

RESOLUTION NO. 91- 187

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR A PORTION OF PLAYERS CLUB
AT SAWGRASS 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 Ponte Vedra Club Apartments, Ltd.,} ~~The Development Group, Inc.~~ 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, incorporated and made a part hereof 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, incorporated and made a part hereof.

All building codes, zoning ordinances, 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 PUD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

PASSED AND ADOPTED this 26th day of NOVEMBER, 1991.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Fred Bilby*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Patricia A. Glendon*
Deputy Clerk

EXHIBIT B to the Resolution

FINAL DEVELOPMENT PLAN

FOR

THE OCEAN LINK APARTMENTS
(FKA THE PLAYERS CLUB AT SAWGRASS APARTMENTS)

LOCATED WITHIN A PART OF THE

PUD 75-15 NAMED

CABALLOS DEL MAR

(PLAYERS CLUB AT SAWGRASS)

DEVELOPED BY:
Ponte Vedra Club Apartments, Ltd.

Submitted January 31, 1990

Revised: November 25, 1991

The Ponte Vedra Club Apartments, Ltd. (The "Developer/Owner") hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, the final development plan (the "Final Development Plan") for Parcel No. 28 as shown on the Players Club DRI Master Plan prepared by BHR Planning Group, Inc. dated August 21, 1989 (The "Property"). The Final Development Plan consists of a map identified as Exhibit A to the Resolution and this text identified as Exhibit B to the Resolution. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) 75-15 pursuant to Ordinance and known as Players Club at Sawgrass. The area encompassed by this Final Development Plan is located at the Northeast corner of the PUD between Solano Road and Palmera Drive and is within the area of the PUD identified as "Multi-Family". The improvements to be constructed pursuant to this Final Development Plan include nine, two and three story apartment buildings containing 192 units, parking garages, a lease office containing recreation and laundry facilities, a swimming pool and tennis/volleyball complex.

8-4-1 Density of Development

The site contains 16.78± acres of total land area. With a building coverage of 126,363 S.F. including the residential buildings, garages and lease office, the project has a coverage of 17.3%, well below the allowed coverage of 35%.

8-4-2 Open Space

The open space shown on the final development plan will be open for use as either active or passive recreation by the residents of the development. The open space will be maintained by the property owner.

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

The 20' perimeter building setback line will be as shown on the Final Development Plan map. While no buildings shall be located within the setback area, certain other structures and features, as depicted on the Final Development Plan map, may be located wholly or partially within the setback area. These non-building structures and features include fences, walls, signs, parking, walkways recreational features, etc. The buildings will be two and three story structures with a maximum height of 41 feet and a maximum eave height of 27 feet. In addition, the warranty deed for the property requires that all building plans and specifications be submitted to and approved by the "Developer" prior to construction. This will insure architectural compatibility of the improvements with the surrounding development.

8-4-4 Project Size

The project site consists of 16.78± acres.

8-4-5 Support Legal Documents for Open Space

This section does not apply because the entire development will remain under one ownership and the units will be leased, not sold fee simple. The Developer/Owner will remain responsible for the maintenance and management of all common areas and buildings.

8-4-6 Access

The Final Development Plan contains no single-family dwelling units, therefore this Section is not applicable. Nevertheless, adequate access to each building is provided by the driveways depicted on the Final Development Plan map.

8-4-7 Privacy

Each dwelling unit within the PUD, will be provided visual and acoustical privacy. Walks, berms and landscaping will be provided for the protection and aesthetic enhancement of the property and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

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" are inapplicable.
- 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:
- c. Access to the site including the Solano Road entrance and all intersections on-site have been designed to adequately provide for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection deliveries and debris removal.
- d. All utilities including telephone, power and cable television shall be installed underground. Additionally, all storm sewer facilities including grading, gutters, piping and treatment of turf to handle storm waters, prevent erosion and formation of dust have been designed in accordance with County regulations.
- e. The Specifications and street design shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners.

- f. The lease office located in the northwest area of the site adjacent to the project entrance will be a 3500± square foot facility containing the following:
- (1) Tenant use laundry with washer and dryer facilities
 - (2) Exercise studios with weight and exercise equipment
 - (3) Property management and lease offices
 - (4) Resident services accommodating baby sitting, laundry/dry cleaning pickup, house cleaning and other tenant services
 - (5) Resident multi-use recreation room including kitchen facilities
 - (6) Swimming pool and locker room facilities
 - (7) A volleyball court will be located adjacent to the swimming pool facility.
- g. A fenced tennis court will be located in the most northeast corner of the property. This will also be the site for the temporary construction trailer as depicted on the Final Development Plan.

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 included in this Final Development Plan. All off-street parking and loading areas will be surfaced with erosion-resistant material in accordance with county specifications.

9-1-2 Separation from Walkway and Street

The off-street parking area will be separated from pedestrian walkways by protective curb stops or landscape areas.

9-1-3 Entrances and Exits

The location and design of the entrance and exit to Solano Road shall be constructed in accordance with County specifications as detailed on the construction plans.

Furthermore, the traffic impact of this project should not cause a signal to be warranted at TPC Boulevard and Solano Road. When this signal is warranted or requested by the County, Arvida shall install the necessary improvements. See letter of 10-16-90 from John G. Metcalf, Esquire, on behalf of Arvida to Mr. Jerry Napier, St. Johns County Planning Director.

9-1-4 Interior Drives

As shown on the Final Development Plan map, all interior drives on the Property will contain 90° angled parking stalls and a 24 feet wide driveway with two-way traffic.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, all parking spaces will be marked by painted lines or curbs.

9-1-6 Lighting

Adequate lighting will be provided for all off-street parking and common areas which are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent property.

9-1-7 Screening

According to the final development plan, no parking will be located within 40 feet of any off-site residential lot. Therefore screening will not be required.

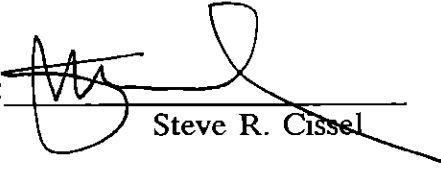
9-2 Location

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

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

The site contains 192 residential multi-family dwellings. According to Section 9-3-1(b), the ratio of 1 1/2 spaces per unit is required. With this being the case, the total number of required parking is 288 spaces for residents plus 5 spaces for the employees. The total number of spaces provided is 386. Of the 386 spaces provided, 205 outside stalls plus 90 garage stalls account for a total of 295 spaces measuring 9' wide x 20' deep. An additional 91 spaces measuring 9' wide x 18' deep have also been provided.

PONTE VEDRA CLUB APARTMENTS, LTD.

By: 
Steve R. Cissel