

ORDINANCE NUMBER: 2002- 17

P. U. D. OFF. REC.
BOOK 0 PAGE 978

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERSCLUB PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 75-15, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That as requested by Prosser Hallock, on behalf of Interconn Ponte Vedra Company, L.L.C., the title owners of record, in an application for a zoning hearing (File Number MAJMOD-2001-13), along with supporting documents, and dated December 21, 2001, concerning lands described on the attached legal description, Exhibit A, (hereinafter the "Modification"), the **MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PLANNED UNIT DEVELOPEMNT**, Ordinance Number 75-15, as amended, is hereby modified as set forth in the attached application and exhibits.

SECTION 2. That development of lands within the **MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PUD** shall proceed in accordance with the terms and conditions of Ordinance Number 75-15, as amended, including this application for Major Modification dated December 21, 2001, attached hereto and made a part hereof.

SECTION 3. That the terms of this modification to the **MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PUD** shall become effective upon the effective date of this Major Modification Ordinance.

SECTION 4. That the need and justification for modification of the has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. As modified, the **MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PUD** is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
2. As modified, the **MARRIOTT AT SAWGRASSRESORT HOTEL/PLAYERS CLUB**

PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

3. As modified, the **MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PUD** is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments; specifically, Section 5.03.06 - Review Criteria.
4. As modified, the **MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PUD** is consistent with Section 5.03.02, General Standards, of the St. Johns County Land Development Code.
5. As modified, the **MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PUD** would not adversely affect the orderly development of St. Johns County.

SECTION 5. That all other provisions of Ordinance Number 75-15, as amended, not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 6. To the extent they do not conflict with the unique specific and detailed provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 7. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 8. This Ordinance shall be recorded in a book kept and maintained by the by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 12th DAY OF March, 2002.

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

BY: Marc A. Jacalone
Marc A. Jacalone, Chair

RENDITION DATE 03-13-02

ATTEST: CHERYL STRICKLAND, CLERK

BY: Robin L. Platt
Deputy Clerk

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EFFECTIVE DATE: March 15, 2002

EXHIBIT A

Hotel Legal Description

THE HOTEL PARCEL: Sawgrass Marriott, to wit:

A part of the Christina Hill or Fitch Grant, Section 50; a part of the Christina Hill or Fitch Grant, Section 51, and part of the Hill or Fitch or Sanchez Grant, Section 52, all in Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the intersection of the Southerly Right-of-Way line of T.P.C. Boulevard (The same being Parcel "A" as platted by the subdivision of Water Oak, as recorded in Map Book 14, pages 51 through 54 of the public records of said St. Johns County) with the Westerly Right-of Way line of State Road A-1-A; thence North $89^{\circ} 19' 50''$ West, along said Southerly Right-of-Way line of T.P.C. Boulevard, a distance of 230.36 feet to the point of curvature of a curve concave Northerly having a radius of 700.36 feet; thence Westerly along the arc of said curve an arc distance of 139.03 feet, said arc being subtended by a chord bearing of North $83^{\circ} 38' 36''$ West, and a chord distance of 138.80 feet to the Northeast corner of the lands described in Exhibit "B" of Official Records 683, page 107 of the aforesaid public records and the Point of Beginning; thence South $06^{\circ} 38' 23''$ West, along the East line of said lands, a distance of 1165.93 feet to the Northeast corner of the land described in Official Records 1026, page 1442 of the aforementioned public records; thence around said land the following three courses: 1) North $83^{\circ} 07' 16''$ West, a distance of 41.00 feet; 2) South $06^{\circ} 38' 23''$ West, a distance of 41.00; 3) South $83^{\circ} 07' 16''$ East, a distance of 41.00 feet; thence South $06^{\circ} 38' 23''$ West, a distance of 8.77 feet to the Southeast corner of the aforementioned lands described in Exhibit "B"; thence South $85^{\circ} 39' 43''$ West, along the South line of said lands, a distance of 1369.52 feet to a point on the Easterly boundary of a parcel of land known as the T.P.A. Main Golf Course Parcel as described in Exhibit "B" of Official Records 405, page 291 of the aforesaid public records; thence Northerly and Northwesterly along said lands the following four courses: 1) North $20^{\circ} 15' 30''$ East, a distance of 90.54 feet; 2) North $38^{\circ} 31' 20''$ East, a distance of 287.23 feet; 3) North $16^{\circ} 01' 00''$ West, a distance of 626.17 feet; 4) North $62^{\circ} 00' 20''$ West a distance of 293.92 feet; thence Northeasterly along the Westerly lines of the lands described in Exhibit "A" of Official Records 683, page 107 the following two courses: 1) North $17^{\circ} 16' 38''$ East a distance of 624.82 feet; 2) North $20^{\circ} 30' 00''$ East, a distance of 897.20 feet to a point on the aforementioned Southwesterly Right-of-Way line of T.P.C. Boulevard; thence Southeasterly along said Right-of-Way line of T.P.C. Boulevard the following three courses: 1) Southeasterly along the arc of a curve concave Southwesterly having a radius of 750.00 feet, an arc distance of 449.01 feet, said arc being subtended by a chord bearing of South $52^{\circ} 49' 03''$ East, and a chord distance of 442.33 feet to a point of tangency; 2) South $35^{\circ} 40' 00''$ East, a distance of 777.23 feet to the point of curvature of a curve concave Northeasterly having a radius of 700.36 feet; 3) Southeasterly along the arc of said curve an arc distance of 516.94 feet, said arc being subtended by a chord bearing of South $56^{\circ} 48' 42''$ East and a chord distance of 505.28 feet to the Point of Beginning.

