

RESOLUTION NO. 88-250
A RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA DETERMINING THAT
CERTAIN CHANGES TO THE DEVELOPMENT OF
REGIONAL IMPACT DEVELOPMENT ORDER
APPLICABLE TO THE PLAYERS CLUB AT SAWGRASS
DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION
AND MODIFYING PUD 75-15 AND THE DEVELOPMENT
OF REGIONAL IMPACT DEVELOPMENT ORDER
FOR THE PLAYERS CLUB AT SAWGRASS TO INCORPORATE
THOSE CHANGES

WHEREAS, on July 8, 1975, a Development of Regional Impact Order (the "Development Order") was issued by the Board of County Commissioners of St. Johns County authorizing development of a project then known as Cabello Del Mar, and now known as the Players Club at Sawgrass and Marsh Landing at Sawgrass (the "Property"); and

WHEREAS, pursuant to St. Johns County Ordinance 75-15, the Property was rezoned to PUD; and

WHEREAS, by application dated July 14, 1988 (the "Application"), Arvida/JMB Partners (the "Applicant") has requested approval of certain modifications in the Land Use Plan for the Players Club at Sawgrass;

NOW, THEREFORE, be it resolved by the Board of County Commissioners in St. Johns County, Florida;

1. The modifications to the Development Order requested by the Applicant in the Application are hereby found not to be substantial deviations as defined in Sections 380.06(19), Florida Statutes, as the changes do not create a reasonable likelihood of additional adverse regional impact, or any other regional impacts not previously reviewed by the Regional Planning Agency.

2. The development, as modified, is consistent with the adopted St. Johns County Comprehensive Plan and all other development laws and regulations of the County.

3. The land use plan for the Players Club at Sawgrass revised as of July 7, 1988, prepared by BH&R Planning Group, Inc. and attached to this Resolution as Exhibit A and the application attached to this Resolution as Exhibit B and the changes described therein are hereby adopted and approved as modifications to PUD 75-15 and to the Development Order.

4. Except as modified by this Resolution, PUD 75-15 and the Development Order, as previously modified, shall remain in full force and effect.

5. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED by the Board of County Commissioners at St. Johns County, Florida this 13th day of September, 1988.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By Lawrence A. Hartley
Chairman

Attest:

CARL "BUD" MARKEL, Clerk, by
John M. McDonald, Deputy Clerk

EXHIBIT "B" TO RESOLUTION
APPLICATION FOR MODIFICATION OF PUD NO. 75-15
AND
DRI DEVELOPMENT ORDER FOR PLAYERS CLUB AT SAWGRASS

This Application for Modification of the approved DRI Development Order for the Players Club at Sawgrass (the "Development Order") and of PUD Ordinance 75-15 (the "PUD") is submitted by Arivida/JMB Partners (the "Applicant") and consists of a proposed resolution (the "Resolution"), a map prepared by BH&R Planning Group, Inc. revised as of July 7, 1988, and identified as Exhibit "A" to the Resolution (the "Proposed Master Plan"), and this text identified as Exhibit "B" to the Resolution (the "Text"). The Applicant, as developer of the Players Club at Sawgrass and owner of one of the parcels affected by the proposed change requests that the Board of County Commissioners (the "Board") modify the Development Order and PUD by adopting the Resolution approving the changes described in this text and incorporated into the Proposed Master Plan. The PGA Tour, Inc (the "Tour"), as the owner of Parcel 35 as depicted on the existing approved master plan has joined in this application to evidence its consent to the proposed changes that will affect Parcel 35.

1. Background. The Applicant has entered into an agreement with the Tour and the Association of Tennis Professionals (the "ATP") under which the Applicant would convey an approximately 11.77 acre parcel to the PGA which in turn would convey an 11.77 acre site to the ATP as a site for its national headquarters and as the site of a world class tennis facility that would compliment the TPC Championship golf course and further enhance the Players Club at Sawgrass residential and resort community. The agreement among the Applicant, the Tour and the ATP is conditioned upon approval by the Board of the modifications set forth in this Application which will enable the ATP to use the parcel to be conveyed to it for the intended purposes.

