

RESOLUTION NO. 95-106

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR
TRACT "I" AT SAWGRASS AT PLAYERS CLUB
LOCATED WITHIN THE PARCEL OF LAND
ZONED PUD PURSUANT TO ORDINANCE 75-15 AND
WITHIN THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, the Final Development Plan for Tract "I" at Sawgrass Players Club has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns Ordinance; and

WHEREAS, it is found that:

- a. The request received favorable review with the recommendation by the Planning and Zoning Agency at its meeting on May 18 1995 and
- b. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;
- c. 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

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

Section 1. Pursuant to the request for approval of Tract "I" at Sawgrass Players Club made by Arvida/JMB Partners, in accordance with Section 8-3 of 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 "A" relating to that portion of the PUD, the legal description which is known as Tract "I" at Sawgrass Players Club, are hereby approved in reliance therein and on the findings of fact above which are incorporated herein by reference, and in accordance with the representation and statements made therein and in the Final Development Plan Narrative attached hereto as Exhibit "B".

Section 2. a.)

Except to the extent that they conflict with specific provisions to the approved development plan or P.U.D. Ordinance 75-15, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Ordinance shall take precedence over a Federal, State or County Statute, Ordinance, Regulation, Rule or Resolution except as such precedence is specifically provided for and described in the Ordinance or the incorporated PSD/PUD/PRD narrative.

b.)

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in the Florida Statutes or that may be provided in such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or currency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute the waiver of the Applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

Section 3.

The developer may not commence land clearing, site preparation or construction of improvements shown on the Final Development attached as Exhibit "A" until:

a.

Submission of the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including but not limited to United States Corps of Engineering Dredge and Fill Permits, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits;

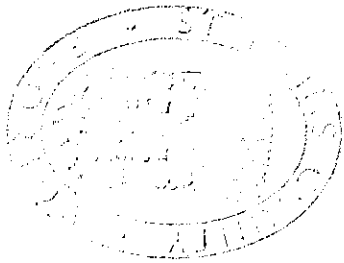
b.

Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;

c. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 4. No lot shall be conveyed within the tract depicted on the Final Development Plan attached as Exhibit "A" has been approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, and declaration of Covenants and Restrictions of Tract "I" at Sawgrass Players Club is recorded in the Public Records of St. Johns County, Florida.

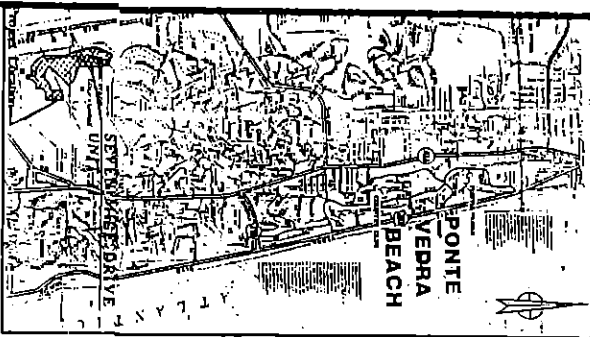
Section 5. All attachments included herein are incorporated and made a part of Resolution 95-106



