

RESOLUTION NO. 93-59

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

WHEREAS, the application of ATP Tour, Inc. for approval of the Final Development Plan attached hereto as EXHIBIT "A" and by this reference made a part hereof, and the written submission statements made in connection therewith and attached hereto as EXHIBIT "B," and as supplemented by EXHIBIT "D," and by this reference made a part hereof, have been reviewed by the St. Johns County Zoning Board, and on the basis of such review, pursuant to Section 8-3-1 and 8-3-2 of the St. Johns County Zoning Ordinance, the St. Johns County Zoning Board has found the same to be in compliance with all requirements of Ordinance 75-15 (PUD 75-15), and on April 1st, 1993, recommended approval of the Final Development Plan as submitted; and

WHEREAS, the proposed plan of development of the subject parcel in accordance with the Final Development Plan is compatible and consistent with the surrounding existing land uses, such uses being commercial office and recreational; the subject parcel is located in an area designated as Commercial under PUD 75-15, as illustrated in the excerpt from the Master Plan/Players Club PUD (PUD 75-15) land use map attached hereto as EXHIBIT "C" and by this reference made a part hereof; undeveloped portions of the surrounding area are designated for multifamily or commercial/office development under PUD 75-15; the development of the subject parcel in accordance with the Final Development Plan will not cause any inconvenience or hardship to surrounding landowners and land uses or to the residents of St. Johns County in general; and the health and safety of the general neighborhood and the natural environment in this area is not adversely affected;

THEREFORE,

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 ATP Tour, Inc., 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.

Section 2: 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.

Section 3: 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 land development requirements are met.

THIS RESOLUTION, passed and adopted by the Board of St. Johns County Commissioners this 13th day of April 1993.

P. U. D. OFF. REC.
BOOK E PAGE 73

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Linda Balsavage
Linda Balsavage, Chair

ATTEST:

CARL "BUD" MARKEL, Clerk
By: Yvonne Carter
Deputy Clerk

Adopted Regular Meeting: _____
Effective: _____



EXHIBIT "B"

P. U. D. OFF. REC.
BOOK E PAGE 74

March 31, 1993 (Rev.)
Page One

The ATP Tour, Inc. (hereinafter "ATP") hereby submits, for approval by the St. Johns County Planning and Zoning Agency and 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/Marsh Landing. The area encompassed by the Final Development Plan is located adjacent to and north of the existing ATP Tour Boulevard.

The ATP plans to construct a new corporate office building, consisting of approximately 22,000 square feet on the parcel as depicted in the attached Map. Other existing ATP Tour facilities are located adjacent to and south of ATP Tour Boulevard.

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 setbacks per se. However, as shown on EXHIBIT "A," the office building will be at least 75 feet from the right of way of ATP Tour Boulevard.

8-4-4 Project Size.

The PUD consists of more than 20 acres. This Final Development Plan is for 1.77 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.

(c) Access and circulation area designed to accommodate fire fighting equipment, furniture moving vans, fuel trucks, refuse collection and debris removal, as graphically depicted on the map.

EXHIBIT "B"
Page Three

(d) All utilities shall be installed underground, including telephone, power and cable television, in both public and private right of way. Provision has been made for acceptable design and construction of storm water facilities, including grading, gutters, piping and treatment of turf to handle storm water, prevent erosion and formation of dust, and is graphically depicted on the map.

(e) Specifications for street design conform to the rules and regulations adopted by St. Johns County Board of County Commissioners.

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 surfaced with erosion-resistant material in accordance with County specifications, 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 Entrance and Exits.

The location and design of the entrances and/or exits to ATP Tour Boulevard will be in accordance with the County specifications. Landscaping, curbing, or other barrier are provided along lot boundaries to control entrance and exit of vehicles or pedestrians.

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. The one-way drop-off drive is 16 feet wide.

9-1-5 Marking of Parking Spaces.

Parking spaces within the parking lot are appropriately marked. Signs or markers are used as necessary for efficient traffic operation.

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.

There are no lots zoned residential within forty feet of this Final Development Plan.

9-2 Location.

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

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

Professional and business offices (other than medical or dental): 44 spaces are provided for each 500 square feet of this 22,000-square-foot building, plus 30 additional spaces for employees (maximum 60 employees, including future), for a total of 74 spaces.

9-3 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 same parcel of land. A maximum of three trailers will be required with a minimum setback of 75 feet from ATP Tour Boulevard.

9-4 Off-Street Loading Requirements.

Office building: One space is provided as required for floor area over 5000 square feet, but not greater than 40,000 square feet.

