

RESOLUTION NO. 94-232

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A MAJOR MODIFICATION TO A  
FINAL DEVELOPMENT PLAN  
FOR THE MARSH LANDING CLUBHOUSE COMPLEX  
ORDINANCE 85-27

WHEREAS, modification to the Final Development Plan for Marsh Landing Clubhouse Complex 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 it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on 11-17-94; 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 September 30, 1994, submitted by Prosser, Hallock and Kristoff, Inc. on behalf of M.L. Partnership for approval of a Major Modification to the Marsh Landing Clubhouse Complex, 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, and which is known as Marsh Landing Clubhouse Complex hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan Text dated September 30, 1994, attached hereto as Exhibit B.

Section 2. a. Except to the extent that they conflict with specific provisions of the approved development plan or PUD (PSD) Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

b. Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede and applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

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. All attachments included herein are incorporated herein and made a part of Resolution 94-232

Section 5. This approval of the Final Development Plan shall become effective only when the applicant records the document referenced in subsection 1 and 3 above.

PASSED AND ADOPTED ON: December 13, 1994

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward

Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By:

Anna Sacetti

Deputy Clerk

CLUBHOUSE FACEL

LEGAL DESCRIPTION

A PART OF GOVERNMENT LOTS 7, 8, 11 AND 17, SECTION 17, TOWNSHIP 3, SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

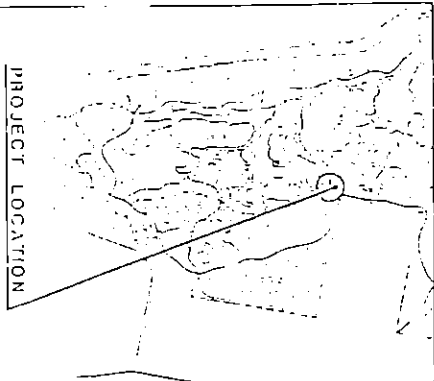
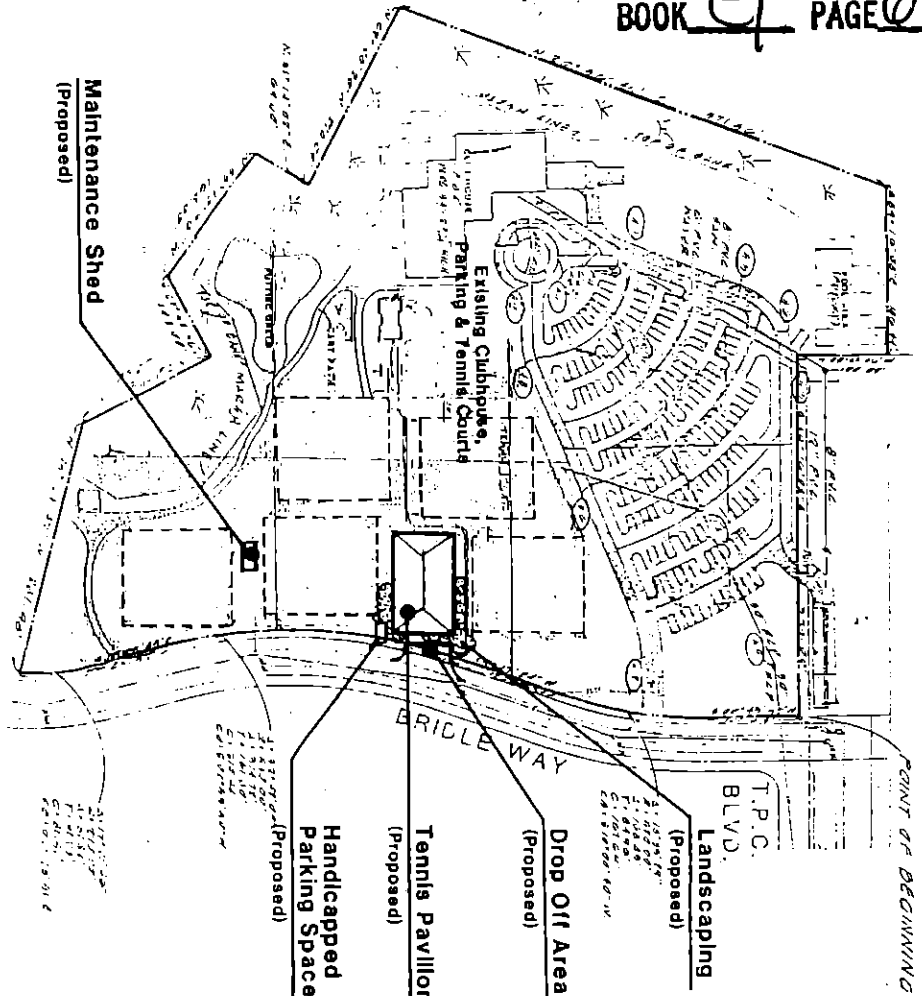
FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTH 15<sup>TH</sup> AVENUE AND BRIDGEWAY; A COURSE BEARING NORTH WITH THE WEST RIGHT-OF-WAY LINE OF BRIDGEWAY BEING AS PLATTED BY MARSH LANDING AT SAUGRASS UNIT HEREIN AS RECORDED IN MAP BOOK 17, PAGE 88, 89, 90, 91 AND 92 OF THE PUBLIC RECORDS OF SAUGRASS COUNTY THENCE 200.00' S 72.00' W ALONG SAID WEST RIGHT-OF-WAY LINE OF BRIDGEWAY A DISTANCE OF 80.00' FEET TO A POINT OF BEGINNING;