OR1550P60294

TOGETHER WITH: PARCEL 3: T.P.C. Boulevard - A1A to Guard Gate Easement Parcel, to wit:

A non-exclusive easement appurtenant to THE HOTEL PARCEL for ingress and egress from THE HOTEL PARCEL to State Road A-1-A, as created by Access Easement over T.P.C. Boulevard (Hotel) from Arvida Corporation, a Delaware corporation, to Resort Holdings, I, Ltd., a Georgia limited partnership, dated September 3, 1985 and recorded in Official Records Book 683, page 178, public records of St. Johns County, Florida, and as amended by First Amendment to Access Easement between Arvida Corporation, a Delaware corporation, as grantor and Resort Holdings I, Ltd., a Georgia limited partnership, as grantee dated March 25, 1986 and recorded March 31, 1986 in Official Records book 700, page 607, and Amendment Agreement made on the 25th day of March, 1986, by and among Arvida corporation, a Delaware corporation, and Resort Holdings I, Ltd., a Georgia limited partnership, Resort Holdings II, Ltd., a Georgia limited partnership, Arvida Hospitality Management, Inc., a Florida corporation, and filed on March 31, 1986 under Clerk's File Number 86-7413 and recorded in Official Records Book 700, page 598, public records of St. Johns County, Florida, in and to the following described property lying and being in St. Johns County, Florida, to wit:

A portion of T.P.C. Boulevard platted as Parcel "A" according to the Plat of WATER OAK recorded in Map Book 14, page 51 through 54, of the public records of St. Johns County, Florida, running from the intersection of T.P.C. Boulevard with State Road A-1-A to and including its intersection with a Northerly projection of the Westerly boundary line of the lands described as THE HOTEL PARCEL.

TOGETHER WITH: PARCEL 4: Signage Easement Parcel, to wit:

A non-exclusive easement appurtenant to THE HOTEL PARCEL for sign purposes as created by Agreement between Arvida Corporation, a Delaware corporation as grantor and Resort Holdings, I, Ltd., a Georgia limited partnership, dated September 3, 1985 and filed September 4, 1985 under Clerk's Number 85-19204 and recorded in Official Records Book 683, page 190, and by First Amendment to Sign Easement dated March 25, 1986 and filed March 31, 1986 under Clerk's Number 86-7415 and recorded in Official Records Book 700, page 609 and by Amendment Agreement made on the 25th March, 1986 by and among Arvida Corporation, a Delaware corporation, Resort Holdings I, Ltd., a Georgia limited partnership, Resort Holdings II, Ltd., a Georgia limited partnership and Arvida Hospitality Management, Inc., a Florida corporation, and filed on March 31, 1986 under Clerk's File Number 86-7413 and recorded in Official Records Book 700, page 598 granting said easement in and to the following described land lying and being in St. Johns County, Florida, to wit:

A part of T.P.C. Boulevard as platted as Parcel "A" by the Plat of WATER OAK as recorded in Map Book 14, pages 51, 52, 53 and 54 of the public records of St. Johns County, Florida more particularly described as follows:

For a point of reference, commence at the intersection of the Southerly right of way line of said T.P.C. Boulevard with the Westerly right of way line of State Road A-1-A (as now established as

OR1550P60295

a 200 foot right of way); thence North 00° 40' 10" East, along said Westerly right of way line a distance of 115.34 feet; thence North 89° 19' 50" West, a distance of 100.00 feet to the point of beginning, said point of beginning lying on a curve concave Northerly having a radius of 590.00 feet; thence from said point of beginning South 81° 03' 54" West, along the arc of said curve, a chord distance of 110.51 feet; thence North 06° 38' 23" East, a distance of 95.32 feet to a point on a curve concave Southwesterly having a radius of 400.00 feet; thence South 58° 16' 33" East, along the arc of said curve, a chord distance of 115.62 feet; thence South 00° 40' 10" West, a distance of 16.72 feet to the point of beginning.

TOGETHER WITH: PARCEL 6: T.P.C. Boulevard - A1A to Hotel Easement Parcel, to wit:

A non-exclusive easement appurtenant to THE HOTEL PARCEL for ingress and egress as created by Access Easement over T.P.C. Boulevard between Arvida Corporation and Resort Holdings, II, Ltd., a Georgia limited partnership, dated September 3, 1985 and recorded September 4, 1985 in Official Records Book 683, page 292 and as amended by First Amendment to Access Easement over T.P.C. Boulevard dated June 19, 1986 and recorded June 26, 1986 under Clerk's File Number 86-15966, in Official Records Book 708, page 2016, over and upon a portion of T.P.C. Boulevard platted as Parcel "A" according to the Plat of WATER OAK recorded in Map Book 14, pages 51 through 54, of the public records of St. Johns County, Florida, running from and including the intersection of T.P.C. Boulevard with State Road A-1-A to and including its intersection with a Northeasterly projection of a line beginning at the Northernmost point of the "Property", as defined in the Access Easement, and bearing North 54° 20' 00" East.

TOGETHER WITH: PARCEL 8: Drainage Easement Parcel, to wit:

A non-exclusive easement for drainage for THE HOTEL PARCEL and PARCEL 6 to utilize the drainage system, "Perimeter Canal", as created by Grant of Easement from Fletcher Land Corporation to Tournament Players Association, Inc., its successors and assigns, dated February 1, 1979 and filed March 6, 1979 under Clerk's File Number 79-2946 and recorded Official Records Book 405, page 276, public records of St. Johns County, Florida.

Exhibit B Application

St. Johns County Growth Management Services Department Planning Division

P.O. Drawer 349, 4020 Lewis Speedway St. Augustine, Florida 32095

Phone: 904 823-2480 Fax: 904 823-2498 E-mail: plandept@co.st-johns.fl.us

Application For a Major Modification to a Planned Unit Development (PUD) or Planned Rural Development (PRD)

Date 12-20-01 PUD/PRD File No. _____ PUD/PRD Ordinance No. 75-15

- 1. Project Name: Marriott at Sawgrass Resort Hotel
2. Applicant's Name, Address, and Phone No. Prosser Hallock, 13901 Sutton Park Dr S, Suite 200, Jax, FL 32224-0229
3. Owner's Name, Address, and Phone No. Interconn Ponte Vedra Company, L.L.C.
4. Property Location: 1000 PGA Tour Boulevard
5. Legal Description: See Exhibit A
6. Present Use of Property: Resort Hotel and Transient Rental Condominiums
7. Parcel ID Number: 062280-0020, 062292-0000 8. Current Zoning: PUD 9. 2015 FLUM designation: DRI
10. Section 50 and 51 11. Township 3 12. Range 29
13. Requested Change: Expansion of existing accessory ballroom and spa facilities - - No change in use
14. Is new Concurrence review required? No 15. Zoning Map Page # 4A/50X 16. Size of Property ± 62.05 acres
17. Utility Provider: St. Johns Service Company (water/sewer), Jacksonville Beach (electricity)
18. Provide all of the following:

- a. List of adjacent property owners within 300 feet of the parcel that is the subject of the modification including name, address and brief legal description from current tax rolls. Address two legal size envelopes to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. The order of the envelopes must match the order in which the names appear on the list.
b. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application must be provided.
c. Legal description (attach as Exhibit A)
d. Master Development Plan Map (attach as Exhibit C and provide as specified in attached guidelines) and Text (attach as Exhibit D) as required by Section 5.03.02.G of the Land Development Code.
e. Eighteen (18) copies of the complete application.
f. Application Fee. (A pre-application review fee may also be required.)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if owner's authorization form is attached:

Printed or typed name(s): Terry A. Moore, Authorized Agent for Owner

Signature(s): [Handwritten Signature]

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION Name: Anthony S. Robbins c/o Prosser Hallock, Inc.

Mailing Address: 13901 Sutton Park Drive South, Suite 200 Jacksonville, FL 32224-0229


Phone: (904) 739-3655 FAX: (904) 730-3413 E-mail: trobbins@prosserhallock.com

Owner's Authorization for Agent

Terry A. Moore, Esquire, or Leonardo J. Maiman, Esquire, representing the law firm of Akerman, Senterfitt and Eidson, P.A., and Anthony S. Robbins or Peter C. Hallock, representing Prosser Hallock, Inc., are hereby authorized TO ACT ON BEHALF OF Interconn Ponte Vedra Company, L.L.C., the owner of those lands described within the attached application(s), and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for application related to a Development Permit or other action(s) pursuant to:

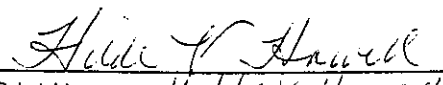
OVERLAY DISTRICT ARCHITECTURAL DESIGN REVIEW
("ARC Design Review Application);
PUD MODIFICATION ("PUD Modification Application"); or
NOTIFICATION OF PROPOSED CHANGE TO A PREVIOUSLY
APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI)

INTERCONN PONTE VEDRA COMPANY, L.L.C.,
Owner

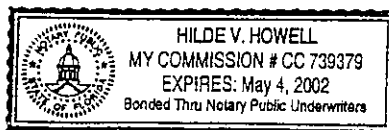
By: 
George Fetherston, Authorized Signatory

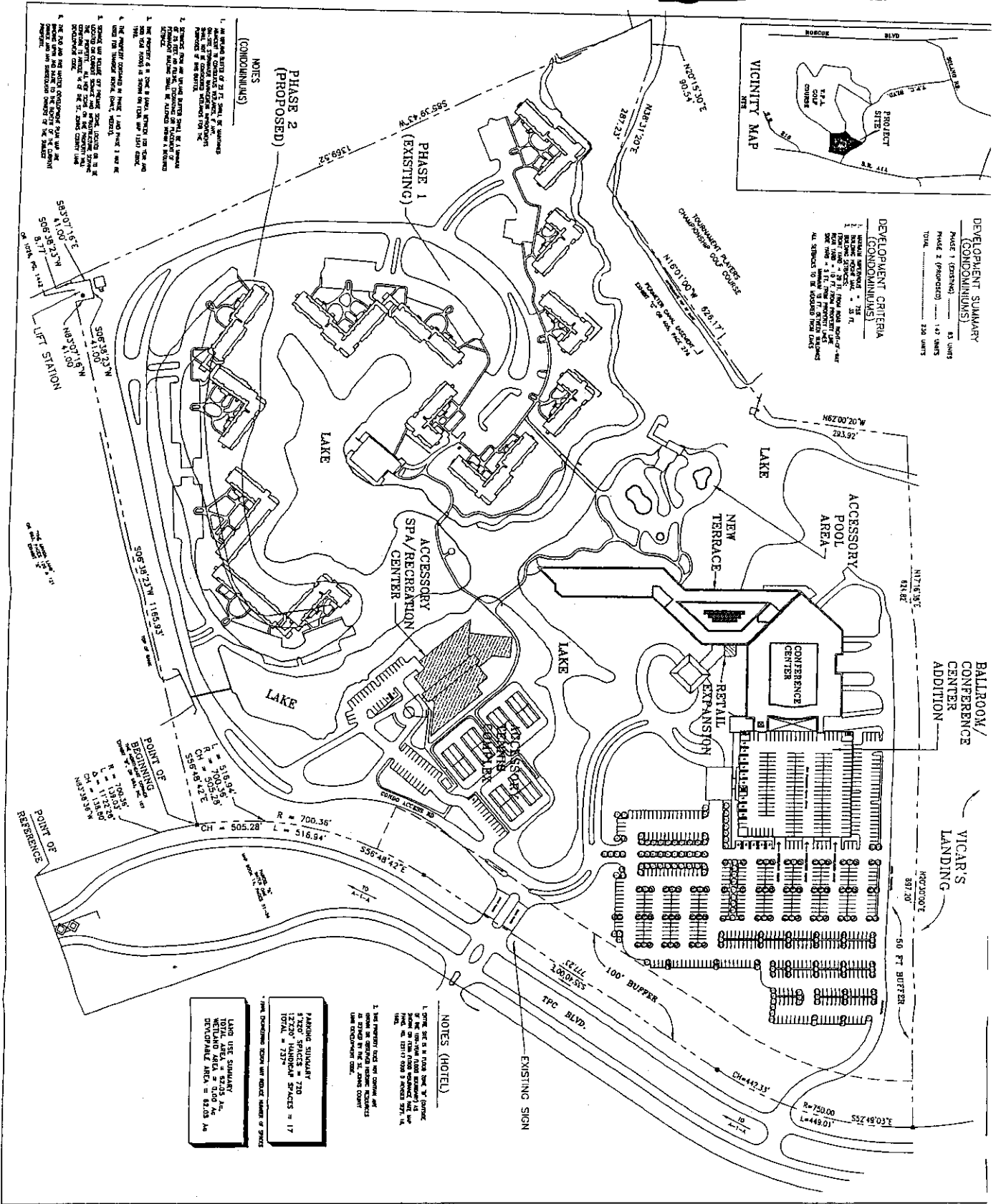
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 20th day of December, 2001, by George Fetherston, as authorized representative and signatory on behalf of applicant, Interconn Ponte Vedra Company, L.L.C., who is [] personally known to me or [] who has produced _____, as identification.


