

RESOLUTION NO. 85-33

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR PLAYERS CLUB AT SAWGRASS
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 75-3

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

Section 1: Pursuant to a letter request dated *FEBRUARY*
7, 1985, submitted by Tournament Players Association
in accordance with Section 8-3 of the St. Johns County
Zoning Ordinance, and subsequent review and approval by
the St. Johns County Planning and Zoning Agency, the Final
Development Plan attached hereto as Exhibit A is hereby
approved in reliance upon, and in accordance with, the
representations and statements made in written submission
attached hereto as Exhibit B *all of which are incorporated by*
reference herein

PASSED AND ADOPTED this 5 day of MARCH,
1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Ray Wilson*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Cheryl Kent*
Deputy Clerk



Prosser, Hallock & Kristoff, Inc.

Planners and Engineers

HAND DELIVERED

February 4, 1985

St. Johns County Planning
& Zoning Board
Post Office Drawer 349
St. Augustine, Florida 32084

Re: Final Development Plan
Player's Club at Sawgrass
Reference No. 85-008

Dear Board Members:

On behalf of the Tournament of Players Association, we are submitting for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a Final Development Plan (the "Final Development Plan") for the addition to the Tournament Players Association (TPA) headquarters office. The parcel is located wholly within Planned Unit Development (PUD) (Ordinance 75-3) and that parcel within the PUD approved as "TPC Golf Course".

The area of Final Development Plan also encompasses the existing TPA headquarters and associated parking and infrastructure. This facility was constructed prior to the actual implementation of Final Development Plan procedures in St. Johns County. Therefore, after discussion with staff, it was agreed that the inclusion of the already built structures would be beneficial for the County's records. The Final Development Plan area includes six (6) acres and consists of 23,850 square feet of office as well as seventy-six (76) off-street parking spaces. Also, enclosed are five (5) copies of the Final Development Plan and written statement (Exhibit "B") which addresses compliance with Section 8-4, of the St. Johns Zoning Ordinance, and formal Resolution for approving this Final Development Plan.


8386 BAYMEADOWS ROAD · SUITE 5 · JACKSONVILLE, FLORIDA 32216 · 904/739-3655

St. Johns County
Planning & Zoning Board
February 4, 1985
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If necessary, we would be glad to meet with staff to review our proposal. Please advise as to the scheduled hearing dates.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.



Richard C. Prosser, AICP
President

RCP/dlv

Enclosures: Final Development Plan (Exhibit A)
Compliance Statement (Exhibit B)
Form of Resolution (Exhibit C)

cc: Mr. Vernon Kelly
Tournament Players Association
w/enclosures as stated

EXHIBIT "B"

STATEMENT OF COMPLIANCE

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., the Covenants and Restrictions, and the following text regarding compliance with Section 8-4, are submitted for your consideration.

The statements and declarations contained herein are incorporated by reference in the Final Development Plan and shall not be amended without approval of the Board of County Commissioners of St. Johns County.

8-4-1 Density of Development.

The total ground area occupied by buildings and structures shall not exceed 35 percent of the total ground area of the PUD devoted to the approved use.

8-4-2 Open Space.

The Final Development Plan depicts lake area and TPC Golf Course fringe areas within the Property which are to be utilized as open space or "Common Areas".

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restriction.

All development which is to occur within the Property will comply with the spirit and intent of the Zoning Ordinance. There will be no residences on the property.

8-4-4 Project Size.

The PUD (Ordinance 75-3) consists of more than 20 acres.

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

The open space surrounding and within the Final Development Plan is primarily that which is a part of the Tournament Players' Club. There are volumes of legal documents already included as a part of the public records which assure the preservation and maintenance of the course/open space for the foreseeable future.

8-4-6 Access.

As graphically depicted on the Final Development Plan, the access to the office comes off of the entrance road to the Tournament Players' Club and ultimately from TPC Boulevard which intersects both with First Coast Highway and Solano Road.

8-4-7 Privacy.

In that the office building being proposed is the expansion of a national headquarters for one of the Nation's most popular professional sports, privacy is not a relevant issue.

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.
- c. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal. Location of the fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plans.
- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground. Also shown on the Final Development Plan are general drainage arrows facilitating proper drainage of storm waters and preventing erosion and the formation of dust.
- e. No public streets and roadways are included in the project.

9-1-1 Drainage.

The general drainage plan for the Property so as to prevent damage to abutting parcels and streets is graphically depicted on the Plan.

9-1-2 Separation from Walkway and Street.

There will be no pedestrian walkways adjacent to the streets as depicted on the plan. Pedestrian access to and from the

buildings will be terminated within the off-street parking areas.

9-1-3 Entrances and Exits.

The location and design of the entrances and/or exits to all streets and TPC Boulevard will be in accordance with County Specifications.

9-1-4 Interior Drives.

As shown on the Final Development Plan, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces.

As shown on the Final Development Plan, there will be marked parking spaces.

9-1-6 Lighting.

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.

Landscaping will be included which will provide for partial screening.

9-2 Location.

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking; Numbers Required.

The Property will be used for business offices. The existing headquarters building encompasses approximately 14,850 square feet and the proposed addition encompasses 9,000 square feet for a total office area of 23,850 square feet. It is anticipated that no more than 56 employees will be located in the total headquarters building (existing plus addition). Therefore, in accordance with Section 9-3-1 (o), 75 parking spaces are provided: 48 for building gross area and 28 for employees.

9-4-1 Off-Street Loading Requirements.

One off-street loading space will be provided in accordance with Section 9-4-1. The space will be marked and suitable for small delivery vehicles.