5.00° 31' 51" W, A DISTANCE OF 101.64 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 320.00 FEET; THENCE SOUGHTLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF 5.10° 00' 10" W, AND A CHORD DISTANCE OF 167.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 13° 17' 28" W, A DISTANCE OF 120.28 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET; THENCE SOUGHTLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF 5.07° 37' 30" W, AND A CHORD DISTANCE OF 210.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 17° 29' 43" W, A DISTANCE OF 84.32 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 210.00 FEET; THENCE SOUGHTLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF 5.04° 48' 37" E, AND A CHORD DISTANCE OF 54.10 FEET TO A POINT WHERE THE RADIUS BEGINS TO CURVE WESTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF 5.10° 00' 10" W, AND A CHORD DISTANCE OF 281.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 82° 31' 38" W, A DISTANCE OF 10.20 FEET; THENCE N 53° 10' 10" W, A DISTANCE OF 214.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 63° 00' 16" W, A DISTANCE OF 220.00 FEET; THENCE N 20° 46' 45" W, A DISTANCE OF 311.56 FEET; THENCE S 89° 18' 08" W, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING. THE SOUTHERLY LINE OF PINNACREST ESTATES AS RECORDED IN MAP BOOK 17, PAGE 144 OF THE APPROVED PUBLIC RECORDS AND ITS WESTERLY PRODUCTION, A DISTANCE OF 186.44 FEET; THENCE S 00° 01' 37" W, A DISTANCE OF 100.00 FEET; THENCE S 89° 18' 08" W, A DISTANCE OF 399.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.07 ACRES MORE OR LESS.

**P. U. D. OFF. REC.**  
**BOOK G PAGE 614**

LEGEND

- FLOW DIRECTION
- STORM SEWER U/SIDE
- WATER MAIN U/SIDE
- SOUTHERLY SLOPE (GRADE)
- PAVED
- ASPHALT PAVED
- CONCRETE PAVED
- FUTURE SIDEWALK
- FUTURE DRIVE
- FUTURE SIDEWALK
- FUTURE DRIVE
- FUTURE SIDEWALK
- FUTURE DRIVE



DRAWING FDD-1 1 OF 1 DATE REVISIONS PROJECT NO.	 <p>PROSSER, HALLOCK &amp; KRISTOFF, INC.                  PLANNERS, ARCHITECTS &amp; ENGINEERS                  1310 Phillips Highway, Suite 200                  Jacksonville, Florida 32256                  (904) 758-3655 / FAX (904) 750-2413</p>	MARSH LANDING at SAWGRASS COUNTRY CLUB COMPLEX FOR M.L. PARTNERSHIP PONTE VEDRA BEACH, FLORIDA	MODIFICATION TO A FINAL DEVELOPMENT PLAN EXHIBIT "A" TO THE RESOLUTION	SCALE 1" = 100' DESIGNED BY BB DRAWN BY SB CHECKED BY DF
--	--	---	---	---

**MAJOR MODIFICATION  
TO A  
FINAL DEVELOPMENT PLAN  
MARSH LANDING AT SAWGRASS  
PUD ORDINANCE 75-15**

**MARSH LANDING CLUBHOUSE COMPLEX  
85-27  
EXHIBIT B  
TO THE RESOLUTION  
September 30, 1994**

**P. U. D. OFF. REC.  
BOOK G PAGE 615**

**Applicant: M.L. Partnership  
Agent: Prosser, Hallock & Kristoff, Inc.**

On behalf of M.L. Partnership, Prosser, Hallock & Kristoff, Inc. hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, Major Modification to a final development plan (the "Final Development Plan" Ordinance 85-75) for Marsh Landing Clubhouse Complex (the "Property"). The modified Final Development Plan consists of a 1-page map identified as Exhibit A to the Resolution (the "Map") and this text identified as Exhibit B to the Resolution (the "Text"). The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15. The area encompassed by this Final Development Plan Modification is within the lands described in Ordinance 85-27 and is designated as Clubhouse Complex on the approved PUD Master Plan.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the Map, the developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to: (a) United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits; (b) Obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11; (c) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) Comply with all other applicable land use and development regulations of St. Johns County. Once the foregoing conditions to construction have been met, the developer may proceed to construction of horizontal improvements.