The modifications to the PUD and the Development Order proposed by the Applicant involve parcels 34 and 35 as shown on the Master Plan for the Players Club at Sawgrass (the "Approved Plan"). Parcel 34 is a 13.6 acre parcel located in the southeastern corner of the Property on State Road 210. It is designated for community support uses under the Approved Plan. Of the 13.6 acres, 1.83 acres has been conveyed to St. Johns County and is presently being used as the site of a courthouse annex and emergency vehicle station (the "Courthouse Annex Site"). Another 2.99 acres has been leased to the County at no charge for use as a transfer station site (the "Transfer Station Site"). The County has not used the Transfer Station Site and the Applicant understands that the County does not intend to use the Transfer Station Site. By separate letter the applicant has requested that the county terminate the lease of the Transfer Station Site. In summary, 11.77 acres of Parcel 34 is presently undeveloped and is available for the uses set forth in the Development Order. Section 9 of the Development Order allows use of the community support sites for active recreation. The use of the community support sites must be approved by the Board pursuant to the provisions of Section 12 of the Development Order.

Parcel 35 contains approximately 95 acres designated for "Special Use - multi-use tournament parking, kids golf, etc." under the Approved Plan. Parcel 35 has been cleared and stablized and is presently used to provide parking for The Players Championship golf tournament and other similar events held by the Tour.

Under the agreement between the Applicant, the Tour and ATP, the Applicant would convey to the Tour the 11.77 acres of

undeveloped property within Parcel 34 in exchange for the Tour's conveyance to ATP of the northernmost 11.77 acres of Parcel 35. The ATP would use the 11.77 acres as the location of its national headquarters and to construct a tennis facility as described below. The Tour would improve the 11.77 acre portion of Parcel 34 for parking in substitution for the parking that will be lost when the 11.77 acre portion of Parcel 35 is conveyed to the ATP.

As a result, the modifications requested in this application will change the designation of Parcel 34 except for the Courthouse Annex Site, from community support to "Special Use - multi-use, tournament parking, kids golf, etc." and the northerly-most 11.77 acres of Parcel 35 will be relabeled Parcel 38 and designated for use as Tennis/Office/Recreation Complex as defined below.

The proposed changes to the Land Use Plan are depicted on the Proposed Master Plan and are described in more detail below.

2. Redesignation of Parcel 34. If the requested modifications are approved, Parcel 34 will be redesignated as "Special Use - multi-use, tournament parking, kids golf, etc." as depicted on the Proposed Master Plan. This would enable the Tour to use the Parcel to provide parking for The Players Championship Golf Tournament and other similar events in substitution for the parking lost by construction of the ATP facility on the northerly 11.77 acres of Parcel 35.

3. Tennis/Office/Recreation Complex. As shown on the Proposed Master Plan the northerly 11.77 acres of the parcel previously designated as Parcel 35 will be given its own parcel number - Parcel 38, and will be designated for use as a Tennis/Office/Recreation Complex. The improvements to be constructed on Parcel 38 will include an office building with up to 15,000 square feet which will initially be used to house the national headquarters of the ATP, a clubhouse of up to 13,000 square feet with meeting rooms, locker rooms, training rooms, a tennis pro shop, a kitchen and a bar serving alcoholic beverages under a "club" liquor license and other similar uses, 14 tennis courts including a stadium court with seating for approximately 1500 spectators and parking for approximately 90 cars. The Tour is providing an easement over the remainder of Parcel 35 for parking during tournaments and other special events. The number of spectators that will be accommodated at the stadium court is less than 3% of the number of spectators accommodated at the Players Club at Sawgrass at any given time during The Players Championship Golf Tournament. As a result, none of the criteria for substantial deviation set forth in Section 380.06(19)(b) are met or exceeded by the proposed modification and, in accordance with Section 380.06(19)(d)1, the modifications should be presumed not to create a substantial deviation.

4. Release of Transfer Station Site. The requested modification requires that Section 23 of the Development Order, which requires the developer to lease a 2 acre site to the County for a transfer station be deleted in its entirety. As stated above it is the Applicant's understanding that the County has determined that it is no longer necessary to have a Transfer Station Site within the Players Club at Sawgrass.

5. Adoption of Proposed Master Plan. The Applicant hereby requests that the Board adopt the modifications described above, and adopt the Proposed Master Plan attached as Exhibit "A" to the Resolution as the Approved Master Plan from the effective date of the Resolution. The Applicant also requests that the Board determine that the foregoing changes are not substantial deviations to the Development Order in accordance with Section 380.06(19) of the Florida Statutes.

