

**RESOLUTION NO. 2019- 183**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SUPPORTING AND RATIFYING THE SETTLEMENT OF PENDING LITIGATION CONCERNING ORDINANCE 2018-23 AND RESOLUTION 2018-144 AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on or about April 11, 2017, OBDP, LLC, the fee-simple owner of that certain real property located in St. Johns County, Florida (Parcel Id. No. 062080-0071) (the "Property") submitted and filed the necessary applications with St. Johns County (the "County") for review and consideration of the requisite development orders to permit and entitle the redevelopment of the Property; and

**WHEREAS**, on or about May 15, 2018, the St. Johns County Board of County Commissioners (the "Board") voted unanimously to approve Ordinance 2018-23 and Resolution 2018-144, thereby authorizing and entitling the proposed redevelopment (the "Development Orders"); and

**WHEREAS**, five nearby property owners (the "Development Order Opponents") subsequently filed suit against OBDP and the County in the Seventh Judicial Circuit, St. Johns County, Florida, seeking to quash the Development Orders by way of a Petition for Writ of Certiorari (Case No. CA18-0727) and to otherwise enjoin the proposed development from moving forward by way of a Complaint for Declaratory and Injunctive Relief pursuant to Section 163.3215, Fla. Stat. (Case No. CA18-0726) (collectively, the "Development Order Lawsuits"); and

**WHEREAS**, after mediation and further settlement negotiations, OBDP and the Development Order Opponents (collectively, the "Private Parties") have reached agreement on the final terms of a settlement proposal and executed a confidential Mediated Settlement Agreement (the "Confidential Settlement Agreement") between themselves for the purposes of resolving all issues raised in the litigation and dismissing the Development Order Lawsuits with prejudice as to all parties, including the County; and

**WHEREAS**, the terms of the Confidential Settlement Agreement require, among other things, that (i) the Private Parties execute a "Short Form" of the Agreement (the "Short Form Agreement"), a fully executed copy of which is attached hereto as Exhibit "A" and incorporated herein, to publicly identify and summarize certain additional development restrictions and other commitments agreed to by OBDP, (ii) the Private Parties present the Short Form Agreement to the Board for its consideration and approval of a resolution ratifying the Short Form Agreement, and (iii) OBDP file with the County an Application for Small Adjustment to the Planned Unit Development for the proposed redevelopment (the "Small Adjustment Application") to formally reflect and incorporate the commitments set forth in the Short Form Agreement as additional development restrictions associated with the previously approved redevelopment proposal; and

**WHEREAS**, per the terms of the Private Parties' Confidential Settlement Agreement, the Development Order Opponents are obligated to execute and file a Notice of Voluntary Dismissal

with Prejudice of the Development Order Lawsuits within thirty-one (31) days after the latter of: (i) the Board's adoption of this Resolution, or (ii) the County's approval of the Small Adjustment Application; and

**WHEREAS**, the County and the Private Parties have expressly acknowledged, agreed, and confirmed that neither the Short Form Agreement, this Resolution, nor the Small Adjustment Application are intended to, or would, constitute an amendment to the previously approved Development Orders or would alter their respective effective dates or otherwise revive the jurisdictional period for a new third-party challenge to the Development Orders; and

**WHEREAS**, the Board has reviewed the Short Form Agreement and finds that the Private Parties' execution of the Short Form Agreement is in the best interest of the public and serves a public purpose by leaving intact the Board's prior approvals, saving the County taxpayers the additional costs of further litigation, and allowing the redevelopment of the Property to expeditiously move forward to completion for the benefit of both the Private Parties and the surrounding residential and business communities.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:**

Section 1. The above recitals are incorporated by reference into the body of this resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners of St. Johns County hereby supports and ratifies the Private Parties' execution of the Short Form Agreement to resolve and dismiss the Development Order Lawsuits with prejudice as to all parties.

Section 3. To the extent that there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 4. This resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County this 21<sup>st</sup> day of May 2019.

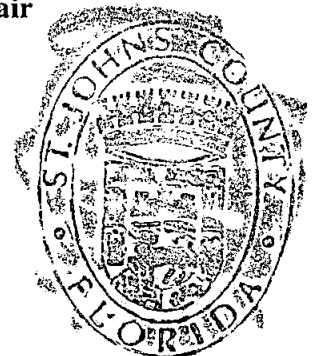
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY

By: Paul M. Waldron  
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Sam Halterman  
Deputy Clerk

RENDITION DATE 5/23/19



## **SHORT FORM AGREEMENT (OAKBRIDGE DEVELOPMENT PARCEL)**

### **ADDITIONAL DEVELOPMENT RESTRICTIONS APPLICABLE TO PLAYER'S CLUB (OAKBRIDGE) PUD (ORDINANCE 2018-23)**

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This SHORT FORM AGREEMENT is made as of this 26<sup>th</sup> day of February, 2019, by and among PONTE VEDRA MANAGEMENT GROUP LTD., SCHWEIM PROPERTIES, LLC, PARK PLACE AT SAWGRASS CONDOMINIUM ASSOCIATION, INC., SAWGRASS VILLAGE EXECUTIVE CENTER ASSOCIATION, INC, and FRANK LEVENE (collectively, the "Development Order Opponents"), and OBDP, LLC (the "Development Order Proponent").

#### **RECITALS:**

WHEREAS, OBDP is the owner of certain real property located in St. Johns County, Florida (Parcel Id. No. 062080-0071) ("Property");

WHEREAS, the Property contains a portion of an existing eighteen (18) hole golf course known as "Oak Bridge;"

WHEREAS, in connection with the announcement of its decision to close a portion of the Oak Bridge golf course, OBDP presented a redevelopment proposal consisting of an age-restricted residential/assisted living community with up to 330 units, along with a limited amount of commercial and civic uses along Highway A1A (the "Redevelopment Proposal"). A graphical depiction and vicinity map of the Redevelopment Proposal, dated April 23, 2018, is attached hereto as Composite Exhibit "A";

WHEREAS, on February 6, 2017, the members of the Sawgrass Players Club Association, Inc. (the master homeowner's association for the Sawgrass Players Club communities), voted overwhelmingly to approve the Redevelopment Proposal and authorize an amendment to the Association's governing documents regarding the legal restrictions and covenants concerning the use of the Property;

WHEREAS, on April 11, 2017, an application to rezone the Property for the governmental zoning entitlements required for the Redevelopment Proposal was filed with St. Johns County and assigned the following file number and description by County Staff: Zoning File MAJMOD 2017-10 PLAYERS CLUB (OAKBRIDGE) PUD, modifying the development entitlements and restrictions set forth in the Players Club Planned Unit Development, Ordinance 1975-15, as amended.

WHEREAS, on May 15, 2018, the St. Johns County Board of County Commissioners voted unanimously to approve the application for a Major Modification to the Players Club (Oakbridge) PUD, as more fully set forth in Ordinance 2018-23, a copy of which is attached hereto as Exhibit "B";

WHEREAS, the Development Order Opponents subsequently filed suit against OBDP and St. Johns County in the 7<sup>th</sup> Judicial Circuit, St. Johns County, Florida, seeking to quash the orders approving the Redevelopment Proposal by way of a Petition for Writ of Certiorari (Case No. CA18-0727) and otherwise enjoin the proposed development from moving forward by way of a Complaint for Declaratory and Injunctive Relief pursuant to Section 163.3215, Fla. Stat. (Case No. CA18-0726) (collectively, the "Development Order Lawsuits");

WHEREAS, per the allegations set forth in the Development Order Lawsuits, the stated interests of the Development Order Opponents stem from their ownership of property either adjacent or within close proximity to the Property, as follows:

- Ponte Vedra Management Group Ltd., ("PVMG") is the owner of real property directly adjacent to the Property, located at 5000 Sawgrass Village Circle, Ponte Vedra Beach, Florida, as more fully identified in the real property aerial map attached hereto as Exhibit "C";
- Schweim Properties, LLC, ("Schweim") is the owner of real property directly adjacent to the Property, located at 7000 Sawgrass Village Circle, Ponte Vedra Beach, Florida, as more fully identified in the real property aerial map attached hereto as Exhibit "D";
- Park Place at Sawgrass Condominium Association, Inc. ("PPSC"), is the owner of real property directly adjacent to the Property located on both Sawgrass Village Circle and Sawgrass Village Drive, Ponte Vedra Beach, Florida, as more fully identified in the real property aerial map attached hereto as Exhibit "E";
- Sawgrass Village Executive Center Association, Inc., ("SVA") is the owner of a private road, Sawgrass Village Circle, near the Property, as more fully identified in the real property aerial map attached hereto as Exhibit "F";
- Frank R. Levene is the owner of real property located at 137 Oak View Circle, Ponte Vedra Beach, Florida, as more fully identified in the real property aerial map attached hereto as Exhibit "G"; and

WHEREAS, the Development Order Opponents and the Development Order Proponent (collectively, the "Parties") have agreed to execute a confidential Mediated Settlement Agreement (the "Confidential Settlement Agreement") for the purposes of resolving the issues raised in the Development Order Lawsuits.

WHEREAS, the terms of the Confidential Settlement Agreement require the Parties to execute this "Short Form" of the Agreement to publicly identify and summarize the additional development restrictions and other commitments agreed to by OBDP regarding the Redevelopment Proposal, as more fully set forth in the Confidential Settlement Agreement.

WHEREAS, the Confidential Settlement Agreement requires the Parties to present an executed copy of this Short Form Agreement to the St. Johns County Board of County Commissioners (the "BCC") and request that the BCC propose and vote upon a Resolution

ratifying the Short Form Agreement to encourage and facilitate the Parties' joint efforts to resolve and dismiss the Development Order Lawsuits, with prejudice.

WHEREAS, in the event that the BCC votes to approve a Resolution ratifying this Short Form Agreement, the Parties have agreed to ensure the adopted Resolution (along with a copy of this Short Form Agreement) is officially recorded in the public records to expressly reflect that the commitments herein are binding and supplemental to the previously approved development orders, but the Resolution in no way constitutes an amendment to the previously approved development orders that would alter their respective effective dates or otherwise revive the jurisdictional period for a third-party challenge to the Redevelopment Proposal.

NOW, THEREFORE, in consideration of the terms and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Development Order Opponents and the Development Order Proponent (collectively, the "Parties") intending to be legally bound, agree as follows:

1. **Recitals.** The above-referenced recitals are true and correct and are hereby incorporated into this Agreement for all purposes.

2. **Additional Concessions/Restrictions for Benefit of Office Building Neighbors (Southern Boundary).** OBDP and its successors in interest agree to the following additional concessions and development restrictions for the benefit of the fee-simple owners of the office buildings on the southern boundary of the Property (collectively, the "Office Building Neighbors"), as follows:

a. **Enhanced Landscaping.** OBDP shall provide funding for enhancement of the landscape buffers on the Property immediately adjacent to the property owned by the Office Building Neighbors (the "Enhanced Landscaping"), with said funds being used for additional landscaping to further buffer the Office Building Neighbors from the proposed improvements and uses associated with the Redevelopment Proposal.

The Enhanced Landscaping shall be planted within the 25' buffer area of the southern boundary of the Property – located adjacent to the northern boundary of the Office Building Neighbors' property (the "Office Buildings Buffer") – and the final landscaping plan shall be subject to PVMG's final review and approval (of both the selection and location of the final landscaping to be planted within the Office Buildings Buffer), which approval shall not be unreasonably withheld.

Additionally, all existing trees currently located within the 25' buffer area located between the Office Buildings Neighbors and the Property shall be preserved in their present locations; provided, however, in the event that final development plans for the Property unexpectedly require removal or relocation of an existing tree(s) located within said buffer area, PVMG shall be authorized to provide written consent and agreement to any such removal or relocation of an existing tree(s) upon a showing of appropriate mitigation for same, which consent shall not be unreasonably withheld.

To further memorialize this commitment – and as additional security to confirm the above-referenced obligations – OBDP agrees to prepare and record a deed restriction in

favor of the fee-simple owners of the Office Buildings Neighbors that are parties to the Development Order Lawsuits (the "Landscaping Deed Restriction"), confirming the above-referenced obligations with respect to ensuring that the Office Buildings Buffer shall not be developed or otherwise disturbed, except as provided for in the final landscaping plan approved by PVMG, as set forth herein. The Landscaping Deed Restriction shall be held in escrow and not released for recording until rendition of a Final Order dismissing the Development Order Lawsuits, with prejudice.

b. **Enhanced Screening.** OBDP and its successors in interest shall ensure that (a) to the extent that any mechanical equipment associated with a flat roof or exposed mezzanine constructed as part of the Redevelopment Proposal would be visible from the Office Building Neighbors, such equipment, including but not limited to HVAC, shall be architecturally screened through the use of pitched roofs, parapet walls, or other decorative screening devices; and (b) no service areas, loading docks, or trash dumpsters associated with the Redevelopment Proposal will be located directly behind any of the Office Building Neighbors.

3. **Additional Concessions/Restrictions for Benefit of Single-Family Residential Neighbors (Northern Boundary).** OBDP and its successors in interest agree to additional concessions and development restrictions for the benefit of the fee-simple owners of those single-family residential homes situated on parcels abutting that portion of the northern boundary of the Property identified as Parcel A1 and A2 of the approved Master Development Plan Map, a copy of which is attached hereto as Composite Exhibit "A" (collectively, the "Single-Family Residential Neighbors"), as follows:

a. **Construction Trailers and Other Temporary Facilities.** The placement of construction trailers, temporary bathrooms, dumpsters and other similar temporary construction-related facilities shall be prohibited from being located within 25 feet of the northern boundary of the Property (abutting the Hidden Oaks residential community).

b. **Lighting.** All exterior lighting associated with parking and similar uses associated with the Redevelopment Proposal shall be directed toward the Property and away from the homes of the Single-Family Residential Neighbors.

c. **Hours of Construction.** Construction on the Property shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday; provided, however, that these restrictions shall not apply to concrete pours. Further, there shall be no construction on Sundays or national holidays.

d. **Northern Pond (Parcel A1).** That portion of the stormwater pond located directly behind the five (5) real estate parcels of the Single-Family Residential Neighbors abutting Parcel A1 of the approved Master Development Plan Map, as more fully identified on the conceptual sketch and aerials depicted in Composite Exhibit "H" attached hereto (the "North Pond Neighbors"), shall remain in place following construction of the Redevelopment Proposal; provided, however, in the event that final development plans require the pond to be reshaped, the dimensional width of the portion of the pond being reshaped will remain no less than 40-feet wide (to the extent that portion of the pond being

reshaped was previously at least 40-feet wide), as measured from the northern boundary of the Property line to the southern top of the bank of the pond.

Further, as depicted in Composite Exhibit "H", the existing vegetation along the south bank of the referenced stormwater pond shall be retained, except in those areas where – due to site grading – existing vegetation cannot be preserved; however, a continuous landscape buffer shall be installed along the entire pond bank on the southernmost section of the twenty-five (25) foot buffer from the water. The landscape buffer along the southern bank of the pond (the "North Pond Landscape Buffer") shall be maintained in a first-class manner.

To the extent possible, the landscaping shall be on the flat part of the pond's bank. Efforts shall be made to communicate and coordinate with the St. Johns River Water Management District and The Sawgrass Players Club Association, Inc., as necessary, to ensure that proper drainage is maintained for the remaining stormwater pond located behind the North Pond Neighbors.

