

RESOLUTION NO. 88 - 251
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR TENNIS/OFFICE/RECREATION COMPLEX
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 The Association of Tennis Professionals in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Board of County Commissioners, 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 in the attached letters dated August 4, 1988 and August 16, 1988, which are hereby incorporated into and made a part of this Final Development Plan and part of the adopting Resolution.

All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be 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 Ordinance.

St. Johns County Building Official is hereby authorized to issue construction permits on the herein lands in accordance with approved plans, provided all other requirements are met.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Lawrence Stanley*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Anna M. McDonald*
Deputy Clerk

Adopted Regular Meeting:

September 13, 1988
Date

Effective:

September 13, 1988
Date

JGM529

EXHIBIT B

FINAL DEVELOPMENT PLAN
FOR
TENNIS/OFFICE/RECREATION COMPLEX
WITHIN PUD 75-15 NAMED
PLAYERS CLUB AT SAWGRASS

Association of Tennis Professionals

July 18, 1988

Exhibit B
July 18, 1988
Page 1

Association of Tennis Professionals 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 proposed improvements as described below. 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 and south of the existing Tournament Cove Access Road and west of the 15.7 acre commercial/office tract that abuts S.R. 210 and A1A.

The ATP plans to construct the Tennis/Office/Recreation Complex, consisting of an approximately 7500 square foot office/reception building, approximately 12,500 square foot Clubhouse with locker rooms, meeting rooms, training rooms, tennis pro shop, office, dining area, kitchen and bar serving alcoholic beverages under a "Club" liquor license and other similar uses, 14 tennis courts including a stadium court, storage out buildings and parking for 90 cars.

The complex conforms to Article 8-PUD as follows:

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 Exhibit A, the club house and office buildings will be at least 100 feet from the Right-Of-Way of Tournament Cove Road.

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 Tournament Cove Road, an existing private roadway. By separate application, The PGA Tour, Inc. is requesting that the name Tournament Cove Road be changed to Tournament Players Road.

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 has been developed 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 Tournament Cove Road 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

Adequate lighting shall be provided for off-street parking facilities used at night. The lighting shall be designed and installed to minimize glare on adjacent property.

9-1-7 Screening

Parking spaces located closer than 40 feet to a residentially zoned lot shall be visually screened with a continuous screen, by a fence, wall or compact permanent shrubbery and landscape a minimum of 6 feet high.

9-2 Location

The required off-street parking facilities will be located upon the same parcel of land with overflow parking facilities located adjacent to property at the TPC parking area.

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) Approximately 5000 square foot locker room facility within clubhouse (requiring one car per 300 square feet of floor area pursuant to subsection h) 17 cars required
- (b) Pro Shop within clubhouse containing approximately 4000 square feet (requiring one car per 300 square feet of floor area per subsection h) 14 cars required
- (c) Dining Room within clubhouse containing approximately 60 seats, and a bar containing approximately 10 seats and approximately 8 employees (1 space per every 4 seats and 1 space for every 2 employees pursuant to subsection 1) 21 cars required

- (d) Office and administrative building
consisting of 7500 square feet
(1 space for each 500 square feet
of gross floor area pursuant to
subsection q) 15 cars required
- Total 67 cars required

As shown on the Map, 90 spaces will be provided.

- 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.
- d. All utilities serving the Property including telephone, power, cable televisions, 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, except for the access easement along the west property line to the TPC Tour parking area.

By: Christian W. Kuhn, A.I.A.
Director of Architecture

THE HASKELL COMPANY



August 4, 1988

Re:
Final Development Plan
Sawgrass P.U.D.
Ordinance O.R. 75-15 for
Association of Tennis
Professionals
Ponte Vedra, Florida

Ms. Rosemary D. Yeoman
Planning and Zoning Department
St. Johns County
Post Office Drawer 349
St. Augustine, Florida 32084

Dear Ms. Yeoman:

We are hereby requesting to add the following items to our Final Development Plan submitted to your office on July 18, 1988. The following items are as follows:

1. An entry sign will be provided at the entrance drive to the site approximately 10 feet from the right of way and will be constructed as a Ground Sign no larger than 15 feet long by 5 feet high and constructed of stucco, wood, metal, plastic and other similar materials in keeping with the Sawgrass general area and the sign may be lighted.
2. During the course of construction, construction trailers will be required from the time of Final Development Plan approval for a period of twelve months. It is our intent to locate these on the proposed tennis facility parking lot.

Ms. Rosemary D. Yeomans
August 4, 1988
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We thank you for your assistance with these modifications and formally request they be adopted as Addendum No. 1 to the proposed Final Development Plan.

