

RESOLUTION NO. 86 - 75

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR PHASE II OF SAWGRASS VILLAGE AND APPROVING
CERTAIN MODIFICATIONS TO THE FINAL DEVELOPMENT
PLAN FOR PHASE I OF SAWGRASS VILLAGE
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE 75-15

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 Exhibit C which are incorporated herein by reference *and which shall be complied with including handwritten modifications to 7-1-3 of Exhibit B*
PASSED AND ADOPTED this 24 day of June, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST JOHNS COUNTY, FLORIDA

By: Francis M. Brubaker
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Keat
Deputy Clerk

EXHIBIT B to the Resolution

FINAL DEVELOPMENT PLAN
FOR
SAWGRASS VILLAGE
LOCATED WITHIN A PART OF THE
PUD 75-15 NAMED
PLAYERS CLUB AT SAWGRASS

Arvida Corporation

Submitted May 1, 1986

Revised May 8, 1986

Arvida Corporation hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for a portion of Sawgrass Village within the Players Club at Sawgrass (the "Property"). The Final Development Plan consists of a map identified as Exhibit A to the Resolution (the "Map") and this text identified as Exhibit B to the Resolution (the "Text"). The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15, and known as Players Club at Sawgrass and is the same property identified in the final development plans approved by St. Johns County on December 14, 1982 and June 14, 1983 (the "prior final development plans"). This Final Development Plan covers a portion of Sawgrass Village which was identified on the prior final development plans as an area for "Future Development" and modifies certain other portions of the prior final development plans. To the extent that this Final Development Plan conflicts with the prior final development plans, the statements and illustrations made herein shall control and the prior final development plans shall be modified accordingly. All construction from prior approved final development plans shall be in effect and this modification shall not void previous approvals.

The improvements to be constructed pursuant to this Final Development Plan include an approximately 10,250 square foot building identified as Retail "A" on the Map, an approximately 8,050 square foot building identified as Retail "B" on the Map, and an approximately 5,000 square foot building identified as a Restaurant on the Map. In addition, this Final Development Plan will authorize construction of wooden decks, gazebos, landscaping features, and utility improvements designed to serve or compliment the three new buildings. Finally, this Final Development Plan will authorize renovation of a portion of the existing Sawgrass Village parking lot and the entryway from TPC Boulevard. The entryway from TPC Boulevard has been realigned to be opposite the entryway to the Marriott at Sawgrass and to improve traffic flow along TPC Boulevard and within the Sawgrass Village shopping center. The renovations to the parking lot will increase the number of parking spaces to help meet the increased number of spaces required as a result of the additional buildings to be constructed pursuant to this Final Development Plan.

The building designated as Restaurant on the Map will accommodate a restaurant and bar with up to 250 seats. The buildings identified as Retail "A" and Retail "B" on the Map will house additional retail shops consistent with the overall character of Sawgrass Village.

The buildings and other improvements identified on the Map as "Existing" were constructed pursuant to the prior final development plans. As required by the prior final development plans, Arvida Corporation has enclosed a copy of an as-built survey of the existing Sawgrass Village for your information. The areas identified on the Map as "Future Development" are included within the legal description of the Property but this submission is not intended to be final with respect to those areas. Prior to commencement of any vertical construction on these parcels, a revised Final Development Plan will be submitted to show the location and design of all buildings, parking and utilities located on or serving the parcels, and their relationship with the remainder of the Property.

In accordance with the procedure established in Section 8-3 of the St. Johns County Zoning Ordinance this Final Development Plan is submitted for your consideration.

8-3-4 Permits Required

With regard to Section 8-3-4 of the St. Johns County Zoning Ordinance, "Permits Required," building permits and certificates of occupancy may be obtained for individual buildings shown on the Map. A certificate of occupancy may be issued for each building when the building and those common facilities directly serving that building have been completed.

To allow for necessary field adjustments in construction of commercial buildings, a building permit will be issued for each building based upon the preliminary building layout depicted on the Final Development Plan provided there are acceptable measurements showing minimum separation of all structures. Any reduction of such separation shall require approval on the plot plan submitted with the building permit application. Final construction will be deemed in full compliance with the Final Development Plan, provided (i) actual building and parking locations do not vary by more than 25 feet in any direction from that shown on the plan, (ii) actual building square footage for any individual building shall not vary after building permits are issued, prior to issuance of building permits. however, the square footage of individual buildings

may vary by up to ^A10% from that shown on the plan so long as the total square footage of the three new buildings depicted on the map does not exceed 23,300 square feet and (iii) location of utility improvements will not vary by more than 20 feet in any direction from that shown on the plan.