Nothing contained in the covenants shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its power to review and approve plats and replats under Section 177.01 of the Florida Statutes).

ADDITIONAL INFORMATION:

**P. U. D. OFF. REC.**  
BOOK G PAGE 616

The modification to the existing FDP are as follows:

- A. Replacement of the existing 1,200 square foot Tennis Center with a new 6,700 square foot Tennis Center. As depicted on Exhibit "A" the Final Development Plan.
- B. The relocation of the existing maintenance shed as depicted on Exhibit "A" the Final Development Plan.
- C. Construction of drop-off area and handicap parking space adjacent to bridleway as depicted on Exhibit "A" the Final Development Plan.
- D. This modification will not effect the existing facilities other than as noted in this section.

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.

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

This section applies to only residential structures. The proposed Final Development Plan includes only non-residential structures.

**8-4-2 Open Space**

None of the property will be designated or utilized as open space, and therefore, none will be dedicated to St. Johns County or maintained by a community association or park.

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

The location of the proposed Tennis Center building and maintenance shed are depicted at scale on the Final Development Plan. Frontage and side lot lines are inapplicable since the adjoining uses are tennis courts which are owned by M.L. Partnership. The maximum height of the structure shall be 35 feet.

**8-4-4 Project Size**

The Marsh Landing PUD consists of approximately 1,700 acres. Marsh Landing Clubhouse Complex consists of approximately 11.07 acres.

**8-4-5 Support Legal Documents for Open Space**

M.L. Partnership will retain ownership and assume all responsibility for maintenance for the entire property including all open space, common areas and recreational areas.

**8-4-6 Access**

As graphically depicted on the Final Development Plan, the tennis center is provided vehicular access within the Property via existing parking lot and proposed drop-off area to be owned by M.L. Partnership. Homeowner's Association.

**8-4-7 Privacy**

The tennis center and maintenance shed are surrounded by the existing tennis courts. Therefore no fences or landscape barriers need to be constructed in order to ensure that each dwelling unit within the PUD is provided visual and acoustical privacy.

**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**

A preliminary drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. Detailed drainage plans demonstrating compliance with all requirements of Ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included within the signed and sealed construction plans. The construction plans must be reviewed and approved by the St. Johns County Engineering Department prior to commencement of land clearing, site preparation or construction. All necessary easements for drainage shall comply with the requirements of Ordinance 86-4.

**9-1-2 Separation from Walkway and Street**

Off-street parking and loading facilities shall be separated from walkways by wall, fence or curbs.

**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, the proposed tennis center and maintenance shed will require no interior drives for acres. The drop-off area will be constructed per county specifications.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, there will be marked handicap space.

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 tennis center addition will use the surplus parking available in the existing lots. The parking requirements are as follows:

Existing Clubhouse (12,000 square feet)  
Parking required 1 space per 300 square feet  
total required 50 spaces  
Proposed tennis center (6,200 square feet)  
Parking required 1 space per 300 square feet  
total required 20 spaces  
Total spaces required 61 spaces  
Total provided 168 spaces