Sincerely yours,

Christian W. Kuhn, A.I.A.
Director of Architecture

cc: Mr. Brad L. Harris
Mr. W. Thomas Hale
Mr. John G. Metcalf
Mr. Harry M. Wilson, III

PAPPAS & METCALF
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DOUGLAS G. STANFORD
ELAINE M. HOLTSCHNEIDER

August 16, 1988

TELEPHONE
(904) 353-1980
TELECOPY
(904) 353-5217

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

RE: Final Development Plan for ATP Headquarters

Dear Betty:

This letter addresses the questions and comments of the staff on the proposed final development plan as transmitted to Christian W. Kuhn by your letter dated August 8, 1988.

1. Maximum Height.

The height limitation for the ATP site will be 46 feet which is consistent with the height limitation within the Players Club Commercial areas. The clubhouse will, however, have a cupola which will extend approximately 11 feet above the 46 foot height limitation. The cupola is being added for aesthetic purposes only. All buildings with a height in excess of 35 feet will contain sprinkler systems.

2. Seating Capacity of Stadium/Shared Parking.

The planned seating capacity of the stadium will be 1500 seats. The seating will be installed in phases with the first 700 seats being installed at this time.

In accordance with section 9-3-1(f) which establishes the off-street parking requirements for places of public assembly, we would be required to have one (1) parking space for each four (4) seats. This would require 375 parking spaces for the 1500 seat stadium.

Under the property transfer agreement between Arvida/JMB Partners ("Arvida"), the PGA Tour, Inc. ("Tour"), and the Association of Tennis Professionals, Inc. ("ATP"), the Tour has agreed to provide the ATP an easement for parking on the 95 acre parking lot used for tournament parking for the TPC Golf Course. This easement would allow parking during tournaments held at the tennis stadium. Assuming a standard parking space is 400 square feet, there are approximately 109 parking spaces per acre. As a result, the parking supplied by the PGA easement will be more than adequate. I

have attached a copy of the relevant portion of the property transfer agreement along with the first page and execution page of that agreement and the proposed easement which is attached as an exhibit to the property transfer agreement.

3. Dredge/Fill Permits.

Development of the site will require fill of less than one acre placed in existing ditches that are within the jurisdiction of the Army Corps of Engineers. The quantity of fill required is covered by a Nationwide permit under 33 CFR, part 330.5(a)(26). By letter dated August 9, 1988, the Haskell Company notified the Corps of its intent to proceed with the fill. We provided a copy of this letter to Sharon Holmes for her file. As we discussed with Sharon, no permit will be required from the Florida Department of Environmental Regulation as it indicated that it does not have dredge fill jurisdiction within the Players Club at Sawgrass upstream of the two Players Club pumping stations.

4. St. Johns River Water Management District Surface Water Management Permit and Drainage Calculations.

We met with Sharon Holmes this morning and verified that the ATP site is included within the property covered by the existing Players Club Surface Water Management Permit dated February 7, 1985. The permit number is 4-109-0005B. The ATP is coordinating with the engineers for Arvida to insure the stormwater discharge is consistent with the master drainage plan for the Players Club at Sawgrass. Sharon Holmes confirmed that the drainage calculations will not be required because the project is part of an existing permitted system.

5. Construction Plans.

The Haskell Company will provide Sharon Holmes a set of construction plans by August 25, 1988.

6. Easement for Ingress and Egress.

The 15 foot easement for ingress and egress along the western boundary will, when combined with a similar 15 foot easement to be granted by Arvida, provide access to the Tour parking area lying south of the ATP site. A 15 foot wide paved road will be located within the easement and will replace the existing limerock road which runs across the ATP site. The road will provide access to tournament parking for golf and tennis tournaments.

7. Alignment of Project Entrance.

As we discussed with Sharon Holmes, the project entrance will line up with the median cut. This will be depicted in the completed construction plans to be submitted to the engineering department. In accordance with our conversation with Rosemary Yeoman and Andy Campbell this morning, the final development plan map itself will not be redrawn.

8. Temporary Extension of Pond/Future Tennis Court.

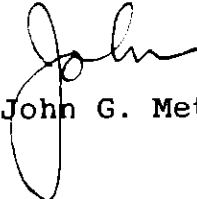
For budgetary reasons the ATP prefers at this time to extend the pond which lies east of the project entrance easterly into the site of the tennis court located in the northeasterly corner of the property. This tennis court will not be built at this time. It may be constructed later when demand warrants and financing is available. At that time, the corner of the lake would be filled and the tennis court constructed in accordance with the final development plan map as submitted. The construction plans to be submitted to Sharon Holmes will reflect the actual construction that will be undertaken at this time. We request that ATP be allowed to undertake construction of the tennis court in the future without modification of the final development plan.

