

Marsh Landing at Sawgrass Development of Regional Impact

2007 & 2008 Monitoring Report

Reporting Period: January 1, 2007 through December 31, 2008

Development: Marsh Landing at Sawgrass

Location: St. Johns County

Developer: Fletcher Management Company
Attention: Robert L. Johnson, Senior Vice President
1548 The Greens Way, Suite 4
Jacksonville Beach, Florida 32250

1) **Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.**

a) **Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;**

There were no changes in the plan of development or phasing during the 2007 and 2008 reporting years.

b) **State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;**

There were no incremental DRI applications or requests for a substantial deviation determination during the 2007 and 2008 reporting years.

c) **Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.**

Not applicable.

Overview

The information in this Monitoring Report concerns bi-annual activity within Marsh Landing at Sawgrass (hereafter Marsh Landing) for the reporting period January 1, 2007 through December 31, 2008. Marsh Landing is a residential community, with golf and country club and accessory commercial entitlements. The majority of Marsh Landing is located in the Ponte Vedra area of St. Johns County. However, there is a small portion of the development extending north into Duval County within the jurisdiction of the City of Jacksonville Beach.

This information fulfills reporting requirements prescribed in the Application for Development Approval for Caballos Del Mar Development of Regional Impact (DRI). Marsh Landing is the northern portion of Caballos Del Mar DRI which was originally approved in 1975. The Caballos Del Mar DRI was divided into two autonomous developments through ownership transfers in 1979 and 1980 to the Tournament Players Club and Arvida Corporation, respectively. The end result created: (1) Marsh Landing, and (2) Players Club At Sawgrass. The Development Order was amended and restated in 1983 to memorialize these changes. Each of these developments have submitted separate monitoring reports under their respective development names since this time.

This Monitoring Report only satisfies the reporting requirements for the Marsh Landing at Sawgrass DRI.

Exhibit A lists all previously approved amendments or changes to the proposed plan of development, phasing or in representation contained in the Application for Development Approval since the original Development Order.

Prosser Hallock coordinated with the St. Johns County Growth Management Services Department and confirmed there were no modifications approved to the Development Order or applications pending during this reporting period.

- 2) **Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new Development of Regional Impact development order for the project? Provide a copy of the order adopted by the annexing local government.**

St Johns County issued the original development order and still has jurisdiction over the remaining undeveloped parcels of the Marsh Landing at Sawgrass DRI.

- 3) **Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.**

There have been no changes to the approved Master Plan during the 2007 and 2008 reporting period. The most recent master plan was approved pursuant to Ordinance 2002-28. The overall PUD Master Plan is dated January 7, 2002 and is attached as **Exhibit B**.

- 4) **Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.**

Marsh Landing is substantially built-out and construction activity since 2006 has declined to reflect its maturity and stage of overall development completion. A detailed summary of approved lots/units, construction activity through December 31, 2008, as well as projected development activity during years 2009 and 2010 within Marsh Landing is attached as **Exhibit C**. As shown in **Exhibit C**, 1,609 residential units have been constructed on 1,710 approved lots/units within Marsh Landing. Overall, Marsh Landing has approvals and entitlements for 2,112 residential units.

For 2009 and 2010, it is projected that five (5) additional lots/units each year would likely comprise the extent of unallocated development activity with Marsh Landing. At the conclusion of the 2008 reporting period, only a portion of the existing Marsh Landing property approved for development remains to be platted for future development. These estimates of projected future development activity are subject to change and reflect market conditions.

A summary of projected, built and cumulative development activity is included in Table 1. Table 1 shows that the combined construction activity for the reporting period of January 1, 2007 through December 31, 2008. **A total of fourteen (14) residential units (all single family detached) were constructed (Certificates of Occupancy issued) during the reporting period.** Further, no additional lots or units were approved for future construction activity during the reporting period. At the conclusion of the reporting period, the cumulative total number of approved single family residential lots within Marsh Landing comprised of 1,106 (including patio homes) and 604 multifamily units. Combined, there are 1,710 approved residential lots/units within Marsh Landing.

As shown in Table 1, the construction activity for 2007 and 2008 generally remained consistent with the activity projected in the 2005/2006 Monitoring Report. A total of ten (10) residential units were projected for construction in 2005 and 2006, however fourteen (14) units were built.

