

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 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 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 <sup>October</sup> ~~September~~ 2, 1986, (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 and the Application are hereby found not to be substantial deviations as defined in Section 380.06(19), 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 Development, as modified, is consistent with the adopted St. Johns County comprehensive plan and all other development laws and regulations of the county.

3. The land use plan for the Players Club at Sawgrass revised as of September 16, 1986, 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.

4. Except as modified by this Resolution, the Development Order, as previously modified, shall remain in full force and effect.

5. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED by the Board of County Commissioners at St. Johns County, Florida this 25 day of November, 1986.

Board of County Commissioners  
St. Johns County, Florida  
By: Phyllis L. Lydon  
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent  
Deputy Clerk

and addendum thereto dated 11-19-86.

EXHIBIT B TO RESOLUTION

APPLICATION FOR MODIFICATION OF PUD  
NO. 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. revised as of September 16, 1986, 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 (the "Board") modify the Development Order and PUD by adopting the Resolution approving the changes described in this Text and incorporated into the Proposed Master Plan.

1. Background. The map enclosed with this application and labeled "Existing Master Plan/Players Club DRI-Approved as of September 24, 1985," (hereinafter, the "Approved Plan") summarizes all changes in the Development Order to date. Since September 24, 1985, the PUD (but not the DRI) was modified on July 8, 1986, to change the designation of Parcel 18, as shown on the Approved Plan, from multi-family to patio home, to reduce the density of Parcel 18 from 100 units to 39 units, to shift 87 units of density from the single-family tract identified as Parcel 22 to the single-family tract identified as Parcel 6, and to reduce the overall approved density from 4,549 development units to 4,488 development units. One purpose of this application is to make the Development Order consistent with the PUD.

Since the September 24, 1985 modification of the Development Order, the Applicant has made minor changes in the location of the new 18 hole golf course under construction west of TPC Boulevard. In addition, the Applicant plans to submit several requests for final development plan approval in the near future that will require minor shifts in density and product type within the area west of TPC Boulevard. Also, a recent survey of Parcels 32 and 33, as shown on the Approved Plan, shows that the actual acreage within these parcels differs from that shown on the Approved Plan. Finally, the applicant wishes to designate an additional preservation area in the northwest corner of the project and to reduce the acreage within the preservation area in the southwest corner of the project.

This request for modification of the Development Order is submitted to bring the Approved Plan into conformity with the Applicant's current development plans and to correct the acreage of Parcels 32 and 33. The modification will also clarify the developer's responsibility for traffic improvements within the Players Club.

Pursuant to Section 380.06(19)(e) and (f), changes to the Development Order must now be submitted to the Department of Community Affairs ("DCA") and to the Regional Planning Counsel ("RPC") simultaneously with submission to the local government. As a result, the Applicant has submitted copies of this application to the DCA and RPC.

The St. Johns County Planning Department has interpreted the PUD to prohibit development of any development pod shown on the Approved Plan with a less intensive product

type or with less density than is shown on the Approved Plan without prior modification of the PUD. This has not presented a problem in the past because the necessary modification of the PUD could be processed simultaneously with processing of final development plans for the development pods. The procedure for modification of the Development Order set forth in Section 380.06(19)(f), however, requires more time, and the Applicant therefore requests that certain changes in the Approved Plan be deemed not to require modification of the Development Order. This request is explained in more detail in Section 2 below.

2. Less Intensive Uses and Density Reductions. To avoid the necessity of modifying the Development Order each time the Applicant wishes to develop a residential pod with a less intense residential use or with fewer units than shown on the Approved Plan, the Applicant requests that the Board modify the Development Order by addition of the following language to Section 30 thereof:

"The Developer may construct single-family homes within residential pods designated for development as single-family, patio home or multi-family and may construct patio homes within residential pods designated for development as patio homes or multi-family without modification of the Development Order, even though the PUD may be required to be modified for such development. In addition, the Developer may develop any residential parcel with fewer than the approved number of units for that parcel without modification of the Development Order. In such event, however, the reduced number of units for such development parcel shall be deducted from the total number of approved units for the development as a whole unless the Development Order is modified to shift the unused density to other parcels."

3. Configuration and Estimated Acreage of Development Pods and New 18 Hole Golf Course. As a result of minor changes in the layout of the new 18 hole golf course under construction west of TPC Boulevard, the Proposed Master Plan shows reconfigurations of the golf course and development pods lying west of TPC Boulevard. The changes affect the estimated acreages within Parcels 1 through 11 and Parcel 13. In addition, the configuration and estimated acreages of Parcels 24 through 26 and Parcel 29 have changed as a result of refinements in the Applicant's plans. The acreage changes are set forth in Table 1.