9-4-1 Off-Street Loading Requirement

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

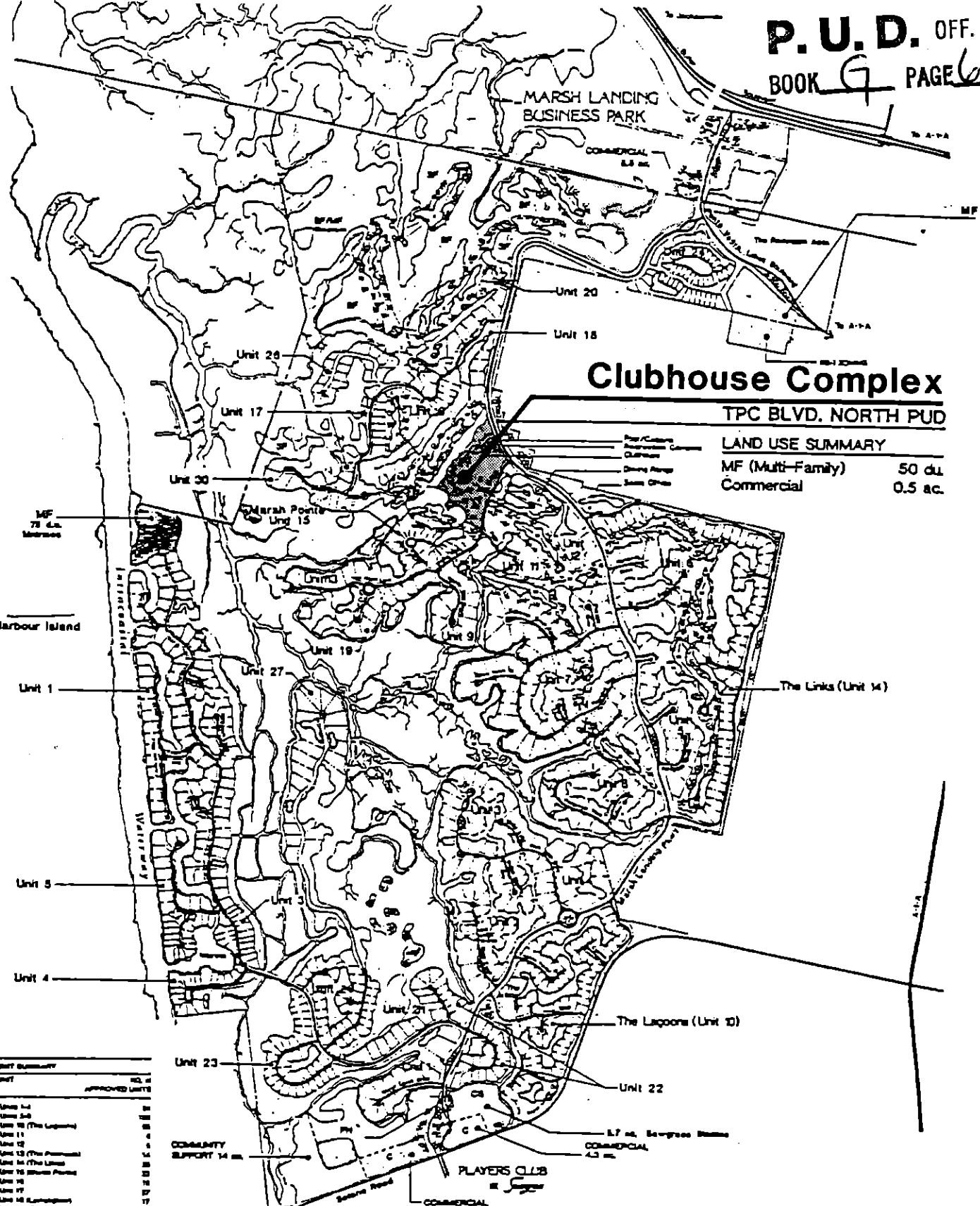


uses.

- c. The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans. The fire hydrants to be installed pursuant to this Final Development Plan shall meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.
- d. All utilities serving the Property, including telephone, power, cable television, and sewer and water lines, will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the Property and the grading and topography of the site. The storm sewer facilities shall comply with all applicable requirements of law including, but not limited to the requirements of Ordinance 86-4 and shall facilitate the proper drainage of storm waters and prevent erosion and the formation of dust.
- e. Specifications for all streets and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Ordinance Number 86-4, as amended.
- 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.**

  
Brian Burke, ASLA



# Clubhouse Complex

TPC BLVD. NORTH PUD

**LAND USE SUMMARY**

MF (Multi-Family)	50 d.u.
Commercial	0.5 ac.

**UNIT SUMMARY**

UNIT	APPROVED UNIT
Unit 1	1
Unit 2	2
Unit 3	3
Unit 4	4
Unit 5	5
Unit 6	6
Unit 7	7
Unit 8	8
Unit 9	9
Unit 10	10
Unit 11	11
Unit 12	12
Unit 13 (The Promenade)	13
Unit 14 (The Links)	14
Unit 15 (Marsh Pointe)	15
Unit 16	16
Unit 17	17
Unit 18 (Sunlight)	18
Unit 19 (The Promenade)	19
Unit 20 (Sunlight Island)	20
Harbour Island Unit 1	1
Harbour Island Unit 2	2
Harbour Island Unit 3	3
Harbour Island Unit 4	4
Harbour Island Unit 5	5
Harbour Island Unit 6	6
Harbour Island Unit 7	7
Harbour Island Unit 8	8
Harbour Island Unit 9	9
Harbour Island Unit 10	10
Harbour Island Unit 11	11
Harbour Island Unit 12	12
Harbour Island Unit 13	13
Harbour Island Unit 14	14
Harbour Island Unit 15	15
Harbour Island Unit 16	16
Harbour Island Unit 17	17
Harbour Island Unit 18	18
Harbour Island Unit 19	19
Harbour Island Unit 20	20
Harbour Island Unit 21	21
Harbour Island Unit 22	22
Harbour Island Unit 23	23
Harbour Island Unit 24	24
Harbour Island Unit 25	25
Harbour Island Unit 26	26
Harbour Island Unit 27	27
Harbour Island Unit 28	28
Harbour Island Unit 29	29
Harbour Island Unit 30	30

