

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR MARSH LANDING UNIT 26.

WHEREAS, the Final Development Plan for Marsh Landing Unit 26 has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, the request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 75-15; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on October 21, 1993; and
- B. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;

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

Section 1. Pursuant to a letter of request dated April 26, 1993, submitted by Prosser, Hallock and Kristoff, Inc. on behalf of Marsh Landing Partnership for approval of a Final Development Plan for Marsh Landing, Unit 26, in accordance with Section 8-3 of St. Johns County Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit A relating to that portion of the PUD, the legal description of which is attached hereto, and which is known as Marsh Landing Unit 26 is hereby approved in reliance upon, and in accordance with the

representation and statements made therein and in the Final Development Plan Narrative as revised dated September 14, 1993, attached hereto as Exhibit B.

Section 2. All building code, zoning ordinance, and other land use and development regulations of St. Johns County are applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provision of the approved development plan or PUD Ordinance 71-15. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD amendment procedures provided for in the St. Johns County Zoning Ordinance.

Section 3. The developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan attached as Exhibit A until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District and Management Storage of Surface Waters Permit and Florida Department of Environmental Regulation Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 4. No lots shall be conveyed within the subdivision depicted on the Final Development Plan attached as Exhibit A until a final plat has been approved by the Board of County Commissioners of St. John County and recorded in the Public Records of St. Johns

County, and the Declaration of Covenants and Restrictions for
recorded in the Public Records of St. Johns County, Florida.

Section 5. All attachments included herein are incorporated herein and made a
part of Resolution 93-183

Passed and adopted on November 23, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Jean Roberts
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Yvonne Carter
Deputy Clerk





PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

April 26, 1993

St. Johns County
Board of County Commissioners
Post Office Drawer 349
St. Augustine, FL 32085-0349

P.U.D. OFF. REC.
BOOK F PAGE 4

**RE: Final Development Plan, Letter of Request
Marsh Landing, Unit 26
PHK Ref. No. 93031**

Dear Commissioners:

On behalf of Marsh Landing Partnership, we are submitting a final development plan (the "Final Development Plan") for Marsh Landing Unit 26 (the "Property"), for approval by the St. Johns County Board of County Commissioners. We are also requesting Plat Approval for Unit 26 with this submittal.

The property to be developed is located wholly within the parcel of land zoned Planned Unit Development (PUD), pursuant to Ordinance 75-15. The area encompassed by the Final Development Plan is located at the end of Lamplighter Lane.

The Final Development Plan consists of 19 single-family lots and associated utilities, roadways and drainage improvements, located on 10.29 acres.

We have also enclosed the accompanying text, the Marsh Landing Master Plan and a Form of Resolution.

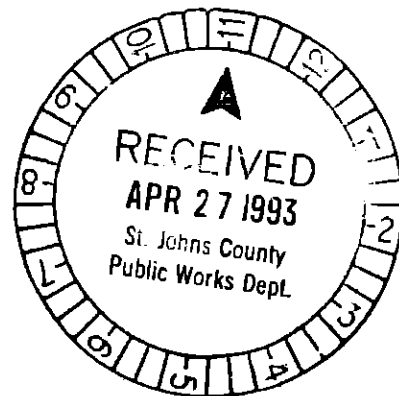
Respectfully Submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

Donald V. Fullerton, ASLA
Director of Design

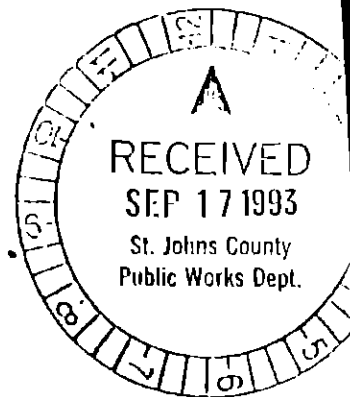
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Enclosures: Final Development Plan (Exhibit A)
Written Text (Exhibit B)
Form of Resolution
Marsh Landing Master Plan



