

RESOLUTION NO. 90- 182

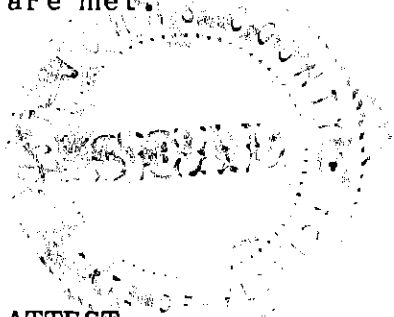
RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN FOR CORPORATE OFFICE LOCATED WITHIN THE PARCEL OF LAND ZONED PUD PURSUANT TO ORDINANCE 75-15.

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

Section 1: Pursuant to a request for approval made by The Association of Tennis Professionals in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Board of County Commissioners, the Final Development Plan attached hereto as Exhibit "A" is hereby approved in reliance upon, and in accordance with the representations and statements made in the written submission statement attached hereto as Exhibit "B", which are hereby incorporated into and made a part of this Final Development Plan and part of the adopting Resolution.

All building code, zoning ordinance and other land use and development regulations of St. Johns County as may be amended from time to time, shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development or ordinance.

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



BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Craig A. Maguire
Craig A. Maguire, Chairman

ATTEST:

CARL "BUD" MARKEL, Clerk

By: Rosemary Jones
Deputy Clerk

Adopted Regular Meeting: October 9, 1990
Effective: October 9, 1990

EXHIBIT "B"

FINAL DEVELOPMENT PLAN FOR CORPORATE OFFICE
WITHIN PUD 75-15 NAMED PLAYERS CLUB
AT SAWGRASS

The Association of
Tennis Professionals,
August ___, 1990 submitted
by Richard F. Joyce, Esquire

EXHIBIT "B"

August 23, 1990
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The Association of Tennis Professionals (hereinafter "ATP") hereby submits, for approval by the St. Johns County Planning and Zoning Board of the St. Johns County Board of County Commissioners, a Final Development Plan (The Final Development Plan) for various proposed improvements as described below. The Final Development Plan consists of a one-page map identified as Exhibit "A" to the Resolution (the Map) and this text identified as Exhibit "B" to the Resolution (the Text). The property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-15 and known as Players Club at Sawgrass. The area encompassed by the Final Development Plan is located adjacent to and south of the existing Tournament Cove access road and west of the 15.7 acre commercial/office tract that abuts State Road 210 and A1A.

The ATP plans to construct a corporate office building, consisting of approximately 7500 square feet on the parcel as depicted in the attached map. This project lies within the Final Development Plan comprising an initial 7500 square foot office/reception building, approximately 12,500 square foot clubhouse with locker rooms, meeting rooms, training rooms, tennis pro shop, office, dining area, kitchen and bar serving alcoholic beverages under a club liquor license and other similar uses, 14 tennis courts, stadium court and storage out building and parking for 90 cars previously passed by St. Johns County Board of County Commissioners by virtue of Resolution No. 88-251. Resolution No. 88-250 of the St. Johns County Board of County Commissioners provided and allowed that improvements to be constructed on this parcel would include an office building with up to 15,000 square feet in addition to all other uses detailed above. The purpose of this Final Development Plan approval is to complete the office building portion of this PUD.

TEXT

The office building conforms to Article 8-PUD as follows:

8-4-1 Density of Development.

This Section applies only to residential improvements.

8-4-2 Open Space.

There are no open space areas within this Final Development Plan.

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

All development which is to occur pursuant to this Final Development Plan will comply with the spirit and intent of the Zoning Ordinance. As there are no residential areas within this Final Development Plan, there will be no set-backs per se. However, as shown on Exhibit "A", the office building will be at least 100 feet from the right of way of Tournament Cove Road.

8-4-4 Project Size.

The PUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space.

This Section is not applicable as there will be no common areas.

8-4-6 Access.

As graphically depicted on the map, vehicular access is provided via Tournament Cove Road, an existing private roadway.

8-4-7 Privacy.

As no residential areas are included, this section does not apply.

8-4-8 Community Facilities.

(a) None of the community facilities serving the property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph (a) do not apply.

(b) All requirements for off-street parking and, loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

Section 9-1-1 Drainage.

The drainage plan for the Property has been developed so as to prevent damage to abutting parcels and public streets and alleys and is graphically depicted on the map.

9-1-2 Separation from Walkway and Street.

Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by a wall, fence, curbing or other approved protected device.

9-1-3 Entrances and Exits.

The location and design of the entrances and/or exits to Tournament Cove Road will be in accordance with the County specifications.

9-1-4 Interior Drives.

Interior drives within the parking area are a minimum of 24 feet wide as required for 90 degree parking and two way traffic.

9-1-5 Marking of Parking Spaces.

Parking spaces within the parking lot are appropriately marked.

9-1-6 Lighting.

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

9-1-7 Screening.

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

9-2 Location.

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

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

The uses which can be classified under Section 9-3-1 a through u of the St. Johns County Zoning Ordinance and the number of spaces required to serve each of these uses are identified below.

(a) Office and administrative building consisting of 7500 square feet (one space for each 500 square feet of gross floor area pursuant to subsection q). Fifteen cars required. As the map shows, 90 spaces had already been provided. Under previous PUD, Official Records Book C, page 369, the total parking spaces necessary for the prior approved Final Development Plan complex was 67 cars. The addition of the 15 car spaces required for this office building raises that total to 82 required car spaces which is well within the original 90 spaces provided. The applicant intends to add another 15 spaces in connection with their Final Development Plan raising that total to 105 spaces.

(c) The map illustrates the anticipated traffic flow patterns. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the property are also depicted on the map and are also those depicted in the map attached to PUD Official Records Book C, page 362, et. seq.

(d) All utilities serving the property including telephone, power, cable television, sewer and water lines will be or have been installed underground. The grading and topography of the site shall facilitate proper drainage of storm waters and prevent erosion and the formation of dust.

(e) Specifications for all streets and paved areas depicted on the map and relating to their building shall conform to the rules and regulations that have been adopted by the St. Johns County Board of County Commissioners, except for the access easement along the west property line to the TPC tour parking area.

9-3-2 Miscellaneous.

During the course of construction, construction trailers will be required from the time of Final Development Plan approval for a period of 12 months. It is our intent to locate these in the tennis facility parking lot.