Based on the foregoing explanations and descriptions, Arvida/JMB Partners hereby requests that the information contained in this Application, and on the attached Land Use Plan, be reviewed by the St. Johns County Planning and Zoning Board, and that the enclosed Resolution be adopted by the Board of County Commissioners of St. Johns County incorporating the requests and modifications. The PGA Tour, Inc., as owner of Parcel 35, hereby joins in the applicant's request to evidence its consent to the proposed modification.

ARVIDA/JMB PARTNERS, a
Florida general partnership

By: Arvida/JMB Managers, Inc.,
an Illinois corporation,
General Partner

By: John G. Metraff
Its: attorney & authorized agent

PGA TOUR, INC.

By: Walter R. Gorman
Its: Commissioner

A685

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF RESOURCE MANAGEMENT
2571 Executive Center Circle, East
Tallahassee, Florida 32301-8244
(904) 488-4925

BRM-08-86

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06 (19), FLORIDA STATUTES

Subsection 380.06 (19), Florida Statutes (1985), requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning council, and the state land planning agency according to this form.

1. I, John G. Metcalf, the undersigned ~~owner~~
(authorized representative) of Arvida/JMB Partners,
(developer)
hereby give notice of a proposed change to a previously
approved Development of Regional Impact in accordance with
Subsection 380.06 (19), Florida Statutes (1985). In support
thereof, I submit the following information concerning the
Caballos Del Mar (original), Players Club at Sawgrass (current)
(original & current project names)
development, which information is true and correct to the
best of my knowledge. I have submitted today, under
separate cover, copies of this completed notification to
St. Johns County,
(local government)
to the Northeast Florida Regional Planning Council, and
to the Bureau of Resource Management, Department of
Community Affairs.

July, 1988

(Date)

(Signature)

2. Applicant (name, address, phone). Arvida/JMB Partners, P.O. Box 600
Ponte Vedra Beach, FL 32082 c/o W. Thomas Hale, Vice President
3. Authorized Agent (name, address, phone). John G. Metcalf, Esq.
Pappas & Metcalf, P.A., 3301 Independent Square, Jacksonville, FL 32202
4. Location (City, County, Township/Range/Section) of approved
DRI and proposed change. See attached Schedule 1

5. Describe and indicate on a project master site plan map or other maps all individual changes previously made to the development. Please describe all changes previously made in the plan of development, phasing, build-out date, or in the representations contained in the Application for Development Approval (ADA) since the DRI first received approval.

See
Exhibit A

Note: If a response is to be more than one sentence, attach as Exhibit "A" a detailed description of each change and copies of the modified site plan drawings. Exhibit "A" should also address the following additional items if applicable:

- a) Indicate all DRI ADA's or requests for substantial deviation determinations that have been filed since the project originally received DRI approval.
 - b) Attach copies of all modifications or amendments to the originally approved development order that have been adopted by local government (unless otherwise provided; if so, cite how).
6. Describe and indicate on a project master site plan map all currently proposed changes to the development. Please describe in detail all proposed changes to the last approved plan of development, phasing, build-out date, or to the representations contained in the last approved Application for Development Approval (ADA). Additionally, supply information for appropriate portions of the chart below, indicating the proposed project changes:

See
Exhibit B

SUBSTANTIAL DEVIATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	LAST APPROVED #	PROPOSED #
Attraction/ Recreation	# Parking Spaces		
	# Spectators		
	# Seats		
	Site locational changes		
	Acreage, including drainage, ROW, easements, etc.		
	# External Vehicle Trips		
Airports	Runway (length)		
	Runway (strength)		
	Terminal (gross square feet)		
	# Parking Spaces		
	# Gates		
	Apron Area (gross square feet)		
	Site locational changes		
Airport Acreage, including drainage, ROW, easements, etc.			
# External Vehicle Trips			

See
Exhibit B

SUBSTANTIAL DEVIATION CHART (continued)

