

RESOLUTION NO. 85-128

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, DETERMINING THAT CERTAIN CHANGES IN THE DEVELOPMENT KNOWN AS PLAYERS CLUB AT SAWGRASS ARE NOT SUBSTANTIAL CHANGES AND MODIFYING THE DEVELOPMENT ORDER AND PUD 75-15 TO INCORPORATE THOSE CHANGES.

WHEREAS, on July 8, 1975 a Development of Regional Impact Order (the "Development Order") was issued by the Board of County Commissioners of St. Johns County authorizing development of the property then known as Caballos del Mar and now known as the Players Club at Sawgrass and Marsh Landing at Sawgrass (the "Property"); and

WHEREAS, pursuant to St. Johns County Ordinance 75-15, the Property was rezoned to PUD; and

WHEREAS, by application dated August 15, 1985 (the "Application"), Arvida Corporation (the "Applicant") has requested approval of certain modifications in the land use plan for the Players Club at Sawgrass;

NOW THEREFORE be it resolved by the Board of County Commissioners of St. Johns County, Florida;

1. The modifications to the Development Order requested by the Applicant in the Application are hereby found not to be substantial deviations as defined in Section 380.06(17) Florida Statutes, as the changes do not create a reasonable likelihood of additional adverse regional impact or any other regional impacts not previously reviewed by the regional planning agency.

2. The modifications to the PUD requested by the Applicant in the Application are hereby found to be minor adjustments to PUD 75-15, in compliance with the criteria set forth in Section 8-2-4 of the St. Johns County Zoning Ordinance.

3. The development, as modified, is consistent with the adopted St. Johns County Comprehensive Plan and all other development laws and regulations of the county.

4. The land use plan for the Players Club at Sawgrass revised as of August 15, 1985 prepared by BH&R Planning Group, Inc. and attached to this Resolution as Exhibit A and the Application attached to this Resolution as Exhibit B, and the changes described therein are hereby adopted and approved as modifications to the Development Order and PUD 75-15.

5. Except as modified by this Resolution, the Development Order, and PUD 75-15, as previously modified shall remain in full force and effect.

6. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT ST. JOHNS COUNTY, FLORIDA THIS 24 DAY OF September, 1985.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: 
Chairman

ATTEST:

Carl "Bud" Markel, Clerk

By: 
Deputy Clerk

EXHIBIT B TO RESOLUTION

APPLICATION FOR MODIFICATION OF PUD NO. 75-15 AND DRI DEVELOPMENT ORDER FOR PLAYERS CLUB AT SAWGRASS

This application for modification of the approved DRI Development Order for the Players Club at Sawgrass (the "Development Order") and of PUD ordinance 75-15 (the "PUD") is submitted by Arvida Corporation (the "Applicant") and consists of a proposed resolution (the "Resolution"), a map prepared by BH&R Planning Group, Inc. revised as of August 15, 1985 and identified as Exhibit A to the Resolution (the "Proposed Master Plan") and this text identified as Exhibit B to the Resolution (the "Text"). The Applicant, as developer of the Players Club at Sawgrass, requests that the Board of County Commissioners modify the Development Order and PUD by adopting the Resolution approving the changes described in this Text and shown on the Proposed Master Plan.

1. Background. The map enclosed with this application and labelled "Existing Master Plan Players Club DRI Approved As Of April 16, 1985" (hereinafter, the "Approved Plan") summarizes all changes in the Development Order and PUD to date including the November 20, 1984 modification and the April 16, 1985 modification. The November 20, 1984 modification converted a 25 acre residential parcel on Solano Road just west of the Oak Bridge Golf Course to a utility site and transferred its 99 units of density to the 17.5 acre site on Solano Road just east of the Oak Bridge Golf Course. The April 16, 1985 modification shifted the boundaries of the resort hotel and shifted 230 units of residential density to the south end of the resort hotel complex. The April 16, 1985 modification also specified that the resort hotel would contain 350 rooms and that these rooms would count against the overall residential density cap of 4800 units on a one-for-one basis. The Approved Plan is submitted with this application for ease of comparison with the Proposed Master Plan.

Under the Approved Plan the developer was to construct an additional nine hole golf course between the existing TPC golf course and the existing Oak Bridge golf course. The developer now recognizes, however, that three full eighteen hole golf courses on the Players Club property will be required to satisfy the demand for golf access within the Sawgrass community. As a result, the primary purpose of this application is to obtain approval of an expansion and relocation of the third and final golf course to be constructed on the Players Club property.

Several other changes to the land use plan are triggered by the expansion and relocation of the new golf course. First, the new golf course will reduce overall density within the project and require reconfiguration of some of the residential pods. Second, the site of the new utility plant must be changed in accordance with a master water and sewer plan recently completed by St. Johns Service Company in response to the developer's revised land plan. Finally, now that the location of the new course is known it is possible to designate the remaining preservation acreage in accordance with the Development Order. In addition to addressing the changes discussed above, this application will address several minor "clean-up" matters.