To further memorialize this commitment – and as additional security to confirm the above-referenced obligations – OBDP agrees to prepare and record a deed restriction in favor of the North Pond Neighbors (the "Northern Pond Deed Restriction"), confirming the above-referenced obligations with respect to that portion of the northern stormwater pond. The Northern Pond Deed Restriction shall be held in escrow and not released for recording until rendition of a Final Order dismissing the Development Order Lawsuits, with prejudice.

**e. Buffering and Screening (Parcel A2).** Buffer vegetation shall be planted on the Property in accordance with the approved Redevelopment Proposal, as more fully set forth in Ordinance 2018-23; provided, however, with respect to those six (6) real estate parcels of the Single-Family Residential Neighbors abutting a portion of that area identified as Parcel A2 of the approved Master Development Plan Map, as more fully identified on the conceptual sketch and aerials depicted in Composite Exhibit "I" attached hereto (the "North Wall Parcels"), OBDP agrees to install an 8' tall decorative concrete/masonry wall along that portion of the northern boundary of its Property abutting the North Wall Parcels to provide additional buffering and screening from the Redevelopment Parcel, as more fully set forth in Composite Exhibit "I."

The wall will be located between 2'-12' from the northern parcel boundary and shall extend from the eastern border of the residence at 113 Oak View Circle (in the Hidden Oaks subdivision) to the eastern border of the northern stormwater pond, as depicted in Composite Exhibit "I." The wall shall be constructed with a concrete footing, CMU/steel frame, and be decorated with stucco cladding. The color of the wall facing north (*i.e.*, facing the Hidden Oaks subdivision) will be an earth tone chosen by Plaintiff Frank Levene. OBDP shall install a 10' landscaped buffer (including trees and shrubs as described in Ordinance 2018-23) on the southern side of the wall. OBDP shall use reasonable best efforts to save trees taller than twenty (20) feet.

4. **Additional Commitments/Restrictions Regarding**. OBDP and its successors in interest agree to the following additional commitments and development restrictions, as follows:

a. **Legal Description**. In connection with its Application for a Small Adjustment to the approved PUD, OBDP shall update the legal description associated with the County's PUD file to exclude the 97 acres of the original 140-acre Oak Bridge golf course parcel and expressly reflect that the entitlements associated with the Redevelopment Parcel are limited to the 43-acre tract identified in the approved Master Development Plan Map.

b. **Restriction on Future Administrative Modifications to PUD**. OBDP and its successors in interest shall not seek any future administrative modifications to remove or otherwise modify the additional concessions/restrictions agreed to in Paragraph 2.B, 2.C. and 2.D. of this Agreement, absent the express written authorization and consent of all parties to this Agreement.

5. **Incorporation of Additional Concessions/Restrictions into Previously Approved PUD via Small Adjustment Application**. OBDP agrees to request that the County authorize and administratively approve the additional concessions/restrictions set forth in this Short Form Agreement by way of an Application for Small Adjustment to the PUD for the Redevelopment Proposal (as approved by Ordinance 2018-23) to formally reflect and incorporate these commitments as additional development restrictions associated with the previously approved Redevelopment Proposal (the "Small Adjustment Application").

6. **Counterparts**. This Short Form Agreement may be executed in counterparts, each of which shall be deemed to be an original and need not be signed by more than one of the Parties and all of which shall constitute one and the same agreement.

7. **Effective Date**. This Short Form Agreement shall become effective upon the date of execution by the last of the Parties hereto; provided, however, in the event that a third party files a legal challenge to the County's approval of either a Resolution ratifying this Short Form Agreement or the Small Adjustment Application (regardless of the form or claims raised in any such legal challenges) within thirty (30) days after said approvals, the Parties agree that the terms of this Agreement shall become null and void and that they will jointly request that the County formally rescind any Resolution ratifying the Short Form Agreement and/or any approval of Small Adjustment Application referenced herein.

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed in a manner sufficient to bind them as set forth herein

[Signatures on following pages]



WITNESSES

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

PONTE VEDRA MANAGEMENT GROUP,  
LTD

By: \_\_\_\_\_

Its: Manager

Date: \_\_\_\_\_

WITNESSES

Print Name: Alex Gombis

Print Name: Jeff Miller

OBDP, LLC

By: \_\_\_\_\_

Its: Manager, Altitude Holdings, LLC

Date: 3/8/19

WITNESSES

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

SCHWEIM PROPERTIES, LLC

By: \_\_\_\_\_

Its: Manager

Date: \_\_\_\_\_

WITNESSES

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

PARK PLACE AT SAWGRASS  
CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_

Its: Manager

Date: \_\_\_\_\_

WITNESSES

Rebecca  
Print Name: Rebecca Minces  
Chris Irvine  
Print Name: CHRIS IRVINE

PONTE VEDRA MANAGEMENT GROUP, LTD

By: Ch. M. [Signature]  
Its: Manager  
Date: 4/4/2019

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
\_\_\_\_\_  
Print Name: \_\_\_\_\_

OBDP, LLC

By: \_\_\_\_\_  
Its: Manager  
Date: \_\_\_\_\_

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
\_\_\_\_\_  
Print Name: \_\_\_\_\_

SCHWEIM PROPERTIES, LLC

By: \_\_\_\_\_  
Its: Manager  
Date: \_\_\_\_\_

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
\_\_\_\_\_  
Print Name: \_\_\_\_\_

PARK PLACE AT SAWGRASS  
CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_  
Its: Manager  
Date: \_\_\_\_\_

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

PONTE VEDRA MANAGEMENT GROUP,  
LTD

By: \_\_\_\_\_  
Its: Manager

Date: \_\_\_\_\_

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

OBDP, LLC

By: \_\_\_\_\_  
Its: Manager

Date: \_\_\_\_\_

WITNESSES

*Susan K Schweim*  
Print Name: *Susan K Schweim*

\_\_\_\_\_  
Print Name: \_\_\_\_\_

SCHWEIM PROPERTIES, LLC

By: *Barry K Schweim*  
Its: Manager

Date: *April 12, 2019*

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

PARK PLACE AT SAWGRASS  
CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_  
Its: Manager

Date: \_\_\_\_\_

WITNESSES

Ashley R. Soto  
Print Name: Ashley R. Soto

Kimberly S. Grob  
Print Name: Kimberly S. Grob

PONTE VEDRA MANAGEMENT GROUP, LTD

By: \_\_\_\_\_  
Its: Manager

Date: \_\_\_\_\_

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

OBDP, LLC

By: \_\_\_\_\_  
Its: Manager

Date: \_\_\_\_\_

WITNESSES

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

SCHWEIM PROPERTIES, LLC

By: \_\_\_\_\_  
Its: Manager

Date: \_\_\_\_\_

WITNESSES

Ashley R. Soto  
Print Name: Ashley R. Soto

Kimberly S. Grob  
Print Name: Kimberly S. Grob

PARK PLACE AT SAWGRASS  
CONDOMINIUM ASSOCIATION, INC.

By: Robert E. Karol, DMD  
Its: Manager

Date: 4-3-19

WITNESSES

MARISA RUILO  
Print Name: Marisa Ruilo

Jane Siler  
Print Name: Jane Siler

SAWGRASS VILLAGE EXECUTIVE  
CENTER ASSOCIATION, INC.

By: [Signature]  
Its: Manager

Date: 4-3-19

WITNESSES

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

FRANK LEVENE

By: \_\_\_\_\_  
Frank Levene

Date: \_\_\_\_\_

WITNESSES

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

SAWGRASS VILLAGE EXECUTIVE  
CENTER ASSOCIATION, INC.