TYPE OF LAND USE	CHANGE CATEGORY	LAST APPROVED #	PROPOSED #
Hospitals	# Beds		
	# Parking Spaces		
	Building (gross square feet)		
	Site locational changes		
	Acreage, including drainage, ROW, easements, etc.		
	# External Vehicle Trips		
Industrial	Acreage, including drainage, ROW, easements, etc.		
	# Parking Spaces		
	Buildings (gross square feet)		
	# Employees		
	Chemical storage (barrels and lbs.)		
	Site locational changes		
	# External Vehicle Trips		
Mining Operations	Acreage mined (year)		
	Water Withdrawal (Gal/day)		
	Size of Mine (acres), including drainage, ROW, easements, etc.		
	Site locational changes		
	# External Vehicle Trips		
Office	Acreage, including drainage, ROW, easements, etc.		
	Building (gross square feet)		
	# Parking Spaces		
	# Employees		
	Site locational changes		
	# External Vehicle Trips		
Petroleum/Chemical Storage Facility	Storage Capacity (barrels and/or lbs.)		
	Distance to Navigable Waters (feet)		
	Site locational changes		
	Facility Acreage, including drainage, ROW, easements, etc.		
	# External Vehicle Trips		

SUBSTANTIAL DEVIATION CHART (continued)

TYPE OF LAND USE	CHANGE CATEGORY	LAST APPROVED #	PROPOSED #
Ports (Marinas)	# boats, wet storage # boats, dry storage Dredge and fill (cu.yds.) Petroleum storage (gals.) Site locational changes Port Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips		
Residential	# dwelling units # lots Acreage, including drainage, ROW, easements, etc. Site locational changes # External Vehicle Trips		
Wholesale, Retail or Service	Acreage, including drainage, ROW, easements, etc. Floor Space (gross square feet) # Parking Spaces # Employees Site locational changes # External Vehicle Trips		
Hotel/Motel	# Rental Units Floor Space (gross square feet) # Parking Places # Employees Site locational changes Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips		
R.V. Park	Acreage, including drainage, ROW, easements, etc. # Parking Spaces Buildings (gross square feet) # Employees Site locational changes # External Vehicle Trips		
Open Space (All natural and vegetated non-impervious surfaces)	Acreage Site locational changes Type of open space		

SUBSTANTIAL DEVIATION CHART (continued)

TYPE OF LAND USE	CHANGE CATEGORY	LAST APPROVED #	PROPOSED #
Preservation, Buffer or Special Protection Areas	Acreage Site locational changes Development proposed		

Note: If a response is to be more than one sentence, attach as Exhibit "B" a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

7. Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? Please provide a copy of the order adopted by the annexing local government, if not previously provided to the Department. No Change

8. Describe any lands purchased or optioned within one mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, and intended use on a project master site plan or other map. No additional lands not previously disclosed to DCA and NEFRPC.

Note: If a response is to be more than one sentence, attach as Exhibit "C".

9. Briefly describe whether and the extent to which:

- a. The proposed change may be inconsistent with any objectives or policies of the adopted state land development plan (or, in its absence, the adopted state comprehensive plan) applicable to the area; and
There should be no inconsistency.
- b. The proposed change may be inconsistent with any local land development regulations or the adopted local comprehensive plan.
There should be no inconsistency.

SUBSTANTIAL DEVIATION DETERMINATION

If the proposed change to the previously approved DRI or development order condition does not meet or exceed any of the criteria listed in the DRI development order or in Subsection 380.06(19)(b), Florida Statutes, then the local government having jurisdiction over the development must make a determination as to whether such proposed changes constitute a substantial deviation and will cause the development to be subject to further development-of-regional-impact review. If the local government determines that the proposed change does not require further development-of-regional-impact review and is otherwise approved,

the local government must issue an amendment to the development order incorporating the approved change and conditions of approval relating to the change, subject to the appeal provisions of Subsection 380.06(19)(f), F.S., and Section 380.07, F.S.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.25, Florida Administrative Code:

10. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.
See map labelled "Proposed Master Plan"
11. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:
See local government application labelled "Exhibit B to Resolution"
 - a. All proposed specific changes to the nature, phasing, and build-out date of the development; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;
 - b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
 - c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;
 - d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;
 - e. A proposed amended development order date to which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and
 - f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.25 (7), F.A.C.

If the proposed change meets or exceeds substantial deviation criteria listed in the DRI development order, or in the criteria listed in Subsection 380.06(19)(b), F.S., then the proposed change is a substantial deviation and shall be subject to further DRI review without the necessity for a determination by the local government.