2. Expansion and Relocation of New Golf Course. The Applicant requests approval of expansion of the third golf course from nine holes to eighteen holes to be constructed in

the general location depicted on the Proposed Master Plan. The new course will be playable from the existing TPC club house and will include a remote starting facility in the vicinity depicted on the Proposed Master Plan. As provided in Section 6 of the Development Order, the new course will accept treated sewage effluent for spray irrigation. Present plans call for the new course to be owned and operated as a private membership course by the PGA tour in conjunction with the existing TPC course.

3. Reduction of Overall Project Density. Because the additional nine holes of the golf course will consume approximately 60 acres of land previously designated for residential use it is necessary to reduce the total number of residential units within the project to maintain appropriate densities. As the average density within the relevant portion of the project is approximately four units per acre, the Applicant requests that the approved density cap be lowered by 251 units from 4800 units to 4549 units.

4. Reconfiguration and Redesignation of Residential Pods. Expansion of the new golf course required reconfiguration and redesignation of the residential pods lying west of TPC Boulevard and north of the TPC course and the residential pods around the TPC course except for those pods north of the 20 acre commercial tract lying east of the TPC course. The Applicant requests approval of the configuration, designation and densities of these pods as depicted on the Proposed Master Plan.

5. Relocation of Utility Site. Based upon the location of the residential areas remaining to be developed under the Proposed Master Plan and its proximity to the new course, St. Johns Service Company has determined that the 18 acre site at the extreme south end of the project is the most desirable site for its proposed new plant. Therefore, the Applicant requests that the utility site be shifted from its present location on Solano Road to the 18 acre site depicted as a utility site on the Proposed Master Plan. The 25 acre site depicted as a utility site on the Approved Master Plan will be redesignated as a patio home site in accordance with the Proposed Master Plan.

6. Designation of Preservation Area. Under Section 3 of the Development Order the developers of the Players Club at Sawgrass and Marsh Landing at Sawgrass are each required to preserve 25 acres of "lowland hardwood associations, or oak palm hammocks" in addition to acreage already preserved in existing developed areas. The 25 acre site located at the southwest corner of the project and designated "preservation" on the Proposed Master Plan contains the appropriate vegetative mix. In addition, it is buffered from high traffic areas by the new golf course and the TPC course. This makes it an ideal site to preserve in a natural, undeveloped state. As a result, the Applicant submits this site as the preservation area satisfying its portion of the requirement for additional preservation under Section 3 of the Development Order.

7. Miscellaneous.

a. Community Support Site. Under Section 12 of the Development Order, the Applicant is required to reserve a 13.6 acre site for community support. The site designated as "school" and "fire station" on the Approved Master Plan is incorrectly depicted thereon as containing 11.1 acres. In fact, the site contains 13.6 acres by metes and bounds legal description. Therefore, the Applicant has shown the site as a 13.6 acre site on the Proposed Master Plan and has changed the designation to the more appropriate "Community Support" designation.

b. Acreage Designations. The Approved Master Plan in some cases depicts parcel acreages to the nearest 1/100th of an acre. This gives the impression that the conceptual master plan is more accurate than it is. To correct this and simplify the master plan the Proposed Master Plan depicts all acreages rounded to the nearest whole acre. Parcel densities have been adjusted up or down accordingly.

c. Commercial Village Center. The Approved Master Plan depicts a 9.6 acre commercial tract west of the 30 acre Commercial Village Center as a separate parcel. This is misleading as the tract is currently being developed as part of the Sawgrass Village Executive Center as an extension of the Village Center. Therefore, the Proposed Master Plan shows this area together with the Commercial Village as one contiguous tract.

d. Players Club Units I-V. The Approved Master Plan depicts the area northeast of TPC Boulevard north of Water Oak and south of Alta Mar Drive as a 68 acre patio lot area containing 265 units. In fact, this area contains approximately 96 acres. Of the 96 acres, 7 acres are designated as a 28 unit patio home project. The remaining 89 acres are planned for development as 237 single family lots. The Proposed Master Plan correctly depicts the uses of these areas.

e. Recreation Area. The Proposed Master Plan depicts a 6 acre recreation area on Alta Mar Drive that will contain a softball field, soccer field, playground and other similar amenities.

f. Distinction Between Residential Categories. As the distinction between patio homes (PH) and patio lots (PL) and the distinction between single family homes (SFH) and single family lots (SFL) has no present significance under the Development Order, PUD or Zoning Code the Proposed Master Plan drops these distinctions. All patio home and patio lot areas are depicted as patio homes. All single family home and single family lot areas are depicted simply as single family.

g. Discrepancy Between Density Subtotals and Density Cap. Under the Approved Master Plan the density summaries for various categories of use sum to a total of more than the approved density cap of 4800 units. This has been corrected on the Proposed Master Plan so that the sum of approved densities for all residential categories equals the proposed new density cap of 4549 units. However, as a result of the discrepancy in the Approved Master Plan the summary of changes in land use set forth in Section 8 below will contain a similar discrepancy between density changes within the various categories and the overall density change.