By: \_\_\_\_\_

Its: Manager

Date: \_\_\_\_\_

WITNESSES

Print Name: \_\_\_\_\_

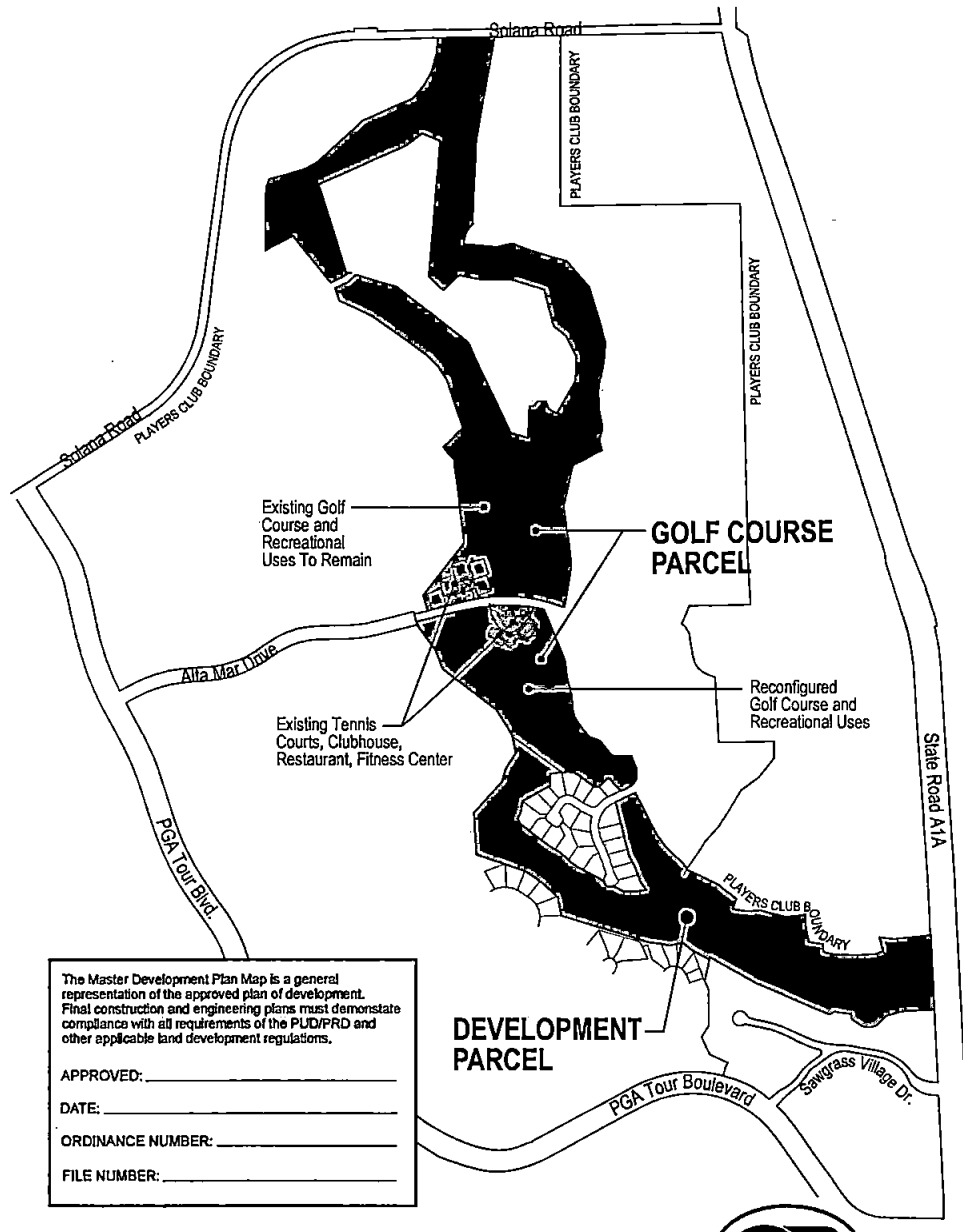
Print Name: \_\_\_\_\_

FRANK LEVENE

By:  \_\_\_\_\_

Frank Levene

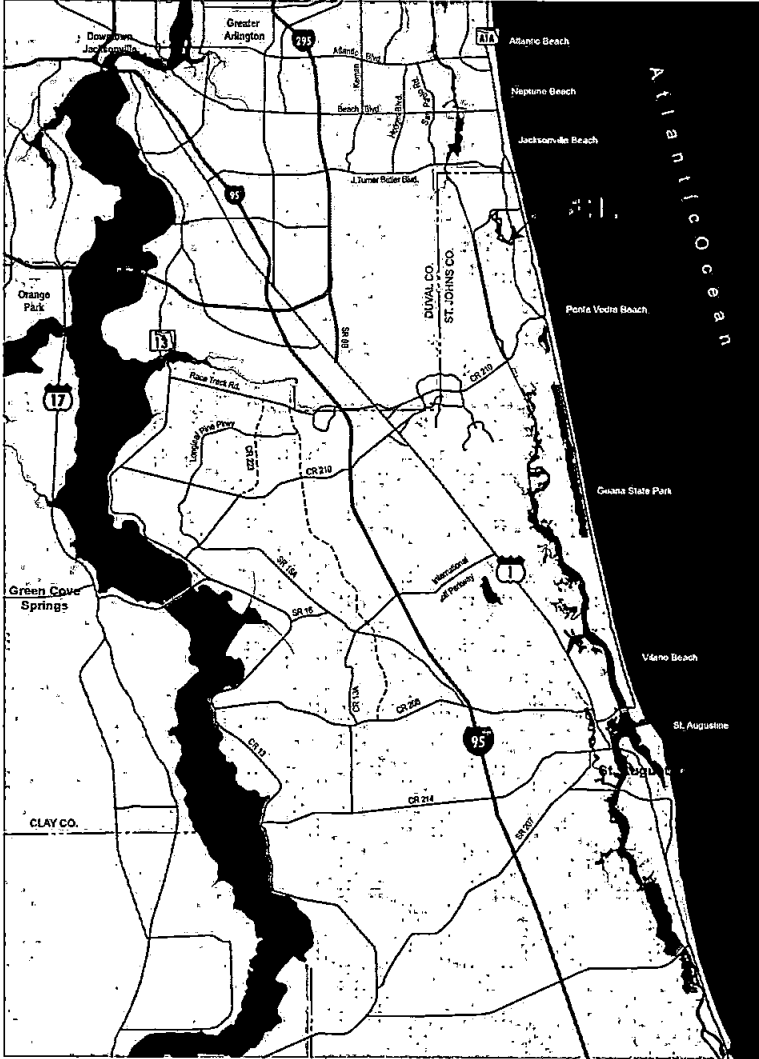
Date: April 10th 2019



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

VICINITY MAP



**Exhibit "C"**  
**Master Development Plan Map**

SHEET  
**1**  
 OF 5

**OB**  
**THE OAK BRIDGE CLUB**  
 AT Sawgrass



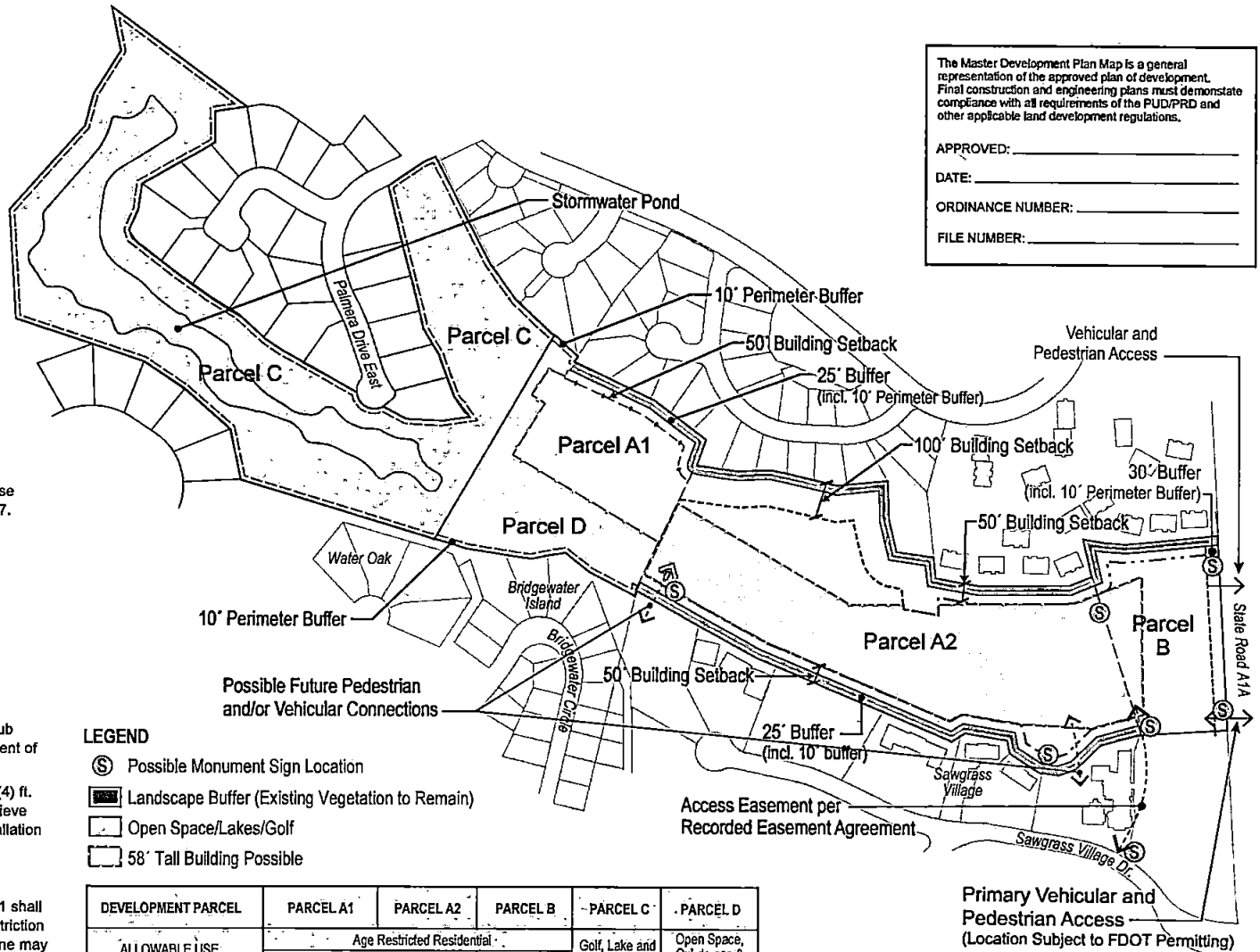
0 600 1,200  
 April 23, 2018

**PROSSER**  
 13901 Sutton Park Dr. S. • Jacksonville, FL 32224  
 904.739.3655 • www.prosserinc.com  
 110009.01

SITE DATA TABLE	
Total Site Area	138.28 acres
Uplands	138.28 acres
Wetlands	0.00 acres
Golf Course Parcel	96.22 acres
Development Parcel	42.06 acres
Parcel A1	3.62 acres
Parcel A2	14.56 acres
Parcel B	3.95 acres
Parcel C	16.87 acres
Parcel D	3.06 acres
Open Space Required	34.57 acres
Open Space Provided	106.22 acres
Impacted Wetlands	0.00 acres

**NOTES:**

- Subject to Sawgrass Players Club Master Association approval, the Deed restriction requiring a golf course within the Golf Course Parcel shall be extended to January 1, 2057.
- Vehicular access to Parcels A1, A2 and B shall not be through any of Sawgrass Players Club's neighborhoods.
- Stormwater management system (lakes) shall be subject to approval of Sawgrass Players Club Operations Maintenance and Waterways ("OMW") Committee.
- Planting within the landscape buffer shall conform to the following:
  - Meandering 10 ft. wide (min.) row of shrub plantings installed prior to commencement of adjacent vertical (building) construction.
  - Shrub planting shall be a minimum four (4) ft. height at the time of installation and achieve 80% opacity within two (2) years of installation up to five (5) ft. height.
  - All planting shall be fully irrigated.
- The location of all buildings within Parcel A1 shall be within the area noted by the building restriction line. Areas outside the building restriction line may be used to satisfy building setback requirements.
- Building setbacks shall be measured from the perimeter of the property. Buffers referenced in MDP Text Section N may be located within building setbacks.
- Maximum building height shall not exceed 45 feet within 200 feet of eastern boundary.



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

**LEGEND**

- Ⓢ Possible Monument Sign Location
- ▨ Landscape Buffer (Existing Vegetation to Remain)
- Open Space/Lakes/Golf
- ▭ 58' Tall Building Possible

DEVELOPMENT PARCEL	PARCEL A1	PARCEL A2	PARCEL B	PARCEL C	PARCEL D
ALLOWABLE USE	Age Restricted Residential		Commercial	Golf, Lake and Open Space	Open Space, Cul-de-sac & Terrace/Gardens
MAXIMUM RESIDENTIAL	330 Residences			0	0
MAXIMUM COMMERCIAL			15,000 s.f.	0	0
MAXIMUM BUILDING HEIGHT	24 ft.	58 ft. (See Note 7)		NA	NA
BUFFERS/OPEN SPACE(Min.)	0.30 ac.	1.68 ac.	0.51 ac.	10.65 ac.	2.56 ac.

Within Parcel A2, building setback shall be increased by one (1) foot for every one (1) foot of building height in excess of 35 feet.

**Exhibit "C"**  
**Master Development Plan Map**

SHEET  
**3**  
OF 5

**THE OAK BRIDGE CLUB**  
*AT Sawgrass*



0 200 400  
April 23, 2018

**PROSSER**

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116009.01





Bloss Heron Dr

Rio Dr

Mosquito Control Rd

Miler Rd

Arbor Club Dr

Palmer Dr

Palmer Dr E

Palmer Dr

Palmer Dr

Palmer Dr

Palmer Dr

Oak View Ct

Fairway Park Blvd

Ocean Pl

Nandina Cir

Amity Pine Trl

Bridge Water Cir

Walton Oak Dr

Sawgrass Village Dr

Sawgrass Village Dr

PGA Tour Blvd

PGA Tour Blvd

Barberry Ln

PGA Tour Blvd

PGA Tour Blvd

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Exhibit  
"B"

ORDINANCE NUMBER 2018 - 23

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PLAYER'S CLUB (OAKBRIDGE) PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1975-15, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of St. Johns County, FL  
Clerk number: 2018038097  
BK: 4556 PG: 981  
6/1/2018 12:11 PM  
Recording \$197.00

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application, dated April 11, 2017, in addition to supporting documents and statements from the applicant which are a part of Zoning File MAJMOD 2017-10 Player's Club (Oakbridge) PUD for a Major Modification to the Player's Club PUD, Ordinance Number 1975-15, as amended and as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Player's Club PUD described in the attached Exhibit A, shall be zoned and proceed in accordance with Ordinance Number 1975-15, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B and Exhibit C.

SECTION 2. That the need and justification for modification of the Player's Club PUD, Ordinance Number 1975-15, as amended, has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Player's Club PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Player's Club PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs/PRDs.
4. As modified, the Player's Club PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the Player's Club PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Player's Club PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of Ordinance 1975-15, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the 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 special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

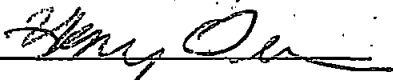
**SECTION 5.** That the terms of this modification to the Player's Club PUD shall take effect immediately upon receipt of this Ordinance by the Secretary of State.

**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS** 15 **DAY OF** May **2018.**

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

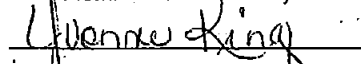
**BY:**

  
Henry Dean, Chair

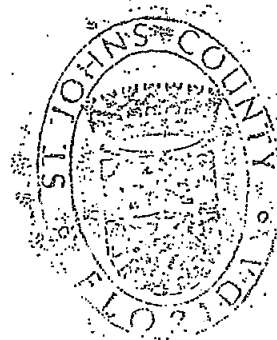
**RENDITION DATE** MAY 17 2018

**ATTEST: Hunter S. Conrad, Clerk**

**BY:**

  
Deputy Clerk

**EFFECTIVE DATE:** MAY 17 2018





PARCEL "A"- OAK BRIDGE GOLF AT SAWGRASS

A PART OF SECTIONS 21 AND 28 AND A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF TRACT "A", INNLET BEACH UNIT ONE, AS RECORDED IN MAP BOOK 13, PAGES 14 THROUGH 18 OF THE PUBLIC RECORDS AND SAID ST. JOHNS COUNTY; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE WESTERLY BOUNDARY LINES OF SAID INNLET BEACH UNIT ONE, THE FOLLOWING THIRTEEN COURSES: (1) S.84°42'11"E, A DISTANCE OF 187.62 FEET; (2) N.76°29'24"E, A DISTANCE OF 117.33 FEET; (3) S.69°29'55"E, 144.97 FEET; (4) S.73°28'43"E, A DISTANCE OF 278.70 FEET; (5) S.41°06'43"E, A DISTANCE OF 254.26 FEET; (6) S.16°41'23"E, A DISTANCE OF 307.63 FEET; (7) S.13°56'22"E, A DISTANCE OF 127.11 FEET; (8) S.04°8'10"W, A DISTANCE OF 147.50 FEET; (9) S.12°22'26"W, A DISTANCE OF 203.29 FEET; (10) S.04°41'09"E, A DISTANCE OF 170.23 FEET; (11) S.12°09'18"E, A DISTANCE OF 111.93 FEET; (12) S.16°58'32"W, A DISTANCE OF 86.98 FEET; (13) S.15°12'27"E, A DISTANCE OF 84.55 FEET TO THE NORTHWEST CORNER OF INNLET BEACH UNIT THREE, AS RECORDED IN MAP BOOK 12, PAGES 69 THROUGH 72 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID INNLET BEACH UNIT THREE THE FOLLOWING FOUR COURSES: (1) S.62°34'58"W, A DISTANCE OF 239.76 FEET; (2) S.12°20'21"W, A DISTANCE OF 313.42 FEET; (3) S.07°50'41"E A DISTANCE OF 435.35 FEET; (4) S.09°37'29"W, A DISTANCE OF 323.40 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALTA MAR DRIVE (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY INNLET BEACH UNIT TWO, AS RECORDED IN MAP BOOK 12, PAGES 60 THROUGH 62 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ALTA MAR DRIVE, AS PLATTED BY SAID INNLET BEACH UNIT TWO AND BY INNLET BEACH UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 44 AND 45 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY THE FOLLOWING TWO COURSES: (1) WESTERLY 749.85 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,175.92 FEET, A CHORD BEARING N.86°32'43"W AND A CHORD DISTANCE OF 737.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) S.75°11'12"W, A DISTANCE OF 282.71 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF BERMUDA COURT (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY THE AFORESAID INNLET BEACH UNIT SIX; THENCE N.14°48'48"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.78 FEET TO THE MOST SOUTHERLY CORNER OF LOT 48, SAID INNLET BEACH UNIT SIX; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE EASTERLY BOUNDARY LINES OF AFORESAID INNLET BEACH UNIT SIX THE FOLLOWING TWO COURSES: (1) N.37°35'28"E, A DISTANCE OF 488.95 FEET; (2) N.06°37'20"W, A DISTANCE OF 615.63 FEET; THENCE N.40°01'53"W, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE OF INNLET BEACH UNIT SIX AND ITS NORTHWESTERLY PROJECTION, A DISTANCE OF 129.57 FEET TO AN INTERSECTION WITH A SOUTHERLY LINE OF SALT CREEK UNIT TWO, AS RECORDED IN MAP BOOK 23, PAGES 21 THROUGH 25 OF THE PUBLIC RECORDS OF THE AFORESAID ST. JOHNS COUNTY; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID SALT CREEK UNIT TWO THE FOLLOWING SIX COURSES: (1) N.45°42'26"E, A DISTANCE OF 203.65 FEET; (2) N.18°45'52"W, A DISTANCE OF 389.00 FEET; (3) N.32°38'52"W, A DISTANCE OF 125.00 FEET, (4) N.45°18'52"W, A DISTANCE OF 118.00 FEET; (5) N.54°35'12"W, A DISTANCE OF 498.71 FEET; (6) N.64°56'07"W, A DISTANCE OF 260.55 FEET TO THE SOUTHEAST CORNER OF LOT 9, SALT CREEK UNIT ONE, AS RECORDED IN MAP BOOK 21, PAGES 27 THROUGH 31 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE N.20°05'35"W, ALONG THE EASTERLY LINE OF SAID LOT 9, SALT CREEK UNIT ONE, A DISTANCE OF 99.17 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SALT CREEK ISLAND DRIVE (A 50 FOOT RIGHT-OF-WAY) AS PLATTED BY SALT CREEK ISLAND, AS RECORDED IN MAP BOOK 21, PAGES 32 THROUGH 36 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING N.57°28'38"E, AND A CHORD DISTANCE OF 183.77 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID SALT CREEK ISLAND; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE WESTERLY AND AN EASTERLY BOUNDARY LINE OF SAID SALT CREEK ISLAND THE FOLLOWING THREE COURSES: (1) S.73°34'44"E, A DISTANCE OF 314.75 FEET; (2) S.52°10'35"E, A DISTANCE OF 662.04 FEET; (3) S.25°21'00"E, A DISTANCE OF 739.94 FEET TO THE MOST SOUTHERLY CORNER OF LOT 14, AFORESAID SALT CREEK ISLAND; THENCE S.73°24'39"E, ALONG THE SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 1006, PAGE 1299, A DISTANCE OF 133.46 FEET; THENCE N.02°46'15"E, ALONG THE EASTERLY LINE OF LINE OF OFFICIAL RECORDS BOOK 1006, PAGE 1299, A DISTANCE OF 234.93 FEET TO A POINT ON THE



