

ST. JOHNS COUNTY
RESOLUTION NUMBER. 2002-41

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE CABALLOS DEL MAR DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER (RESOLUTION NO. 75-15, AS PREVIOUSLY AMENDED); FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Interconn Ponte Vedra Co. (the Owners/Developers) have submitted a Notification of a Proposed Change to the Caballos Del Mar Development of Regional Impact (DRI) by letter dated December 20, 2001(Notification), requesting modification of the phasing of previously approved land uses; and

WHEREAS, the Owners/Developers have provided information showing that the proposed modifications of the DRI development order do not constitute a substantial deviation under any provision of Section 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners has reviewed the Notification and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held on March 12, 2002, after required notice.

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

1. The following facts are determined in connection with this Resolution:

a. The Notification of Proposed Change is consistent with the St. Johns County Comprehensive Plan, as amended.

b. The Notification of Proposed Change is consistent with the Land Development Code of St. Johns County, as amended.

2. The Notification and other evidence received provide clear and convincing evidence that the requested change does not constitute a substantial deviation to the DRI.

3. The Caballos Del Mar DRI Development Order, as previously amended, is hereby modified by approval of the following specific changes:

a. An expansion of the existing Marriott at Sawgrass Resort Hotel conference and ballroom facilities by 57,500 Square feet.

b. A relocation of the existing spa/recreation center facilities from inside the hotel to a 35,000 square foot accessory facility near the tennis complex.

c. Addition of a new exterior terrace adjacent to the atrium building.

d. An expansion of existing retail within the Hotel by 615 square feet.

3. Except as modified by this Resolution, the existing Caballos Del Mar DRI Development Order (No. 75-15), as previously amended, shall remain in full force and effect.

4. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within 10 days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs and the Northeast Florida Regional Planning Council.

5. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA, THIS 12th DAY OF MARCH 2002.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: Marc J. Malone

RENDITION DATE 03-13-02

ATTEST: CLERK
Cheryl Strickland, Clerk

By: Patricia A. Strickland
Deputy Clerk

Adopted Regular Meeting March 12, 02

Effective: 03-12-02

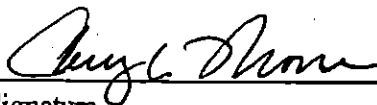
STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd. Tallahassee, Florida 32399
850/488-4925

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Terry A. Moore, the undersigned owner/authorized representative of Interconn Ponte Vedra Co. hereby give notice of a proposed change to a (developer) LLC previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Caballos Del Mar development, which (original & current project names) information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to St. Johns County (local government) to the Northeast Florida Regional Planning Council, and to the Bureau of Local Planning, Department of Community Affairs.

12-12-01
Date W
TTM


Signature

2. Applicant (name, address, phone).

*Interconn Ponte Vedra Company, L.L.C.
1000 PGA Tour Boulevard
Ponte Vedra Beach, FL 32082
(904) 280-7000*

3. Authorized Agent (name, address, phone).

*Terry A. Moore, Esquire
Akerman Senterfitt
50 N. Laura Street, Suite 2500
Jacksonville, FL 32207
(904) 798-3700*

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

Unincorporated St. Johns County, T3/R29/50 and 51

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

This NOPC request changes to the building design and remains within the approved area designated for the resort hotel and accessory uses. This request is for the expansion of the existing accessory ballroom/conference and hotel retail areas and relocation of the hotel's recreation/spa to a new ancillary building. The expansion of the accessory uses will be completed upon already developed land. This request does not affect historical buildings designated by the State DHR.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

Chart has been completed and is attached.

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any

portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

An extensive listing of all the dates and resolution numbers is attached hereto. There has been no change in local government jurisdiction since the development order was issued.

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

No such lands exist.

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

None of the criteria contained in Paragraph 380.06(19)(b), F.S. are met by this NOPC.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES X NO

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

No.