SCHEDULE 1

Parcel I:

All of Government Lots 3, 4, 14 and 13, Section 16; all of Government Lots 3, 4, 9, 10, 11 and 12 and a part of Government Lots 1, 2, 5, 7 and 8, Section 17; a part of Section 19; all of Government Lots 1, 2, 3, 6 and 7 and a part of Government Lots 4, 5 and 8, Section 20; all of Government Lots 3, 4 and 5 and part of Government Lot 11, Section 21; a part of Government Lots 8 and 9, Section 27; and of Government Lot 1, 2 and 3 and a part of Government Lot 4, Section 28; a part of Government Lots 4 and 9, Section 34; a part of the Lewis Maltair Grant, Section 39; a part of the Helrs of Thomas Fitch Grant, Section 40; a part of the Francis X. Sanchez Grant, Section 41; a part of the Sebastian Espinosa Grant, Section 42; a part of the Nicholas Sanchez Grant, Section 46; a part of the Sanchez or Hill Grant, Section 47; all of the Sanchez, Hill or Fitch Grant, Section 48; all of the Christina Hill or Fitch Grant, Section 50; a part of the Christina Hill or Fitch Grant, Section 51; a part of the Hill, Fitch or Sanchez Grant, Section 52; and a part of the William Hart Grant, Section 55; all in Township 3 South, Range 29 East, St. Johns County, Florida; together with a part of Government Lots 2 and 3 and a part of the East one-half (E1/2) of the Northwest one-quarter (NW 1/4); all of the West one-half (W1/2) of the Southwest one-quarter (SW1/4) and a part of the East one-half (E1/2) of the Southwest one-quarter (SW1/4) of Section 3; a part of Government Lot 1, Section 4; a part of Government Lot 3 and all of Government Lot 4, Section 10; a part of the Helrs of Thomas Fitch Grant, Section 38; a part of the Helrs of Espinosa Grant, Section 39 and a part of the Christina Hill Grant, Section 70; all in Township 3 South, Range 29 East, St. Johns County, Florida; more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of the forementioned Government Lot 14, Section 16, Township 3 South, Range 29 East; thence run Southerly along the Easterly line of said Government Lot 14 and along the Easterly line of Government Lots 3 and 5 of aforesaid Section 21, a distance of 3950 feet, more or less to the south line of said Government Lot 5; thence run Easterly along the Southerly line of aforesaid Government Lot 5, Section 21, a distance of 1740 feet, more or less to the North Easterly line of Section 40;

EXHIBIT A TO NOTIFICATION

Response to question 5

The attached map labelled "Existing Master Plan/Players Club DRI - Approved as of November 25, 1986 with PUD Modifications approved through April 7, 1988" shows the project with all changes to the DRI made through November 25, 1986. The development order has not been modified since that date. The map also notes changes to the PUD through April 7, 1988. The PUD changes since November 25, 1986 all involve substitution of single family density for patio home density at ratios approved in the November 25, 1986 DRI modification.

There have been numerous changes since the project was first approved in 1977. All changes through April 26, 1983, were described and summarized in the Restated Development of Regional Impact Order dated April 26, 1983, which was provided to and reviewed by the DCA and NEFRPC at the time of approval by St. Johns County. All modifications to the Players Club project since April 26, 1983 have been submitted for substantial deviation determinations. Copies of the modifications have been provided to the DCA and NEFRPC in accordance with Section 380.06 Fla. Stat. In addition, the entire package of prior modifications was provided to the DCA and NEFRPC in connection with a notification of proposed change dated October 1, 1986. The dates and a brief explanation of the modifications since April 26, 1983, are set forth below:

1. July 26, 1983 - modification re: preservation areas - required by agreement with DCA
2. May 22, 1984 - modification re: revised land use plan
3. November 20, 1984 - modification re: revised land use plan
4. April 16, 1985 - modification re: revised land use plan
5. September 24, 1985 - modification re: expansion and relocation of new golf course, relocation of utility site and revision of land use plan
6. November 25, 1986 - modification re: revised land use plan and substitution of single family density for multi family density.

JGM378

EXHIBIT B TO NOTIFICATION

Response to question 6

A detailed description of the proposed changes to the development is contained in the attached local government application consisting of a proposed resolution, a project master site plan labelled "Proposed Master Plan - Exhibit A to Resolution", and a textual application labelled "Exhibit B to Resolution".

The net changes within the categories listed in the Substantial Deviation Chart are set forth below:

1. attraction/recreation
 - (a) increase in number of spectators of 1500 which is less than a 3% increase
 - (b) increase in parking spaces of 90
2. office - increase in acreage available for office development of approximately 3 acres and 15,000 square feet.

JGM378(2)