**LAND USE SUMMARY**

	SINGLE FAMILY	RUO HOMES	MULTI-FAMILY	TOTAL
Existing Approved Developments*	747 d.u.	125 d.u.	34 d.u.	1216
Proposed Developments**	420 d.u.	0 d.u.	701 d.u.	1121
<b>TOTAL</b>	<b>1167 d.u.</b>	<b>125 d.u.</b>	<b>1045 d.u.</b>	<b>2337</b>

CHALLENGE COMMERCIAL BUILDING: 12.6 acres, 6.8 units

## PUD MASTER PLAN

# MARSH LANDING COUNTRY CLUB

© Fischer Land Corporation

Revised August 9, 1984

# OWNER'S AUTHORIZATION FOR AGENT

**P. U. D.** OFF. REC.  
BOOK G PAGE 621

FROSSER, HALLOCK & KRISTOFF, INC.

is hereby authorized to act on behalf of

M.L. PARTNERSHIP

owner(s) of the property described in the foregoing application, and as described in attached deed or other proof of ownership, in applying to St. Johns County, Florida, for a Zoning Hearing:  Rezoning  Variance

Exception  Other FDP Modification

and in making representations to St. Johns County related to the application. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

By: James E. Ross  
Signature of Owner(s)

Signature of Owner(s)

James E. Ross  
Print Name(s) as Signed Above

4400 Marsh Lane Long Blvd.  
Address

Ponte Vedra Beach, Fl. 32082

285-6921

Telephone Number

State of Florida

County of St. Johns Florida

Signed and sworn to before me on the 2 day of September, 1994,  
by James E. Ross

Identification Presented: Personally known to me  
Oath taken: Yes  No

(Seal)



Notary Public, State of Florida  
DEBRA LEE O'BERRY  
My Comm. Exp. Feb. 29, 1998  
Comm. No. CC 260262

Debra Lee O'Berry  
Notary Signature  
Debra Lee O'Berry  
My commission expires: 2/29/96



**APPLICATION FOR ZONING HEARING**

Res. # 8527  
ORD # 7575

File No. Major Mod to FDP/ Receipt No. 94-014123 Date 10/11/94  
Country Club Complex  
1. Applicant Name: Prosser, Hallock & Kristoff, Inc. Telephone: (904) 739-3655

Street Address: 8101 Phillips Highway City: Jacksonville, FL

2. Owner of Property: M.L. Partnership Telephone: (904) 285-6921

Street Address: 4400 Marsh Landing Blvd. City: Ponte Vedra Beach, FL

3. Legal Description of Property: See FDP Map

Size of Property: 11 acres

4. Address of Property: 25500 Marsh Landing Parkway

5. Engineering Department Comments\*:

6. Jurisdictional Wetlands Map: Required  Not Required By: \_\_\_\_\_

7. Concurrency Determination\*\*: See Attach. Required (File No. \_\_\_\_\_) Not Required

8. Current Zoning Classification: PUD

9. Present Use of Property: Clubhouse Complex

10. Comprehensive Plan Designation: \_\_\_\_\_

11. Requested Change: Addition square-footage to tennis club information is outlined in FDP

12. Reason Change is Requested: See FDP Application

13. Statement of facts supporting requested change: See FDP Application

14. Attach the following to this application:
- a. List of adjacent property owners within 300 feet showing name, address and brief form legal description from current tax rolls; Address one long envelope to each person on the list, no return address needed, but proper postage on each;
  - b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
  - c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

**I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:**

Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): Jim Ross

Signature(s): [Signature]

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Brian Burke Telephone: (904) 739-3655

Mailing Address: 8101 Phillips Highway, Jacksonville, FL 32256-7457

\* Engineering Department review is necessary before application is complete.  
\*\*If concurrency is required, request application form prior to filing this application; concurrency application must be deemed "complete" before this application is processed



**PROSSER, HALLOCK & KRISTOFF, INC.**  
Planners and Engineers

September 30, 1994

Ms. Rosemary Yoeman  
St. Johns County Planning & Zoning Department  
P.O. Drawer 349  
St. Augustine, Florida 32085-0349

**P. U. D. OFF. REC.**  
BOOK G PAGE 623

**RE: Marsh Landing Clubhouse Additions and Alternations  
FDP Modification  
PHK Ref. No. 90004**

Dear Ms. Yoeman:

On behalf of M.L. Partnership, we are submitting for approval by the St. Johns County Planning and Zoning Department, modifications to the Marsh Landing Clubhouse Complex Final Development Plan. The modification consists of the:

- a. Replacement of the existing 1,200 square foot tennis center pavilion with a new 6,700 square foot tennis center pavilion and the relocation of the maintenance shed.
- b. Drop-off area to be constructed adjacent to Bridle Way. The parking requirements for the facility are met by the existing parking area.