SOUTHERLY LINE OF LOT 15, REPLAT OF LOTS 15 AND 18, SALT CREEK ISLAND, AS RECORDED IN MAP BOOK 22, PAGES 20 AND 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOT 15 AND LOT 16, SAID REPLAT OF LOTS 15 AND 16, SALT CREEK ISLAND THE FOLLOWING FIVE COURSES: (1) N.86°24'30"E, A DISTANCE OF 33.23 FEET; (2) N.38°21'18"E, A DISTANCE OF 42.95 FEET; (3) N.89°39'59"E, A DISTANCE OF 62.28 FEET; (4) S.22°58'18"E, A DISTANCE OF 62.57 FEET; (5) S.62°55'44"E, A DISTANCE OF 64.95 FEET TO THE MOST SOUTHERLY CORNER OF LOT 17, AFORESAID SALT CREEK ISLAND; THENCE CONTINUING ALONG THE BOUNDARIES OF AFORESAID SALT CREEK ISLAND THE FOLLOWING SEVENTEEN COURSES: (1) N.29°14'08"E, A DISTANCE OF 278.00 FEET; (2) N.01°09'09"E, A DISTANCE OF 177.53 FEET; (3) N.27°27'52"W, A DISTANCE OF 169.18 FEET; (4) N.51°38'52"W, A DISTANCE OF 110.00 FEET; (5) N.14°28'52"W, A DISTANCE OF 285.00 FEET; (6) N.73°30'52"W, A DISTANCE OF 245.00 FEET; (7) S.88°28'08"W, A DISTANCE OF 216.62 FEET; (8) N.79°04'42"W, A DISTANCE OF 184.04 FEET; (9) S.46°11'21"W, A DISTANCE OF 155.95 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 675.00 FEET; (10) NORTHWESTERLY 147.06 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.47°34'40"W, A CHORD DISTANCE OF 146.77 FEET TO A POINT ON SAID CURVE; (11) N.04°31'45"E, A DISTANCE OF 1,006.71 FEET; (12) N.67°11'03"W, A DISTANCE OF 145.23 FEET; (13) S.51°59'59"W, A DISTANCE OF 141.96 FEET; (14) S.65°32'25"W, A DISTANCE OF 709.89 FEET; (15) S.17°23'13"E, A DISTANCE OF 677.40 FEET; (16) S.73°31'19"E, A DISTANCE OF 16.99 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET; (17) SOUTHWESTERLY 150.37 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.59°50'57"W AND A CHORD DISTANCE OF 149.91 FEET TO A POINT ON SAID CURVE, SAID POINT ON CURVE BEING THE SOUTHEAST CORNER OF LOT 10, AFORESAID SALT CREEK UNIT ONE; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY BOUNDARIES OF SAID SALT CREEK UNIT ONE, THE FOLLOWING TWO COURSES: (1) N.38°40'11"W, A DISTANCE OF 442.22 FEET; (2) S.62°46'08"W, A DISTANCE OF 231.75 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 37, SALT CREEK UNIT THREE, AS RECORDED IN MAP BOOK 23, PAGES 83 THROUGH 88 OF THE PUBLIC RECORDS OF AFORESAID ST. JOHNS COUNTY; THENCE NORTHERLY, NORTHEASTERLY AND NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID SALT CREEK UNIT THREE, THE FOLLOWING TEN COURSES: (1) N.00°26'35"E, A DISTANCE OF 483.90 FEET; (2) N.22°23'08"E, A DISTANCE OF 67.00 FEET; (3) N.73°59'08"E, A DISTANCE OF 263.00 FEET; (4) N.60°30'08"E, A DISTANCE OF 120.00 FEET; (5) N.47°00'08"E, A DISTANCE OF 447.00 FEET; (6) N.65°44'08"E, A DISTANCE OF 402.00 FEET; (7) N.40°12'08"E, A DISTANCE OF 129.00 FEET; (8) N.28°19'08"E, A DISTANCE OF 121.00 FEET; (9) N.16°40'08"E, A DISTANCE OF 121.00 FEET; (10) N.05°24'40"E, A DISTANCE OF 127.19 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SOLANO ROAD (COUNTY ROAD C-210-A) A 60 FOOT RIGHT-OF-WAY, AS NOT ESTABLISHED; THENCE N.88°37'56"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 416.07 FEET; THENCE S.09°43'13"W, A DISTANCE OF 768.05 FEET; THENCE S.02°22'34"W, A DISTANCE OF 625.18 FEET; THENCE S.57°56'18"E, A DISTANCE OF 7.45 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY THE AFORESAID INNLET BEACH UNIT ONE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) SOUTHWESTERLY, 25.69 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 502.50 FEET, A CHORD BEARING S.42°25'02"W AND A CHORD DISTANCE OF 25.68 FEET TO A POINT OF COMPOUND CURVATURE; (2) SOUTHWESTERLY, 145.27 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 231.50 FEET, A CHORD BEARING S.22°58'32"W AND A CHORD DISTANCE OF 142.90 FEET TO THE MOST NORTHWESTERLY CORNER OF AFORESAID PALMERA DRIVE; THENCE S.84°42'11"E, ACROSS THE MOST WESTERLY END OF SAID PALMERA DRIVE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.



PARCEL "B" OAK BRIDGE GOLF AT SAWGRASS

A PART OF SECTIONS 27 AND 28; TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 40' TOGETHER WITH A PART OF THE CHRISTINA HILL OR FITCH GRANT SECTION 50; TOGETHER WITH A PART OF THE CHRISTINA HILL GRANT SECTION 49; TOGETHER WITH A PART OF THE SANCHEZ OR HILL GRANT SECTION 47; TOGETHER WITH A PART OF THE NICHOLAS SANCHEZ GRANT SECTION 46, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT NORTHWEST CORNER OF LOT 7, BLOCK 3, INNLET BEACH UNIT TWO, AS RECORDED IN MAP BOOK 12, PAGES 60 THROUGH 62 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID INNLET BEACH UNIT TWO, THE FOLLOWING TWELVE COURSES: (1) S.22°30'44"E, A DISTANCE OF 411.28 FEET; (2) S.05°50'58"E, A DISTANCE OF 99.13 FEET; (3) S.12°42'21"E, A DISTANCE OF 72.81 FEET; (4) S.15°14'30"E, A DISTANCE OF 93.07 FEET; (5) S.03°27'20"E, A DISTANCE OF 108.82 FEET; (6) S.14°49'25"E, A DISTANCE OF 65.97 FEET; (7) S.32°54'17"E, A DISTANCE OF 76.38 FEET; (8) S.39°15'19"E, A DISTANCE OF 106.10 FEET; (9) S.68°42'18"E, A DISTANCE OF 84.73 FEET; (10) S.39°48'10"E, A DISTANCE OF 139.82 FEET; (11) S.88°48'52"E, A DISTANCE OF 143.18 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PALMERA DRIVE EAST (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY SAID INNLET BEACH UNIT TWO; (12) SOUTHEASTERLY 73.92 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 532.30 FEET, A CHORD BEARING S.23°34'58"E, AND A CHORD DISTANCE OF 73.86 FEET TO A POINT OF REVERSE CURVATURE, BEING THE MOST NORTHWESTERLY CORNER OF PALMERA DRIVE EAST (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY INNLET BEACH UNIT SEVEN, AS RECORDED IN MAP BOOK 13, PAGES 102 AND 103 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PALMERA DRIVE EAST THE FOLLOWING TWO COURSES: (1) SOUTHWESTERLY, 200.01 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 124.85 FEET, A CHORD BEARING S.18°20'02"W AND A CHORD DISTANCE OF 179.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) S.64°13'43"W, A DISTANCE OF 56.37 FEET TO THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, SAID INNLET BEACH UNIT SEVEN; THENCE ALONG THE EXTERIOR BOUNDARIES OF AFORESAID INNLET BEACH UNIT SEVEN THE FOLLOWING TWENTY-SEVEN COURSES: (1) N.42°08'19"W, A DISTANCE OF 134.74 FEET; (2) S.47°15'24"W, A DISTANCE OF 98.89 FEET; (3) S.82°46'03"W, A DISTANCE OF 29.39 FEET; (4) N.54°08'46"W, A DISTANCE OF 152.54 FEET; (5) N.59°21'44"W, A DISTANCE OF 34.64 FEET; (6) N.82°01'37"W, A DISTANCE OF 43.87 FEET; (7) S.81°34'34"W, A DISTANCE OF 131.74 FEET; (8) S.00°24'20"E, A DISTANCE OF 86.49 FEET; (9) S.60°05'32"W, A DISTANCE OF 235.96 FEET; (10) S.08°08'14"W, A DISTANCE OF 73.35 FEET; (11) S.23°45'07"W, A DISTANCE OF 61.97 FEET; (12) S.30°48'50"E, A DISTANCE OF 41.52 FEET; (13) S.52°23'29"E, A DISTANCE OF 153.22 FEET; (14) S.54°44'34"E, A DISTANCE OF 119.41 FEET; (15) S.58°56'48"E, A DISTANCE OF 93.80 FEET; (16) S.47°22'01"E, A DISTANCE OF 99.30 FEET; (17) S.55°21'33"E, A DISTANCE OF 60.09 FEET; (18) S.61°57'16"E, A DISTANCE OF 219.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; SOUTHEASTERLY 99.69 FEET ALONG THE ARC OF SAID CURVE; A CHORD BEARING S.61°53'51"E AND A CHORD DISTANCE A 83.98 FEET TO A POINT ON SAID CURVE; (20) S.61°58'40"E, A DISTANCE OF 73.40 FEET; (21) S.87°18'37"E, A DISTANCE OF 107.10 FEET; (22) N.81°04'09"E, A DISTANCE OF 71.75 FEET; (23) N.37°22'39"W, A DISTANCE OF 73.59 FEET; (24) N.20°57'11"W, A DISTANCE OF 120.99 FEET; (25) N.28°42'11"W, A DISTANCE OF 87.14 FEET; (26) N.14°15'31"W, A DISTANCE OF 410.51 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFORESAID PALMERA DRIVE EAST, PLATTED BY AFORESAID INNLET BEACH UNIT SEVEN; (27) N.64°13'42"E, A DISTANCE OF 125.20 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE N.64°13'42"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF INNLET BEACH UNIT FIVE AS RECORDED IN MAP BOOK 13, PAGES 19 AND 20, A DISTANCE OF 35.74 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SAID INNLET BEACH UNIT FIVE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID INNLET BEACH UNIT FIVE THE FOLLOWING THREE COURSES: (1) S.27°07'16"E, A DISTANCE OF 336.23 FEET; (2) S.36°08'44"E, A DISTANCE OF 123.36 FEET; (3) S.46°48'13"E, A DISTANCE OF 219.90 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF HIDDEN OAKS, AS RECORDED IN MAP BOOK 25, PAGES 67 THROUGH 70 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID HIDDEN OAKS THE FOLLOWING ELEVEN COURSES: (1) S.33°23'12"W, A DISTANCE OF 17.91 FEET; (2) S.64°35'52"E, A DISTANCE OF 250.02 FEET; (3) S.52°45'20"E, A DISTANCE OF 180.01 FEET; (4) S.19°24'59"W, A DISTANCE OF 79.31 FEET; (5) S.83°08'25"E, A DISTANCE OF 122.64 FEET; (6) N.86°41'43"E, A DISTANCE OF 88.66 FEET; (7) S.77°06'00"E, A DISTANCE OF 191.46



FEET; (8) N.83°39'10"E, A DISTANCE OF 140.14 FEET; (9) S.02°29'36"E, A DISTANCE OF 110.50 FEET; (10) S.13°10'04"E, A DISTANCE OF 94.47 FEET; (11) S.82°20'14"E, A DISTANCE OF 104.94 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 666, PAGE 550 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY (KNOWN AS THE FAIRWAYS APARTMENTS); THENCE SOUTHERLY, EASTERLY, NORTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY LINES OF SAID FAIRWAYS APARTMENTS THE FOLLOWING TEN COURSES: (1) S.06°05'50"E, A DISTANCE OF 58.85 FEET; (2) S.80°41'39"E, A DISTANCE OF 126.61 FEET; (3) N.89°38'13"E, A DISTANCE OF 160.18 FEET; (4) N.88°15'15"E, A DISTANCE OF 92.07 FEET; (5) N.67°17'15"E, A DISTANCE OF 65.73 FEET; (6) N.13°23'62"W, A DISTANCE OF 108.00 FEET; (7) S.80°38'58"E, A DISTANCE OF 60.00 FEET; (8) S.87°14'37"E, A DISTANCE OF 60.22 FEET; (9) N.85°15'27"E, A DISTANCE OF 70.98 FEET; (10) N.83°32'07"E, A DISTANCE OF 186.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.03°13'51" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 549.17 FEET; THENCE S.87°06'49"W, ALONG A NORTH LINE OF THE PROPERTY KNOWN AS THE SAWGRASS VILLAGE CENTER, A DISTANCE OF 245.24 FEET TO THE MOST NORTHEASTERLY CORNER OF THE PROPERTIES COLLECTIVELY KNOWN AS PLAYERS CLUB EXECUTIVE PARK OR PLAYERS CLUB BUSINESS PARK; THENCE GENERALLY IN A WESTERLY AND SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, ALONG THE NORTHERLY LINES OF SAID PLAYERS CLUB EXECUTIVE PARK THE FOLLOWING TWELVE COURSES: (1) S.74°30'53"W, A DISTANCE OF 111.01 FEET; (2) S.45°17'30"W, A DISTANCE OF 100.02 FEET; (3) S.71°15'08"W, A DISTANCE OF 50.00 FEET; (4) N.83°44'52"W, A DISTANCE OF 55.00 FEET; (5) N.57°44'52"W, A DISTANCE OF 100.00 FEET; (6) N.10°46'09"W, A DISTANCE OF 39.89 FEET; (7) N.81°38'00"W, A DISTANCE OF 117.27 FEET; (8) S.56°58'27"W, A DISTANCE OF 14.99 FEET; (9) S.58°09'05"W, A DISTANCE OF 29.92 FEET; (10) N.67°16'16"W, A DISTANCE OF 592.92 FEET; (11) N.60°54'19"W, A DISTANCE OF 387.37 FEET; (12) S.13°30'12"W, A DISTANCE OF 16.93 TO THE NORTHEAST CORNER OF PLAYERS CLUB UNIT SIX, AS RECORDED IN MAP BOOK 19, PAGES 77 THROUGH 79 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY LINES OF SAID PLAYERS CLUB UNIT SIX THE FOLLOWING FOUR COURSES: (1) N.82°5'52"W, A DISTANCE OF 146.82 FEET; (2) N.51°29'35"W, A DISTANCE OF 85.89 FEET; (3) S.79°22'08"W, A DISTANCE OF 97.32 FEET; (4) N.81°21'52"W, A DISTANCE OF 183.70 FEET; THENCE N.73°07'37"W, A DISTANCE OF 643.64 FEET TO THE SOUTHEAST CORNER OF LOT 26, WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTHWESTERLY ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF LOTS 26 THROUGH 29 OF SAID WATER OAK THE FOLLOWING FOUR COURSES: (1) N.11°53'42"W, A DISTANCE OF 144.89 FEET; (2) N.48°51'40"W, A DISTANCE OF 170.00 FEET; (3) N.56°00'49"W, A DISTANCE OF 138.00 FEET; (4) N.71°38'04"W, A DISTANCE OF 150.07 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 29, WATER OAK; THENCE N.71°47'21"W, A DISTANCE OF 226.34 FEET; THENCE N.03°30'46"W, A DISTANCE OF 304.91 FEET; THENCE N.41°29'08"E, A DISTANCE OF 315.00 FEET; THENCE N.14°44'08"E, A DISTANCE OF 93.00 FEET; THENCE N.31°59'08"E, A DISTANCE OF 142.84 FEET; THENCE N.11°46'52"W, A DISTANCE OF 125.00 FEET; THENCE N.32°30'52"W, A DISTANCE OF 235.00 FEET; THENCE N.52°30'52"W, A DISTANCE OF 496.85 FEET; THENCE N.20°57'22"W, A DISTANCE OF 149.69 FEET; THENCE N.36°44'36"W, A DISTANCE OF 233.65 FEET; THENCE N.75°11'12"E, A DISTANCE OF 2.63 FEET; THENCE N.14°48'48"W, A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ALTA MAR DRIVE (A 60 FOOT RIGHT-OF-WAY) AS PLATTED BY INNLET BEACH UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 44 AND 45 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) N.75°11'12"E, A DISTANCE OF 383.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,115.92 FEET; (2) EASTERLY 576.87 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.89°59'46"E, AND A CHORD DISTANCE OF 570.47 FEET TO THE POINT OF BEGINNING.

