

**RESOLUTION NO. 93-100**

**COUNTY OF ST. JOHNS  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
MARSH LANDING - UNIT 17  
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 October 16, 1992, submitted by Prosser, Hallock and Kristoff 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, which exhibits are incorporated by reference and made a part hereof.

Section 2: All building codes, zoning ordinances, 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 October 26, 1992, (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 State 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.

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COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
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BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Luca Balzavage*  
CHAIRMAN

ATTEST: Carl "Bud" Markel, Clerk

By: *Yvonne Carter*  
Deputy Clerk

ADOPTED REGULAR MEETING:

June 22, 1993

EFFECTIVE:

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# ST. JOHNS COUNTY, FLORIDA

## Board of County Commissioners

PLANNING AND ZONING  
DEPARTMENT

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



PHONE: (904) 823-2470  
FAX: (904) 823-2498

October 26, 1992

RECEIVED

OCT 27 1992

PHK

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

Subject: Concurrency Exemption  
Unit 17, Marsh Landing  
File No. 92-CE-21

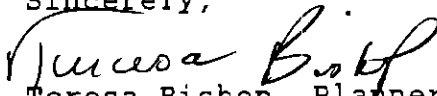
Dear Mr. Fullerton:

I have reviewed departmental files and confirmed that Marsh Landing, Unit 17, consisting of 27 single family lots with associated utilities, roads, and drainage; is part of the Caballos del Mar DRI, Ordinance Number 75-15. Therefore, the project is categorically exempt, pursuant to Section 6.5 of the Concurrency Management Ordinance which reads:

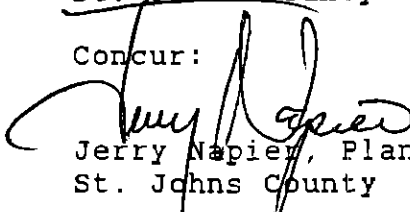
Section 6.5. Projects or parts of projects within and consistent with current valid development orders for Developments of Regional Impact, issued pursuant to Florida Statutes, Section 380.06 prior to September 14, 1990.

Thank you for the opportunity to review this project, if you have any questions or require additional information, please call me.

