

RESOLUTION NO. 93-157

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR "TOURNAMENT PLAZA"
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
PURSUANT TO ORDINANCE NO. 75-15

WHEREAS, the Final Development Plan for "Tournament Plaza" has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

- A. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 75-15; and
- B. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on September 16, 1993; and
- C. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. Pursuant to a request for approval of "Tournament Plaza" made by Ponte Vedra Equities, Inc., in accordance with section 8-3 of the St. Johns County Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit B relating to the portion of the PUD, the legal description of which is set forth on Exhibit B attached hereto, and which is known as "Tournament Plaza" is hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan Narrative attached hereto as Exhibit A; the Landscape Plan, Exhibit C (for reference only), and the Sign Criteria, Exhibit D (for reference only).

Section 2. 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 Ordinance 75-15. Modification to approved development plans by variance or special exception shall be prohibited. All such modifications shall follow the PUD amendment procedures provided for in the St. Johns County Zoning Ordinance.

Section 3. The developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan attached as Exhibit B until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Regulation Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 4. All attachments included herein are incorporated herein and made a part of Resolution 93-157.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Linda Ballava
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Amy Berner
Deputy Clerk

EXHIBIT A
FINAL DEVELOPMENT PLAN
WRITTEN SUBMISSION STATEMENT, STANDARDS AND CRITERIA

IN ACCORDANCE with the procedure established in Section 8.3, "Implementation of a PUD", the attached Final Development Plan, and the following text regarding compliance with Section 8-4, are submitted for your consideration.

The attached Final Development Plan depicts the information required by the St. Johns County Planning and Zoning Agency together with the Exhibits A and B listed below and accompanied by Exhibits C and D below (for reference only):

- Exhibit A - Written Submission Statement, Standards & Criteria
- Exhibit B - Final Development Plan Map
- Exhibit C - Landscaping Plan (For Reference Only)
- Exhibit D - Sign Criteria (For Reference Only)

"Tournament Plaza", (Phase I) (containing approximately 4.09 acres of land area) within the Players Club P.U.D. (the Subject Property) will consist of two detached buildings containing a maximum of 33,300 square feet of heated and air-conditioned space combined. A future Phase II of "Tournament Plaza" is shown on Exhibit B for illustrative purposes only, and is not a part of this Final Development Plan. The minimum setback between buildings will be twenty (20) feet. The minimum front yard setback will be sixty-five (65) feet, the minimum side setback will be five (5) feet and the minimum rear setback will be twenty-five (25) feet. All setbacks are measured to outside walls. The maximum height of any building will be 46 feet. The developer has illustrated two buildings on the site, but requests to retain the flexibility to alter each of the Phase I building footprints prior to requesting a building permit, without modifying or resubmitting the Final Development Plan. The developer will not increase the cumulative size of the Phase I buildings, but wishes to retain the right to alter the configuration and/or footprint of each building, so long as the total square footage of the two buildings does not exceed 33,300 square feet. Any alterations to the building configuration will not change the drainage or parking layout. The occupancy and uses proposed for these buildings will be solely for retail sales and/or services, professional office and/or medical office, including all permissible uses by exception, or otherwise under the P.U.D. and the Commercial General Zoning Classification.

An ingress/egress easement for the Phase I area from the existing driveway on S.R. A-1-A will be recorded in the location shown on Exhibit B. In the future, this ingress/egress easement may be converted to a private drive. The sale and consumption on premises of alcoholic beverages will be in compliance with zoning code regulations, except that in regard to the minimum separation requirements, the seating capacity and floor area required for restaurants serving alcoholic beverages for consumption on premises within Tournament Plaza shall be 150 seats and 2,500 square feet, respectively, as currently allowed elsewhere within the Player's Club P.U.D. All construction shall comply with construction plans approved by the St. Johns County Engineering Department.

We are creating 163 parking spaces for the development to provide adequate parking for the proposed construction of the two proposed buildings. All horizontal improvements submitted to the Public Works Department, including but not limited to the parking lot, sewer, water and drainage, will be completed prior to the completion of the first building on the site. Each of the two buildings may have separate and/or multiple ownership.

We will establish for the purpose of construction supervision, a maximum of two temporary office trailers during construction activity only. These temporary office trailers will be maintained at the site throughout the course of construction. At such time as it is practical to relocate these office facilities to one of the proposed new buildings, they will be moved. The maximum time period needed for any temporary facility for each building should be one year. The location of the nearest fire hydrant is illustrated on Exhibit "B".