# Major Modification to the Players Club at Sawgrass Planned Unit Development

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## Exhibit "B" Master Development Plan Text

Prepared for

**OBDP, LLC**

A Florida Limited Liability Company

Prepared by

**PROSSER**

**ROGERS TOWERS**

April 11, 2017  
Revised August 1, 2017  
Revised September 28, 2017  
Revised November 20, 2017  
Revised December 13, 2017  
Revised January 9, 2018  
Revised April 25, 2018  
Revised May 15, 2018



## A. Project Overview

This Major Modification to the Players Club at Sawgrass Planned Unit Development ("PUD") is proposed by OBDP, LLC, a Florida limited liability company ("Applicant"). This requested modification applies to approximately 138 acres (the "Property") commonly known as the Oak Bridge Club at Sawgrass, which includes an 18-hole golf course and other recreational facilities.

The Property lies within the Caballos del Mar Development of Regional Impact ("DRI") and the Players Club at Sawgrass PUD. This request is exclusively related to Applicant-owned Property, which is more particularly described in Exhibit "A".

The useful life of well-maintained golf course infrastructure is approximately 30 years. The Oak Bridge Club has been operating for more than 40 years, and the infrastructure has suffered from decades of neglect and deferred maintenance by the previous owners. It is not possible to retrofit the existing golf course into a condition that area golfers expect without major infrastructure upgrades. Unfortunately, because the existing dilapidated infrastructure does not allow for a minimum level of playability, the Applicant is unable to attract enough players and charge enough in greens fees to make for a viable golf operation.

The requested Major Modification involves assigning certain single-family and multi-family residential, commercial and civic uses to a portion of the Property (the "Development Parcel") designed with extraordinary public engagement. The Applicant collaborated with the Sawgrass Players Club Association, Inc. (the "Association") and residents from all 16 Players Club neighborhoods for roughly a year refining the conceptual plan for redevelopment of the Development Parcel, in exchange for enhancing golf and other recreational opportunities within the remainder of the Property (the "Golf Course Parcel"). On February 6, 2017, the Association and its residents voted overwhelmingly to approve a conceptual plan consisting of a Golf Course Parcel and a Development Parcel, which assigns to the Development Parcel vested (unbuilt) Players Club development entitlements. The conceptual plan includes a maximum of 280 residential units, a maximum of 15,000 square feet of commercial space and civic uses within the Development Parcel, in the locations depicted on the Master Development Plan ("MDP") Map attached as Exhibit "C". All single-family and multi-family residential units allocated to the Development Parcel shall be age-restricted (persons aged 55 or greater). The Golf Course Parcel will retain its existing golf course and recreational uses. Primary vehicular access to the Development Parcel shall be via State Road A1A, and additional future vehicular access may be provided from Sawgrass Village Drive or other adjacent street, in the location or locations depicted on the MDP Map. No vehicles related to the Development Parcel may access through any Players Club neighborhood. Access to the Golf Course Parcel shall remain as existing.

The requested modification to the Players Club PUD will allow for a more orderly and harmonious redevelopment of the currently unviable golf course. It offers a new community for Ponte Vedra residents to remain Ponte Vedra residents as they transition to different seasons of life with different housing needs. This Major Modification will allow for mixed-use redevelopment consistent with Future Land Use Element Objective A.1.9 and Policy A.1.13.3 contained within the St. Johns County 2025 Comprehensive Plan. If the Applicant is able to sell the Development Parcel, several million dollars of those proceeds will be used by the Applicant to revitalize the Golf Course Parcel to make vital infrastructure upgrades that will make for a viable golf course and other recreational facilities for the long-term, and give the surrounding community the kind of golfing and recreational experience that it deserves. Absent sale proceeds providing the much-needed course improvements, the Applicant will be forced to close the entire course to prevent further operating losses.

## B. Total Number of Acres

The total land area within the Property is approximately 138 acres.

## C. Total Number of Wetland Acres

There are no jurisdictional wetland areas within the Property.

## D. Development Area and Land Use

Permissible permanent uses within the Golf Course Parcel include a variety of recreational opportunities, including but not limited to a reconfigured and reinvigorated golf course with multiple tees and golf-related uses, clubhouse with restaurant, sale and service of alcoholic beverages, fitness center, tennis courts, golf driving range, event areas, passive recreation, open space,

pedestrian paths, pavilions, related recreational and maintenance facilities and structures, and other substantially similar facilities. Also, off-site parking supporting THE PLAYERS Championship ("TPC") golf tournament each year is a permissible temporary use on the Golf Course Parcel. This temporary use will be consistent with the general parking layout approved by the County for the 2018 tournament (TUPADM 2018-39) and is restricted to the week of the tournament each year. Pursuant to an agreement between the Applicant and the Association, if the Applicant obtains certain governmental approvals for its plan for redeveloping the Property, the Applicant shall record a deed restriction against the title to the Golf Course Parcel to golf course and recreation through the year 2057. Permissible permanent uses on the Development Parcel may include Age-Restricted Single-Family and Age-Restricted Multi-Family dwellings, Nursing/Memory Care Facilities, Retail Commercial, and Civic and Institutional uses. Location parameters for these various uses are specified in Table 1 below.

Development Parcel	Parcel A1	Parcel A2	Parcel B	Parcel C	Parcel D
Permitted Uses	Age-Restricted Residential (Single-Family and Multi-Family), Nursing/Memory Care Facilities	Age-Restricted Residential (Single-Family and Multi-Family), Nursing/Memory Care Facilities	Retail Commercial, Civic / Institutional, Age-Restricted Residential (Single-Family and Multi-Family), Nursing/Memory Care Facilities	Golf course, lakes, passive recreation, open space and other related facilities	Open space, natural and landscaped buffers, pedestrian paths, lakes, terraces/gardens, cul-de-sac

## E. Residential Units and Density

The Players Club PUD contains unexpired, vested, unallocated entitlements. The proposed maximum residential density of 280 attached and/or detached age-restricted dwelling units within the Development Parcel (8.6 units per acre) is within the limits of the total residential units for the Caballos del Mar DRI and as established by historic zoning approvals for the Players Club PUD. The intent is to allow projects like Vicar's Landing, Fleet Landing and other age-restricted communities. The project likely will include a mix of Age-Restricted Single-Family and Age-Restricted Multi-Family units, the density of which will be less than the permitted maximum. Age-Restricted Single-Family units may include, but not be limited to, detached homes and patio homes. Age-Restricted Multi-Family units may include, but not be limited to, apartments, condominiums, townhomes and other attached residential units. The total projected residential population will not exceed 560 residents (280 units times 2 residents per unit), all of whom shall be no less than 55 years of age. Because the Project's residential component is age-restricted, there will not be any school-age population or adverse impact to the St. Johns County School District associated with this Major Modification. Confirmation of recorded age restrictions acceptable to the St. Johns County School District must be provided prior to construction plan approval for age-restricted single-family or multi-family units.

## F. Non-Residential Development and Intensity

Non-residential development within the Caballos del Mar DRI has been historically and is currently based upon acreage rather than enclosed square feet of building area. The Players Club PUD has been approved for 98 commercial acres and 85.6 acres have been approved to date. None of the commercial acreage has been assigned to the Development Parcel, but through this Major Modification, a maximum of four (4) acres will be located within Parcel B at the Development Parcel's easternmost boundary adjacent to State Road A1A, as depicted on the MDP Map. Even though a maximum building area is not stipulated by the DRI Development Order, this Major Modification limits non-residential development within Parcel B to a maximum of 15,000 square feet of Retail Commercial, Civic and Institutional uses. Additionally, Nursing/Memory Care Facilities may be constructed within Parcels A1, A2 and B. Nursing/Memory Care Facilities may include, but not be limited to, nursing homes, memory care centers and other similar facilities that house residents in need of enhanced care and may include medical and other ancillary offices. In the event that the Applicant constructs Nursing/Memory Care Facilities within Parcels A1, A2 or B, each two (2) beds within such facility/facilities shall be the equivalent of one (1) residential unit and shall be deducted from the maximum 280 age-restricted residential units set forth in Section E above.

## G. Design Criteria

The Major Modification provides the following site development standards to the Development Parcel:

Development Parcel	Parcel A1	Parcel A2	Parcel B	Parcel C	Parcel D
Permitted Uses	Age-Restricted Residential (Single-Family and Multi-Family), Nursing/Memory Care Facilities	Age-Restricted Residential (Single-Family and Multi-Family), Nursing/Memory Care Facilities	Retail Commercial, Civic / Institutional, Age-Restricted Residential (Single-Family and Multi-Family), Nursing/Memory Care Facilities	Golf course, lakes, passive recreation, open space, pedestrian paths, and other related facilities	Open space, natural and landscaped buffers, pedestrian paths, lakes, terraces/gardens, cul-de-sac
Building Setback from Development Parcel North Perimeter	50 feet	100 feet from existing Hidden Oaks single-family 50 feet from existing Summer House multi-family	50 feet	Not Applicable	Not Applicable
Building Setback from Development Parcel South Perimeter	25 feet	50 feet	25 feet	Not Applicable	Not Applicable
Non-Residential Building Setback from Development Parcel East Perimeter (SR A1A)	Not Applicable	Not Applicable	Commercial (One-story) 40 feet (Two-story) 60 feet Mixed Use (Multi-story) 80 feet Nursing/Memory Care Facility (One story) 40 feet (Two story) 60 feet (Multi-story) 80 feet	Not Applicable	Not Applicable
Residential Building Setback from Development Parcel East Perimeter (SR A1A)	Not Applicable	Not Applicable	50 feet average / 30 feet minimum	Not Applicable	Not Applicable
Non-Residential Setback from Road Rights of Way for Buildings, Parking and Storage Areas	20 feet	20 feet	20 feet	Not Applicable	Not Applicable
Non-Residential Minimum Lot Size and Building Area	None	None	None	Not Applicable	Not Applicable
Maximum Coverage of Development Parcel by Buildings	65%	65%	65%	Not Applicable	Not Applicable
Maximum Building Height	24 feet	45 and 58 feet (Exhibit "C" illustrates the limits where 58 feet is allowed)	Civic/Commercial 35 feet Residential, Nursing/Memory Care 58 feet **	Not Applicable	Not Applicable
Off-Street Parking Spaces	Age-Restricted Single-Family 2 per unit Age-Restricted Multi-Family 2 per unit plus 1 per 4 units Nursing/Memory Care Facility 1 per 3 beds	Age-Restricted Single-Family 2 per unit Age-Restricted Multi-Family 2 per unit plus 1 per 4 units Nursing/Memory Care Facility 1 per 3 beds	Age-Restricted Single-Family 2 per unit Age-Restricted Multi-Family 2 per unit plus 1 per 4 units Nursing/Memory Care Facility 1 per 3 beds Civic/Commercial 1 per 500 SF	Not Applicable	Not Applicable

\* The averaged 50 feet must be located upon Parcel B where the residential building is situated. Buildings, driveways, and parking areas shall not be situated within the buffer. The minimum 30 feet may not exceed 70 percent of the SR A1A frontage length.

\*\* Buildings located within 200 feet of eastern PUD boundary limited to a maximum building height of 45 feet.

Age-Restricted Single-Family Units, Age-Restricted Multi-Family Units and Nursing/Memory Care Facilities shall be subject to the additional development standards provided within Table 3 below.

Table 3	Age-Restricted Single-Family Residential	Age-Restricted Multi-Family Residential, Nursing/Memory Care Facilities
Development Parcel	A1, A2, B	A1, A2, B
Minimum Front Yard Setback of Individual Lots	20 feet	20 feet
Minimum Second Front Yard Setback of Individual Lots (corner lots)	16 feet	N/A
Minimum Side Yard Setback of Individual Lots	5 feet	10 feet from property lines, 0 feet for interior lots with common wall lines
Minimum Rear Yard Setback of Individual Lots	10 feet	10 feet
Residential Lot Setback from Right-of-Way of Arterial or Major Collector Roadways	50 feet	50 feet
Single-Family Residential Maximum Building Height	Parcel A1 24 feet Parcels A2 and B 35 feet	N/A
Minimum Lot Width	40 feet	15 feet
Minimum Lot Depth	80 feet	N/A
Minimum Lot Area	3,200 SF	1,000 SF

In the above Tables 2 and 3, two (2) different uses may be vertically integrated in a multi-story single structure. Additionally, for Multi-Family Residential Units, Retail Commercial and Civic/Institutional uses, balconies, bay windows, air conditioning units, eaves are permitted to encroach up to five (5) feet within the building setback.

The Development Parcel consists of Parcels A1, A2, B, C and D. The maximum amount of impervious surface coverage within the Development Parcel shall not exceed 65 percent. The Applicant has divided the Development Parcel into sub-parcels for planning purposes only. All development standards set forth in this text apply to the Development Parcel.

No commercial buildings, parking areas and/or storage areas within the Development Parcel shall be located closer than 20 feet from the boundary of the Development Parcel

Development of Age-Restricted Residential, Retail Commercial and Civic/Institutional uses is limited to Parcels A1, A2 and B. The Applicant has provided extensive landscaped buffering between Parcels A1, A2 and B and adjacent residential communities to ameliorate any potential difference in land use or density/intensity. The extensive buffering is a result of negotiations between the Applicant and surrounding neighbors within the Sawgrass Players Club community as detailed in Section A hereof and depicted on the MDP Map. Buffers may be located within building setbacks. Building setbacks specified within Table 2 shall be measured from the Development Area's perimeter.

Maximum building heights limits within the Development Parcel are significantly lower than the existing 100-foot maximum building height allowed within to the Players Club PUD, Ordinance No. 75-15. Maximum heights permissible within the Development Parcel are far less than several nearby structures, including Sawgrass Marriott Resort Hotel (70 feet), Hilton Garden Inn (72 feet), and Sawgrass Village Phase 2 (75 feet). See waiver in Section T. The MDP Map, Exhibit "C" identifies the limits of where a 58-foot-tall building may be located within the Development Parcel (see Sheets 3 and 5). The maximum building heights listed in Tables 2 and 3 shall not apply to:

- (a) Any usable or habitable roof area or any roof structures such as housing elevators, stairways, tanks, ventilating fans, solar energy collectors; or similar equipment required to operate and maintain the building, provided the following are met:



- (1) The combination of usable or habitable roof area and such roof structures shall not cover more than 20 percent of roof area;
  - (2) Walls, parapet walls, guard railings surrounding the area or structures may not extend more than five (5) feet above the roof; and,
  - (3) Roof structures may not extend over ten (10) feet in height above the roof.
- (b) Belfries, cupolas, domes, monuments, or similar non-habitable architectural features;
  - (c) Water towers, skylights, flag poles, vents, or similar structures; and
  - (d) Firewalls or parapet walls along the perimeter of the roof of all non-single-family structures, provided such walls do not exceed five (5) feet above the roof.