Print Name: Hilde V Howell
Notary Public, State of Florida at Large
My Commission Expires: _____
(NOTARY SEAL)

JA048205;1





- NOTES (CONDOMINIUMS)**
1. ALL UNITS ARE TO BE 2 1/2 STORIES HIGH WITH TERRACES. UNITS ARE TO BE CONSTRUCTED WITH CONCRETE SLAB ON GRADE. UNITS ARE TO BE CONSTRUCTED WITH CONCRETE SLAB ON GRADE. UNITS ARE TO BE CONSTRUCTED WITH CONCRETE SLAB ON GRADE.
 2. THE PROPOSED DEVELOPMENT IS PHASE 2 OF THE PROJECT. PHASE 1 IS THE EXISTING DEVELOPMENT. PHASE 2 IS THE PROPOSED DEVELOPMENT.
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DEVELOPMENT SUMMARY (CONDOMINIUMS)

Phase 1 (Existing)	83 UNITS
Phase 2 (Proposed)	147 UNITS
TOTAL	230 UNITS

DEVELOPMENT CRITERIA (CONDOMINIUMS)

MINIMUM UNIT SIZE	1,100 SQ. FT.
MINIMUM UNIT PRICE	\$150,000
MINIMUM UNIT RENT	\$1,500
MINIMUM UNIT RENT PER MONTH	\$1,500
MINIMUM UNIT RENT PER YEAR	\$18,000
MINIMUM UNIT RENT PER QUARTER	\$4,500
MINIMUM UNIT RENT PER MONTHLY	\$1,500
MINIMUM UNIT RENT PER QUARTERLY	\$4,500
MINIMUM UNIT RENT PER ANNUALLY	\$18,000

NOTES (HOTEL)

1. THE HOTEL IS TO BE 2 1/2 STORIES HIGH WITH TERRACES. UNITS ARE TO BE CONSTRUCTED WITH CONCRETE SLAB ON GRADE. UNITS ARE TO BE CONSTRUCTED WITH CONCRETE SLAB ON GRADE. UNITS ARE TO BE CONSTRUCTED WITH CONCRETE SLAB ON GRADE.
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PARKING SUMMARY

5,720' HANDICAPPED SPACES = 720
12,720' HANDICAPPED SPACES = 17
TOTAL = 720

LAND USE SUMMARY

TOTAL AREA = 52,515 SQ. FT.
TOTAL AREA = 52,515 SQ. FT.
TOTAL AREA = 52,515 SQ. FT.

PROSSER HALLOCK
Planners & Engineers

13901 Sutton Park Drive South, Suite 201
Jacksonville, Florida 32224-0228
P 1.904.739.3555
F 1.904.739.3415 e jprosser@hallock.com

MARRIOTT AT SAWGRASS
RESORT HOTEL/ CONDOMINIUMS AT SAWGRASS

BRG
BRIDGE ROAD GROUP, A CHARTERED FIRM

DATE: 12/12/01
PROJECT NO.: 101012.00
DESIGNED BY: BRG
DRAWN BY: BRG
CHECKED BY: BRG
SCALE: 1" = 100'

EXHIBIT-C
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

Exhibit D
Master Development Plan Text

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The following Major Modification to the Marriott at Sawgrass Resort Hotel depicts the information required by the St. Johns County Land Development Code regarding compliance with Section 5.03.02.G and further details the resort hotel use originally approved for the subject property under PUD Ordinance 75-15, as modified by Resolutions 85-59 and 85-169. This modification does not constitute a change in use, merely expansion of the ancillary facilities to better accommodate the existing users. This expansion is complimentary to the existing resort hotel where historically, the hotel's accessory uses have benefited the adjacent condominiums as well. This modification will incorporate the resort condominium Master Development Plan and its respective development rights approved by MDP-00-004 into a consolidated Master Development Plan for the resort condominiums and the resort hotel. No changes to any determinations or uses allowed by the Caballos Del Mar DRI are requested in this modification. Except as specifically modified herein, MDP-00-004 shall continue in force and effect and by this reference is incorporated herein.

- a. The Marriott at Sawgrass Resort Hotel is a seven-story tower of modern design. The building is irregularly shaped with a central triangulated core and two rectangular wings. The first two floors contain service and common areas that include meeting rooms, Champs restaurant, the lobby, administrative offices, central plant, laundry and kitchen areas. The seven-story guestroom wing extends to the east and the two-story convention center wing extends to the north. The core houses an interior atrium. The building's façade is a grid-like design with stucco and EIFS exterior finish, guestroom balconies and insulated sliding glass doors and windows in a regular pattern over the facades.

The intended plan of development includes:

- Expansion of the existing ballroom/conference center facilities by 57,500 square feet
- Relocation of the existing spa/recreation facilities from inside the hotel to a 35,000 square foot accessory facility near the tennis complex
- New exterior terrace adjacent to the atrium building
- Expansion of existing retail by 615 square feet

These accessory uses support the resort hotel function and shall be developed consistent in design and character of the existing facilities.