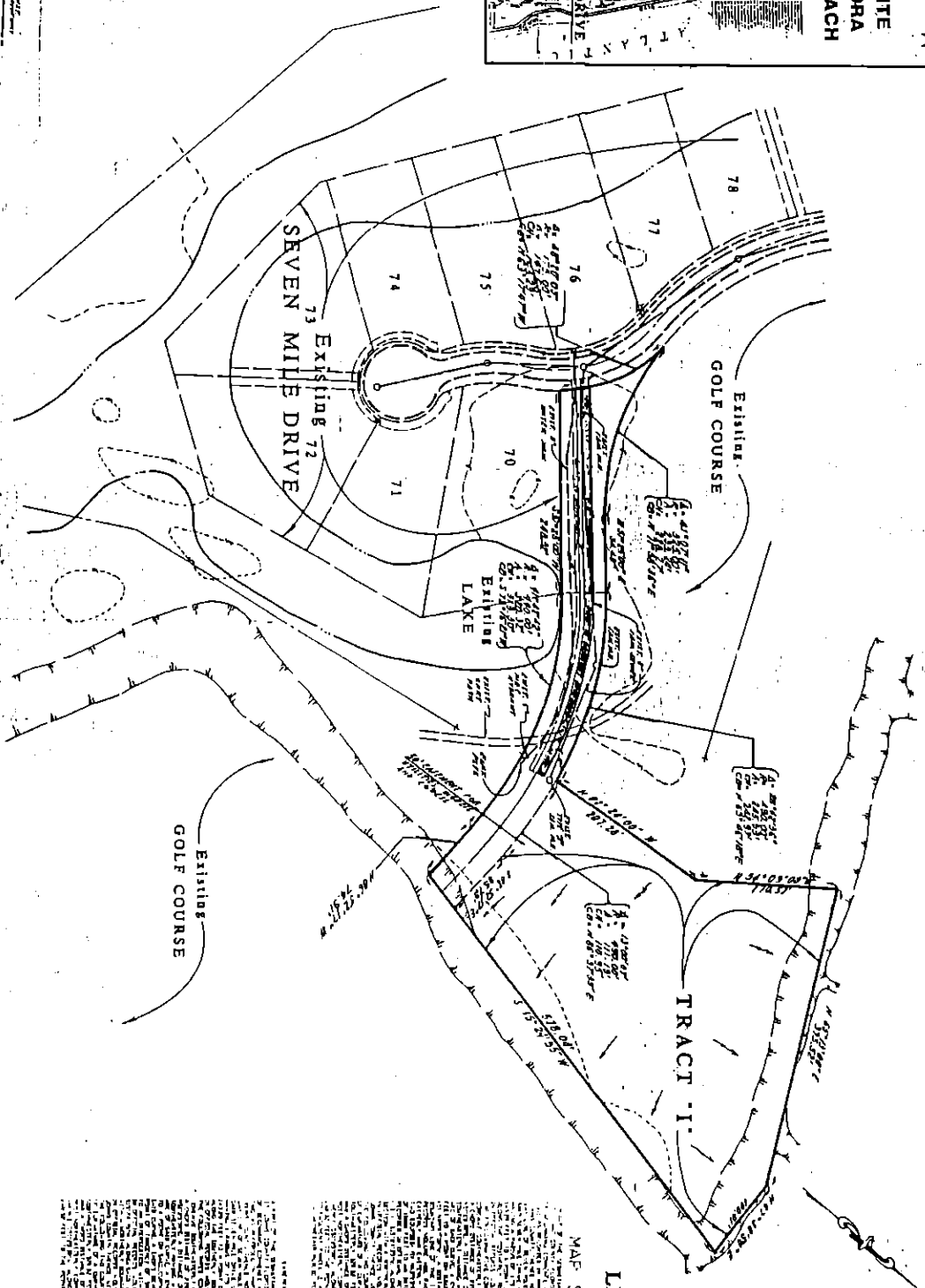
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward

ATTEST: Carl "Bud" Markel, Clerk
By: Laura Paetzi
Deputy Clerk



P. U. D. OFF. REC.
BOOK H PAGE 539



ASPHALT
DRIVEWAY WIDENING
DETAIL

LEGEND

- DRAINAGE FLOW PATTERN
- PROPOSED DRIVEWAY WIDENING
- EXIST. FIRE HYDRANT
- EXIST. SAN. SEWER W/SIZE
- EXIST. WATER MAIN W/SIZE
- EXIST. SAN SEWER MANHOLE

LEGAL DESCRIPTION

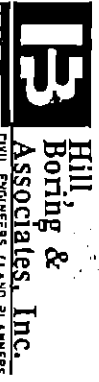
MAP SHOWING SURVEY OF

[Faded legal description text, likely containing survey data and property boundaries.]

MAY 4 1985

EXHIBIT 'A' TO THE RESOLUTION

TRACT 'I'
AT SAWGRASS PLAYERS CLUB
FOR: A. RYDA / M. B. PARTNER



850 BELFORT OAKS PLACE SUITE 101
JACKSONVILLE FLORIDA 32216

DESIGNED BY	R. W. PEYR
DRAWN BY	C. T.
CHECKED BY	V. J. DUNN
SCALE	1" = 400'
DATE	JAN., 1985

NO.	DATE	REVISIONS DESCRIPTION

EXHIBIT "B"

P. U. D. OFF. REC.
BOOK H PAGE 540

FINAL DEVELOPMENT PLAN FOR
TRACT "I" AT SAWGRASS PLAYERS CLUB
WITHIN THAT PORTION OF THE PUD 75-15
WITHIN THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT

ARVIDA/JMB PARTNERS
February 20, 1995

Arvida/JMB Partners hereby submit, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, the "Final Development Plan" for a residential tract, to be known as Tract "I" at Sawgrass Players Club. The Final Development Plan consists of a one page map identified as Exhibit "A" to the Resolution (the map), which includes a legal description of the site, 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 within the Caballos Del Mar Development of Regional Impact. The area encompassed by this Final Development Plan is located 500 feet northeast of the south end of Seven Mile Drive adjacent to the TPC Valley Course. This tract contains one (1) single family lot on approximately 3.87 Acres.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the Map, the Developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to: (a) United Army Corps of Engineers Dredge and Fill Permit; St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Permits; (b) Obtain a land clearing permit pursuant to St. Johns County Ordinance 90-11; (c) Comply with all other applicable land use and development regulations of St. Johns County. Once the foregoing conditions have been met the developer may proceed to construction of horizontal improvements prior to approval and recording of a final plat.

No lot within the Subdivision shall be conveyed until the final development plan has been approved by the Board of County Commissioners of St. Johns County, Florida and recorded in the Public Records of St. Johns County, and the Declaration of Covenants and Restrictions for Tract "I" at Sawgrass Players Club have been recorded in the Public Records of St. Johns County.

