

RESOLUTION NO. 85- 59

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 March 19, 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 Zone 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 revised land use plan for the Players Club at Sawgrass dated March 19, 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 16 DAY OF April, 1985.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: 

ATTEST:

Carl "Bud" Markel

By: 

Deputy Clerk

EXHIBIT B TO RESOLUTION

APPLICATION FOR MODIFICATION OF PUD #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. dated March 19, 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 modifications requested in this Application pertain to land use within that portion of the Players Club at Sawgrass lying south and west of TPC Boulevard, east and northeast of the Tournament Players Championship Golf Course and north of the TPC parking area (the "Subject Property"). A copy of the land use plan for the Players Club at Sawgrass as previously approved under the Development Order and PUD (the "Approved Master Plan") was submitted with this Application. The Subject Property is roughly outlined in red on the Approved Master Plan submitted with this Application. The multi-family tracts within the Subject Property are currently approved for development of 581 residential units. These multi-family areas include the existing Players Club Villas Condominium project (101 residential units) and the proposed Life Care facility (250 residential units). Together, these two projects will use 351 of the approved multi-family residential units within the Subject Property, leaving 230 residential units for future development. The location of the Players Club Villas Condominium project and proposed Life Care facility is shown on the Proposed Master Plan attached as Exhibit B to the Resolution. The purpose of this Application for Modification of the Development Order and PUD is to alter the location of the resort hotel and to shift the remaining 230 multi-family residential units to that portion of the Subject Property south of the resort hotel. This modification also provides some additional information as to the nature of the resort hotel.

2. Modification of Location of Resort Hotel and Multi-Family Residential Units. The Applicant seeks to shift the location of the site of the resort hotel shown on the Approved Master Plan to the northwest in order to set the resort hotel back from TPC Boulevard approximately an additional 300 feet. The new location of the resort hotel is depicted on the Proposed Master Plan. The remaining 230 multi-family units will be shifted to that portion of the Subject Property lying south and southeast of the new location of the resort hotel and north and west of areas currently approved for commercial development. This tract consists of land previously designated for the resort hotel and the 12.4 acre resort villas tract. This modification does not increase or decrease the number of approved dwelling units or increase the acreage or square footage of commercial space approved within the development.

3. Description of Resort Hotel. The new location of the resort hotel is shown on the Proposed Master Plan. The resort hotel will consist of a 350 room hotel with the

activities and uses normally associated with a first class resort hotel including but not limited to restaurants, lounges, shops, support facilities, swimming pools, tennis center and pro shop. The current building height restriction of 70 feet for the resort hotel will be honored. Access to the resort hotel will be provided via an entrance off TPC Boulevard in the same general location as shown on the Approved Master Plan.

4. 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.

5. Discussion. 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 or decrease in the number of dwelling units, there is no major redistribution of density, there is no increase or 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 any 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 the same number of dwelling units and floor area, 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 courses as presently approved within the PUD.

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: Bruce E. Smith 3/19
Bruce E. Smith,
Director of Development