EXHIBIT "C"

MASTER PLAN/PLAYERS CLUB
PUD (PUD 75-15)
June, 1992

Excerpt from the Master Plan/Players Club PU
(PUD 75-15)

1 of 2

PUD APPROVED TOTALS

MF Multi-Family	1578 d.u.
Hotel Rooms	350
SF Single Family	875 d.u.
PII Patio Home	345 d.u.
Existing Inlet Beach	411 d.u.
TOTAL	3559 d.u.

Commercial approx. 98 ac.

NOTE: DOES NOT INCLUDE NORTHGATE

P.U.D. OFF. REC.
BOOK E PAGE 78



Starting Facility

Revised June 17, 1992

SWA GROUP, INC.
SITE PLANNERS

BESSENT, HAMMACK,
& RUCKMAN, INC.
CONSULTING & DESIGN ENGINEERS

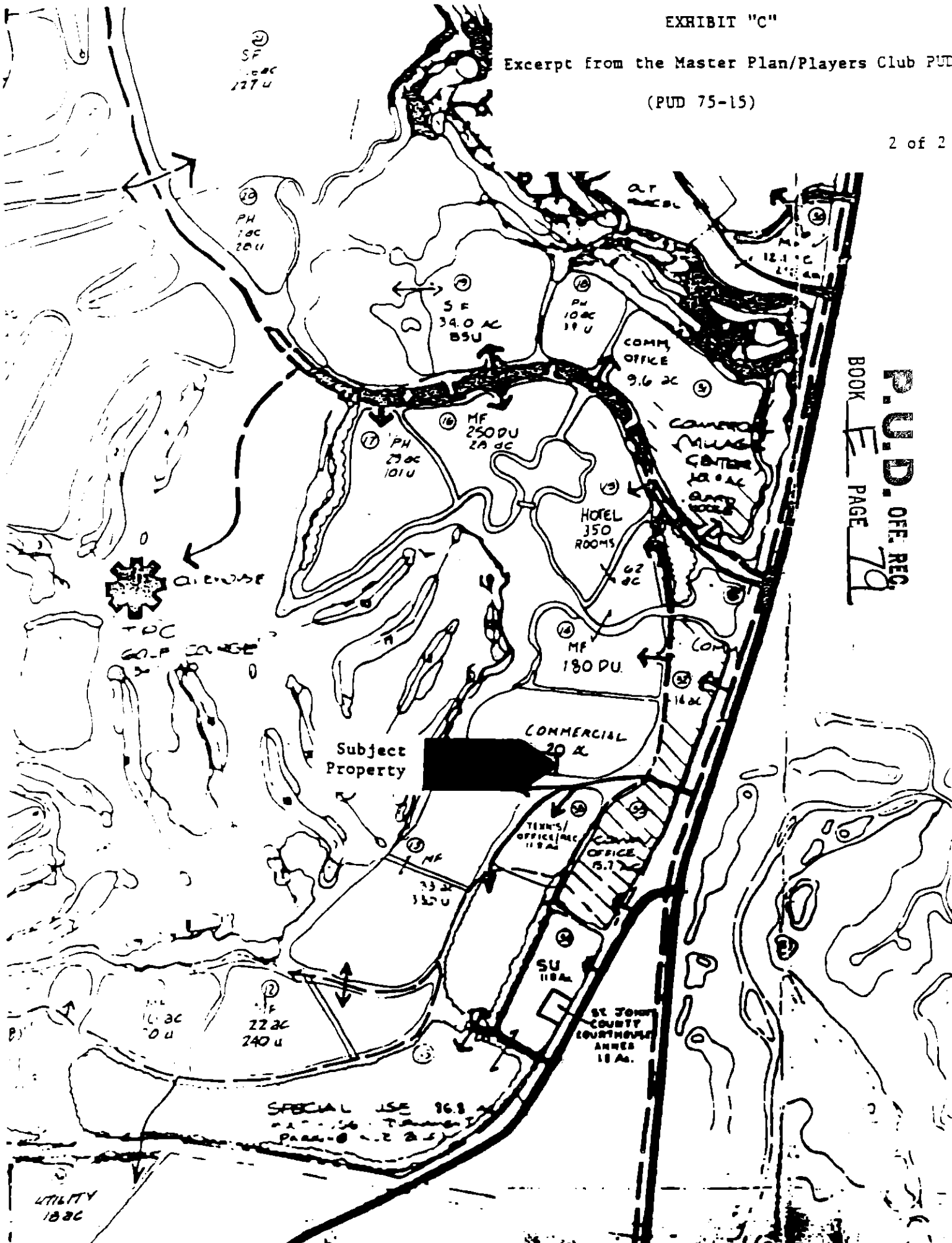
REVISED: OCT. 10, 1990
 REVISED: AUG. 31, 1990
 REVISED: SEPT. 8, 1989
 Revised: April 6, 1984
 March 19, 1985
 August 15, 1985
 June 11, 1986
 Sept. 18, 1986



