

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

*Zoning Ordinance and
subsequent review by the
St. Johns
County*

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

Section 1: Pursuant to a letter request dated September 2, 1986, submitted by Tournament Players Association (TPA) in accordance with Section 8-3 of 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 letter dated September 29, 1986 (Additional Information) *all of which are incorporated by reference into the plan and shall be complied with.*

All building code, zoning ordinance, and other land use development regulations of St. Johns County are applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with special provisions of the approved development plan or PUD (PSD) Ordinance. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD (PSD) amendment procedures provided for in the St. Johns County Zoning Ordinance.

PASSED AND ADOPTED this 28 day of October, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Francis M. Boubaker*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

Adopted Regular Meeting:

October 28, 1986

Effective:

October 28, 1986



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

September 2, 1986

St. Johns County Board of Commissioners
ATTN: Rosemary Yeoman
P.O. Drawer 349
St. Augustine, FL 32084

RE: Final Development Plan
Players Club at Sawgrass (#85-085)

Dear Board Members:

On behalf of the Tournament Player's Association (TPA), we are submitting this request for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, Final Development Plan (the "Final Development Plan") for the addition of a scoreboard storage facility; and the expansion of the TPC Clubhouse. The parcel is located wholly within the Planned Unit Development (PUD Ordinance 75-3) and that partial within the PUD approved as "TPC Golfcourse".

The Final Development Plan area encompasses approximately 34 acres which includes the existing clubhouse facility and golfcourse maintenance area and infrastructure. These facilities were constructed prior to the actual implementation of the Final Development Plan procedures in St. Johns County. Therefore, after previous discussions with staff, it was agreed that the inclusion of the already built structures would be beneficial for the county's records. This is referred to in a letter dated February 4, 1985 for the Final Development Plan for the TPA Headquarters Office.


Enclosed are five copies of the Final Development Plan and written statement (Exhibit B) which addresses compliance with Section 8-4, of the St. Johns County Zoning Ordinance, and a formal resolution for approving this Final Development Plan.

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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.

Respectively submitted,

PROSSER, HALLOCK & KRISTOFF, INC.



Richard C. Prosser, AICP
President

RCP/lk

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

cc: Mr. Brent Stenson
Mr. Vernon Kelly
Mr. Steven Durand



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

September 29, 1986

St. Johns County
Board of Commissioners
P.O. Drawer 349
St. Augustine, Florida 32084

Attn: Rosemary Yeoman

Re: Final Development Plan
Player's Club at Sawgrass
Additional Information
PHK Reference Number 86-085

Dear Board Members:

As per staff's request dated September 11, 1986 requesting additional information, please accept the following:

A. Location Depicted on Master Plan Map.

A master plan map depicting the location of the TPC Clubhouse/Maintenance Complex will be provided prior to the Planning Commission meeting on October 2, 1986.

B. Uses of Buildings.

The TPC Club/Maintenance Complex comprises of four (4) primary buildings:

1. The TPC Clubhouse, which comprises of the restaurant and lounge serving both food and alcoholic beverages, a pro shop, clubhouse offices, and health spa and locker room facilities;
2. The TPC Championship Building is primarily occupied by PGA offices and storage for TPC records and promotional materials;

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3. The Golf Course Maintenance Building is primarily used for the storage and repair of golf course maintenance equipment and staff offices;
4. And the Scoreboard Storage Building will be used for the storage of the TPC scoreboard.

C. Parking Areas

All parking areas in the TPC Club/Maintenance Complex are paved except for temporary parking areas which are used during the TPC.

D. Signage

The only signs within the TPC Club/Maintenance Complex are those which are standard informational signs, regulatory signs and/or directional signs. No other signage is located within the TPC Club/Maintenance Complex.

E. Road Widths

All road widths within the TPC Club/Maintenance Complex are twenty (20) feet.

F. Water Mains

The TPC Club/Maintenance Complex is served by a four (4) inch water main which runs adjacent to the Clubhouse entrance road serving the TPC Clubhouse, with a two inch spur serving the golf course maintenance area.

G. Fire Hydrants

Fire hydrants are located in: the west corner of the Clubhouse parking lot, located adjacent to the east side of the Clubhouse complex; and on the west side of the Clubhouse. Also available, is a deep aquifer well located adjacent to the Irrigation Pump House, with 120 P.S.I of pressure.

Player's Club at Sawgrass
September 29, 1986
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If you have any questions concerning the above information or previous informations submitted, please do not hesitate to call myself or Mr. Prosser.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.



Harry Lerner
Planner/Economist

HL/lb

cc: Vernon Kelly
Steven Durant

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 uses.

8-4-2 Open Space.

The Final Development Plan depicts lake areas and the 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 Tournament Players' Club is provided by the Club House entrance road and the Maintenance Area by a service road, that both ultimately intersect TPC Boulevard. TPC Boulevard intersects both First Coast Highway and Solano Road.

8-4-7 Privacy.

Privacy for both the Clubhouse and Golf Maintenance Area is provided by buffered areas and lakes which meander throughout the area (See Exhibit A).

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.
- d. All utilities serving the Property, including telephone, power, cable, television, sewer lines, and water lines, will be installed underground.
- 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 by the perimeter lakes which also serve as retention for on-site runoff.

9-1-2 Separation from Walkway and Street.

There will be no pedestrian walkways adjacent to the streets. 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.

The Final Development Plan illustrates interior drives and/or service roads that serve the Golf Maintenance and Clubhouse Areas.

9-1-5 Marking of Parking Spaces.

All parking spaces shall be marked, including handicapped parking spaces.

9-1-6 Lighting.

Lighting will be provided on public roadways and parking areas.

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 TPC scoreboard storage facility will employ at a maximum of two employees on the premises at any one time. The building footprint will cover 2,400 square feet. Based on the industrial parking ratio (9-3-1u), one space for each two employees and one space per 5,000 square feet; two off-street parking spaces will be provided.

The clubhouse expansion will entail the addition of approximately 4,000 square feet, increasing from 37,000 square feet to 41,000 square feet. Based on section 9-3-1h, club parking or one space per 300 gross square feet, approximately 137 spaces will be required. The clubhouse facility currently has 244 parking spaces and will therefore not require any additional spaces.

9-4-1 Off-Street Loading Requirements.

According to Section 9-4-1a, Off-Street Loading Requirements, the TPC scoreboard storage facility will require one space of off-street loading. The clubhouse facility will require two spaces of which have already been provided.