

RESOLUTION NO. 85-76

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY
STATE OF FLORIDA, APPROVING A MODIFICATION OF THE FINAL
DEVELOPMENT PLAN FOR A PORTION OF SAWGRASS
VILLAGE OFFICE PARK KNOWN AS P.V. HEALTHCARE ASSOCIATES' SITE
AND LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE NO. 75-15

Be it resolved by the Board of County Commissioners
of St. Johns County, Florida:

Section 1: Pursuant to a request for approval made
by P.V. Healthcare Associates 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 modified Final Development Plan for
the P.V. Healthcare Associates' site within the Sawgrass
Village Office Park attached hereto as Exhibit A is hereby
approved in reliance on and in accordance with the
representations and statements made in the written
submission statement attached hereto as Exhibit B. This
Final Development Plan modifies the original Final
Development Plan for this site recorded in PUD Book B,
at page 526 and in PUD Drawing Book 3 at page 18, of the
Official Public Records of St. Johns County, Florida,
to the extent of any conflict therewith.

PASSED AND ADOPTED this 21 day of May,
1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Harry Wald*
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

EXHIBIT B TO THE RESOLUTION

MODIFICATION OF
FINAL DEVELOPMENT PLAN

FOR

A PORTION OF SAWGRASS

VILLAGE OFFICE PARK

WITHIN THAT PORTION OF THE PUD 75-15 NAMED

PLAYERS CLUB AT SAWGRASS

P.V. Healthcare Associates

Submitted March _____, 1985

P. V. Healthcare Associates hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, this modification to the final development plan (the "Final Development Plan") for the Medical Center and Wellness Center to be located on a portion of the Sawgrass Village Office Park (the "Property"). The Final Development Plan consists of a one page map identified as Exhibit A to the Resolution and this Text identified as Exhibit B to this Resolution. The original Final Development Plan for the property is recorded in PUD Book B, page 426, and in PUD Drawing Book 3 at page 18 of the Official Public Records of St. Johns County, Florida. As originally conceived and approved, the medical center depicted on Exhibit A of the original final development plan for the Property consisted of a 3,000 sq. ft. emergency medical clinic in the Medical Office Center. It now appears, however, that it may be necessary for the developer to add additional general office space to the medical center in order to financially support the expense of installing an elevator to serve the second floor medical offices. As a result, P. V. Healthcare Associates hereby requests that the Planning and Zoning Board and Board of County Commissioners approve a modification to the original final development plan to allow P. V. Healthcare Associates the option of adding 3,000 sq. ft. of medical, business or professional office space to the medical center and to go forward with addition to the Wellness Center shown as "future expansion" on the original final development plan. The additional office space will be located generally as shown on Exhibit A to the Resolution. If the additional 3,000 sq. ft. of office space is added, an additional 15 parking spaces (i.e. 1 parking space for each 500 sq. ft. of office plus 1 space for every two employees) will be necessary. The location of the proposed additional parking area is shown on Exhibit A to the Resolution.

No other changes in the original final development plan are requested, either in the text, map or declaration of covenants and restrictions which were incorporated into that plan.