

RESOLUTION NO. 87- 32  
RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR OAKBRIDGE CLUB FACILITIES  
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: Charly Kent  
Deputy Clerk  
Adopted Regular Meeting

February 24, 1987

Effective:

February 24, 1987

ARVIDA/0581

EXHIBIT B

FINAL DEVELOPMENT PLAN  
FOR  
OAKBRIDGE CLUB FACILITIES  
WITHIN PUD 75-15 NAMED  
PLAYERS CLUB AT SAWGRASS

Arvida Corporation

December 30, 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 various existing and proposed improvements to be known as the Oakbridge Club Facilities. 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 adjacent to Alta Mar Drive (lying both north and south of Alta Mar Drive), is south of the Bermuda Court subdivision and east of the six acre recreational field. It is identified on the approved master plan for the PUD as the site of the clubhouse for the Oakbridge golf course. The site is presently improved with tennis courts, a clubhouse, a cart barn and a swim club. Most of these improvements were in place prior to Arvida's acquisition of the property and are not covered by an existing final development plan. Arvida now plans to construct 12 new tennis courts, a tennis pro shop and parking for 30 cars on that part of the site located north of Alta Mar Drive. The tennis pro shop, together with rest rooms and vending machines, will contain approximately 800 square feet. On the portion of the site located south of Alta Mar Drive, Arvida plans to construct a new swimming pool with dressing rooms and a snack bar, and to add 40 new parking spaces. The dressing area and snack bar serving the pool will contain approximately 1000 square feet. Finally, the existing golf clubhouse facility will be expanded by adding approximately 4500 square feet to the existing clubhouse and by construction of a new building west of the existing clubhouse containing approximately 3800 square feet. The expanded clubhouse will include a dining room and lounge serving alcoholic beverages and a golf pro shop. The new 3800 square foot building will contain mens and womens locker rooms.

#### 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. However, as shown on the Map, all buildings will be at least 100 feet from the right of way of Alta Mar Drive.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

This section is not applicable as there will be no common areas.

8-4-6 Access

As graphically depicted on the Map, vehicular access is provided via Alta Mar Drive, an existing platted private roadway.

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

Off street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by a wall, fence, curbing or other approved protected device.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to Alta Mar Drive will be in accordance with County specifications.

9-1-4 Interior Drives

Interior drives within the new parking area shall be a minimum of 24 feet wide as required for 90 degree parking and two way traffic.

9-1-5 Marking of Parking Spaces

Parking spaces within the parking lot shall be appropriately marked.

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 because none of the off street parking areas are located within 40 feet of designated residential areas.

9-2 Location

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

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

The uses which can be classified under Section 9-3-1 a-u of the St. Johns County Zoning Ordinance and the number of spaces required to serve each of these uses are identified below;

- (a) 3800 square foot locker room facility (requiring one space per 300 square feet pursuant to subsection h) 13 spaces required.

- (b) pro shop within golf clubhouse containing approximately 2100 square feet (requiring one space per 300 square feet under subsection h) 7 spaces required.
  - (c) dining room within golf clubhouse containing approximately 70 seats with approximately 8 employees (1 space per every 4 seats and 1 space for every 2 employees pursuant to subsection l) 22 spaces required.
  - (d) tennis pro shop containing approximately 800 square feet (requiring 1 space per 300 square feet under subsection h) 3 spaces required.
  - (e) pool snack bar containing approximately 1000 square feet (requiring 1 space per 300 square feet pursuant to subsection h) 3 spaces required.
- Total 48 spaces required

As shown on the Map, 133 spaces will be provided. One off street loading space will be identified within the parking area serving the clubhouse.

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 atty

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