Table 1

<u>Parcel No.</u>	<u>Existing Acreage</u>	<u>Proposed New Acreage</u>
1	8	8.8
2	54	40
3	23	24
4	24	9
5	13	20
6	55	65
7	28	22
8	18	15
9	22	16
10	25	21
11	8	16
13	29	33
21	89	106
24	33	44
25	26	12
26	13	14
<u>29</u>	<u>18</u>	<u>20</u>
TOTAL	486	485.8

*Withdrawn  
by  
applicant -  
JLM*

4. Designation of Additional Preservation Area. The Proposed Master Plan changes the designation of Parcel 1, from Patio Home to "Preservation." The area within this Parcel after construction of the reconfigured golf course will be approximately 8.8 acres. The Proposed Master Plan also changes the estimated acreage within the preservation area identified as Parcel 10 from 25 acres to 21 acres to reflect more accurately the acreage in this area after construction of the reconfigured golf course. The areas within Parcel 1 and Parcel 10 contain an appropriate vegetative mix to satisfy a portion of the preservation requirement for "lowland hardwoods." Both parcels are also well located because they are buffered from roadways and residential areas by the new golf course. These two areas, with a total of 29.8 acres together are submitted in satisfaction of the requirement to preserve 25 acres of lowland hardwoods in their "natural state" within the Players Club and in partial satisfaction of the requirement to preserve 10.8 acres in their existing state of preservation as of 1983.

5. Redesignation of Development Pods and Shifting of Density. The Proposed Master Plan would alter the designation and density of several parcels. The net result of the proposed changes is to reduce multi-family density by 3 units, patio home density by 113 units and single-family density by 149 units. The overall reduction in density under the Development Order is 265 units from 4549 to 4284. It should be noted, however, that the PUD had been modified in July, 1986 to reduce density by 61 units so the effective net reduction now proposed is 204 units. These changes are summarized in Table 2.

Table 2

<u>Residential Pod No.</u>	<u>Existing No. and Type of Approved Units</u>	<u>New No. and Type of Approved Units</u>
1	40 PH	0
3	115 PH	237 MF
4	240 MF	50 PH
5	130 MF	40 SF
6	110 SF (197 SF under PUD)	65 SF
7	140 PH	40 SF
9	55 SF	35 SF
11	40 PH	170 MF
12	220 MF	240 MF
13	290 MF	330 MF
18	100 MF (39 PH under PUD)	39 PH
21	237 SF	227 SF
22	140 SF (53 SF under PUD)	53 SF
24	83 SF	57 SF
25	65 SF	11 SF
Northgate I & II	--	66 PH
Lake Kathryn	--	<u>13 SF</u>
SUBTOTAL	2005	1673

Please note that the Northgate I & II and Lake Kathryn subdivisions are part of the Northgate PUD which was added to the DRI by a modification of the Development Order in June 1981. Although they are not shown on the master plan, their density is now included in the density totals shown in the margin of the Proposed Master Plan.

Also note that while the subtotals above seem to indicate a reduction in density of 332 units, the true reduction is 265 units (or 204 units under the PUD). The 67 unit discrepancy is due to a prior mistake under which 67 units within Parcel 29 were not included in the overall density total.

6. Acreage Within Parcels 32 and 33. Parcel 32, is currently bounded on the north by TPC Boulevard, on the east by Highway A-1-A, on the south by the entrance to the TPA parking lot, and on the west by the easterly boundary of the 20 acres owned by Fletcher Land Corporation, and by the hotel and condominium property acquired by Resort Holdings I and Resort Holdings II. The Approved Plan shows Parcel 32 as containing 9 acres. This tract has been surveyed and actually contains 17.5 acres. Of the 17.5 acres, 3.5 acres will be used for the retention pond and open area identified on the Approved Plan. As a result, the net commercial acreage within this tract is 14 acres. Parcel 33 is shown on the Approved Plan as containing 13.2 acres. This parcel is bounded on the north by the entrance to the TPA parking lot, on the east by A-1-A and Palm Valley Road, on the south by the northerly boundary of the community support site, and on the west by the easterly boundary of the TPA parking lot. This parcel has been surveyed and the survey shows that it contains 15.7 acres. The Proposed Master Plan shows the correct acreage of these two parcels. This correction does not result in any additional land being designated as commercial.

When the acreage within Parcels 32 and 33 is added to the 20 acre commercial parcel owned by Fletcher Land Corporation, the 39.6 acres comprising Parcel 31, and the approximately 6 acre parcel that is the site of the Tournament Players Association headquarters, the result is approximately 95 acres of commercial property. The Approved Plan shows a total of 113 acres of commercial development. The Proposed Master Plan modifies this to specify that the maximum amount of commercial development within the Players Club shall be 95 acres. The proposed changes do not result in any additional land being designated for commercial development.