The 350-room resort hotel will be supported by the following accessory uses following completion of the proposed expansion: three (3) restaurants with a combined capacity of 469 seats; a cocktail lounge seating approximately 200 people, including overflow space in the lobby; a 115,000 square foot ballroom/conference center; a 35,000 square foot health spa/recreation center; six (6) court tennis complex with a tennis pro shop and putting green; gift shops; and swimming pools.

The intended plan of development for the resort condominiums is unchanged from that approved by MDP-00-004. Phase I consists of the existing 83 resort condominium units and Phase II will consist of no more than 147 resort condominium units for a total of 230 resort condominium units at build-out. The property contained in Phase I and Phase II may be used for its existing uses, including without limitation, transient rental (daily, weekly).

- b. The Marriott at Sawgrass Resort Hotel and resort condominium site, as described in Exhibit A, consists of approximately 62.05 acres.
- c. Man-made lakes occupy approximately a quarter (1/4) of the center and south portions of the property. There are no wetland acres in the Marriott at Sawgrass Resort Hotel.

- d. Building footprints (existing and contemplated under MDP-00-004), paved parking areas or other impervious surface covers approximately one quarter (1/4) of the property. The remaining areas contain landscaped grounds, woods or stormwater management facilities. The total impervious area shall not exceed sixty-five (65) percent of the total ground area of the property. The expansion of the ballroom/conference and spa/recreation facilities will be constructed on an existing developed area, previously used for parking and other development. The Applicant is ensuring that the expansion of the existing facilities efficiently utilizes areas that already contain pavement so not to decrease the amount of natural open space and landscaped areas. No wetland acres are to be filled as a result of said expansion. Fire protection devices will be installed in accordance with the Land Development Code and other related NFPA Standards (such as 1141 & 1142).
- e. Except for the residential condominium parcels (Phase I and Phase II contemplated under MDP-00-004), there are no residential dwelling units contained within the subject property, described in Exhibit A. The site is purely for resort condominium, resort hotel and accessory uses. This modification does not change the total number of resort condominium units or density of the project. Projected population is unchanged as there is no increase in the number of hotel rooms.
- f. The total square footage and intensity of non-resort condominium, post-expansion development is approximately 450,000 square feet composed of guestrooms, ballroom/conference facilities, restaurants, accessory spa/recreation center, and support facilities.
- g. The resort condominium setbacks are 20 feet from road right-of-way (front), 10 feet from property line (rear), 5 feet from property lines, minimum 10 feet between buildings (side). The resort hotel and its accessory structures' setbacks are fifty (50) feet for the front yard; ten (10) feet from the property line for the rear yard; and twenty (20) feet on the sides ensuring a minimum of ten (10) feet between buildings. All setbacks to be measured from eaves.

The 57,500 square foot ballroom/conference and 35,000 square foot spa/recreation expansions will result in approximately thirty-five (35) additional peak-shift employees. Exhibit C illustrates structure

REQUIRED RESORT PARKING

FUNCTION AREAS	AMOUNT	CODE REQ'T	SPACES
New Peak Shift Employees	35	1 per employee	35
Conference/Ballroom Addition			
1 st Fl Terrace	4,295	N/A	---
Parking	57,970	N/A	---
2 nd Fl Retail	615	1 per 150 sf	4
Corridors	16,426	N/A	---
Functions	20,800	1 per 300 sf	69
Back of House	20,035	N/A	---
Spa/Recreation Facility			
1 st Fl Pool	4,793	1 per 300 sf	16
Locker Rooms	2,455	N/A	---
Wet Spa	5,015	1 per 300 sf	17
Office/Issuance/Sales	1,530	1 per 300 sf	5
Lounge	1,700	N/A	---
Image	1,420	1 per 300 sf	5
Corridors		N/A	---
2 nd Fl Fitness	2,265	1 per 300 sf	8
Treatment Area	3,200	1 per 300 sf	11
Back of House	1,400	N/A	---
Corridors/Open Area		N/A	---
REQUIRED SPACES - Convention Add.			108
REQUIRED SPACES - Spa/Recreation			62
REQUIRED SPACES - Total			170

parking as well as uncovered surface parking. The structure parking includes space under the ballroom/conference center addition configured in a self-park arrangement. The total additional parking spaces necessary as a result of the facility expansion is 170. This parking demand is calculated by adding the number of employee spaces with the Club/Semi-Public requirement for functional space (does not include simultaneous areas such as corridors, lounges, locker rooms, and back of house).

PROPOSED RESORT PARKING

EXISTING SPACES	553
PROPOSED SPACES	
Convention Building Ground Floor	166
Surface Lot (Uncovered)	512
Spa/Recreation Area	59
ADDITIONAL PARKING REQUIRED	170
ADDITIONAL PARKING PROVIDED	184
TOTAL PARKING *	737

*** Final engineering design may eliminate a few spaces, but the additional parking will exceed the 170-space code requirement by at least six (6) spaces.**

Excessive number of driveways will not be allowed and the flow of traffic will continue to be handled within the Marriott at Sawgrass Resort Hotel's parking area. Under no circumstances will any parking space be less than 9' x 18'. All parking areas are buffered from streets, adjacent buildings, the golf course, and lakes. Some center island landscaping will be provided.

The maximum height of the Marriott at Sawgrass Resort Hotel will remain unchanged at seventy (70) feet. The maximum building height for the resort condominium property shall remain thirty-five (35) feet.

There shall be no increase in the number of on-site monument signs for the hotel as a result of this modification. Internal, on-site private directional signage shall be allowed and shall not be located in the TPC Boulevard right-of-way. The resort condominium signage may include off-premise signs located or to be located on current signage and infrastructure serving the subject property. All existing off-premise condominium signs will conform to Section 3.06 of the St. Johns County Land Development Code unless otherwise excluded.

h. The project occupies a site that slopes gently from east to west. The property includes several interconnected lagoons that act as retention ponds for the site. The stormwater runoff from the building flows into the lagoons which are maintained by the Sawgrass Players Club Master Association's Waterways Committee. The water system is monitored and maintained at a desirable height, with a pumping station located on Seven Mile Drive.