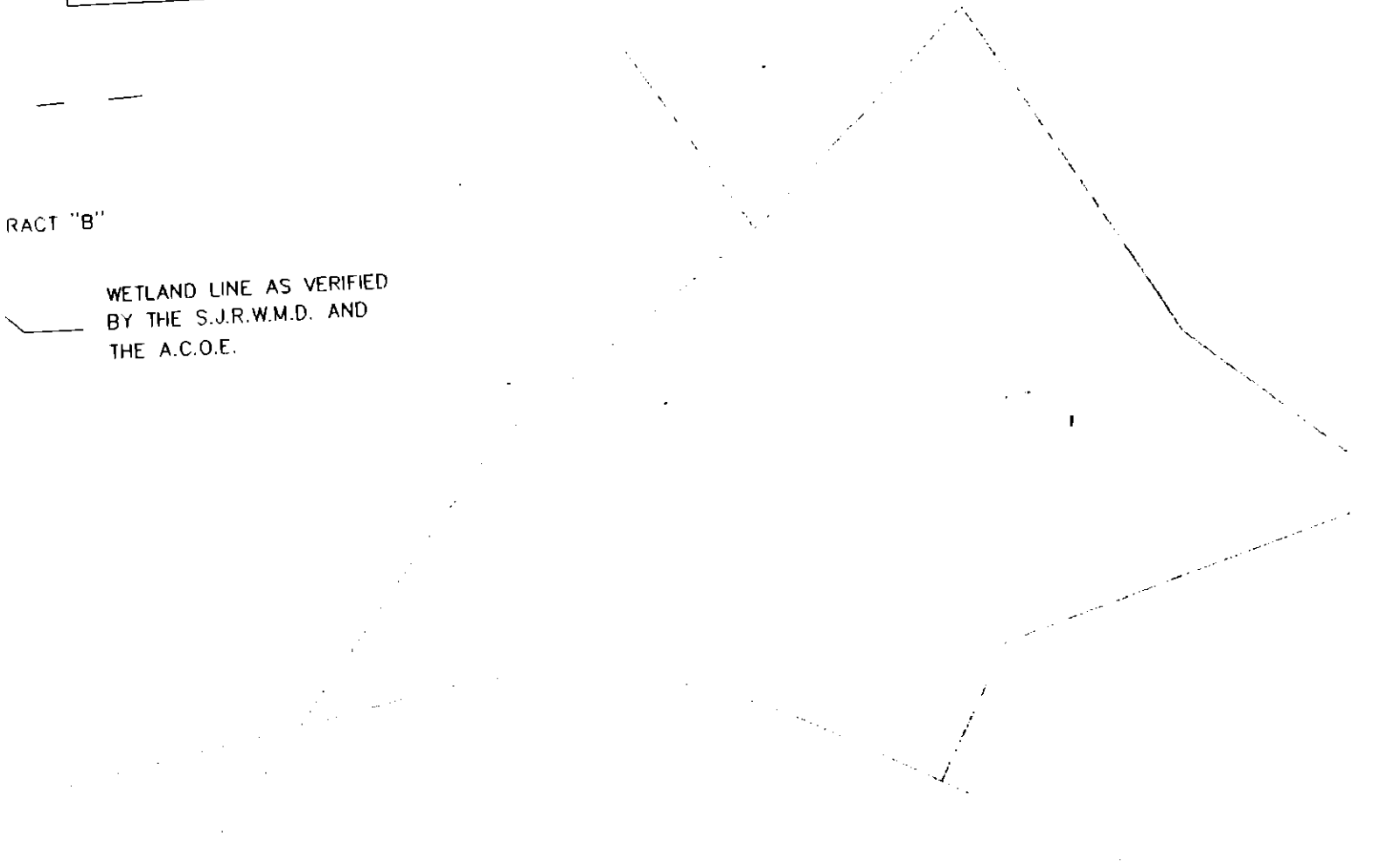
CAPTION A PART OF GOVERNMENT LOTS 8 AND 9, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 12, MARSH POINTE AT MARSH LANDING UNIT SIXTEEN AS RECORDED IN MAP BOOK 23, PAGES 48 THROUGH 51 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N.37°42'24"E., ACROSS THE WESTERLY END OF LAMP LIGHTER LANE, A DISTANCE OF 77.32 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID MARSH POINTE AT MARSH LANDING; THENCE S.78°00'00"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF LAMP LIGHTER LANE AS PROPOSED TO BE FLATTED BY MARSH LANDING AT SAWGRASS UNIT SEVENTEEN, A DISTANCE OF 193.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A CHORD BEARING OF S.62°09'05"W., A CHORD DISTANCE OF 101.05 FEET AND AN ARC DISTANCE OF 102.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S.83°42'40"W., A CHORD DISTANCE OF 30.37 FEET AND AN ARC DISTANCE OF 32.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING; THENCE N.58°52'50"W. A DISTANCE OF 25.00 FEET; THENCE N.39°35'21"E. A DISTANCE OF 79.94 FEET; THENCE N.41°51'57"E. A DISTANCE OF 253.43 FEET; THENCE N.20°30'26"W. A DISTANCE OF 79.45 FEET; THENCE N.76°43'19"W. A DISTANCE OF 517.97 FEET; THENCE S.60°57'00"W. A DISTANCE OF 484.93 FEET; THENCE S.08°14'52"W. A DISTANCE OF 486.02 FEET; THENCE S.12°31'44"E. A DISTANCE OF 178.19 FEET; THENCE S.61°42'48"E. A DISTANCE OF 111.03 FEET; THENCE N.58°18'50"E. A DISTANCE OF 208.44 FEET; THENCE N.22°27'45"E. A DISTANCE OF 308.70 FEET; THENCE N.00°38'29"W. A DISTANCE OF 328.93 FEET; THENCE S.85°03'28"E. A DISTANCE OF 181.62 FEET; THENCE S.03°01'57"W. A DISTANCE OF 221.25 FEET; THENCE S.76°18'15"E. A DISTANCE OF 161.99 FEET; THENCE S.71°36'00"E., ALONG THE NORTHEASTERLY LINE OF LOT 27 OF PROPOSED MARSH LANDING AT SAWGRASS UNIT SEVENTEEN, A DISTANCE OF 43.45 FEET; THENCE N.31°07'10"E. A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.29 ACRES MORE OR LESS.