Upon completion and issuance of certificates of occupancy for all improvements approved as part of this Final Development Plan, Arvida Corporation will submit to the Planning and Zoning Department for its information and in order to facilitate confirmation of compliance with the approved Final Development Plan, a revised as-built survey of the improvements prepared by a registered Florida land surveyor.

8-4-1 Density of Development

This section applies only to residential structures. The proposed Final Development Plan includes only commercial structures.

8-4-2 Open Space

Portions of the buildings, decks and landscaping improvements to be constructed pursuant to this Final Development Plan will encroach into the lagoon area that was designated open space pursuant to the prior final development plans. However, the lagoon area will be expanded on the opposite bank to preserve the open space in the same general location and in the same general amount. The changes to the lagoon area open space are depicted on the Map.

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

The relative locations and size of the existing buildings and of the new buildings to be built pursuant to this Final Development Plan are shown on the Map. The new buildings will be single story structures. The new buildings will be set back approximately 185 feet from the right of way of Highway A-I-A. The new buildings to be constructed pursuant to this final development plan will be separated from one another by a minimum of 20 feet.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

Support legal documents for Open Space were submitted and approved as part of the prior final development plans. The open space as modified by this Final Development Plan will continue to be managed and maintained by the Sawgrass Players Club Association Inc. in accordance with the covenants attached to, reviewed and approved as part of the Final Development Plan adopted December 14, 1982.

8-4-6 Access

The Final Development Plan contains no single-family dwelling units, therefore this Section is not applicable. Nevertheless, adequate access to each building is provided via reciprocal easements granted to all occupants and business invitees and service vehicles over the interior drives and parking areas which will be owned by the owner of Sawgrass Village or by an owner's association.

8-4-7 Privacy

The Property is located wholly within that portion of the PUD designated for commercial use. Therefore no fences or other such barriers will be necessary to insure privacy of dwelling units. The walkways to be constructed for the protection of the occupants and customers will be landscaped appropriately as each building is completed.

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 in Section 9-3-1:

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 the Map. All off-street parking and loading areas will be surfaced with asphalt pavement in accordance with county specifications.

9-1-2 Separation from Walkway and Street

The off-street Parking Area will be separated from pedestrian walkways by protective curb stops.

9-1-3 Entrances and Exits

The location and design of the entrance to TPC Boulevard will be constructed in accordance with county specifications.

Signalization required

9-1-4 Interior Drives

Interior drives to be constructed pursuant to this Final Development Plan will comply with the requirements of Section 9-1-4 of the St. Johns County Zoning Ordinance.

9-1-5 Marking of Parking Spaces

As shown on the Map, all parking spaces will be marked by painted lines or curbs.

9-1-6 Lighting

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on center. During night hours of operation of either building, lighting in the vicinity of that building and adjacent parking areas will be supplied to ensure adequate visibility and for security purposed.

9-1-7 Screening and Landscaping

Section 9-1-7 is inapplicable because the Property is located wholly within that part of the PUD designated for commercial use and no off-street parking space on the Property will be located closer than 40 feet to a residential lot. Phase II of Sawgrass Village shall comply with the St. Johns County green law. Any landscaping modifications required by the county horticulturist pursuant to the green law shall not require further final development plan review or approval by the Planning and Zoning Agency or Board of County Commissioners.

9-2 Location

All required off-street parking and loading facilities serving the buildings are located within the Property.

9-3-1 Off-Street Parking: Numbers Required

The present intended use of the three new buildings shown on the map and the resulting parking requirements for these buildings are as follows:

a. Restaurant

The restaurant will contain up to 250 seats and will employ approximately 40 people. Under Section 9-3-1(1) of the St. Johns County Zoning Ordinance, one space is required for each 4 seats and one space is required for each two employees. Therefore, 83 parking spaces will be required to accommodate the restaurant, calculated as follows:

250 @ one space per 4 seats	63 spaces
40 employees @ one space per 2 employees	20 spaces
Total	83 spaces

b. The buildings labeled Retail "A" and Retail "B" will contain a total of approximately 18,300 square feet. In accordance with a study of the actual percentage of storage space within the existing retail areas of Sawgrass Village, a copy of which is attached as

Exhibit C to the Resolution, Arvida Corporation estimates that approximately 30% of the retail buildings will be used for storage. Therefore, the non-storage floor space within the two new retail buildings will be approximately 12,810 square feet. Under Section 9-3-1(t) of the St. Johns County Zoning Ordinance, one space is required for each 150 square feet of non-storage floor area. Therefore, 85 parking spaces will be required to serve the buildings depicted as Retail "A" and Retail "B" on the Map.