Vehicle access to the project's main entrance is from PGA Tour Boulevard, a side street off of S.R. A1A. Perimeter sidewalks already exist at the Marriott at Sawgrass Resort Hotel. Parking spaces will be physically separated from walkways at the main entrance to the hotel. Walkways are provided to accessory uses such as the spa/recreation center, tennis complex, and pool area restaurant. Interior drives within the off-street parking areas will be a minimum of twenty-four (24) feet wide, thus facilitating two-way traffic and 90 degree angle parking.

Active recreation elements of the project include tennis courts, swimming pool, and a new recreation center.

The property is presently being served by the Palm Valley and Ponte Vedra volunteer fire department, both located within minutes of the site.

i. Potable water supply is available from St. Johns Service Utility Company deep wells. The sewage lift station located at the extreme southeast corner of the property is owned and operated by the St. Johns Service Company. Sanitary waste flows by gravity to the St. Johns Service Company system. The aforementioned lift station pumps sewage to the waste treatment plant. Utilizing Chapter 64E-6, F.A.C. and NFPA 101 standards, the amount of water and sanitary sewer use will be 12,664 gallons per person per day. The ballroom's rate is 4 gallons per person per day and the accessory spa/recreation center's rate is 14 gallons per person per day due to the presence of showers. Two groundwater wells are used at

the resort hotel complex for landscape irrigation. Electricity is provided by Jacksonville Beach Electric and Mobile Gas provides propane. A central plant on the first floor of the hotel provides electric HVAC. Two cooling towers are located on the west end of the building.

STRUCTURE	OCCUPANCY RATE	OCCUPANCY	WATER RATE	WATER SUPPLY
Ballroom/Conference	7 sf/person *	2,571	4 gal/person/day	10,284 gal/pn/day
Rec/Spa (Fitness)	15 sf/person	170	14 gal/person/day	2,380 gal/pn/day

* Highest volume capacity was chosen. The most crowded of arrangements, a dance floor, has a NFPA 101 rate of 7 people per square feet. Less crowded arrangements, such as luncheons with tables, call for 15 people per square feet.

j. Subject area soils are Cassia – Tavares, nearly level to gently sloping, somewhat poorly drained and moderately well drained soils that are sandy throughout. Some have dark subsoil stained by organic matter. The soils' potential for community development is high. The soils are easily drained if adequate water outlets are available. The Cassia soil is in capability subclass VI_s and woodland ordination group 4_s. The Tavares soil is in capability subclass III_s and woodland ordination group 3_s.

k. The type and extent of upland forest and wetlands on the site will be unchanged by this major modification. The ballroom/conference center and spa/recreation facility will be constructed upon existing developed surfaces, a parking lot and tennis complex, respectively. A generalized map indicating the land cover was included in the DRI Application for Development Approval. The site is developed urban land consisting of the existing resort hotel and accessory facilities.

The Level III FLUCFCS classification should be considered 140, Commercial and Services which includes all secondary structures associated with an enterprise in addition to the main building and integral areas assigned to support the base unit.

l. The type and extent of any Significant Natural Communities Habitat as defined by the St. Johns County Land Development Code are:

<i>Beach Dune</i> – None	<i>Coastal Grassland</i> – None	<i>Coastal Strand</i> – None
<i>Maritime Hammock</i> – None	<i>Sandhill</i> – None	<i>Scrub</i> – None

m. The project site does not contain any known or observed Historic Resources as defined by the St. Johns County Land Development Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory.

n. Landscaping is tropical and manicured. Proposed improvements are separated from adjoining land uses by a fifty (50) foot landscaped buffer and from T.P.C. Boulevard by a one-hundred (100) foot buffer of trees. Large expanses of the property are grassed lawns accented with annual and perennial flowers planted in beds. Clusters of tropical and deciduous trees and shrubbery are plentiful throughout the property. A rockscape is designed at the lagoon outside the lower level bar, Cascades. The design incorporates multi-level rocks and waterfalls with some accent plants. Landscaping lakes and buffer areas provide protection and aesthetically enhance the property. The expansion of the accessory uses will affect only already developed areas and shall meet the Landscaping requirements of St. Johns County Land Development Code Section 3.06.10.

An upland buffer of twenty-five (25) feet shall be maintained adjacent to contiguous wetlands, if any, on-site stormwater management improvements shall not be considered wetlands for the purposes of buffers. Setbacks from any upland buffer shall be a minimum of twenty-five (25) feet. No filling, excavations or placement of permanent building shall be allowed within a required setback.

- o. The eastern-most portion of the property is located in the Ponte Vedra/Palm Valley Coastal Corridor Overlay District, therefore the entire property is subject to the overlay requirements. The project is consistent with the requirements of Sec. 3.06.00 of the St. Johns County Land Development Code.
- p. To the extent permitted by restrictive covenants encumbering the project: (i) Construction trailers and temporary signage related to construction of the project will be necessary for the development of the improvements to the resort hotel. (ii) No more than four (4) mobile office trailers will be located within the area and will be removed from the site within one (1) month after completion of construction. (iii) A maximum of one (1) sign not exceeding thirty-two (32) square feet may denote the owner, architect, financial institution, general contractor, subcontractors shall be allowed; the sign shall not be installed sooner than thirty (30) days prior to construction and shall be removed within thirty (30) days after completion of the project, prior to the issuance of a certificate of occupancy or within fifteen (15) days after construction operation has ceased, whichever is earlier and the sign shall be setback a minimum of five (5) feet from the front and at least twenty-five (25) feet from the intersection of road right-of-ways.
- q. Complimentary accessory uses for the resort hotel are listed in item "a" above. Heating/cooling units, setbacks, swimming pools, fencing, and similar uses shall remain as they currently exist.
- r. The resort condominiums have a second phase of not more than 147 additional resort condominium units approved in MDP-00-004. No additional residential development is planned for the Marriott at Sawgrass Resort Hotel. The planned non-residential development is a 57,500 square foot expansion of the ballroom/conference center and the expansion of the existing accessory use area near the tennis courts to a 35,000 square foot spa/recreation building at the southern end of the property. The construction shall be conducted in a single phase commencing no earlier than early summer 2002.
- s. The Marriott at Sawgrass Resort Hotel has benefited St. Johns County for nearly two decades by attracting visitors to this premiere destination resort. The resort offers a wide array of services on-site that continues to attract return visitors who contribute significantly to the local economy. The Players Championship held adjacent to the resort is an annual event prompting visitors from around the world to St. Johns County.