Table 1: Years 2007/2008 & Cumulative Development Activity Summary

Land Use	(1)2007 Projected	(1)2008 Projected	(2)2007 Built	(2)2008 Built	Approved Lots/Units Cumulative Total
Single Family units	5	5	10	4	1,106
Multifamily	0	0	0	0	604
Recreational (active facilities)	0	0	0	0	See Exhibit C
Commercial	0	0	0	0	7 acres
Marina and Boat Slips	0	0	0	0	95 slips

Source: (1) 2005/2006 Annual Monitoring Report, Prosser Hallock, Inc.; (2) St Johns County & Prosser Hallock, 2009

Construction activity reports were gathered from data maintained by the St. Johns County Building Services Division, Master Permit Enquiry for the calendar years 2007 and 2008. This information was cross-referenced with property data and aerial imagery available from the St. Johns County Property Appraiser. Prosser Hallock and Fletcher Management Company also field checked the development to ensure conditions on the ground matched the findings in the construction activity report database. Constructed units are only those dwellings issued with a Certificate of Occupancy for the calendar years 2007 and 2008. Construction activity reports for other years were also evaluated for accuracy and confirmation of constructed dwellings.

The overall approved development entitlements for Marsh Landing are confirmed in correspondence by St. Johns County, dated June 19, 2006, which is attached as **Exhibit D**. According to the June 19, 2006 correspondence, Marsh Landing holds development entitlements for the following land uses, less and except the entitlements that have already been approved:

Dwelling Units – 2,112
Commercial – 7 acres
Community Support – 19.7 acres
Marina – 6 acres

A summary of existing and remaining unallocated development entitlements are identified and attached as **Exhibit E**. Based upon the information evaluated as part of this Monitoring Report, at the conclusion of the reporting period, Marsh Landing has the following remaining entitlements which are unallocated for future development:

Dwelling Units – 402
Commercial – 7 acres
Community Support – 0 acres
Marina – 0 acres

- 5) **Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify the tract, its size, and the buyer. Please provide maps that show the tracts involved.**

In 1984, Fletcher Land Corporation formed a joint-venture, M.L. Partnership with Stokes and Company to develop a portion of Marsh Landing which includes Units 5-9, 11-14, 19-20, and 24, and the golf course and club house complex.

In 1988, Marsh Landing Partnership sold a 7-acre parcel to Marsh Pointe Ltd. Partnership for development of Unit 15. An additional 13.3 acres were sold to Marsh Pointe Ltd. for the development of Unit 16.

In 1989, a partnership interest in Marsh Landing Venture, Ltd., was sold by M.L. Holdings Ltd. and Fletcher Realty II, to Marsh Landing Investors, Ltd., a California Limited Partnership. This sale includes, but not necessarily limited to, Units 3-4, 10, 21, 22, 23 and 25.

In 2004, the Pinecrest/Surfside Addition (aka Found Forest) undeveloped tract was sold to PS Partnership – a separate entity to Fletcher Management Company. The Pinecrest/ Surfside Addition comprise approximately 83 acres. Pinecrest/ Surfside addition is approved for 20 lots with a maximum of 40 dwelling units.

- 6) **Describe any lands purchased or optioned adjacent to the original Development of Regional Impact site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.**

In January 2004, Harbour Island North, LLC purchased land adjacent to Marsh Landing which comprises approximately 336 acres. These lands are located east of the Intracoastal Waterway, north of the Harbour Island community, and south of the St Johns County line. These lands are still being evaluated for future development plans and no uses have yet been identified.

- 7) **List any substantial local, state, and federal permits, which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.**

There were no substantial local, state, and/or federal permits obtained, applied for or denied during the reporting period.

- 8) **Provide a list specifying each development order condition and each developer commitment as contained in the ADA and state how and when each condition or commitment has been complied with during the annual reporting period.**

The amended and restated Caballos Del Mar Development Order contained requirements regarding drainage, fire protection, recreation, schools, historical/archeological, potable water supply, sewage waste disposal, solid waste, transportation, and vegetation. Marsh Landing is substantially built-out and all of the Development Order and Planned Unit Development conditions have been met. Marsh Landing continues to comply with the Development Order requirements and following synopsis addresses compliance.

Natural Resources – Vegetation

The County Forester has made tree surveys and assisted in flagging trees to be preserved prior to construction and final development plan approval. The first tree survey was conducted in May of 1984. The following table depicts by vegetation type, the total acres to be preserved, and the Marsh Landing share of the committed preservation areas.