8. Summary of Land Use Changes. A summary of the changes in land use requested in this application is provided below:

(APPROXIMATE ACREAGES)

<u>Land Use</u>	<u>Approved Master Plan</u>		<u>Proposed Master Plan</u>		<u>Change</u>	
	<u>Acres</u>	<u>Units</u>	<u>Acres</u>	<u>Units</u>	<u>Acres</u>	<u>Units</u>
Golf Course	60	9 holes	120	18 holes	60	9 holes
Single Family	292	725	293	775	1	50

Multi-Family	96	1716	158	1813	62	97
Patio Homes	363	1716	252	1200	(111)	(516)
						(369)
						(251)

As the table above demonstrates, the change in residential land use can be characterized as a relatively large reduction in patio home acreage and density accompanied by a small increase in both multi-family and single family acreage and density resulting in an overall reduction in density of 251 units.

Under the criteria set forth in Section 380.06 of the Florida Statutes, the requested changes are presumed not to be substantial deviations because there is no increase in the number of dwelling units, there is no major redistribution of density, there is no decrease in the area set aside for common open space and there is no increase in the floor area proposed for non-residential use. Finally, the changes described above do not create a reasonable likelihood of additional adverse regional impact or any other regional impact created by the changes which has not previously been reviewed by the regional planning agency.

The changes proposed in this application also constitute a minor deviation from PUD Ordinance 75-15 under the criteria set forth in Section 8-2-4 of the St. Johns County Zoning Ordinance because they result in fewer dwelling units and the same amount of non-residential floor area and the open space remains in the same general location and in the same general amount. The buildings have the same number of stories and floor area and the roads and drives follow approximately the same course as presently approved within the PUD.

9. Adoption of Proposed Master Plan. The Applicant hereby requests that the County adopt the modifications described above and adopt the Proposed Master Plan attached as Exhibit A to the Resolution as the Approved Master Plan from the effective date of the Resolution. The Applicant also requests that the Board of County Commissioners determine that the foregoing changes are not substantial deviations to the Development Order in accordance with Section 380.06(17) of the Florida Statutes, and that they are a minor modification to PUD 75-15 in accordance with Section 8-2-4 of the St. Johns County Zoning Ordinance.

Based on the foregoing explanations and descriptions, Arvida Corporation hereby requests that the information contained in this application and on the attached land use plan be reviewed by the St. Johns County Planning and Zoning Board and that the enclosed Resolution be adopted by the Board of County Commissioners of St. Johns County incorporating the requested modifications.

ARVIDA CORPORATION

By: _____

The St. Augustine Record
PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
Virginia L. Goodrich _____ who on oath says that he is
Advertising Manager _____ 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 Public Hearing _____
_____ in the matter of _____
Proposed Resolution _____
_____ in the _____ Court,
was published in said newspaper in the issues of _____
September 9, 1985 _____

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

Sworn to and subscribed before me Virginia L. Goodrich
this 10th day of September
A.D. 19 85
Jan Ann Jones
(SEAL) Notary Public

NOTICE OF PUBLIC HEARING ON PROPOSED RESOLUTION
NOTICE is hereby given that a public hearing will be held on the 10th day of September, 1985, at 1:00 P.M. by the Board of County Commissioners, St. Johns County, Florida in the County Administration Building, 100 South Florida Street, St. Augustine, Florida.
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THAT CERTAIN PARCELS IN THE SAID COUNTY BE DESIGNATED AS PLAYERS CLUB AS SHOWN ON THE MAPS AND SUBSTANTIAL DEVELOPMENT THEREON IS NOT CONTINGENT UPON THE PAYMENT OF ADDITIONAL MONEY TO THE COUNTY OF ST. JOHNS TO BE USED FOR THE PURCHASE OF THE SAID PARCELS.
The proposed resolution is available in the office of County Planning, County Administration Building, 100 S. Fla. St., St. Augustine, Florida, and may be reviewed by parties in interest prior to said public hearing, and all parties in interest shall be afforded an opportunity to be heard at said public hearing.
DATED THIS 9th DAY OF SEPTEMBER, 1985.
By: _____
Notary Public
A person is prohibited from practicing as a notary public in the State of Florida unless he or she is duly qualified and has taken the oath of office and filed a bond with the Secretary of State in accordance with the provisions of Chapter 473, Florida Statutes, which laws govern the practice and procedure upon which the official is to be held.
1985 Sept. 9, 1985