

RESOLUTION NO. 88-83
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
DETERMINING THAT THE ADDITION OF AREA
TO THE DEVELOPMENTS KNOWN AS
PLAYERS CLUB AT SAWGRASS AND
MARSH LANDING AT SAWGRASS
IS NOT A SUBSTANTIAL DEVIATION AND
MODIFYING THE DEVELOPMENT ORDER TO
INCORPORATE THOSE CHANGES

WHEREAS, on July 8, 1975, a Development of Regional Impact Development Order (the "Development Order") was issued by the Board of County Commissioners of St. Johns County, Florida, ("the Board"), authorizing development of the property then known as Caballos del Mar and now known as Players Club at Sawgrass and Marsh Landing at Sawgrass, and whereas, the developers of the Property have requested approval of certain additional changes as shown in the Exhibits described in Section 4 below (the "Application").

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida:

1. None of the modifications in the development plans for the Property as set forth in the Application are substantial deviations as defined in Section 380.06(19), Florida Statutes (1985), since none of the changes create a reasonable likelihood of additional adverse regional impact or any other regional impacts not previously reviewed by the Regional Planning Agency.

2. The Development Order is hereby modified to include an additional 7.55 acre tract as described in Exhibit A known as TPC Blvd. North PUD.

3. The Development Order, as modified, is consistent with the adopted St. Johns County Comprehensive Plan contained in County Ordinances 81-47 and 81-48, and all other development laws and regulations of the County.

4. The County acknowledges receipt and approval of the following items, which are, by attachment, made a part of this Resolution:

- o Exhibit A - Legal Description
- o Exhibit B - Submittal Letter dated December 30, 1987, request for Minor Adjustments to PUD Ordinance 75-3

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- o Exhibit C - Submittal Letter dated December 30, 1987, Request for Determination of Non-Substantial Deviation to DRI
- o Exhibit D - Authorization of Agent in Behalf of Client

5. Except as further modified herein, the Development Order, as previously modified, shall remain in full force and effect.

PASSED AND APPROVED by the Board of County Commissioners of St. Johns County, Florida, this 22nd day of March 1988.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Lynn M. McDonald
Deputy Clerk

LEGAL DESCRIPTION
EXHIBIT A

BLOCKS 35 AND 36, TOGETHER WITH LOTS 4 THROUGH 22, BLOCK 25, LOTS 8 THROUGH 25, BLOCK 34, TOGETHER WITH A PART OF CEDAR AVENUE, ORANGE STREET, LIME STREET AND WASHINGTON STREET, ALL IN PINECREST ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF PINECREST ESTATES; THENCE N.00°11'52"W., ALONG THE WEST LINE OF SAID PINECREST ESTATES, A DISTANCE OF 803.91 FEET; THENCE S.89°04'19"E., PARALLEL WITH THE NORTH LINE OF SAID BLOCK 25 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 123.87 FEET; THENCE S.00°00'36"E. A DISTANCE OF 175.00 FEET; THENCE S.89°04'19"E. A DISTANCE OF 100.00 FEET; THENCE S.00°00'36"E., ALONG THE EAST LINE OF SAID BLOCK 25 AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 190.00 FEET; THENCE S.89°04'19"E., ALONG THE NORTH LINE OF SAID BLOCK 35 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 240.00 FEET; THENCE S.00°00'36"E., ALONG THE EAST LINE OF SAID BLOCK 35, A DISTANCE OF 175.00 FEET; THENCE S.89°04'19"E., ALONG THE NORTH LINE OF LOTS 8 AND 25, BLOCK 34 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 240.00 FEET; THENCE S.00°00'36"E., ALONG THE EAST LINE OF SAID BLOCK 34 AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 261.44 FEET TO THE SOUTH LINE OF AFOREMENTIONED PINECREST ESTATES; THENCE N.89°16'08"W., ALONG SAID LINE, A DISTANCE OF 701.21 FEET TO THE POINT OF BEGINNING. CONTAINING 7.55 ACRES MORE OR LESS.



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

December 30, 1987

St. Johns County Planning and Zoning Agency
P. O. Drawer 349
St. Augustine, Florida 32084

Re: Minor Adjustment to PUD
Marsh Landing at Sawgrass
PHK No. 87-037.03

Dear Board Members:

On behalf of Fletcher Land Corporation, we are requesting a minor adjustment to the approved PUD Master Plan for Marsh Landing (PUD Ordinance 75-3). The adjustment is being requested in conjunction with a PUD zoning application for TPC Boulevard North at Marsh Landing and a request for non-substantial deviation determination for the Development of Regional Impact development order for the formerly known Caballos del Mar DRI, now known as Players Club at Sawgrass and Marsh Landing at Sawgrass.