Presently, the hotel only has 8,000 square feet to handle social functions enabling only sit down dinners of 450 people comfortably. Marriott at Sawgrass constantly receives request from charitable groups, the symphony, the Rotary Club and other civic organizations for dinners numbering 600 to 700 or larger. Further, the TPC reception is being restricted due to space limitations because northern St. Johns County does not contain a facility that can accommodate the TPC's needs. This proposed expansion would fulfill the need for the benefit of St. Johns County. The expansion of the spa/recreation center provides an excellent amenity for the resort's guests and addresses the demand for additional first class facilities in St. Johns County.

The proposed expansion of existing facilities is necessary in order to maintain a competitive level of service for future visitors to the County. As time goes by, the hotel finds itself lacking sufficient conference space and on-site amenities to continue to meet the demands of its visitors. This proposed expansion will allow the hotel to:

- Better accommodate PGA Tour-related activities such as The Players Championship;
- Create a larger venue for conventions and meetings thereby increasing St. Johns County's attractiveness for future events;
- Facilitate expansion utilizing existing developed surfaces instead of impacting undeveloped land ("infill development"); and
- Allow for more public space to accommodate existing hotel guests.

This modification does not reflect an increase in hotel rooms, merely an increase in existing accessory space serving the resort hotel and resort condominiums to better accommodate visitors to St. Johns County allowing them to enjoy their stay and encourage them to return.

- t. A description of any waivers, variances, or deviations from the St. Johns County Land Development Code is included with this Application for Major Modification as Exhibit E. It includes justifications for such waivers, variances, or deviations.
- u. The Owners of Marriott at Sawgrass Resort Hotel hereby agree to bind all successors and assigns in title to the commitments and conditions of the Master Development Plan.

Waivers, Variances and Deviations from Code

Requested waiver from Section 5.03.02.G(1)(k)'s requirement for the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS) and a map depicting the location of upland forest and wetland vegetation. The proposed modification will not remove any natural vegetation or otherwise change the land use cover on the project site. The ballroom/conference expansion will be constructed atop an existing parking lot and the ancillary recreation facility will be built upon an existing tennis court facility.

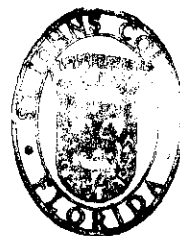
Requested waiver from Section 5.03.02.G(1)(g)'s requirement for calculating the parking requirement for the entire project, not just the additional square footage contained in this modification. Calculation of the parking demand for a conference hotel using the high end of the range defined by Parking Generation (ITE, 1985) results in an average demand of approximately 460 parking spaces. The resort hotel has operated to date with 553 on-grade parking spaces. For the past twenty years, the existing parking spaces have been found to accommodate the resort hotel splendidly for at least 360 days of the year. The resort hotel only has a problem accommodating the unusually high parking demand that occurs during The Tournament Players Championship Week. However, even the parking demand during TPC week is accommodated entirely on site by use of existing sod lawn areas. It is reasonable to assume that the existing parking supply is adequate and therefore only parking directly related to the functional square footage of the additional ballroom/conference and spa/recreation facilities should be evaluated against the requirements of the current St. Johns County Land Development Code.

Furthermore, the Code requirement for 1 parking space for every 300 gross square feet of building is not complimentary to the Ponte Vedra/Palm Valley Coastal Corridor Overlay District. By adhering to this standard, the resort hotel would create superfluous spaces that are not necessary. For example, a person using the fitness area will not simultaneously be in the locker room, corridors or back of house spaces. A person attending a conference will not utilize the corridor and the ballroom at the same time. It is unnecessary to include the square footage of locker rooms, lounge, corridors and back of house when computing parking demand. No one will use the recreation facility solely for its hallways or remain only in the locker rooms during their entire visit. A majority of the users will have already parked in the hotel lot when they checked into the resort. By eliminating redundant spaces and only providing spaces that are to be actively utilized by separate users (ballroom, pool, office, sales, image, fitness, treatment area), the County prevents unnecessary parking allowing for a more natural setting with less impervious surfaces.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FL
02 MAY - 2 PM 1:34
CHERYL STRICKLAND
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF April 20 02
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: Robin S. Platt DC



DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET



HISTORIC PRESERVATION BOARDS
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

March 15, 2002

Honorable Cheryl Strickland
Clerk to Board of Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated March 14, 2002 and certified copy of Ordinance No. 2002-17, which was filed in this office on March 15, 2002.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

RECEIVED
FEB 22 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **LINDA Y MURRAY**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a

NOTICE OF PROPOSED CHANGE & MAJOR MODIFICATION

In the matter of

CABALLOS DEL MAR & SAWGRASS RESORT HOTEL/PLAYERS CLUB

in the Court, was published in said newspaper in the issues of

FEBRUARY 20, 2002

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 20TH day of **FEBRUARY** 2002
by Linda Y Murray who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRES 02/28/05

(Signature of Notary Public)

(Seal)

Zoe Ann Moss

NOTICE OF PROPOSED CHANGE (NOPC) TO THE CABALLOS DEL MAR DRI AND A MAJOR MODIFICATION TO THE MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PLANNED UNIT DEVELOPMENT (PUD).

NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency and Board of County Commissioners of St. Johns County will consider a Notice of Proposed Change to the previously approved Caballos Del Mar Development of Regional Impact (DRI) and a Major Modification to the Player Club Planned Unit Development (PUD).