The maximum length of any building parallel, or within 45 degrees parallel, to State Road A1A shall be 150 feet. Building facades parallel, or within 45 degrees parallel, to State Road A1A greater than 120 feet in length will be architecturally segmented with the use of three-dimensional building features, material changes, landscape and hardscape features. Collectively, these design features will break up the continuous mass into smaller architectural components. See waiver in Section T. Flat roofs are permitted on buildings or portions thereof taller than three (3) stories, subject to approval by the Ponte Vedra Architectural Review Committee. See waiver in Section T. Buildings or design elements of buildings three (3) stories or less shall have pitched roofs.

A minimum of 20 feet shall separate all buildings from the Development Parcel boundaries. All structures shall have a minimum separation of ten (10) feet, measured from the furthest projection of any other structure within the Development Parcel. If this separation cannot be maintained, then all structures must be protected with an automatic fire sprinkler system in accordance with NFPA 13, 13R or 13D, or the required fire hydrants shall be capable of providing an additional 1,000 gpm for two (2) hours. Such fire flow shall be in addition to that already required (Land Development Code Sec. 6.03.01 and NFPA 1, Chapter 18).

### MDP Map Changes

Depending on the eventual end user(s) of the Property, the MDP Map may need to be modified to make minor adjustments to building, parking and drive area locations. The County Administrator or his designee, with the review and concurrence of the Office of County Attorney, shall be permitted to approve any changes to the MDP Map as a Small Adjustment to this PUD Ordinance consistent with the following criteria:

- No reduction in the number of required parking spaces by more than 2 percent;
- No reduction in the minimum required amount or location of open space/recreation;
- No change to the location, number or type of pedestrian or vehicular access points illustrated on the MDP Map locations;
- No increase in the maximum structure height permitted in Section G, Table 2;
- No decrease in any required yard (building setback) permitted in Section G, Table 2;
- No increase in traffic generation by more than 2 percent; and
- Not determined to be a Minor Modification or Major Modification as defined in the Land Development Code.

### Signage

This Major Modification allows for a mix of age-restricted single-family and multi-family residential, retail/service, cultural/institutional, nursing/memory care and golf course uses within the Property. Signs and the use of signage to serve the PUD shall be consistent with the provisions of Articles III and VII of the St. Johns County Land Development Code unless signage is authorized and regulated pursuant to a Unified Sign Plan ("USP") as a Major Modification to this PUD.

Any area of the PUD regulated by a USP shall be considered a single premise for the purposes of sign regulation, without regard to ownership of individual parcels within the PUD. All identification signage within the Development Parcel shall require approval by the Players Club at Sawgrass Architectural Control Committee ("ACC"). The County cannot enforce ACC approval.

## H. Infrastructure

All infrastructure necessary to serve the Property will consist of roads, drainage facilities, water and sewer, fire protection, recreation and solid waste collection. These infrastructure elements will meet the requirements of the Code in effect at the time of construction permitting.

### Drainage

The Development Parcel's stormwater will be treated within retention and detention areas located on any of the Development Parcel or the Golf Course Parcel or a combination thereof, exclusive of perimeter buffers. All drainage structures and facilities will be designed in compliance with the Code in effect at the time of permitting, and the applicable rules of the St. Johns River Water Management District ("SJRWMD"). The Applicant shall be allowed to appropriately maintain existing stormwater facilities. All necessary permits and the approval of the Players Club at Sawgrass Operations, Maintenance and Waterways ("OMW") Committee will be acquired prior to the commencement of any construction. The stormwater management system shall be owned and maintained by a property owners association, as approved by the OMW Committee. No permanent structure shall be allowed within any public or private drainage or underground utility easements. Native vegetation including grasses, tree and understory plantings may be installed on portions of pond banks which can provide for wildlife habitat. Existing, modified, and newly constructed drainage ditches and outfalls will be subject to the requisite permits from the SJRWMD and/or U.S. Army Corps of Engineers (the "Corps"), as applicable. The redevelopment of the Development Parcel shall adhere to all FEMA and County regulations related to flood zones, flood plains and compensating storage.

### Vehicular and Pedestrian Access

This Major Modification prohibits any direct vehicular access from the Development Parcel through any of the Sawgrass Players Club Association's 16 neighborhoods. The primary vehicular access to the Development Parcel will be from State Road A1A subject to Florida Department of Transportation ("FDOT") permitting. The project will provide a right turn/deceleration lane from southbound State Road A1A. Additional future access may be provided from Sawgrass Village Drive or other adjacent street, in the location or locations depicted on the MDP Map. Site access improvements at project access locations will be provided on State Road A1A, and potentially Sawgrass Village Drive, as required by St. Johns County and/or FDOT.

Construction vehicle access to the Development Parcel shall be limited to State Road A1A only. Under no circumstances shall construction vehicles utilize Sawgrass Village Drive to access the Development Parcel.

In the event the Applicant desires future pedestrian and/or vehicular connections between Parcels A2 and B and the adjacent Sawgrass Village commercial and office parcels other than those depicted on the MDP Map, the Applicant will be required to file a major modification to this Ordinance. Access to the Golf Course Parcel shall remain as existing.

The Applicant shall provide internal access among Parcels A1, A2 and B within the Development Parcel by privately-maintained roadway(s), driveways, and/or easement. A golf cart/shuttle pathway at least 15 feet wide may be provided from the Golf Course Parcel to the Development Parcel through Parcels C and D, providing pedestrian and bicycle interconnectivity to the adjacent Sawgrass at Players Club neighborhoods and the golf course clubhouse. Sidewalks within the Development Parcel shall be a minimum of five (5) feet wide. Landscaping shall be planted on the edge of sidewalks adjacent to buildings in order to buffer pedestrians from adjacent parking areas. No improvements such as pavement, sidewalks, and/or cart paths are to be placed on top of water and/or pressurized sewer mains unless otherwise approved by the St. Johns County Utility Department ("SJCUD").

Owners of property immediately adjacent to the Development Parcel may enter into shared parking agreements to meet minimum parking requirements with the Applicant, its successors or assigns, in the form of recorded reciprocal agreements acceptable to the Office of County Attorney, if the Applicant, its successors or assigns can demonstrate the compatibility of shared uses by determining the spaces are unlikely to be used at the same time of day. Shared parking must comply with LDC Section 6.05.02.D off-site parking standards.

Sidewalk connectivity shall be emphasized for safety, to promote a healthy lifestyle, and as a practical and representative tool for connecting the new community. To bridge sidewalks together through vehicular travel routes, traffic calming measures may be used in order to slow traffic and provide additional pedestrian safety. Traffic calming shall be determined by the Applicant prior to submittal of construction plans. In addition to the gated entrance, potential traffic calming devices that may be utilized include,



but are not limited to, speed humps, textured pavers, median separators, and reduced speed signs. The minimum width of crosswalks within the Development Parcel shall be eight (8) feet.

### Recreation

The Applicant shall provide at least five (5) acres of active recreation per 1,000 design population. A minimum of 2.8 acres of active recreation would be required in the event the Applicant constructs 280 age-restricted residential dwelling units. Examples of calculating the requisite amount of active recreation for three (3) different development scenarios are as follows:

Total Units: 280	280 DU x 2 persons / DU = 560 persons	560 persons x 0.005 acres = 2.80 acres
Total Units: 225	225 DU x 2 persons / DU = 450 persons	450 persons x 0.005 acres = 2.25 acres
Total Units: 156	156 DU x 2 persons / DU = 312 persons	312 persons x 0.005 acres = 1.56 acres

Within the Property, the Applicant will provide active recreational opportunities at a size and scale appropriate for its residents, which may include a fitness center offering organized exercise classes as well as training equipment, full-size swimming pool, tennis courts, bocce ball courts, and a 15-foot-wide paved/stabilized walking and jogging path that traverses portions of the site.

### Open Space

The Project's open space exceeds 34.6 acres, 25 percent of the Property, as required by the Code. Open space consists of the redeveloped golf course, passive recreation areas, common areas, upland preservation, and natural vegetative buffers that preserve existing tree cover. The Golf Course Parcel is approximately 96 acres; the portion of Parcel C not occupied by stormwater management pond is more than 10 acres; and the buffers located within the Parcels A1, A2, B, and D account for more than 15 acres.

### Utilities

All uses and infrastructure that may be required for utilities are allowable by right within the Property. Accessory utility infrastructure such as transformers, lift stations, switch boxes, above ground check valve installations, underground irrigation valve boxes, and other similar structures as well as access driveways to these structures may be shown on construction plans and are not required to be shown on Exhibit "C", the MDP Map. Centralized water and sewer will be provided by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of seven-and-a-half (7.5) feet away from the centerline of utility pipelines. Electric service will be provided by JEA. The exact location of any required lift stations will be determined upon construction plan approval. All electrical and telephone lines will be installed underground.

Water and/or sewer lines to be dedicated to SJCUD for ownership that are not located within public rights-of-way shall require an easement/restoration agreement. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as directed in the associated availability letter or as directed otherwise by SJCUD to minimize impact to the existing infrastructure or to the existing level of service. Water and/or sewer lines to be dedicated that are not in the public right-of-way shall require an easement/restoration agreement.

### Solid Waste

Solid waste collection will be provided by the licensed franchisee in the area, with individual curbside pick-up.

### Fire Protection

Redevelopment within the Development Parcel shall comply with LDC Part 6.03.00. The Property is located less than a one (1) mile from Fire Station No. 10 (Ponte Vedra). Buildings over 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest adopted edition of the Florida Fire Prevention Code and NFPA 13.

## I. Water, Sewer and Reuse

The Property is located within the St. Johns County Utility Department (Ponte Vedra System) service area.

**Table 4**

Land Use	Quantity	Potable Water			Sanitary Sewer		
		Rate (GPD)	Average Daily Flow (GPD)	Peak Flow (GPD)	Rate (GPD)	Average Daily Flow (GPD)	Peak Flow (GPD)
Age-Restricted Residential/Nursing/Memory Care Facilities	280 units	250	70,000	280,000	250	70,000	280,000
Commercial / Cultural Center	15,000 sq. ft.	0.15	2,250	9,000	0.15	2,250	9,000
Golf Course/Clubhouse	50 seats	40	2,000	8,000	40	2,000	8,000

## J. Soils

The predominant soils on the Development Parcel, as determined by the U.S. Department of Agriculture - Natural Resource Conservation Service Soil Survey of St. Johns County, Florida (1983) are predominantly St. Augustine Fine Sand with some St. Johns Fine Sand, Pomona Fine Sand and Tocol Fine Sand along the southern half of the Development Parcel. St. Augustine-Urban land complex and Water are located along the eastern end of the Development Parcel.

## K. Upland Forest and Vegetation Wetlands

The following land uses and their Florida Land Use, Cover, and Forms Classification System ("FLUCFCS") designation occur within the Development Parcel: Golf Courses (FLUCFCS 182) and Reservoirs (FLUCFCS 530).

## L. Significant Natural Communities Habitat

On February 14, 2017 Environmental Resource Solutions, Inc. performed a habitat and wildlife assessment of the Property to inspect on-site habitats to determine if any area may be classified as Significant Natural Communities Habitat and to determine the likelihood of protected species. The Property is comprised entirely of existing maintained golf course. Scattered slash pine, live oak, laurel oak, and sabal palm are present. No habitats classified as Significant Natural Communities Habitat occur within the Development Parcel. No threatened or endangered species were found within the Property.

## M. Known or Observed Historic Resources

Pursuant to State requirements at the time, an archaeological survey was conducted in 1980 across the Property. The survey did not identify any archaeological or historic resources within the Property.

## N. Buffering and Landscaping

Tree mitigation, land clearing and landscaping plans will be submitted with the construction plans and will conform to all land clearing and tree replacement requirements established by the Code effective at the time of permitting, except as approved in this Major Modification application.

The Applicant has provided extensive landscaped buffering between Parcels A1, A2 and B and adjacent residential communities to ameliorate any potential difference in land use or density/intensity. The extensive buffering is a result of negotiations between





the Applicant and surrounding neighbors within the Sawgrass Players Club community as detailed in Section A hereof and depicted on the MDP Map.

In accordance with LDC Section 5.03.03.A.4, a 10-foot-wide buffer shall be maintained around the perimeter of the Development Parcel. This perimeter buffer may be located within, and not in addition to, the following buffers:

- A 30-foot-wide buffer shall be maintained from the State Road A1A right-of-way, pursuant to LDC Section 6.06.02.F.2b. This buffer will also meet the requirements of LDC Section 3.06.06.A.1 for Overlay District Delineated Roadways. This buffer shall be supplemented with four (4) canopy trees and four (4) understory trees per 100 linear feet of road frontage.
- A 25-foot-wide (min.) buffer shall be maintained along the northern and southern perimeter of the Development Parcel.
- A minimum 10-foot-wide shrub planting area shall meander through the 25-foot-wide northern perimeter buffer. Except for where existing stormwater ponds adjacent to Parcel A-1 (where the maximum building height is 24 feet) are to remain, the Applicant shall provide screening within the northern perimeter buffer adjacent to residential development consistent with the Code and in accordance with the following additional buffer requirements:

Shrub plantings shall be installed within the 10-foot-wide planting area. **Shrub and evergreen tree plantings shall be installed prior to commencement of adjacent vertical (building) construction.** Shrub plantings must be a minimum of four (4) feet in height at the time of installation and achieve 80 percent opacity within two (2) years of installation, up to a height of five (5) feet. Evergreen tree planting will be a minimum height of fourteen (14) feet at the time of installation and will achieve 80 percent opacity within two (2) years of installation, up to a height of sixteen (16) feet. **Shrub and tree plantings are not required in areas where existing vegetation is preserved and achieving a similar opacity.** All plantings shall be fully irrigated.

The requirements of LDC Section 3.06.06.A.1 through 4 for the Overlay District will be met as applicable.

## O. Special Districts

The eastern extent of the Development Parcel is located within the limits of the Palm Valley Overlay District. Therefore the entire Development Parcel is required to comply with applicable provisions of LDC Section 3.06.00. It is the Applicant's intent to ensure compatible and consistent architectural design throughout the Development Parcel. Redevelopment within the Development Parcel shall be subject to review and approval by the Palm Valley Architectural Review Committee and required to conform to the design standards and approval of the Sawgrass Players Club Architectural Control Committee.

## P. Temporary Uses

Temporary signage shall be allowed within the Property and shall comply with LDC Part 7.02.00 and as provided for in MDP Text Section G: Temporary uses, including but not limited to construction trailers, sales trailers, construction or sales offices, temporary signage and temporary access ways shall be allowed within the Property and may be moved throughout the Property at locations illustrated on approved construction plans. Temporary construction trailers will be allowed to remain until completion of the construction of all structures and must be removed within 30 days after the issuance of a final certificate of occupancy for the last structure.

## Q. Accessory Uses and Structures

Any accessory uses and structures shall be consistent with the provisions of the Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use or structure. Heating, ventilation and air conditioning equipment, duct work, air compressors, and other fixed operating machinery shall be either screened from view with fencing or vegetation, or located so that such items are not visible from State Road A1A, Solana Road, and adjacent residential properties to the north. Trash receptacle, dumpsters, utility meters, antenna, and other such structures shall be similarly screened or made not visible.