There are no other changes to the Final Development Plan. We have attached the required Exhibits "A" and "B" outlining the changes.

We feel that the proposed changes would be considered a positive improvement to the project. If you have any questions, please do not hesitate to call.

Sincerely,

**PROSSER, HALLOCK & KRISTOFF, INC.**

  
Brian Burke, ASLA

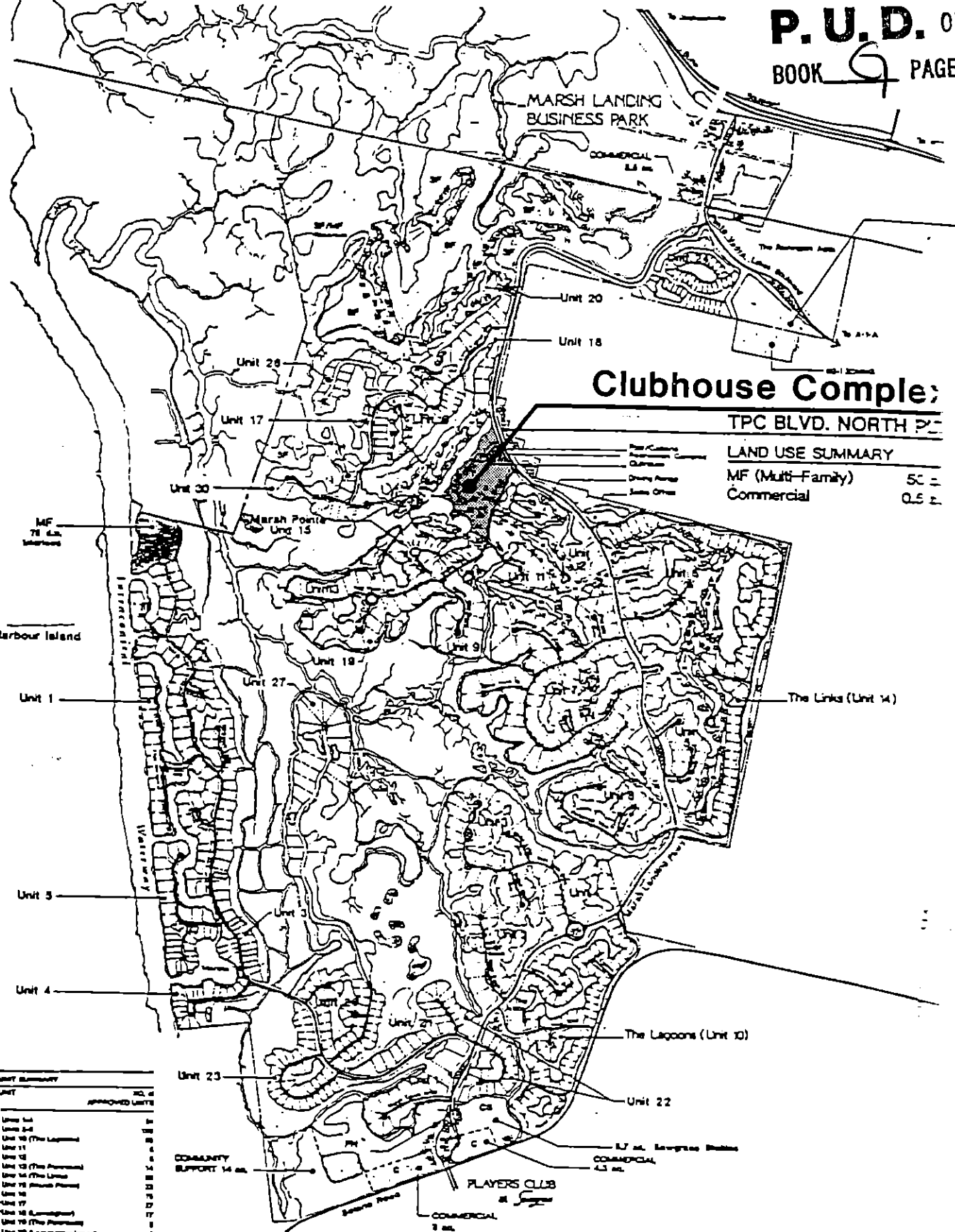
/bjm

Ms. Rosemary Yoeman  
September 30, 1994  
Page Two

**P. U. D.** OFF. REC.  
BOOK G PAGE 624

cc: Mr. Jim Ross

Attachments: Form of Resolution  
Exhibit A (Map)  
Exhibit B (Text)



