

RESOLUTION NO. 87- 217
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR LOOP ROAD EXTENSION
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 which is hereby incorporated into and made a part of this Final Development Plan.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Phyllis L. Lydon
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted Regular Meeting

October 13, 1987

Effective:

October 13, 1987

A378

EXHIBIT B

**FINAL DEVELOPMENT PLAN
FOR
LOOP ROAD EXTENSION
WITHIN PUD 75-15 NAMED
PLAYERS CLUB AT SAWGRASS**

Arvida Corporation

July 13, 1987

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 a roadway within the Sawgrass Commercial Village. The Final Development Plan consists of a one page 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. The area encompassed by this Final Development Plan is located within the Sawgrass Commercial Village. The improvements covered by this Final Development Plan consist of a roadway connecting the existing Sawgrass Commercial Village loop road to TPC Boulevard opposite the service entrance to the Marriott Hotel and providing access to the proposed Kinder Care day care facility.

8-4-1 Density of Development

This section applies only to residential improvements.

8-4-2 Open Space

There are no open space areas within this Final Development Plan.

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

All development which is to occur pursuant to this Final Development Plan will comply with the spirit and intent of the Zoning Ordinance. As there are no residential areas within this Final Development Plan, there will be no setbacks per se.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space and Common Areas

The proposed roadway extension and the landscaping contained within its right of way will be maintained by the Sawgrass Village Association, Inc. or other appropriate property owners association. Support legal documents for the Sawgrass Village Association, Inc. have been filed with St. Johns County in connection with prior final development plans.

8-4-6 Access

This section is not applicable.

8-4-7 Privacy

As no residential areas are included, this section does not apply.

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" do not apply.
- 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:

Section 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.

9-1-2 Separation from Walkway and Street

This section does not apply.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to the proposed roadway extension and TPC Boulevard will comply with County specifications.

9-1-4 Interior Drives

This section does not apply.

9-1-5 Marking of Parking Spaces

This section does not apply.

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.

9-1-7 Screening

This section does not apply

9-2 Location

This section does not apply.

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

This section does not apply.

c. The 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. The fire hydrants to be installed pursuant to this Final Development Plan shall 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.

d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. The grading and topography of the site shall facilitate proper drainage of storm waters and prevent erosion and the formation of dust.

e. Specifications for all streets and paved areas depicted on the Map shall conform to the rules and regulations that have been adopted by the St. Johns County Board of County Commissioners.

ARVIDA CORPORATION

By: John G. Metcalf
its attorney