Total 85 spaces

Total spaces required to accommodate the new buildings within Sawgrass Village 168 spaces

- c. The 168 parking spaces required to serve the three new buildings to be constructed pursuant to this Final Development Plan will come from two sources. First, renovation of the existing parking area between the new buildings and TPC Boulevard will create 80 additional spaces. Second, as explained in more detail below, the existing parking areas within the property contain 108 more spaces than are required to serve the existing development. As a result, after construction of the three new buildings and renovation of the existing parking areas, there will be 20 "extra" parking spaces. The existing parking areas serving the property contain 567 parking spaces as depicted on the as-built survey. The three existing office buildings constructed within the property pursuant to final development plans dated December 11, 1980 and August 26, 1981, contain a total of approximately 24,000 square feet and approximately 44 occupants or employees. Therefore, in accordance with Section 9-3-1(o) of the St. Johns County Zoning Ordinance, 70 parking spaces are required to serve these buildings. The existing shopping center buildings including the bank, liquor store, grocery store, drug store and retail buildings contain a total of approximately 83,275 square feet. Although the prior final development plans estimated that approximately 20% of the square footage would be used for storage, a study of the actual storage area within the existing shopping center reveals that approximately

30% of the floor area is used for storage. A copy of the Storage Summary prepared July 3, 1985, is attached as Exhibit C to the Resolution. Given that 30% of the floor area within the shopping center is used for storage, the existing buildings within the shopping center contain a total of approximately 58,293 square feet of non-storage floor area. Therefore, in accordance with Section 9-3-1(t) of the St. Johns County Zoning Ordinance, 389 spaces are required to serve the existing buildings within the shopping center.

In summary, a total of 459 spaces (70 to serve office buildings and 389 to serve shopping center buildings) are required to serve the existing development within the property. The three new buildings will require 168 spaces. Therefore, a total of 627 spaces will be required to serve both the existing and the new development within the Property. The existing parking areas contained 567 spaces and 80 additional spaces will be provided through the renovation of the parking areas as shown on the Map. As a result, the property will contain a total of 647 parking spaces giving us an excess of 20 parking spaces.

9-4-1 Off-Street Loading Requirements

The loading areas required under Section 9-4-1 of the St. Johns County Zoning Ordinance to serve the new buildings to be constructed pursuant to this Final Development Plan are depicted on the Map.

- 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 Map.
- d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. Also shown on the 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. The fire hydrants to be installed pursuant to this Final Development Plan must meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.

- e. As there are no streets within the Property, Section 8-4-8(e) does not apply to this Final Development Plan.

ARVIDA CORPORATION

By: John Metcalf
Its Attorney

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ST. JOHNS COUNTY, FLORIDA

ORDER ON APPEAL

NAME OF APPLICANT

APPLICATION NUMBER

IML PROPERTIES
c/o LEVENSHON COMPANIES
8350 N. W. 52nd STREET
SUITE 102
MIAMI, FL 33166-0000

APPEAL: MINOR
MODIFICATION TO
FINAL DEVELOPMENT
PLAN

DECISION OF
COUNTY COMMISSION

GRANTED

GRANTED WITH
CONDITIONS

DENIED

QUESTION ON APPEAL: MINOR MODIFICATION TO FINAL DEVELOPMENT PLAN, SAWGRASS VILLAGE, PHASE TWO, LOCATED OFF TPC BOULEVARD - REQUEST WAS TO MODIFY APPROVED FINAL DEVELOPMENT PLAN TO ALLOW CONVERSION OF A PORTION OF THE AREA PREVIOUSLY DESIGNATED AS FUTURE PARKING AND TO ALLOW THAT AREA TO BECOME FUTURE FAST FOOD RESTAURANT WITH DRIVE-THROUGH, AND TO MODIFY THE PHASE DESIGNATION TO THREE AND FOUR.

Following the testimony from the owner, members of the public, and staff and discussion, the Board of County Commissioners upholds the decision of the Planning & Zoning Agency to deny the request for minor modification due to incompatibility with the neighborhood and because the proposed use seriously interferes with the health, safety, and welfare of the people in the community.

*See Attached (Minutes of
January 28, 1992 Board of
County Commissioners'
meeting)

DATE OF COMMISSION ACTION: January 28, 1992

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: J. L. B. [Signature]
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: [Signature]
DEPUTY CLERK

(Pursuant to St. Johns County Zoning Code, Section 11-9-5b: failure to exercise an exception or variance by commencement of the use or action approved thereby within one year, or such longer time as approved by the Board, shall render the exception or variance invalid and all rights granted thereunder shall terminate)