Nothing contained in the covenants shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its powers to review and approve plats and replats under Section 177.071 of the Florida Statutes). Those sections of the covenants which are specifically referenced herein are incorporated by reference in the Final Development Plan and shall not be amended without approval of the Board of County Commissioners of St. Johns County. The developer reserves the right to alter, amend, or allow to be amended all other sections of the covenants.

In accordance with the procedure established in Section 8-3 "Implementation of the PUD" the attached Final Development Plan prepared by Hill, Boring & Associates, Inc., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

8-4-1 Density of Development

The density of development in Tract "I" at Sawgrass Players Club will be 0.26 units per acre. The total ground area occupied by the residential buildings and structures in the tract shall not exceed 35 percent of the total ground area committed to residential use.

8-4-2 Open Space

No open space is designated as such on the Map. Nevertheless, the lakes, recreation areas, and other open space planned for the Players Club development as a whole will provide ample open space both within and outside the boundaries of the subdivision.

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. There will be no more than one (1) future residence on the tract as depicted on the attached Final Development Plan Exhibit "A". The residential structure will be set back at least thirty (30) feet from the road right-of-way. The rear yard setback will be a maximum of twenty (20) feet. The side lot will be set back ten (10) feet from each side. Maximum height is 35 feet. Setbacks are to be measured from the walls of the buildings. Pools and enclosures are subject to the same setbacks requirements as buildings. ARB approval will be required prior to the issuance of a building permit. The ARB has the authority to waive setback requirements on individual lots for reasons that include tree preservation, protection of overall aesthetics, and enhancement of the environment.

8-4-4 Project Size

Tract "I" consists of approximately 3.87 Acres.

8-4-5 Support Legal Documents for Open Space

The homeowners association will not have title or have maintenance responsibility for any area or facilities within the Property. The lot owner of the Property will become a member of the Sawgrass Players Club Homeowners Association, Inc. for the use and maintenance of common facilities in Sawgrass Players Club.

8-4-6 Access

As graphically depicted on the Final Development Plan, Tract "I" is provide vehicular access to the Property via the proposed driveway which will be privately owned and maintained.

8-4-7 Privacy

The dwelling will be provided visual and acoustical privacy by virtue of lot size and architectural control of the subdivision by the Architectural Review Board. Landscaping, both planted and retained native vegetation, shall be provided for the protection and aesthetic enhancement of the Property, and to screen objectional views and reduce 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 in Section 9-3-1 (below).
- c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access of fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal. Location of fire hydrants and water and sewer lines serving the Property are also depicted on the Final Development Plan. 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. The fire hydrants and water distribution system will be owned and maintained by the Utility Company serving the site both initially and long term.
- d. All utilities serving the Property, including telephone, power, cable television, sewer lines, and water lines will be installed underground.
- e. Maximum Height - No building or unit in the tract shall be taller than the maximum height allowed in the Zoning Ordinance (for detached single-family homes) or thirty five feet (35').

9-1-1 Drainage

The drainage system for the Property will prevent damage to abutting parcels and streets and is graphically depicted on the Final Development Plan. Specific drainage plans for the tract upon which a residence is to be constructed will be submitted to and reviewed by the Architectural Review Committee prior to commencement of construction to insure consistency with this general drainage plan.

9-1-2 Separation From Walkway and Street

No combined off-street parking or loading facilities will be constructed on the Property.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, Exhibit "A", the interior driveway will be asphalt-paved. No roadways will be constructed.

9-1-5 Marking of Parking Spaces

As shown on the map, there will be no off-street parking spaces other than private driveways and garages.

9-1-6 Lighting

Lighting within the Property will meet or exceed the minimum requirements of Sr. Johns County. The lighting shall be designed and installed to minimize glare or adjacent property.

9-1-7 Screening

Section 9-1-7 does not apply because there will be no parking spaces for ten or more vehicles in any one location on the Property.

9-2 Location

The required off-street facilities, consisting of driveways and garages, as described in Section 9-13 below, will be located upon the same parcel of land they are intended to serve.

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

The property will be used for a single-family residential lot. In accordance with Subsection "a" of 9-3-13, at least one off-street parking space will be provided per dwelling in each dwelling's driveway. Also, a garage for each unit shall exist.

9-4-1 Off-Street Loading Requirements

This section does not apply to residential developments.

DEVELOPER: ARVIDA/JMB PARTNERSHIP

AGENT: Robert W. Pevy
Robert W. Pevy

STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK H PAGE 546

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. 95-106

Adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held June 13, 1995

FILED AND RECORDED IN THE CLERK'S OFFICE OF ST. JOHNS COUNTY, FLORIDA
95 JUL -3 PM 5:05
Clerk of Circuit Court
Carl "Bud" Markel

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 28th day of June, 1995.

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

By: Irma Pacetti
Irma Pacetti, Deputy Clerk