The minor adjustment to the PUD represents a reduction of 50 multi-family dwelling units from the north end of the project. The 50 dwelling units would become part of the new adjacent TPC Boulevard North PUD. This adjustment also represents a smoothing of the curve on TPC Boulevard North near the clubhouse area. The final right-of-way alignment will curve through the proposed TPC Boulevard North at Marsh Landing PUD. Both the reduction in dwelling units and the shift of the right-of-way would decrease the density of residential use within the Marsh Landing PUD. One additional adjustment is the reduction of commercial acreage by shifting 0.5 acres from the north commercial area to the proposed TPC Boulevard North PUD to allow for a sales office. These changes comply with the criteria established for minor adjustments to a PUD under section 8-2-4 of the St. Johns County Zoning Ordinance:

- a. There are the same or fewer number of dwelling and/or flow area; or
- b. The open space is in the same general location and in the same general amount or a greater amount; or
- c. There is no increase in the number of stories and/or floor area; or

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- d. The roads follow approximately the same course; have the same or greater width, and the same public or private rights therein.

Based on the foregoing description of the proposed changes, it is clear that the changes comply with the criteria for minor adjustment to the PUD ordinance and we request that you modify accordingly. These adjustments to the PUD Master Plan are shown on the attached exhibits.

We are submitting to the Board of County Commissioners, concurrently with this request, a petition to vacate, in part, Pinecrest subdivision, a rezoning application for the TPC Boulevard North at Marsh Landing PUD, and a request for non-substantial deviation determination for the Development of Regional Impact (DRI) development order allowing the addition of the TPC Boulevard North PUD to be added to the DRI.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.


Richard C. Prosser, AICP
President

RCP/cp

Attachments: PUD Master Plan (May 5, 1987)
Revised PUD Master Plan (December 30, 1987)
Form of Resolution

cc: Steve Melching



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

December 30, 1987

St. Johns County Board of Commissioners
P. O. Drawer 349
St. Augustine, Florida 32084

Re: Determination of Non-Substantial Deviation to
Development of Regional Impact Order for
Players Club at Sawgrass and Marsh Landing at Sawgrass,
formerly known as Caballas del Mar DRI
PHK No. 87-037.03

Dear Commissioners:

On behalf of Fletcher Land Corporation, we are requesting that a determination that the minor adjustment requested of PUD Ordinance 75-3, in our letter dated December 30, 1987, and the addition of land known as TPC Boulevard North at Marsh Landing PUD, be found as a non-substantial deviation to the Development of Regional Impact (DRI) development order approved as a part of said PUD.

The modifications being sought herein, we feel, are non-substantial to the DRI development order pursuant to Florida Statute 380.06, par. (19)(a), which defined substantial as "any proposed change to a previously approved development which creates a reasonable likelihood of additional regional impact, or any type of regional impact created by the change not previously reviewed by the regional planning agency." The proposed modification, as delineated and described in the December 30, 1987, submittal consists of the addition of 7.55 acres adjacent to the existing DRI. This additional acreage will not result in any additional development and will result in a more desirable situation than that now permitted.

We are submitting herewith the "Notice of Proposed Change" package as required. We have concurrently submitted the following:

- Petition to vacate part of Pinecrest Subdivision Plat.
- Rezoning Application of TPC Boulevard North at Marsh Landing PUD.
- Request for Minor Adjustment to Marsh Landing PUD Master Plan.

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We trust that upon your review of the above criteria and proposed changes, you will agree that our request does not constitute a substantial deviation to the development order.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

Richard C. Prosser, AICP

Richard C. Prosser, AICP
President

RCP/cp

Attachments:

- Notice of a proposed change to a previously approved DRI
- Form of Resolution

cc: Paul Z. Fletcher/Fletcher Land Corporation
Robert Johnson/Fletcher Land Corporation
Northeast Florida Regional Planning Council
Bureau of Resource Management, Department of Community Affairs

EXHIBIT D

December 18, 1987

Mr. Richard C. Prosser
Prosser, Hallock & Kristoff, Inc.
8101 Phillips Highway
Suite One
Jacksonville, FL 32216-7457

Dear Mr. Prosser:

This letter will serve as your authority to act in our behalf in requesting a determination from the St. Johns County Board of County Commissioners of non-substantial deviation from the former Caballor del Mar, now known as Players Club at Sawgrass and Marsh Landing at Sawgrass, Development of Regional Impact Order, as amended; approval of minor modification to the Marsh Landing PUD Ordinance 75-15; and approval of the OR to PUD rezoning for the proposed TPC Boulevard North at Marsh Landing PUD.

Sincerely,


Paul Z. Fletcher
President