting variances and special exceptions, as modification to the approved development plan by variance or special exception shall be prohibited; and/or
- c.) To the extent such codes, ordinances or regulations conflict with specific provisions of the approved development plan or PUD Ordinance.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Fred Brinkley
CHAIRMAN

ATTEST: Carl "Bud" Markel, Clerk

Yvonne Carter
Deputy Clerk

ADOPTED REGULAR MEETING:

December 10, 1991

EFFECTIVE:

December 10, 1991

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

**MARSH LANDING UNIT 23
EXHIBIT B
TO THE RESOLUTION
AUGUST 9, 1991
REVISED OCTOBER 1, 1991**

P.U.D. OFF. REC.
BOOK D PAGE 357

In accordance with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan and the letter of request 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 located on the south side of Harbour View Drive. Thirty-six (36) single-family homes are proposed to be constructed on the site. Harbour View Drive is an existing platted right-of-way with utilities and roadway infrastructure. Proposed roadways will have curb and gutter, and drainage will be accomplished via inlets and piping. Sanitary sewer and potable water will be provided from the extension of existing utility lines.

Two sites have been identified on the Final Development Plan for project signage. The maximum sign dimensions would be six (6) foot height by eight (8) foot length for each site. They will be up-lighted and will have landscaping. The minimum setback from the right-of-way to assure visibility is ten (10) feet. Additionally, proposed landscaping will be installed as not to block visibility.

8-4-2 Open Space

Every homeowner shall have a right of use and an easement in the open space area, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The open space in Marsh Landing will be owned and maintained by Marsh Landing Homeowner's Association, Inc. Tracts A and B are proposed lake and open space areas. Maintenance of both tracts will be by the Homeowner's Association. Marsh areas are depicted outside the Final Development Plan. These areas are outside the proposed platted lots and will be owned and maintained by the developer until such time as ownership is transferred.

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 36 residences on the property. Specific setback lines are as follows: A 25-foot front yard setback line; a 20-foot rear yard with setback line; and a 5-foot side yard setback with two (2) sides totalling a minimum of 15 feet. Lots 20-24 will have a 40-foot front yard setback. Each setback line is measured to the wall of the building. The preceding setbacks may be waived by the architectural review board to preserve trees and improve overall aesthetics. A resident may be located wholly within a single platted lot or a combination of portions of platted lots.

Non access buffers along Lots 19, 36 and 1 are shown on the plat.

8-4-4 Project Size

The Marsh Landing PUD consists of approximately 1,700 acres. Marsh Landing Unit 23 consists of 16.81 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of Marsh Landing Homeowner's Association, Inc., which apply to the road right-of-ways, street lighting, security system and lakes, 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 place responsibility for enforcement of the covenants contained therein upon the Homeowner's 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, each lot is provided vehicular access within the subdivision via proposed private right-of-ways.

8-4-7 Privacy

Under Sections of 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 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

P.U.D. OFF. REC.

BOOK D PAGE 359

Street 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 (1) single-family per lot, or one (1) single-family per a combination of portions of platted lots. Therefore, in accordance with subsection "d" of Section 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

Section 9-4-1 is inapplicable since there are no non-residential uses.

- 8-4-8
- 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 Homeowner's Association will own and maintain the facilities.

PROSSER, HALLOCK & KRISTOFF, INC.



Donald V. Fullerton



COUNTY COURTHOUSE
ST. AUGUSTINE, FLORIDA
Oldest City in the United States

BOARD OF COUNTY COMMISSIONERS

Historical St. Johns County, Florida

PLANNING AND ZONING DEPARTMENT

P.O. DRAWER 349
ST. AUGUSTINE, FLORIDA
32085-0349

TELEPHONE: 824-8131
(EXT. 422 or 423)

September 25, 1991

RECEIVED

SEP 27 1991

Mr. Donald V. Fullerton
Director of Design
Prosser, Hallock, and Kristoff, Inc.
8101 Phillips Highway
Suite 1
Jacksonville, Florida 32256-7457

PHK

Subject: Concurrency Exemption
Unit 23, Marsh Landing
Our File No. 91-CE-27

P.U.D. OFF. REC.
BOOK D PAGE 360

Dear Don:

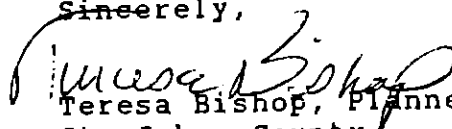
Thank you for your request of September 24, 1991 requesting a concurrency exemption determination in regard to Marsh Landing Unit 23.

I have reviewed departmental files and confirmed the project is part of the Caballos Del Mar Development of Regional Impact, Ord. No. 75-15. Therefore, the project is categorically exempt pursuant to Section 6.5, of Ord. No. 91-6, which reads:

6.5 Projects or parts of projects within and consistent with current valid development orders for Developments of Regional Impact issued pursuant to Florida Statutes, Section 380.06 prior to September 14, 1990.

If you have any questions, comments or need additional information, please call me.

Sincerely,


Teresa Bishop, Planner II
St. Johns County

cc: Betty Solana

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P.U.D. OFF. REC.
BOOK D PAGE 361

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

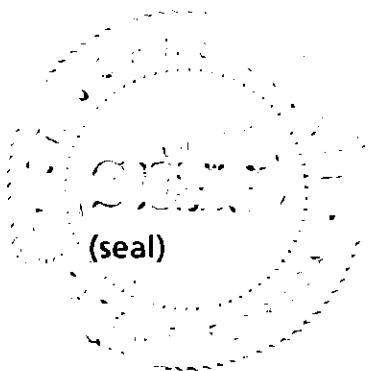
DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NUMBER 91-196

RESOLUTION NO. 91-196 adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held December 10, 1991 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 18nd day of December 1991.



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

BY: Wenne Carter
Deputy Clerk

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

91 DEC 19 AM 9:00

Carl "Bud" Markel
CLERK OF CIRCUIT COURT