P.U.D. OFF. REC.
 BOOK F PAGE 5



TRACT "B"

WETLAND LINE AS VERIFIED
 BY THE S.J.R.W.M.D. AND
 THE A.C.O.E.



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

**MARSH LANDING UNIT 26
EXHIBIT B
TO THE RESOLUTION
(REVISED 9-14-93)**

P.U.D. OFF. REC.
BOOK F PAGE 6

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 at the end of existing Lamplighter Lane. Nineteen (19) 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 lines.

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-O 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 19 residences on the property. Specific setback lines are as follows: A 20-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. 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 26 consists of 10.29 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.

P. U. D. OFF. REC.
BOOK E PAGE 8

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 consists of treatment of roadway runoff in retention pond; lot drainage will be retained on each lot.

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

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.

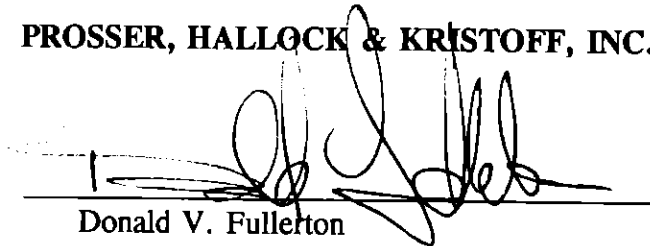
9-4-1 Off-Street Loading Requirement

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

8-4-8
(Cont'd)

- 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.

PROSSER, HALLOCK & KRISTOFF, INC.



Donald V. Fullerton

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P.U.D. OFF. REC.
BOOK F PAGE 11

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 NO. 93-183

**adopted by the Board of County Commissioners
of St. Johns County, Florida at a regular
meeting of said Board held November 23, 1993.**

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 24th day of November, 1993.

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

93 DEC -1 3:37

By:

Yvonne Carter
Yvonne Carter, Deputy Clerk

(seal)

CLERK OF CIRCUIT COURT