Sincerely,

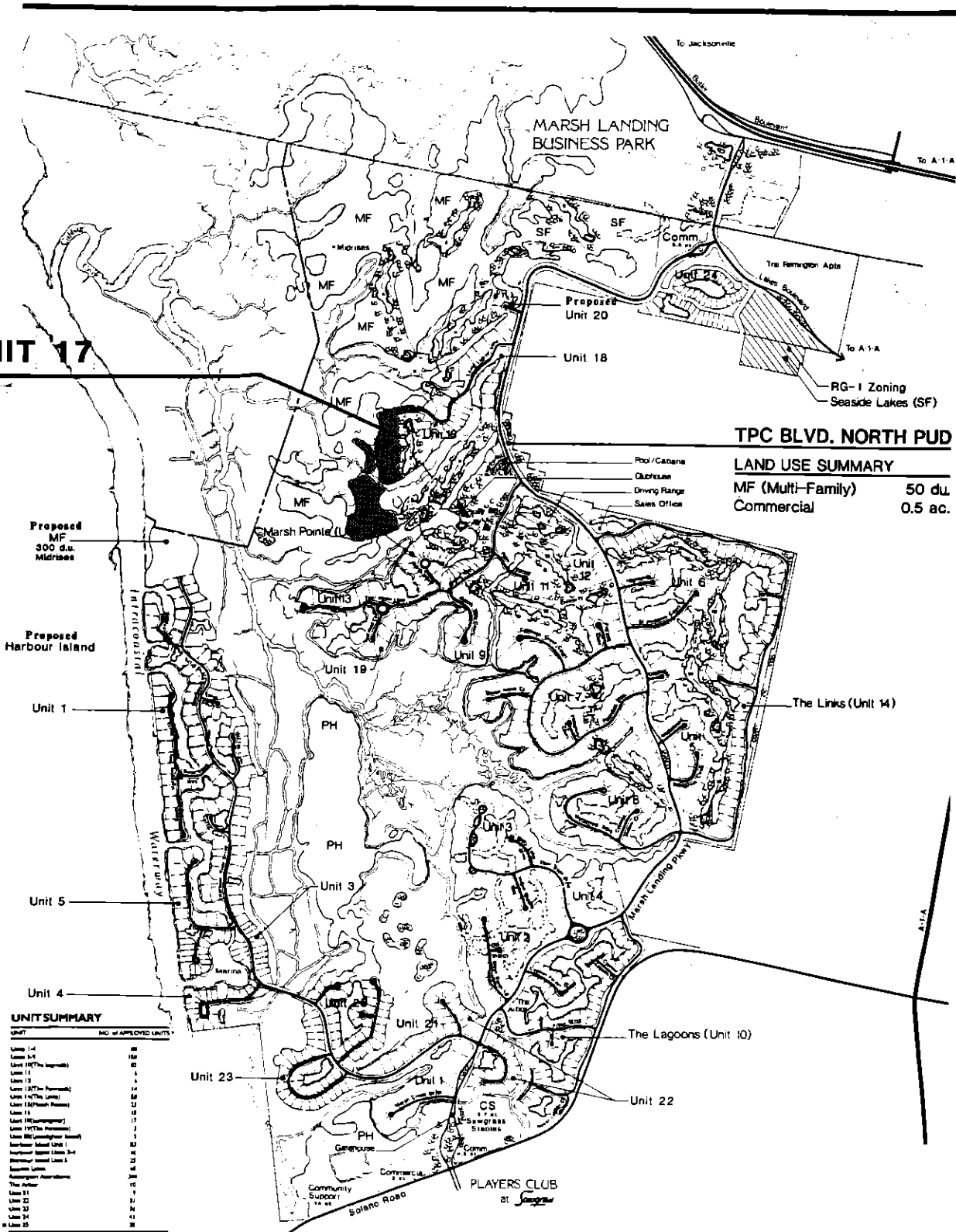
  
Teresa Bishop, Planner II  
St. Johns County

Concur:

  
Jerry Napier, Planning Director  
St. Johns County

cc: Betty Solana  
Rosemary Yeoman

# UNIT 17



## TPC BLVD. NORTH PUD

**LAND USE SUMMARY**

MF (Multi-Family)	50 du.
Commercial	0.5 ac.

**UNIT SUMMARY**

UNIT	NO. OF APPLIED UNITS
Unit 1-4	88
Unit 5-8	180
Unit 9-10 (The Lagoons)	80
Unit 11	4
Unit 12	4
Unit 13 (The Peninsula)	14
Unit 14 (The Links)	60
Unit 15 (The Links)	10
Unit 16 (The Links)	10
Unit 17 (The Links)	10
Unit 18 (The Links)	10
Unit 19 (The Links)	10
Unit 20 (The Links)	10
Unit 21 (The Links)	10
Unit 22 (The Links)	10
Unit 23 (The Links)	10
Unit 24 (The Links)	10
Unit 25 (The Links)	10
Community Support	19.7 ac.
Village Commercial	12.8 ac.
Marina	6.0 ac.
<b>TOTAL</b>	<b>1188</b>

**LAND USE SUMMARY**

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

### PUD MASTER PLAN

# MARSH LANDING COUNTRY CLUB

Fletcher Land Corporation



Revised June 11, 1992

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

**MARSH LANDING UNIT 17  
EXHIBIT B  
TO THE RESOLUTION  
REVISED JANUARY 25, 1993**

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 at the end of existing Lamplighter Lane. Twenty-seven (27) single-family homes are proposed to be constructed on the site. Lamplighter Lane 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 liens.

One site has 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. The sign 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.

Construction trailers for the construction of infrastructure and homes may be placed on the site. After completion of those specific improvements served by the trailers, the trailers will be removed.

**8-4-1            Density of Development**

The total ground occupied by buildings and structures for residential use shall not exceed 35 percent of the total ground area of that portion of the PUD devoted to residential use.

**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-H are open space tracts.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restrictions

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 27 residences on the property. Specific setback lines are as follows: A 30-foot front yard setback line; a 10-foot rear yard with setback line; and a 5-foot side yard setback with two (2) sides totalling a minimum of 15 feet. Each setback line is measured to the wall of the building. The preceding setbacks may be waived by the architectural review board (ARB) to preserve trees and improve overall aesthetics. A residence may be located wholly within a single platted lot or a combination of portions of platted lots. Approval by the ARB is required before issuance of a building construction permit by St. Johns County for all new construction, additions and remodeling.

8-4-4 Project Size

The Marsh Landing PUD consists of approximately 1,700 acres. Marsh Landing Unit 17 consists of 21.27 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.

Tract "E" will provide access to a parcel of land that will be developed with a maximum of four dwelling units. The parcel will be platted when it is developed.

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

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 "a." 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

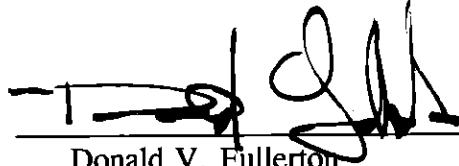
Section 9-4-1 is inapplicable since there are no non-residential uses.

- 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 street 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