

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR VICAR'S LANDING LIFE CARE FACILITY
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 75-8

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

SECTION 1: Pursuant to a request for approval made by Arvida Corporation 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 the written submission statement attached hereto as Exhibit B and the sections of the Declaration of Covenants and Restrictions as set forth in Exhibit C and listed on Exhibit D all of which are incorporated by reference into the Plan.
PASSED AND ADOPTED this 7th day of January, 1986.

*as supplements
by attached letter
dated November 18, 1985*

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Francis M. Boubaker
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Christy Kent
Deputy Clerk

Adopted Regular Meeting

January 7, 1986

Effective:

January 7, 1986

EXHIBIT B

FINAL DEVELOPMENT PLAN
FOR
VICAR'S LANDING LIFE CARE FACILITY
WITHIN THE PUD NAMED
PLAYERS CLUB AT SAWGRASS

Life Care Pastoral
Services, Inc.

November 7, 1985

Life Care Pastoral Services, Inc. hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, the final development plan (the "Final Development Plan") for a Life Care facility to be known as Vicar's Landing (the "Property"). Life Care Pastoral Services, Inc. has an option to purchase the Property from Arvida Corporation and this application is submitted with the consent of Arvida Corporation. Arvida Corporation, however, reserves the right to vacate this Final Development Plan in the event that Life Care Pastoral Services, Inc. does not acquire the Property pursuant to its option.

The Final Development Plan consists of a one page map identified as Exhibit A to the Resolution, this text identified as Exhibit B to the Resolution, copies of the applicable Sections of the Declaration of Covenants and Restrictions identified as Exhibit C and a list of those sections of the Covenants specifically incorporated into the Final Development Plan identified as Exhibit D to the Resolution. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15, and known as the Players Club at Sawgrass. The area encompassed by this Final Development Plan is located South of TPC Boulevard just west of the hotel being developed by the Patton Group. The Property is designated for multi-family development with a total density of up to 250 units.

The improvements to be constructed on the Property pursuant to this Final Development Plan include 250 residential living units, a 60 bed nursing home facility and an approximately 50,000 square foot community center. The residential living units will be contained in 2-story and 3-story apartment buildings and 1-story cluster homes.

Footprints of all proposed buildings, including the cluster homes are shown on Exhibit A. The footprints of some or all of the cluster homes, however, may be revised through the design development process and by the addition of attached garages. The developer requests the option to modify the footprints of the cluster homes accordingly without being required to modify the Final Development Plan.

The approximately 50,000 square foot community center will be used to provide community food service and social, health and recreational services for the residents of the Life Care facility. It may also accommodate facilities such as a mail room, beauty shop, barber shop, banking facilities and other similar establishments for the convenience of the residents of the Life Care facility. The facilities within the community center will be available for use only by the residents of the Life Care facility.

Those sections of the Declaration which are specifically referenced herein are incorporated by reference in the Final Development Plan, shall be made a part of the Final Development Plan and shall not be altered substantially without approval of the Board of County Commissioners of St. Johns County. A list of the sections of the Declaration made a part of the Final Development Plan is provided with this submission and is identified as Exhibit D to the Resolution.

8-4-1 Density of Development

The total ground area occupied by residential buildings and structures in the subdivision shall not exceed 35 percent of the total ground area committed to residential use.

8-4-2 Open Space

Although the Final Development Plan depicts two lakes and a pool for the enjoyment of the residents, these areas will be retained by the developer and shall not be considered "open space" as defined in §8-4-2 of the St. Johns County Zoning Ordinance. The lagoon area constituting part of the master drainage system for the PUD is outside the boundary of this Final Development Plan but is shown for informational purposes. The lagoon area does serve as a passive recreation area and is maintained by the Sawgrass Players Club Association, Inc.

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

The location, size and footprint of all buildings to be constructed within the Property is depicted on Exhibit A. The footprints of the cluster homes may be modified at the developer's option to accommodate design revisions and to allow construction of attached garages without further modification of the Final Development Plan.

As shown on Exhibit A, all structures shall be set back a minimum of 100 feet from TPC Boulevard and 75 feet from the adjacent hotel site.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

Although no open space areas are encompassed by this Final Development Plan, the Declaration assures adequate management and maintenance of the adjacent lagoon area.

- a. The Declaration provides for conveyance of title to the common property to, and ownership by, a duly constituted and legally responsible homeowners association.
- b. Article IV, Section 10 of the Declaration appropriately limits use of the common property.
- c. Article IV, Section 10 of the Declaration assigns responsibility for the management and maintenance of the common property to the homeowners' association.
- d. Article V, Section 1 of the Declaration allows enforcement of the covenants contained therein by the homeowners' association and its board of directors.
- e. Article III, Section 2 of the Declaration permits the subjection of the Property to assessment for its proportionate share of maintenance costs.

8-4-6 Access

There are no single family dwelling units within the Property. Therefore, this Section does not apply.

8-4-7 Privacy

Each dwelling unit will be provided visual and acoustical privacy. Necessary walks and landscaping shall be provided for the protection and aesthetic enhancement of the Property, and to screen objectional views and reduce noise.

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:

Section 9-1-1 Drainage

The drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on Exhibit A.

9-1-2 Separation from Walkway and Street

All off-street parking and loading facilities shall be separated from walkways and sidewalks by appropriate curbing.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets shall be in accordance with County specifications.

9-1-4 Interior Drives

As shown on Exhibit A, interior drives shall comply with the minimum widths required by this Section.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan map, there will be no parking spaces in lots of more than ten.

9-1-6 Lighting

Adequate lighting shall be provided. The lighting shall be designed to minimize glare on adjacent properties.

9-1-7 Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles located within forty feet of any residentially zoned lots.

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

Section 9-3-1 of the zoning ordinance does not address the acquired number of parking spaces for life care facilities. After consultation with county staff members, however, the developer has determined that the maximum number of parking spaces necessary to serve the Property would be 455 spaces allocated as follows:

Residents	375
Visitors	30
Staff	50
	<u>455</u>

As shown on Exhibit A, the developer shall construct 305 of these spaces initially. In addition, the developer shall reserve land for future parking in the areas shown on Exhibit A to allow construction of up to 150 additional spaces if there is a demonstrated need for the additional spaces.

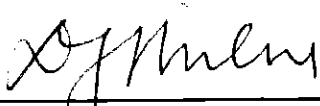
9-4-1 Off-Street Loading Requirements

As shown on Exhibit A an adequate off-street loading area has been provided for the community center.

- c. The Final Development Plan map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the Property are also depicted on the Final Development Plan maps.
- d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. Also shown on the Final Development Plan map are the location and design of the storm sewer facilities serving the Property and the grading and topography of the site facilitating proper drainage of storm waters and preventing erosion and the formation of dust.

- e. Specifications for all street and roadways depicted on the Final Development Plan map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners.

LIFE CARE PASTORAL SERVICES, INC.

By: 

Douglas J. Milne
Member, Board of Directors

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