An internally and externally illuminated site sign will be provided at the southeast corner of the project. A flood light will be located in the planting bed surrounding the sign. Additional internally illuminated individual lettered channel signs and logos for tenant identification will be provided on the face of the buildings. These signs will identify each occupied space in the buildings. No additional signs are provided except stop signs at entrances, handicap signs and traffic control-related signs. The signs shall meet all provisions of the sign ordinance, except as granted herein.

The total site acreage for Tournament Plaza Phase I is 4.09 acres. There will be two buildings comprising a total of 33,300 square feet (0.76 acres). The square footage per acre is 8141.8. The total impervious area is 2.80 acres which is 68% of the total area.

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SECTION 8-4
STANDARDS AND CRITERIA

P.U.D. OFF. REC.
BOOK E PAGE 469

8-4-1 Density of Development

The total ground area covered by the two buildings will not exceed 0.19%. A summary of the impervious area follows:

Sidewalk and Paved Area - 2.04 acre

Building Area - 0.76 acre

Total Impervious area 2.80 acre

2.80 acre Impervious - 4.09 total acres = 68% Impervious.

8-4-2 Open Space

This section does not apply to development of commercial buildings.

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

All development which is to occur within the Property will comply with the spirit and intent of the Zoning Ordinance. The maximum height of our structures will not exceed 46 ft. in height and may be two stories. The uses will be retail sales and/or services, professional office and/or medical office, including all permissible uses by exception or otherwise under the P.U.D. and the Commercial General Zoning Classification. All improvements to be constructed on the property will be subject to Arvida/JMB architectural review. This process ensures architectural compatibility of the improvements with the surrounding development. The sale and consumption on premises of alcoholic beverages will be in compliance with zoning code regulations, except that in regard to the minimum separation requirements, the seating capacity and floor area required for restaurants serving alcoholic beverages for consumption on premises within Tournament Plaza shall be 150 seats and 2,500 square feet, respectively, as currently allowed elsewhere within the Player's Club P.U.D.

8-4-4 Project Size

The Player's Club at Sawgrass/Caballos Del Mar (DRI) PUD Ord. No. 7515 consists of more than 20 acres. This Final Development Plan represents approximately 4.09 acres within the referenced PUD.

8-4-5 Support Legal Documents for Open Space

This section does not apply. The Final Development Plan does not contain any open space areas, as defined in Section 8-4-2.

8-4-6 Access

Access will be via ATP Tour Boulevard and State Road A-1-A.

8-4-7 Privacy

Front, side and rear setbacks, together with the landscaping will provide buffer areas and provide protection and aesthetically enhance the Property. Architectural controls, which apply to this development, will be imposed by the Arvida/JMB Architectural Review Committee.

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. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, moving vans, fuel trucks, refuse collection, deliveries, and debris removal.

- d. All utilities serving the Property will be installed underground to County specifications as they apply. There will be one fire hydrant on the site which will be maintained by the utility company (St. Johns Service Company) both initially and for the life of the development.
- e. Specifications for the driveway and parking areas will conform to County criteria contained within the St. Johns County Paving and Drainage Ordinance 86-4.

9-1-1 Drainage

The drainage for the site is directed to several areas of collection. Storm drainage catch basins are located within the parking lot as shown on Exhibit B. The storm drainage will outfall to the existing lake north of the site.

This lake is part of the Players Club master lake system which is permitted by the St. Johns River Water Management District.

9-1-2 Separation from Walkway and Street

Parking spaces will be physically separated from walkways with curbs and walks. The appropriate buffers are illustrated on the site plan.

9-1-3 Entrances and Exits

The entrance and exit to the property will be provided by Tournament Cove Road and State Road A-1-A. The location and design of the access road and driveways will be in accordance with County specifications and are illustrated on Exhibit B.

9-1-4 Interior Drives

As shown on Exhibit B, interior drives within the off-street parking area on the Property will be a minimum of 24 feet wide (except where shown), thus facilitating two-way traffic and 90 degree angle parking.

9-1-5 Marking of Parking Spaces

Exhibit B illustrates a parking lot consisting of more than ten spaces. Each space will be so designated by markings, and the physical separation of parking areas, entrance roads, and structures will be configured as illustrated on Exhibit B.

9-1-6 Lighting

Lighting within the parking areas will be consistent with St. Johns County Standards and Criteria contained in the P.U.D. and as imposed by the Arvida/JMB Architectural Review Committee.

9-1-7 Screening

Proposed improvements are separated from adjoining land uses by a landscaped setback area, providing a buffer. The exterior perimeter of each building shall be landscaped to screen and/or soften the appearance of the buildings.

9-2 Location

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

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

The site plan reflects off-street parking to accommodate vehicles, consistent with County criteria. See Exhibit B.

9-4-1 Off-Street Loading

Not Applicable.