## R. Phasing Schedule

Although the approved Players Club PUD does not stipulate a phasing schedule, the Applicant is proposing the following phasing schedule:

- Phase 1     15,000 Square Feet of Commercial/Civic Space and/or 50 Age-Restricted Units  
Commence within 5 years of approval of this Ordinance, complete within 5 years of commencement of Phase 1.
  
- Phase 2     230 Age-Restricted Residential Units  
Commence within 10 years after Phase 1 commences, complete within 10 years of commencement of Phase 2.

Construction shall be completed in accordance with the applicable expiration date(s) of construction approvals, which may be extended upon County Staff approval consistent with applicable provisions of the LDC, but in no case shall completion of the entire PUD extend beyond 20 years from the commencement of Phase 1.

"Commencement of construction" shall be deemed to have occurred upon final construction plan approval for horizontal improvements. "Completion of construction" is defined as receipt of approval from the County of the as-built surveys or certification of completion by the Engineer of Record. The construction commencement and/or completion dates contained herein may be extended upon approval by County Staff pursuant to LDC Section 5.03.05. See waiver in Section T.

## S. Project Impact and Benefits

Justification for approval of this Major Modification application, when developed in accordance with the conditions stipulated within this Master Development Plan and imposed by the adopting ordinance, include the following:

- The Major Modification is consistent with the intended plan of redevelopment of the Development Parcel created by extensive public engagement and the vision ratified and endorsed by the Sawgrass Players Club Master Association and the 16 neighborhoods it represents.
- The Major Modification is consistent with the Future Land Use Element goals, objectives and policies for the Property's future land use classification.
- The Major Modification's design meets the requirements of the Code and the Palm Valley Overlay District.
- The Major Modification will not adversely affect the orderly development of St. Johns County, as embodied in the Code by redeveloping a small infill site with low impact uses that are appropriately buffered from existing surrounding uses.
- The Major Modification will benefit existing as well as future St. Johns County residents in that the Board of County Commissioners will be afforded the opportunity to reinvigorate a recreational staple of Ponte Vedra at an appropriate scale and level of compatibility within the area.
- The nature of use and development of abutting contiguous properties as single-family residential communities, age-restricted continuing care, recreation and business/service uses are compatible with the proposed infill redevelopment.
- The Major Modification will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties and will accomplish the objectives, standards, protections, and criteria set forth in the Code.

## T. Waivers, Variances or Deviations

### LDC Section 3.06.04.A.8. Maximum Building Length

The Applicant requests a waiver from the requirement that maximum building lengths parallel, or within 45 degrees parallel, to State Road A1A cannot exceed 120 feet. The Applicant requests to have building lengths a maximum of 150 feet in length along State Road A1A. Building facades parallel, or within 45 degrees parallel, to State Road A1A greater than 120 feet in length will be architecturally segmented with the use of three-dimensional building features, material changes, landscape and hardscape features. Collectively, these design features will break up the continuous mass into smaller architectural components. The MDR requires the use of building indentations and architectural features to disrupt the appearance of a large, monolithic structure facing State Road A1A. Larger building lengths exist within the Palm Valley Overlay District for properties such as Sawgrass Village, the Verandah office park and other commercial, office and mixed-use centers.

### LDC Sections 3.06.04.A.1 and 3.06.12 Flat Roofs

The Applicant requests a waiver from the required 5/12 pitched roof for buildings or portions thereof taller than three (3) stories within the Development Parcel, enabling the Applicant to limit the maximum possible height to 58 feet. Certain architectural treatments and designs offer attractive ways to obscure the appearance of a flat roof on buildings taller than three (3) stories. The Applicant shall ensure architectural consistency and cohesiveness among the buildings that is aesthetically pleasing and will conform to an architectural style approved by the Ponte Vedra Architectural Review Committee.

### LDC Sections 3.06.05.A.1 Minimum Yard Requirements

The Applicant requests a waiver to allow residential structures in excess of two (2) stories to be located a minimum of 30 feet and an average of 50 feet from the right-of-way of State Road A1A. The Code contains minimum setbacks for one- and two-story buildings (40 feet and 60 feet, respectively). In the event the project design necessitates the locating of residential buildings greater than two (2) stories in height within Parcel B, the Applicant will provide enhanced landscaping to screen the structures from SR A1A approved by the Ponte Vedra Architectural Review Committee. The Applicant will comply with Code requirements for any non-residential buildings located within Parcel B.

### LDC Section 5.03.02.G.1.r(1) Phasing

The Applicant requests a waiver from the limitation that phases cannot overlap during construction except when the prior phase is 50 percent complete. The waiver will allow the Applicant to commence development of Phase 2 age-restricted residential units before more than half of the non-residential space within Phase 1 has been completed. This will allow for a shorter construction time in the event a business or civic group wants to construct within Parcel B along A1A.

### LDC Sections 5.03.03.C.1 and 6.01.01 Building Height

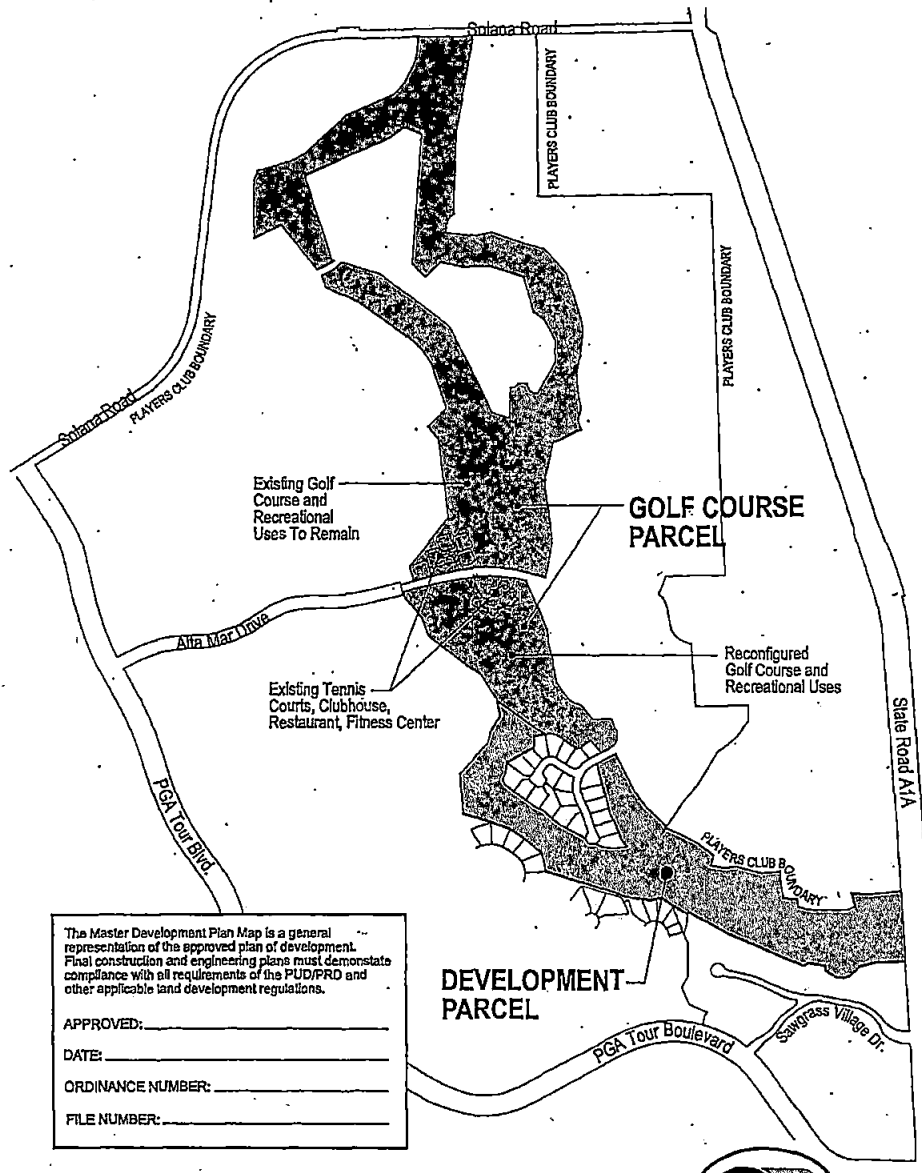
The Applicant is proposing maximum building height limit of 58 feet within the Development Parcel, significantly lower than the existing 100-foot maximum building height allowed within to the Players Club PUD, Ordinance No. 75-15. Maximum heights permissible within the Development Parcel are far less than several nearby structures, including Sawgrass Marriott Resort Hotel (70 feet), Hilton Garden Inn (72 feet), and Sawgrass Village Phase 2 (75 feet). This height restriction provides the County with additional controls over the Property while still allowing the Applicant the opportunity to develop an Age-Restricted community in a manner compatible with other nearby structures on as little land as possible. Structures greater than 45 feet in height are prohibited within 200 feet of SR A1A.

## U. Binding All Successor and Assigns

The Applicant, on behalf of itself and its successors and assigns, hereby stipulates and agrees to proceed with the proposed development in accordance with the approved ordinance as adopted by the Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in Exhibit "B", the Master Development Plan Text and Exhibit "C", the Master Development Plan Map.

## V. Future Land Use Designation

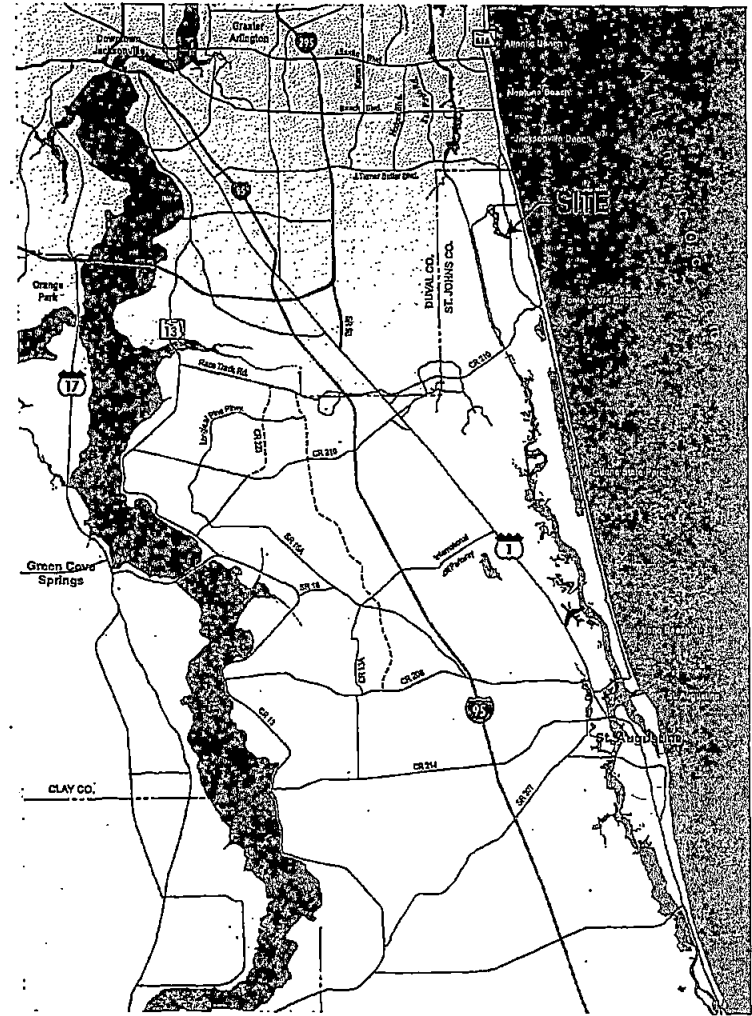
The Property is designated Caballos del Mar DRI on the adopted St. Johns County 2025 Future Land Use Map.



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_


**VICINITY MAP**



**Exhibit "C"**  
**Master Development Plan Map**

SHEET  
**1**  
 OF 5

  
**THE OAK BRIDGE CLUB**  
*At Seagrass*

  
 0 600 1,200  
 April 23, 2018

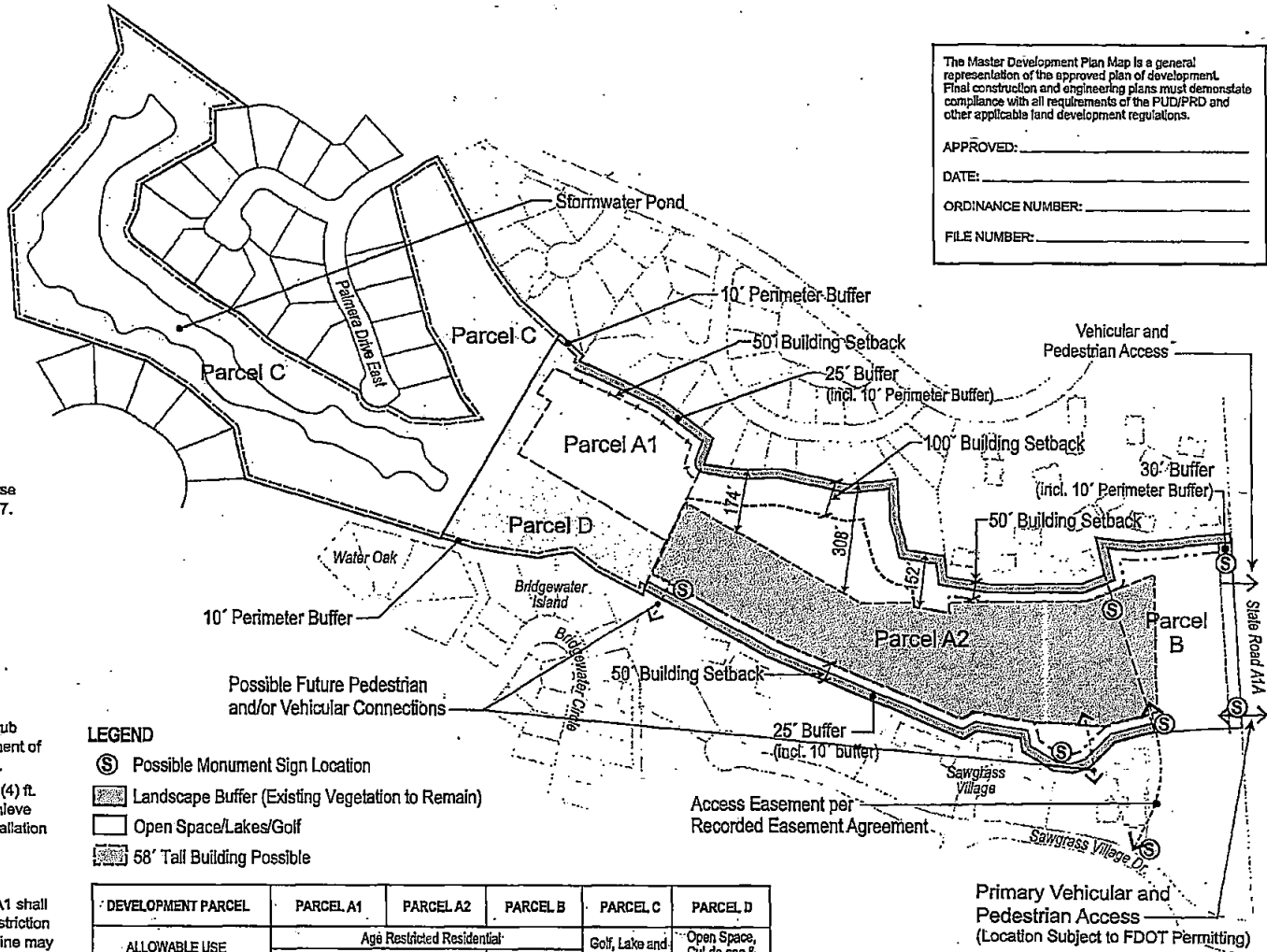
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SITE DATA TABLE	
Total Site Area	138.28 acres
Uplands	138.28 acres
Wetlands	0.00 acres
Golf Course Parcel	96.22 acres
Development Parcel	42.06 acres
Parcel A1	3.62 acres
Parcel A2	14.56 acres
Parcel B	3.95 acres
Parcel C	16.87 acres
Parcel D	3.06 acres
Open Space Required	34.57 acres
Open Space Provided	106.22 acres
Impacted Wetlands	0.00 acres