**Clubhouse Complex**  
 TPC BLVD. NORTH

**LAND USE SUMMARY**

MF (Multi-Family)	50 ±
Commercial	0.5 ±

**UNIT SUMMARY**

UNIT	APPROX. UNIT
Unit 1	1
Unit 2	2
Unit 3	3
Unit 4	4
Unit 5	5
Unit 6	6
Unit 7	7
Unit 8	8
Unit 9	9
Unit 10	10
Unit 11	11
Unit 12	12
Unit 13 (The Pavilion)	13
Unit 14 (The Links)	14
Unit 15 (Marsh Pointe)	15
Unit 16	16
Unit 17	17
Unit 18 (Lighthouse)	18
Unit 19 (The Pavilion)	19
Unit 20 (Lighthouse Island)	20
Unit 21	21
Unit 22	22
Unit 23	23
Unit 24	24
Unit 25	25
Unit 26	26
Unit 27	27
Unit 28	28
Unit 29	29
Unit 30	30

**LAND USE SUMMARY**

REQUIREMENT	SINGLE FAMILY	MFD FORDS	MULTI-FAMILY	TOTAL
Minimum Approved Residential	747 ac.	125 ac.	3 ac.	1875
Proposed Residential	430 ac.	9 ac.	701 ac.	1121
<b>TOTAL</b>	<b>1177 ac.</b>	<b>134 ac.</b>	<b>1044 ac.</b>	<b>2355</b>

**CHANGES COMMERCIAL**

Minimum	0.5 ac.
Proposed	0.5 ac.

**PUD MASTER PLAN**  
**MARSH LANDING COUNTRY CLUB**

© Feather Land Corporation

99053

RECEIVED

OCT 6 1994

PHK

ST. JOHNS SERVICE COMPANY  
200 NORTH LAURA STREET  
TENTH FLOOR, THE GREENLEAF BUILDING  
POST OFFICE BOX 52506  
JACKSONVILLE, FL 32201-2506  
(904) 358-2529

P. U. D. OFF. REC.  
BOOK 7 PAGE 626

October 5, 1994

Ronald A. Nogas, P.E.  
Prosser, Hallock & Kristoff, Inc.  
8101 Phillips Highway, Suite One  
Jacksonville, Florida 32216

VIA: FAX

RE: Proposed Tennis Center Building - Marsh Landing  
Water and Sewer Availability

Dear Ron:

Please be advised that water and sewer service is available for the proposed 6,200 square foot tennis center in Marsh Landing, Ponte Vedra Beach.

Sincerely,

ST. JOHNS SERVICE COMPANY

*Glenn R. Holeves*

Glenn R. Holeves  
Utility Systems Manager

GRH:kgc

133

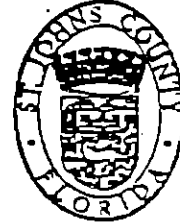


# ST. JOHNS COUNTY, FLORIDA

## Board of County Commissioners

PLANNING AND ZONING  
DEPARTMENT

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



PHONE: (904) 822-2470  
FAX: (904) 822-2498

April 20, 1993

**P. U. D. OFF. REC.**  
**BOOK 9 PAGE 627**

Ms. Laura Henry Allen  
Foley & Gardner  
P.O. Box 240  
Jacksonville, Florida 32201-0240

Subject: Concurrency Exemption  
Caballos Del Mar DRI  
SSC File No. 93-CE-08

Dear Ms. Allen:

Pursuant to your request of April 8, 1993, I have reviewed departmental files and determined that the Caballos Del Mar DRI (aka Players Club DRI and Marsh Landing DRI), approved in 1975, Ord. No. 75-15 is categorically exempt for the amount and type of development described in the approved development order.

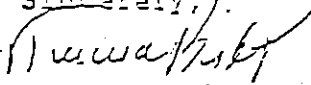
The project is exempt according to Section 6.5 of the Concurrency Management Ordinance which reads:

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.

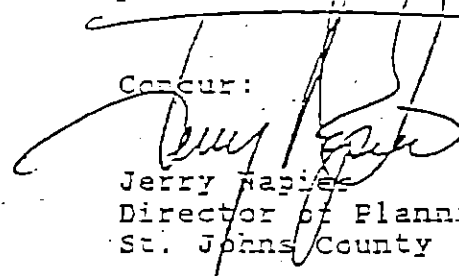
Please be advised, this concurrency exemption has no effect on any other land development regulations and does not relieve the applicant from applying for other applicable permits or any other land development regulations or governmental requirements, nor does this exemption guarantee the granting of rescissions, variances, exceptions, modifications, or deviations.