EXHIBIT "C"

Excerpt from the Master Plan/Players Club PUD

(PUD 75-15)



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UTILITY
102C

RS&H

March 31, 1993

P.U.D. OFF. REC.
BOOK E PAGE 80

Ms. Gail Oliver, PLS
 Civil Engineering Technician
 Public Works Department
 St. Johns County, Florida
 P.O. Drawer 349
 St. Augustine, Florida 32085-0349

Dear Ms. Oliver:

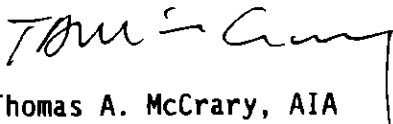
Re: **ATP Corporate Office at Sawgrass - Final Development Plan Comments**

Regarding your letter dated March 30, 1993, with comments from Rosemary Yeoman of the Planning and Zoning Department:

- 1) A building identification sign is not planned as part of this project. A street address on the building will be provided, either painted or attached, with numerals not exceeding 6" height.
- 2) The project is a 1.7-acre parcel within a 20-acre parcel designated for commercial use in the PUD, including the property adjacent to the north. The property to the north is not part of this Final Development Plan, as shown on the attached drawings. Any requirement for screening would need to be addressed by the owners of that property if it is developed in the future.

Please let me know if you have any further comments or need additional clarifications.

Very truly yours,



Thomas A. McCrary, AIA
 Project Manager

de

Attach.

cc Alex Coley
 Betty Sue Solana, Development Review Coordinator



April 13, 1993

St. Johns County Board of Commissioners
P.O. Drawer 349
St. Augustine, FL 32085-0349

P. U. D. OFF. REC.
BOOK E PAGE 81

Re: ATP Tour Headquarters

Dear Board Members:

The above mentioned project is located in the Sawgrass Players Club Master Drainage System, and is permitted through St. Johns River Water Management District (SJRWMD) under the existing Arvida/JMB Partners MSSW Permit #4-109-005E. Since the property is already permitted under the Arvida MSSW Permit the ATP Project does not require an additional permit. However, the SJRWMD does require a partial transfer of a portion of the Arvida MSSW Permit to ATP for the appropriate land ownership and maintenance obligation for the permitted Drainage System. In order to obtain a partial transfer of the MSSW Permit, SJRWMD asked that the following items be submitted:

1. A design that meets the technical requirements of the MSSW Permit, (the property shall have a surface runoff curve number of 94 or less.)
 - a. The ATP Project has been designed such that it's surface runoff curve number is an 89 which is below the required 94 set by the MSSW Permit. Also the amount of impervious area (roads, sidewalks and buildings) is at 62% of the entire site which is below the SJRWMD requirement of 80% for treatment volume calculations.
2. A letter from ATP asking for partial transfer of Arvida/JMB Partners MSSW Permit, and a property deed showing that ATP does own the property in question.
3. A letter form Arvida asking the SJRWMD to partial transfer of the MSSW Permit to ATP, and that they can utilize the Master Drainage Systems' ponds for treatment.

Page Two
April 13, 1993

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All the above items have been submitted. The design drawings and calculations which address the technical part of the MSSW Permit were delivered to SJRWMD on April 1, 1993, with B.H.R. package addressing the drainage connection to the Sawgrass System. The letters, and Drainage Agreements were delivered to the SJRWMD on April 7, 1993, and a copy was delivered to St. Johns County Engineer (Mr. Joe Stepp) the following day.

At this time we believe that the ATP has fulfilled all of the SJRWMD requirements for a partial transfer of the MSSW Permit. This information is currently under review by the SJRWMD Staff and we expect final resolution of this issue within the next 30 days.

Sincerely,



Rick Ferreira, P.E.
Project Engineer-Civil/Environmental Engineer

cc: B. Armentrout - RSH
T. McCary - RSH
K. Hardy - RSH
A. Coley - FDS

STATE OF FLORIDA
COUNTY OF ST. JOHNS

FILED AND RECORDED
PUBLIC RECORDS DIV.
ST. JOHNS COUNTY, FLA.
SE AFF 23 PM 2:00

P.U.D. OFF. REC.
BOOK E PAGE 83

Carl 'Bud' Markel
CLERK OF THE CIRCUIT COURT

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

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

RESOLUTION NO. 93-59

**adopted by the Board of County Commissioners
of St. Johns County, Florida at a regular
meeting of said Board held April 13, 1993.**

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 16th day of April, 1993.

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

By: *Amy Bennett*
Amy Bennett, Deputy Clerk

(seal)