**NOTES:**

- Subject to Sawgrass Players Club Master Association approval, the Deed restriction requiring a golf course within the Golf Course Parcel shall be extended to January 1, 2057.
- Vehicular access to Parcels A1, A2 and B shall not be through any of Sawgrass Players Club's neighborhoods.
- Stormwater management system (lakes) shall be subject to approval of Sawgrass Players Club Operations Maintenance and Waterways ("OMW") Committee.
- Planting within the landscape buffer shall conform to the following:
  - Meandering 10 ft. wide (min.) row of shrub plantings installed prior to commencement of adjacent vertical (building) construction.
  - Shrub planting shall be a minimum four (4) ft. height at the time of installation and achieve 80% opacity within two (2) years of installation up to five (5) ft. height.
  - All planting shall be fully irrigated.
- The location of all buildings within Parcel A1 shall be within the area noted by the building restriction line. Areas outside the building restriction line may be used to satisfy building setback requirements.
- Building setbacks shall be measured from the perimeter of the property. Buffers referenced in MDP Text Section N may be located within building setbacks.
- Maximum building height shall not exceed 45 feet within 200 feet of eastern boundary.



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_

**LEGEND**

- Ⓢ Possible Monument Sign Location
- ▨ Landscape Buffer (Existing Vegetation to Remain)
- Open Space/Lakes/Golf
- ▤ 58' Tall Building Possible

DEVELOPMENT PARCEL	PARCEL A1	PARCEL A2	PARCEL B	PARCEL C	PARCEL D
ALLOWABLE USE	Age Restricted Residential		Commercial	Golf, Lake and Open Space	Open Space, Cut-de-sac & Terrace/Gardens
MAXIMUM RESIDENTIAL	280 Residences			0	0
MAXIMUM COMMERCIAL		15,000 s.f.		0	0
MAXIMUM BUILDING HEIGHT	24 ft.	58 ft. (See Note 7)		NA	NA
BUFFERS/OPEN SPACE(Min.)	0.30 ac.	1.68 ac.	0.51 ac.	10.65 ac.	2.55 ac.

**Exhibit "C"**  
Master Development Plan Map

SHEET  
**3**  
OF 5

**THE OAK BRIDGE CLUB**  
AT Sawgrass

0 200 400  
May 15, 2018

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**EXISTING**

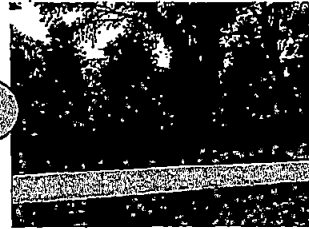
**With NEW PLANTING**



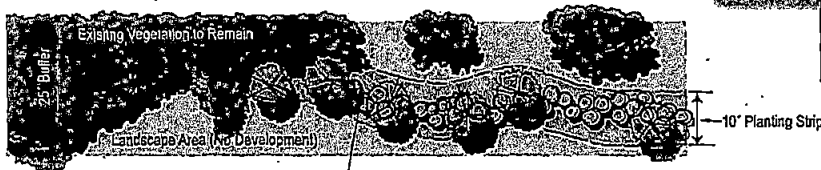
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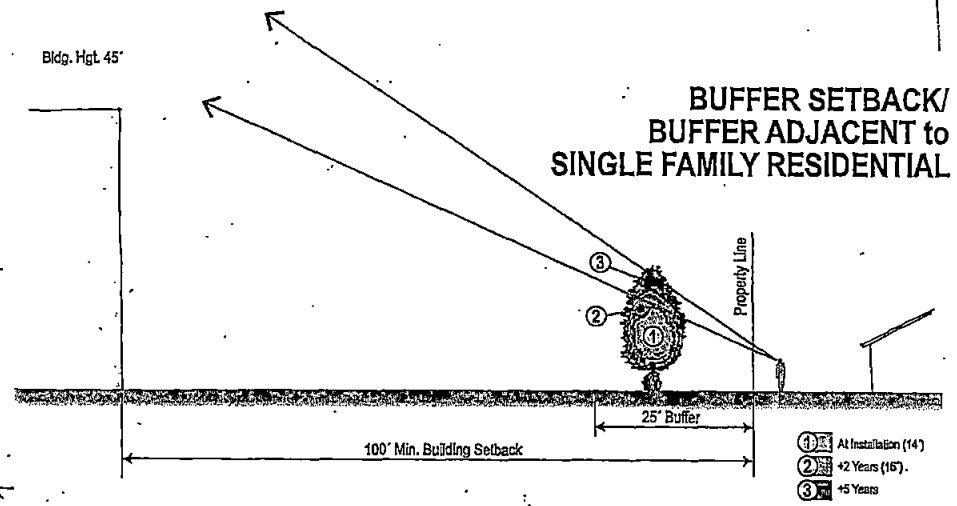
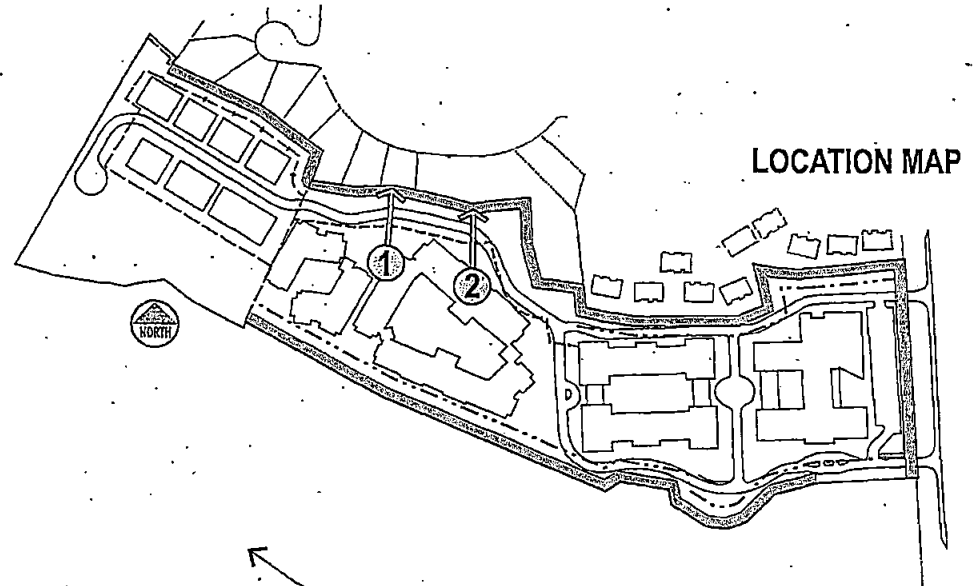
2



The photographs above identify current conditions at three locations adjacent to existing residential development along the northern perimeter buffer. The photographs on the left illustrate the existing condition. The photographs on the right illustrate how the Applicant might augment that landscaping with shrubs and/or trees in order to achieve 80 percent opacity within two (2) years of installation. Shrub and tree plantings are not required in areas where existing vegetation is preserved and achieves a similar opacity. Where there is little to no existing vegetation, the Applicant shall plant shrubs and evergreen trees. In some instances, simply adding one or the other will suffice.



**NORTHERN PERIMETER BUFFER**



**Exhibit "C"**  
**Master Development Plan Map**  
**Buffering and Screening**

SHEET  
**4**  
 OF 5

**THE OAK BRIDGE CLUB**  
*at Sawgrass*

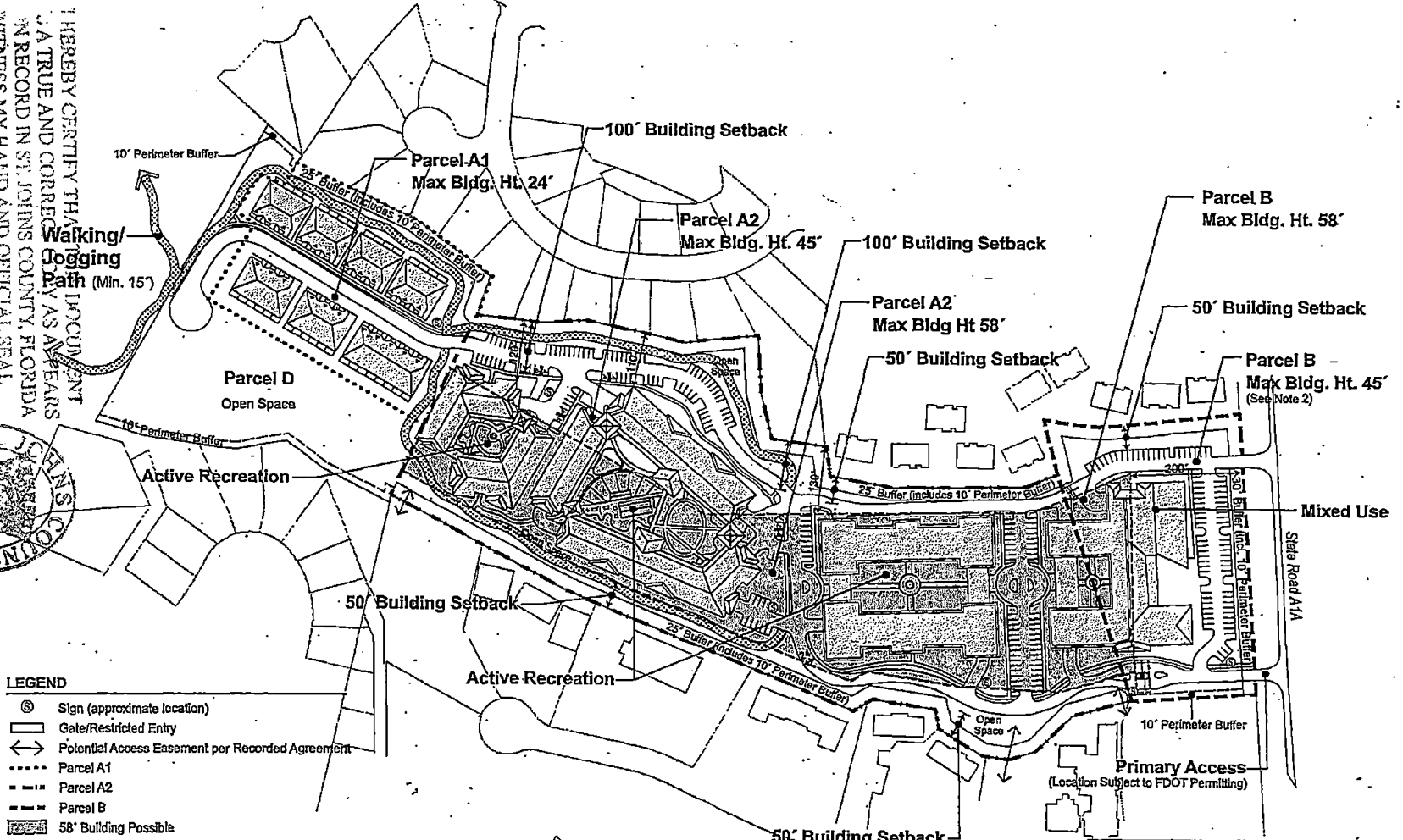
April 23, 2018

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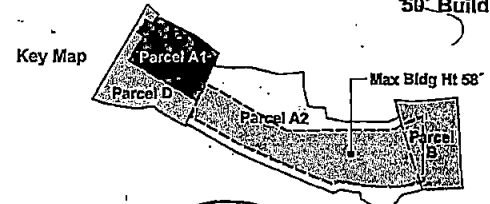
I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS IT APPEARS IN RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF June 20 18

Mr. [Signature] DC.



- LEGEND**
- ⊙ Sign (approximate location)
  - ▭ Gate/Restricted Entry
  - ↔ Potential Access Easement per Recorded Agreement
  - ⋯ Parcel A1
  - ⋯ Parcel A2
  - ⋯ Parcel B
  - ▨ 58' Building Possible

- Notes**
- 1) Small Adjustments may be approved consistent with the MDP Text and LDC.
  - 2) Maximum building height shall not exceed 45 feet within 200 feet of eastern boundary.



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: \_\_\_\_\_

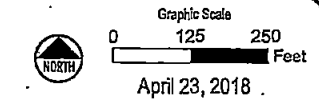
DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

**Exhibit "C"**  
**Master Development Plan Map**  
**Incremental MDP**

SHEET  
**5**  
 OF 5



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PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **NOTICE OF PROPOSED MODIFICATION** on 5/15/18 was published in said newspaper on 04/30/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF A PROPOSED MAJOR MODIFICATION**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 5/15/2018 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the Players Club PUD to assign 330 vested, age-restricted residential units and allow 15,000 square feet of commercial uses to develop within the Oak Bridge Club at Sawgrass as outlined in the Master Development Plan.

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE PLAYER'S CLUB (OAKBRIDGE) PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 1976-16, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

The subject property is located along the west side of State Road A1A, just north of the intersection at Sawgrass Village Drive. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 600 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

**BOARD OF COUNTY COMMISSIONERS**  
ST. JOHNS COUNTY, FLORIDA  
HENRY DEAN, CHAIR  
FILE NUMBER: MAJMOD-2017000010  
PROJECT NAME: Players Club at Sawgrass (Oakbridge Club)

0003035327 April 30, 2018

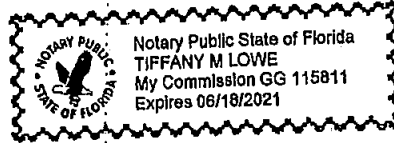
THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**PROSSER INC**  
**13901 SUTTON PARK DRIVE SOUTH SUITE 200**  
**JACKSONVILLE, FL 32224**

ACCT: 16948

Sworn to and subscribed before me this \_\_\_\_\_ day of APR 30 2018

by *[Signature]* who is personally known to me  
or who has produced as identification



*[Signature]*  
(Signature of Notary Public)

(Seal)



**FLORIDA DEPARTMENT OF STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

May 18, 2018

Honorable Hunter S. Conrad  
Clerk of Court  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2018-23, which was filed in this office on May 17, 2018.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED **MAY 17 2018**  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: *Yvonne King*  
DEPUTY CLERK