THE PLANNING AND ZONING AGENCY PUBLIC HEARING WILL BE HELD on Thursday, March 7, 2002, at 1:30 p.m. to consider and make recommendations to the Board of County Commissioners on whether the proposed change(s) constitutes a Substantial Deviation to the Restated Development Order 83-36, thus requiring further review. The Planning and Zoning Agency will, at the same meeting, consider and make recommendations to the Board of County Commissioners on a related Major Modification to the Marriott at Sawgrass Resort Hotel/Players Club Planned Unit Development (PUD) Ordinance 75-15, as amended. It is anticipated that one or more members of the Board of County Commissioners of St. Johns County may attend and participate in this meeting.

THE BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING will be held on Tuesday, March 12, 2002, at 1:30 p.m. to consider and take action on a Resolution of the County of St. Johns, State of Florida, modifying the Caballos Del Mar Development Order as previously approved by Resolution 83-36, as amended, finding the modifications are consistent with 2015 St. Johns County Comprehensive Plan, Ordinance 2000-34, as amended and consistent with the St. Johns County Land Development Code, Ordinance 99-51, as amended; finding that the modifications do not constitute a substantial deviation; and providing for effective dates.

Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida.

To consider a Major Modification and NOPC for an expansion of existing Resort/Hotel for accessory ballroom, retail and spa facilities.

The Notice of Proposed Change (NOPC) to the Caballos Del Mar Development of Regional Impact (DRI) and the Major Modification to the Marriott at Sawgrass Resort Hotel/Players Club Planned Unit Development files are available for review by the public in the Planning Division located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing, and all interested parties shall be granted an opportunity to be heard at said public hearing.

EXHIBIT "A"

A PART OF THE CHRISTINA HILL OR FITCH GRANT, SECTION 50; A PART OF THE CHRISTINA HILL OR FITCH GRANT, SECTION 51, AND PART OF THE HILL OR FITCH OR SANCHEZ GRANT, SECTION 52, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF T.P.C. BOULEVARD (THE SAME BEING PARCEL "A" AS PLATTED BY THE SUBDIVISION OF WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 89 DEGREES 19'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF T.P.C. BOULEVARD, A DISTANCE OF 230.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 700.36 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 38'36" WEST AND A CHORD DISTANCE OF 138.80 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS 683, PAGE 107 OF THE AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 38'23" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 1,165.93 FEET TO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS 1026, PAGE 1442 OF THE AFORESAID PUBLIC RECORDS; THENCE AROUND SAID LAND THE FOLLOWING THREE COURSES: 1) NORTH 83 DEGREES 07'6" WEST A DISTANCE OF 41.00 FEET; 2) SOUTH 06 DEGREES 38'23" WEST A DISTANCE OF 41.00 FEET; 3) SOUTH 83 DEGREES 07'16" EAST A DISTANCE OF 41.00 FEET; THENCE SOUTH 06 DEGREES 38'23" WEST A DISTANCE OF 8.77 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN EXHIBIT "B"; THENCE SOUTH 85 DEGREES 39'43" WEST ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1,369.52 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND KNOWN AS THE T.P.A. MAIN GOLF COURSE PARCEL AS DESCRIBED IN EXHIBIT "B" OF SAID PUBLIC RECORDS 405, PAGE 291 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID LANDS THE FOLLOWING FOUR COURSES: 1) NORTH 20 DEGREE 15'30" EAST A DISTANCE OF 90.54 FEET; 2) NORTH 3 DEGREES 31'20" EAST A DISTANCE OF 287.23 FEET; 3) NORTH 16 DEGREES 01'00" WEST A DISTANCE OF 626.17 FEET; 4) NORTH 62 DEGREES 00'20" WEST A DISTANCE OF 293.92 FEET; THENCE NORTHEASTERLY ALONG THE WESTERLY LINES OF THE LANDS DESCRIBED IN EXHIBIT "A" OF OFFICIAL RECORDS 683, PAGE 107 THE FOLLOWING TWO COURSES: 1) NORTH 17 DEGREES 16'38" EAST A DISTANCE OF 624.82 FEET; 2) NORTH 20 DEGREE 30'00" EAST A DISTANCE OF 897.20 FEET TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF T.P.C. BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF T.P.C. BOULEVARD THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 750.00 FEET, AN ARC DISTANCE OF 449. FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 32 DEGREES 49'03" EAST AND A CHORD DISTANCE OF 442.33 FEET TO A POINT OF TANGENCY; 2) SOUTH 35 DEGREES 40'00" EAST A DISTANCE OF 777.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

NORTHEASTERLY HAVING A RADIUS OF 700.36 FEET;
3) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE
AN ARC DISTANCE OF 516.94 FEET, SAID ARC BEING
SUBTENDED BY A CHORD BEARING OF SOUTH 56
DEGREES 48'42" EAST AND A CHORD DISTANCE OF
505.28 FEET TO THE POINT OF BEGINNING.
CONTAINING 62.045 ACES, MORE OR LESS.

**NOTICE TO PERSONS NEEDING SPECIAL
ACCOMMODATIONS AND TO ALL HEARING IMPAIRED
PERSONS:** In accordance with the Americans with
Disabilities Act, persons needing a special accommodations
or an interpreter to participate in this proceeding should
contact David Halstead, ADA Coordinator, at (904) 823-2500
or at the County Administration Building, 4020 Lewis
Speedway, St. Augustine, Florida, 32084. For hearing
impaired individuals: Florida Relay Service: 1-800-955-8770,
no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with
respect to any matter considered at the meeting or hearing,
he will need a record of the proceedings and for such
purpose he may need to ensure that a verbatim record of
the proceedings is made, which record includes the testi-
mony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial
rules of procedures. Interested parties should limit contact
with the Board of County Commissioners or the Planning
and Zoning Agency members on this topic, except with
compliance with resolution 95-126, to properly noticed public
hearings or to written communication care of St. Johns
County Planning Division, P.O. Drawer 349, St. Augustine,
Florida 32085.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, CLERK
PLANNING AND ZONING AGENCY
OF ST. JOHNS COUNTY, FLORIDA
By: DAVID WILES, CHAIRMAN
L371-2 Feb 20, 2002**