

RESOLUTION NO. 86-63

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR PLAYERS CLUB SOUTH SEWAGE TREATMENT PLANT 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 March 24, 1986, submitted on behalf of St. Johns Service Company in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review 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, *the attached letter from BHR dated May 26, 1986 and the* all of which are incorporated herein and shall be complied ~~with~~ *with. In the event of conflict between the March 24, 1986 letter, or the* *staff attachment to Exhibit B*

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.

Exhibit B submission and the Exhibit A development plan or the staff attachment to Exhibit B, the Exhibit A and staff attachment shall control.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: *Francis J. Brubaker*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

Adopted Regular Meeting

May 27, 1986

Effective:

May 27, 1986

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

PLAYERS CLUB SOUTH SEWAGE TREATMENT PLANT

EXHIBIT B
TO THE RESOLUTION

ST. JOHNS SERVICE COMPANY
MARCH 24, 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 plant use originally approved for the subject property under PUD Ordinance 75-15 as modified in April, 1985 by Resolution 85-59.

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 ponds, buffer area and grassed buffers to be maintained by St. Johns Service Company.

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.

See 8-4-2.

8-4-6 Access.

Not applicable.

8-4-7 Privacy.

Landscaping and buffer areas as depicted on Exhibit A will provide protection and aesthetically enhance the Property. These buffers will encircle the plant to assure visual separation from surrounding land uses.

8-4-8 Community Facilities.

- a. The utility will not be dedicated 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.

Not applicable.

9-1-3 Entrances and Exits.

The location and design of the access road will be tied to TPC Boulevard and will be in accordance with County specifications. Temporary access will be via a road running along the Jacksonville Beach Electric easement as shown on Exhibit A.

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 15 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 no parking lot. A space will be so designated by markings and physical separation from the entrance roads, and structures as delineated on Exhibit A.

9-1-6 Lighting.

Lighting within the building/parking areas will be consistent with St. Johns County Standards and the criteria.

9-1-7 Screening.

Proposed improvements are separated from adjoining land uses by a 75-foot landscaped buffer of which 44 feet will be a minimum 6-foot high berm.

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 one vehicle.

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, fuel trucks, refuse collection, deliveries, and debris removal.
- d. All utilities serving the Property will be installed to County specifications.
- e. The driveway and parking areas will be stabilized with limerock/crushed rock.

BESSENT, HAMMACK & RUCKMAN, INC.



ATTACHMENT TO EXHIBIT B STAFF ~~REQUIREMENTS~~

1. INFLOW RATE WITHIN PEAK CAPACITY EXCEEDS 50% OF RATED CAPACITY OF PLANT IS REQUIRED.
2. CLAY BARRIER ALONG WEST BOUNDARY IS REQUIRED
3. UNDERDRAIN SYSTEM REQ'D TO COUNTY ENG DEPT. APPROVAL
4. SHIELDING OF LIGHTING REQUIRED
5. AERATION SYSTEM WITH DIFFUSERS REQ'D
6. STAND BY POWER FOR AERATION AND SUB DRAIN PUMP OUT REQ'D
7. ALL TRAFFIC FROM & TO PLANT SHALL ENTER & EXIT ALONG POWER LINE EASEMENT TO THE EAST ONLY. EASEMENT MUST BE DESIGNATED TO BE AN ALL WEATHER ACCESS.
8. OVERFLOW OF SURFACE WATER SHALL FLOW TO THE NORTH ONLY.
9. A county approved ground water monitoring system shall be installed prior to operation of the plant

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