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

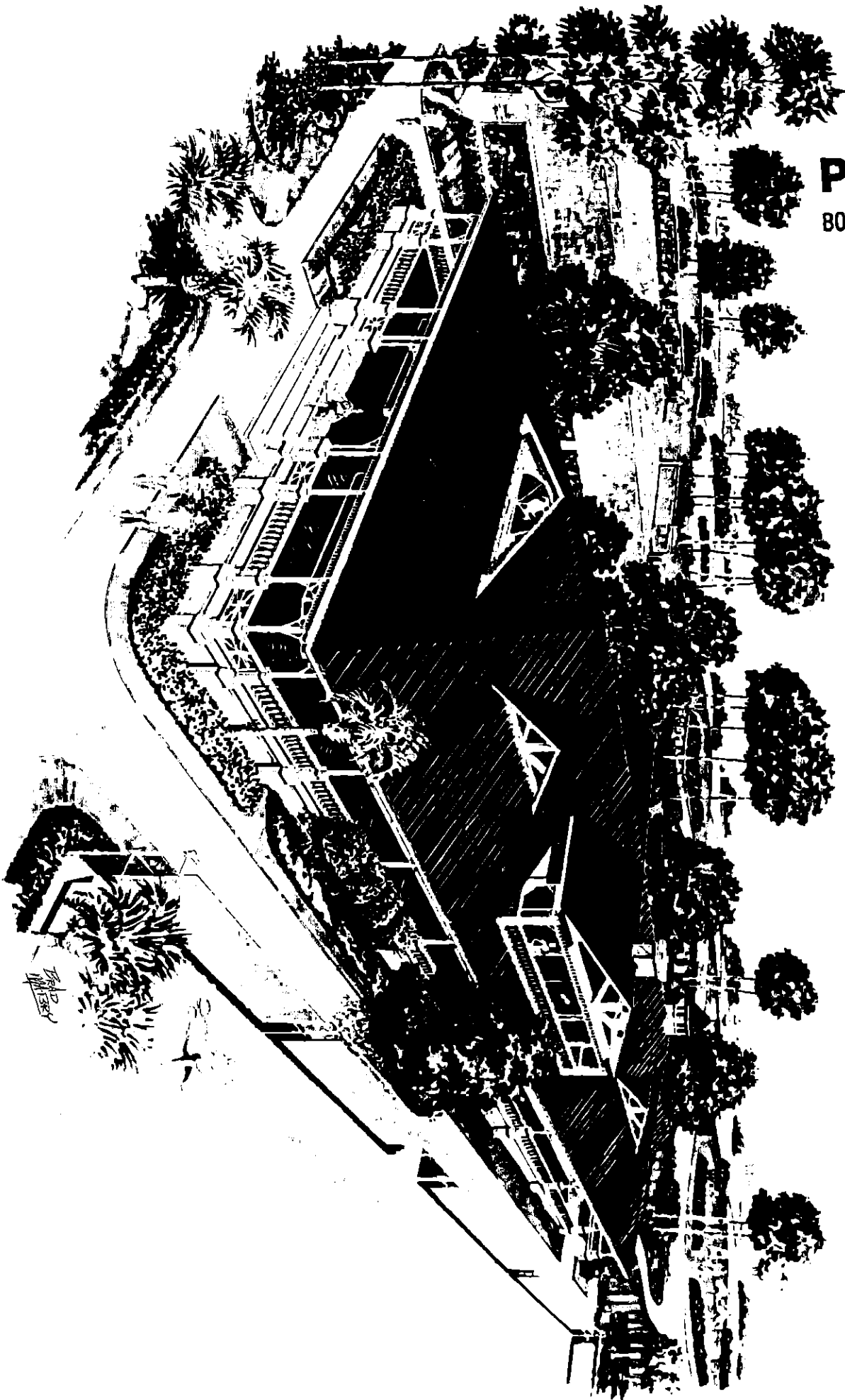
Sincerely,

  
Teresa Bishop  
Planner II  
St. Johns County

Concur:

  
Jerry Napier  
Director of Planning & Zoning  
St. Johns County





STATE OF FLORIDA  
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
BOOK 7 PAGE 630

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. 94-232

*FILED AND RECORDED  
IN THE OFFICE OF  
THE CLERK OF THE CIRCUIT COURT  
ST. JOHNS COUNTY, FLORIDA*  
*94 DEC 19 PM 4:00*  
*Carl "Bud" Markel  
CLERK OF CIRCUIT COURT*  
adopted by the Board of County Commissioners  
of St. Johns County, Florida at a regular  
meeting of said Board held December 13, 1994

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 15th day of December, 1994.

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

By: *Irma Pacetti*  
Irma Pacetti, Deputy Clerk

(seal)