7. Traffic Signalization Within the Players Club. Section 15 of the Development Order requires the Developer to contribute to necessary traffic improvements at the intersection of the Players Club roadways with State Road A-1-A and State Road 210A. The Development Order does not, however, specifically address traffic improvements necessary within the Players Club development. The Applicant hereby requests that the following language be added to Section 15 of the Development Order to clarify the Developer's obligations with regard to internal traffic:

"Each annual traffic report, beginning with the traffic report due for 1987, shall address the flow of traffic within the Players Club development and provide traffic count information for major intersections such as the intersection of Alta Mar Drive with TPC Boulevard and the intersection of the entrance to the Marriott at Sawgrass and Sawgrass Village shopping center with TPC Boulevard. When and if such traffic count information indicates that intersection signalization is necessary for the safe and efficient operation of the roadways within the Players Club, the Developer or its successors and assigns shall pay for and cause such improvements to be made.

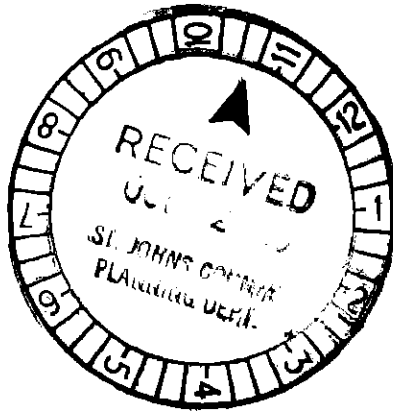
8. Adoption of Proposed Master Plan. The Applicant hereby requests that the Board adopt the modifications described above, and adopt the Proposed Master Plan attached as Exhibit A to the Resolution as the Approved Master Plan from the effective date of the Resolution. The Applicant also requests that the Board determine that the foregoing changes are not substantial deviations to the Development Order in accordance with Section 380.06(19) 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.

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: John G. Metcalf  
its atty

ARVIDA/0496



Addendum to Exhibit B to Resolution

**PAPPAS & METCALF**

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

1901 INDEPENDENT SQUARE

JACKSONVILLE, FLORIDA 32202

M. LYNN PAPPAS  
JOHN G. METCALF  
THOMAS M. JENKS  
MARK A. REINSCH

TELEPHONE  
(904) 353-1980

November 19, 1986

Jerry Napier  
Planning and Zoning Coordinator  
St. Johns County  
P. O. Drawer 349  
St. Augustine, FL 32085

RE: Proposed Modification of Players Club DRI

Dear Jerry:

As you know, the Department of Community Affairs has questioned that portion of the proposed modification to the Players Club DRI contained within paragraph 2 of Exhibit B to the Resolution. This paragraph was intended to give the developer the flexibility to place single family units within multi-family or patio home areas and patio homes within multi-family areas without being required to go through the burdensome procedure for modifying the DRI. The Department of Community Affairs is concerned because single family units are thought to generate more traffic than multi-family units. As a result, if we substitute 100 single family units for 100 multi-family units, we may be increasing the traffic impact within the project. I believe I have worked out a solution to this problem that the Department of Community Affairs will find acceptable. The solution lies in stating a ratio of allowable substitution of single family units for multi-family units and patio home units based on relative traffic generation rates.

According to the Institute of Transportation Engineers Trip Generation - an informal report, the typical single family home generates 10 trips per day. The typical multi-family unit generates 6.1 trips per day and the typical townhome unit generates 5.2 trips per day. By dividing the trips per day generated by multi-family unit into the trips per day generated by a single family unit we determine that a single family unit will generate 1.6 times as much traffic as a multi-family unit. A similar exercise comparing the townhome units to the single family units indicates that the typical single family unit will generate twice as much traffic as the typical townhome unit. Although I believe the numbers set forth above overstate the difference between single family units, multi-family units and townhome units in a project like Players Club, we are willing to ignore this problem in order to have the flexibility to continue developing without repeated modifications of the DRI.

Jerry Napier  
Page Two  
November 19, 1986

Therefore, I propose that the following language be inserted at the end of the first sentence of indented material within paragraph 2 of Exhibit B to the Resolution:

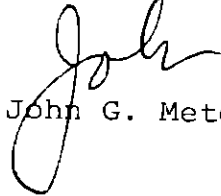
"so long as the rate at which single family units are substituted for multi-family units does not exceed one single family unit for every 1.6 multi-family units and the rate at which single family units are substituted for attached patio home units does not exceed one single family unit for every two attached patio home units."

In addition, the Department of Community Affairs and the Regional Planning Council wish to be kept informed of all such changes even though they may not be considered to be changes in the DRI. To address this concern I suggest that the following language be added at the end of the indented material in paragraph 2 of Exhibit B to the Resolution:

"The developer shall be responsible for reporting all such changes to the Department of Community Affairs and to the Regional Planning Council within fifteen (15) days after approval by the local government."

The foregoing suggestion should be considered to be part of our application for modification of the Players Club DRI and, if approved, should be incorporated as part of the approved modification.

Sincerely,



John G. Metcalf

JGM/pl

cc: Betty Sue Solana  
L. E. Terrell  
Alto Thomas  
Michael Brown