9. Revised Resolution.

In accordance with our conversation with Rosemary Yeoman and Andy Campbell this morning, I have enclosed a revised resolution which incorporates this letter and its attachments and the letter from Christian W. Kuhn to Rosemary Yeoman dated August 4, 1988 into the final development plan approval.

If you have any questions concerning the matters addressed in this letter or if we can be of further assistance, please call.

Sincerely,


John G. Metcalf

JGM/dh
JGM527

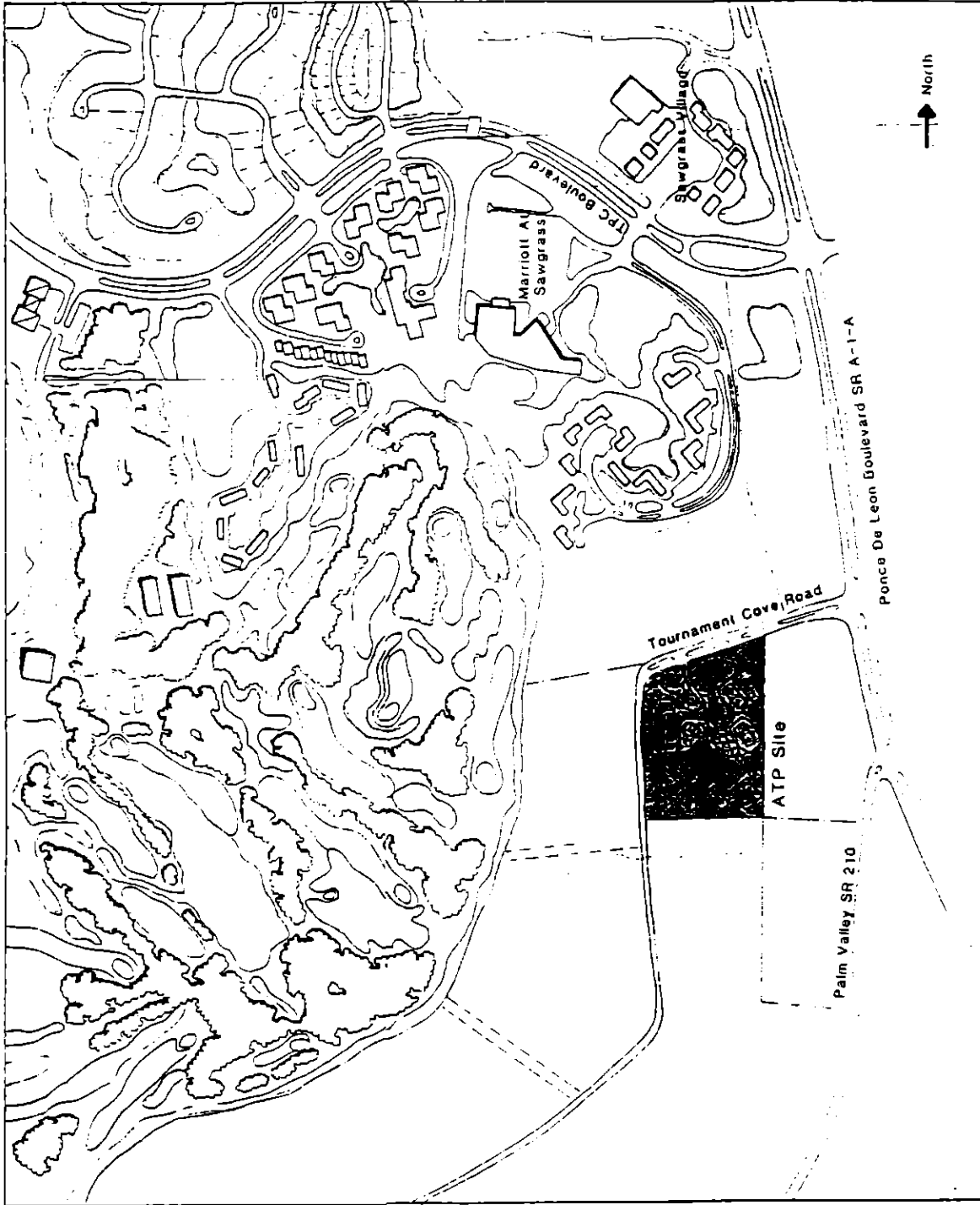
Enclosures

cc Christian W. Kuhn
Brad Harris
Hank Wilson
Sharon Holmes
Rosemary Yeoman

ATP SITE

North
NOT TO SCALE





Site Location Map



ATP International Headquarters