Vegetation Type	Acres
Lowland Hardwoods Natural State	27.7
Lowland Hardwoods Existing State	0
Oak/Palm Existing State	64.5
Pine/Palmetto Existing State	17.8
Savannah Existing State	12.4
Tidal Marsh Existing State	486.0

Source: 2004 Annual Monitoring Report, Synapse Planning, Inc

Note: 39.9 Acres of Pak/Palm are located on individual lots and development sites in these areas and are protected by covenants and restrictions.

Marsh Fringe Areas

A marsh fringe analysis map was submitted as required on October 5, 1983. Within areas approved for development, the DER and COE are in agreement with those areas identified as jurisdictional.

All site plans include the appropriate set back and drainage requirements.

Historical and Archeological Sites

The archeological survey was done and submitted in November of 1980 prior to the restated development order of April 25, 1983.

Sewage Effluent Disposal

There are no on-site wastewater treatment plants at Marsh Landing. In 2006, St. Johns County purchased the wastewater treatment plant from the St. Johns Service Company which is located adjacent to Marsh Landing. The St. Johns County Utility Department (SJCUD) took over maintenance and operation of the wastewater treatment plant upon ownership.

Potable Water Supply

Marsh Landing receives potable water service from the St. Johns County Utility Department. One of the primary potable water wells serving Marsh Landing and the surrounding area is located with the boundary of the development near the swimming pool/cabana complex. The second primary well and water treatment plant are located outside of the Marsh Landing.

A consumptive use permit is in effect which provides for use of treated effluent as a primary source of stormwater from an on-site stormwater management system as a secondary source to irrigate the golf course.

Site Drainage

A water quality management plan for Marsh Landing was submitted to St. Johns County on December 2, 1982.

All stormwater management plans are permitted by the St. Johns River Water Management district. A single stormwater pump station allows discharge of stormwater across the Cabbage Creek estuary to the Intracoastal Waterway. This pump station and discharge facility is fully permitted and monitored regularly.

Recreation

The Marsh Landing Country Club was completed in 1986. It includes an 18-hole golf course, driving range and clubhouse, 10 tennis courts and clubhouse, a playground area, and club house. The swimming pool and cabana complex was completed in 1988. Riding stables also exist on the Marsh Landing site. These facilities are summarized as follows:

Use	Unit
Golf Course	131.0 acres
Club House Complex	11.98 acres
Tennis Courts/Club House	10 courts
Playgrounds, Recreation	3.4 acres
Fields & Picnic Areas	
Riding Stables	10.0 acres
Bike & Jogging Paths	2.75 acres

2004 Annual Monitoring Report, Synapse Planning, Inc

Fire Protection

All development at Marsh Landing has met St. Johns County standards to insure adequate fire protection. A one-acre site south of Solano Road was conveyed to the county by the developer for a fire station.

School Sites

The St. Johns County School Board has not identified the need to use one of the community support sites at Marsh Landing for construction of a school.

Transportation

Marsh Landing has fulfilled all transportation improvements as required by the approved and restated Development Order.

Solid Waste

There is no on-site waste disposal. Garbage, yard waste and construction debris is collected by licensed contractors and transported off site. The County has agreements with regional landfill sites for transfer and/or disposal of all solid waste material generated within Marsh Landing

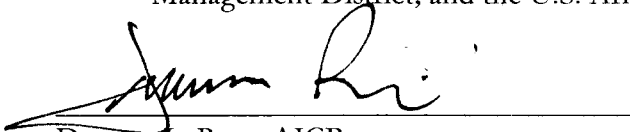
- 9) **Provide any information that is specifically required by the development order to be included in the annual report.**

Exhibit C provides a summary of actual and proposed development activity as required by the restated development order. The previous reporting period concurrence letter from St. John County is attached as **Exhibit F**.

Marsh Landing has fulfilled all transportation improvements as required by the approved development order.

- 10) **Provide a statement certifying that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14), Florida Statutes.**

I hereby certify that this Monitoring Report has been submitted to: St. Johns County, the Northeast Florida Regional Council, the Florida Department of Community Affairs, the Florida Department of Transportation District 2 Jacksonville Urban Office and to the following permitting agencies: Florida Department of Environmental Protection; St. Johns River Water Management District; and the U.S. Army Corps of Engineers.



Duncan L. Ross, AICP

9-28-09
Date

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