

RESOLUTION NO. 86-34

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR CONDOMINIUMS AT SAWGRASS
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS PLAYER'S CLUB AT SAWGRASS
(CABALLOS DEL MAR)
PURSUANT TO ORDINANCE 75-15

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

Section 1: Pursuant to a letter request dated January 27, 1986, submitted on behalf of Patton 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 letter request and} the written submission statement attached hereto as Exhibit B, *all of which are incorporated herein 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.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N. Brubaker
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted Regular Meeting

March 11, 1986

Effective:

March 11, 1986

FINAL DEVELOPMENT PLAN
PLAYER'S CLUB AT SAWGRASS
(CABALLOS DEL MAR)
PUD ORDINANCE 75-15

CONDOMINIUMS AT SAWGRASS
PHASE ONE

EXHIBIT B
TO THE RESOLUTION

PATTON CORPORATION
JANUARY 27, 1986

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD", the attached Final Development Plan prepared by BESSENT, HAMMACK & RUCKMAN, INC. (Exhibit A), and the following text regarding compliance with Section 8-4, are submitted for your consideration.

The attached Final Development Plan (Exhibit A) depicts the information required by the St. Johns Planning and Zoning Agency and further details the resort hotel use originally approved for the subject property under PUD Ordinance 75-15 as modified in April, 1985 by Resolution 85-59.

The condominiums will contain 83 units including pool and bath house. The residents will also use the adjacent tennis courts previously approved with the Marriott Hotel FDP.

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 Property.

8-4-2 Open Space.

The Property contains open space as depicted on Exhibit A in lakes, buffer area and grassed buffers.

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.

8-4-4 Project Size.

The Player's Club at Sawgrass/Caballos Del Mar PUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space.

Exhibit C and D are excerpts for the master association given responsibility for maintaining the lakes. Exhibit C contains the sections of the Covenants and Restrictions relevant to maintenance responsibility and Exhibit D is a listing of Covenants hereby made a part of the Final Development Plan.

8-4-6 Access.

Not applicable.

8-4-7 Privacy.

Landscaping lakes and buffer areas as depicted on Exhibit A will provide protection and aesthetically enhance the Property. Architectural controls are contained in the Covenants and Restrictions, see Exhibits C and D.

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:

9-1-1 Drainage.

General drainage provisions for the site so as to prevent damage to abutting parcels and streets is graphically depicted on Exhibit A.

9-1-2 Separation from Walkway and Street.

Parking spaces will be physically separated from walkways with curbs and walks are provided to the tennis complex, and pool areas as depicted on Exhibit A.

9-1-3 Entrances and Exits.

The location and design of the access road will be to TPC Boulevard and will be in accordance with County specifications.

9-1-4 Interior Drives.

As shown on the Final Development Plan, interior drives within the off-street parking area on the Property will be a minimum of 24 feet wide, thus facilitating two-way traffic and 90 degree angle parking.

9-1-5 Marking of Parking Spaces.

As shown on the Final Development Plan, there will be parking lots consisting of more than ten spaces. Each space will be so designated by markings and physical separation of parking areas, entrance roads, and structures will be configured as delineated on the Exhibit A.

9-1-6 Lighting.

Lighting within the building/parking areas and tennis courts will be provided during night-time activities consistent with St. Johns County Standards and the criteria contained in the Covenants, see Exhibits C and D.

9-1-7 Screening.

Proposed improvements are separated from adjoining land uses by a 50-foot landscaped buffer and from TPC Boulevard by a 100-foot natural buffer of trees.

9-2 Location.

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve as shown on Exhibit A.

9-3-1 Off-Street Parking; Numbers Required.

As depicted on Exhibit A, the site plan reflects off-street parking to accommodate 125 vehicles, consistent with County criteria.

9-4-1 Off-Street Loading.

Not Applicable.

- c. The Final Development Plan illustrates the anticipated traffic flow pattern. 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 other utilities serving the Property will be installed to County specifications.
- e. Specifications for the parking area and roadways are depicted on the Final Development Plan. The driveway and parking areas will be paved to County specifications.

BESSENT, HAMMACK & RUCKMAN, INC.