Sign Information

Temporary Signage:

We plan to install a construction sign, non-lighted, painted, not to exceed 4'x 8' in size, to be installed in front of the construction trailers facing State Road A-1-A.

Permanent Signage:

An internally and externally illuminated site sign will be provided at the southeast corner of the project. A flood light will be located in the planting bed surrounding the sign. Additional internally illuminated individual lettered channel signs and logos for tenant identification will be provided on the face of the buildings. These signs will identify each occupied space in the buildings. No additional signs are provided except stop signs at entrances, handicap signs and traffic control-related signs. The signs shall meet all provisions of the sign ordinance, except as granted herein.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
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I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NO. 93-157

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held September 28, 1993.

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 5th day of October, 1993.

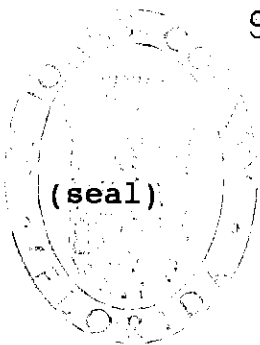
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PUBLIC RECORDS
ST. JOHNS COUNTY, FLORIDA

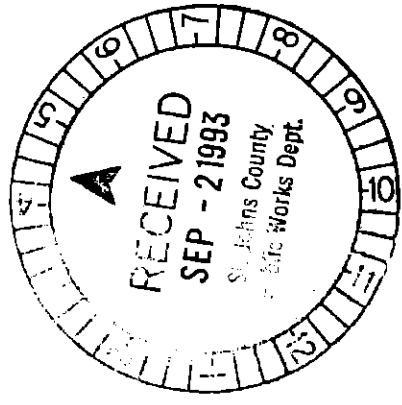
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CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida

By: Yvonne Carter
CLERK OF CIRCUIT COURT

Yvonne Carter, Deputy Clerk





SHIELDED FLOOD LIGHTING IN UNDERSHIPING

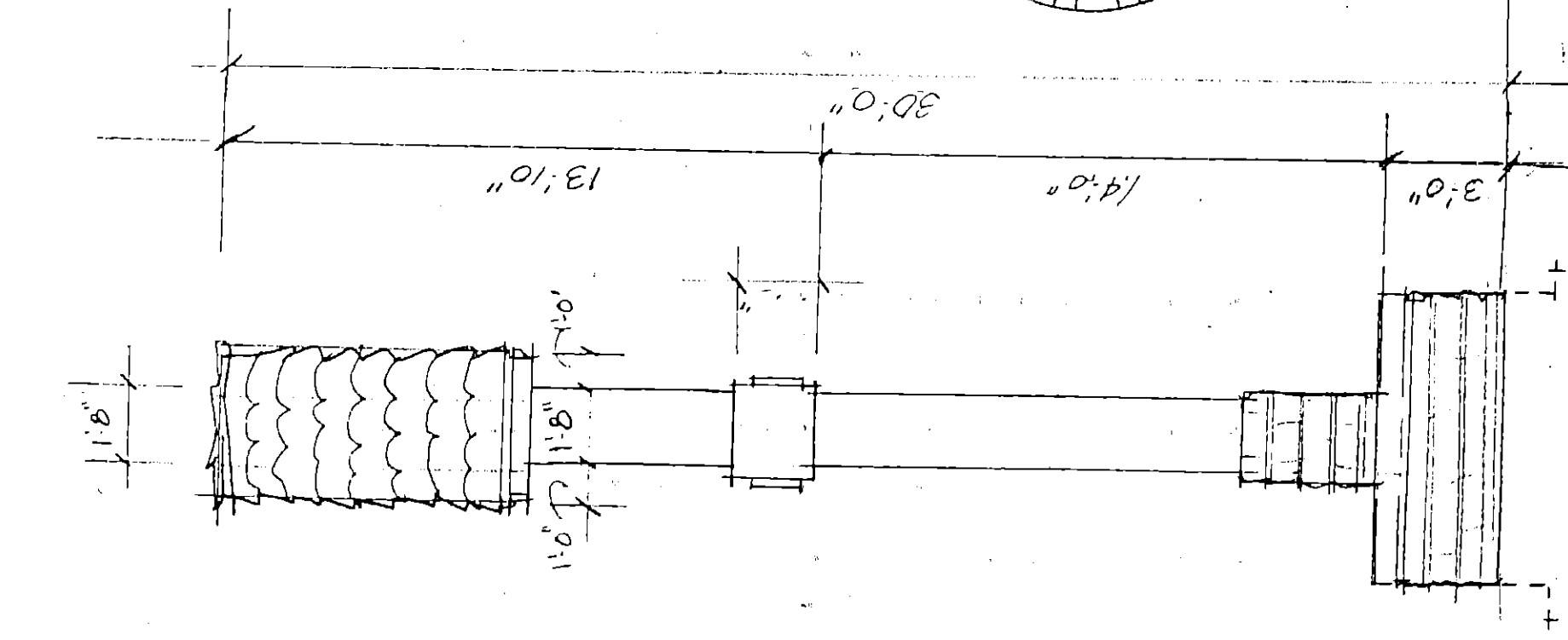
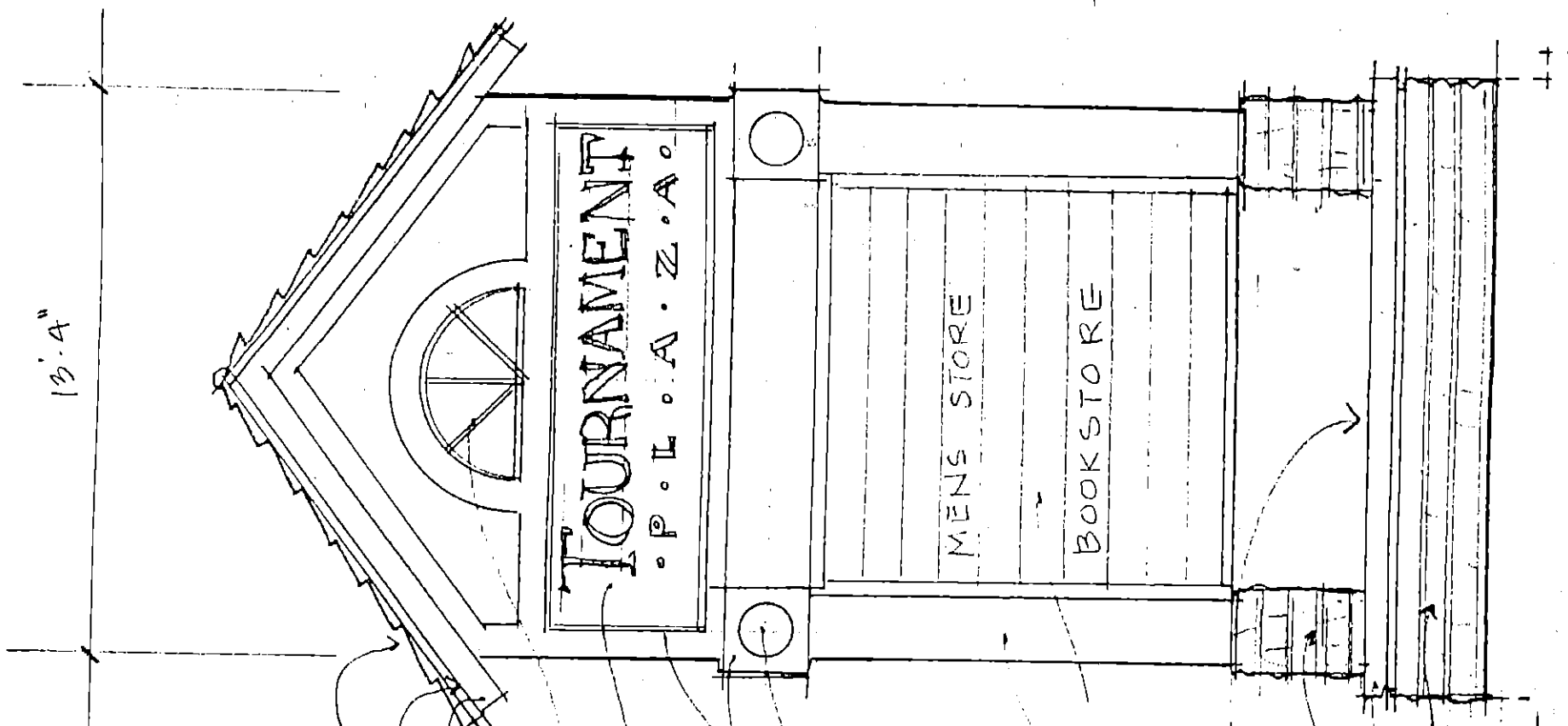


EXHIBIT "D"-SIGN CRITERIA



- GLAZED CERAMIC TILE ROOFING
- 1x2 PT WOOD TRIM
- 2x10 PT WOOD FASCIA
- 4'0" 1/2 ROUND WINDOW W/ INTERIOR LIGHTING
- BACK LIGHTED SIGN.

- STUCCO FINISH
- 12" Φ STUCCO TRIM

- STUCCO FINISH SURFACE INTO SIGNAGE (FLOOD LIGHT)

- PLANTER
- TEXTURED STUCCO
- STUCCO BAND
- TEXTURED STUCCO

(NOT TO SCALE)