

RESOLUTION NO. 87-85

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR MISSION COVE RECREATION CENTER
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.

SECTION 2: Letter dated 4-13-87 is hereby attached to and made a part of the application.

SECTION 3: All building code, zoning ordinance, and other land use and 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 specific 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.

Adopted this 28th day of April, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Phyllis L. Lyden*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

EXHIBIT B

FINAL DEVELOPMENT PLAN
FOR
MISSION COVE RECREATION CENTER
WITHIN PUD 75-15 NAMED
PLAYERS CLUB AT SAWGRASS

Arvida Corporation

March 24, 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 swimming pool, tot lot, pavillion and parking area to be known as the Mission Cove Recreation Center. 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 west of TPC Boulevard off of Mission Cove Road. The improvements covered by this Final Development Plan consists of a swimming pool, tot lot, pavillion, bathrooms and parking area containing approximately 50 spaces.

A temporary construction trailer may be located on the property during construction. Also, an entry sign of wood, masonry brick or other similar materials consistent with other signs in the Players Club may be located at the entrance to the Center.

8-4-1 Density of Development

This section applies only to residential improvements.

8-4-2 Open Space

The entire area encompassed by this Final Development Plan is "open space" to be used for active and passive recreation. It will be maintained by a properly constituted property owners association.

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 Mission Cove Recreation Center will be maintained by the Sawgrass Players Club Association, Inc. or other appropriate property owners association. Support legal documents for the Sawgrass Players Club 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 from Mission Cove Drive 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
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PAPPAS & METCALF
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ATTORNEYS AT LAW
1901 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32202

M. LYNN PAPPAS
JOHN G. METCALF
THOMAS M. JENKS
MARK A. REINSCH

TELEPHONE
(904) 353-1980

April 13, 1987

Ms. Betty Sue Solana
Planning Technician
Planning & Zoning Department
County Administration Bldg.
P. O. Drawer 349
St. Augustine, FL 32085-0349

Re: Final Development Plan for
Mission Cove Recreation Center

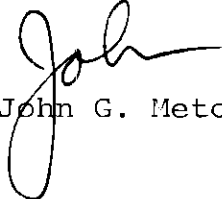
Dear Betty:

This will confirm our conversation this afternoon concerning outstanding items with regard to the Mission Cove Recreation Center Final Development Plan.

First, I agree that Section 9.1.5 of the Zoning Code does apply to this project as a result of the number of parking spaces. As a result, the applicant will comply with this section of the Zoning Code. Second, we anticipate that the parking will be constructed at one time as opposed to being phased. Third, we request that the approval be subject to staff approval of the location of the construction trailer, if any, and the location and size of any entryway sign.

Thank you for your assistance in this matter.

Sincerely,


John G. Metcalf

JGM:vte
cc: L. E. Terrell

Handwritten note:
JGM
4-14-87