11. Will the proposed change require an amendment to the local government comprehensive plan?

No.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

Site plan is attached hereto.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

Not applicable

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

Not applicable

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

Not applicable

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

Not applicable

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and

Not applicable

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

Not applicable

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Residential	# Dwelling units	No change		
	Type of dwelling units	No change		
	# of lots	No change		
	Acreage, including drainage, ROW, easements, etc.	No change		
	Site locational changes	No change		
	# External vehicle trips	No change		
	D.O. conditions	No change		
Wholesale, retail, service	Acreage, including drainage, ROW, easements, etc.			
	Floor space (gross square feet)			
	# Parking spaces			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Hotel/Motel	#Rental units	No change		
	Floor space (gross square feet)	No change		
	#Parking spaces	No change		
	#Employees	No change		
	Site locational changes	See attached map		
	Acreage, including drainage, ROW, easements, etc.	No change		
	#External vehicle trips	No change		
	D.O. conditions	No change		
	ADA representations	No change		
	Acreage, including drainage, ROW, easements, etc.			
R.V. Park	#Parking spaces			
	Buildings (gross square feet)			
	#Employees			
	Site locational changes			
	#External vehicle trips			
	D.O. conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
	#Parking spaces			
	Buildings (gross square feet)			

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Open space (all natural and vegetated non-imperious surfaces)	Acreage	No change		
	Site locational changes	No change		
	Type of open space	No change		
	D.O. conditions	No change		
	ADA representations	No change		
Preservation, buffer or special protection areas preservation (cont.)	Acreage	No change		
	Site locational changes	No change		
	Development of site proposed	No change		
	D.O. conditions	No change		
	ADA representations	No change		

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COPIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

NOPC FORM

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION



JULIE K. MORRIS
Sarasota

DAVID K. MEEHAN
St. Petersburg

H.A. "HERKY" HUFFMAN
Deltona

JOHN D. ROOD
Jacksonville

QUINTON L. HEDGEPEETH, DDS
Miami

EDWIN P. ROBERTS, DC
Pensacola

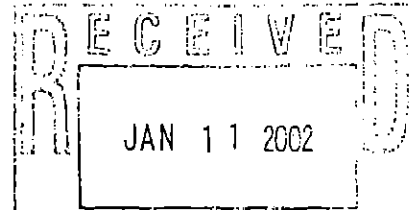
RODNEY BARRETO
Miami

ALLAN L. EGBERT, Ph.D., Executive Director
VICTOR J. HELLER, Assistant Executive Director

BRADLEY J. HARTMAN, DIRECTOR
OFFICE OF ENVIRONMENTAL SERVICES
(850)488-6661 TDD (850)488-9542
FAX (850)922-5679

January 8, 2002

Ms. Lindsay Haga
Northeast Florida Regional Planning Council
9143 Philips Highway, Suite 350
Jacksonville, FL 32256



RE: Marriott at Sawgrass Resort Hotel/Players
Club (Caballos Del Mar) DRI Notice of
Proposed Change (NOPC),
St. Johns County

Dear Ms. Haga:

The Office of Environmental Services of the Florida Fish and Wildlife Conservation Commission has reviewed the referenced NOPC for the Marriott at Sawgrass Resort Hotel/Players Club (Caballos Del Mar) DRI. Proposed changes to the project only involve modifying the building design and development plan for the previously approved resort hotel area, to expand the associated accessory uses. The proposed expansions would occur within existing developed lands, and no areas previously designated for preservation or conservation would be impacted. Therefore, we have determined that the proposed NOPC would not result in any adverse impacts to regionally significant fish or wildlife resources.

We appreciate the opportunity to comment on this notice. Please contact either me or Mr. Rick McCann at (850)488-6661 if you have any questions regarding this correspondence.

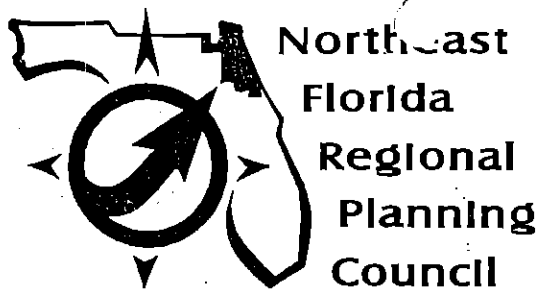
Sincerely,

Bradley J. Hartman

Bradley J. Hartman, Director
Office of Environmental Services

BJH/RDM
ENV 1-11-3
sawgrasn.opc

cc: Mr. James Stansbury, DCA
Ms. Theresa Bishop, St. Johns County Planning and Zoning Department
Mr. Terry Moore, Akerman Senterfitt



Bringing Communities Together

January 31, 2002

Baker • Clay • Duval • Flagler • Nassau • Putnam • St. Johns

Mr. James Stansbury
Dept. of Community Affairs
2555 Shumard Oak Drive
Tallahassee, Florida 32399-2100

RECEIVED
FEB 04 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

RE: Marriott at Sawgrass (Caballos Del Mar/Players Club DRI) NOPC

Dear James:

NEFRPC staff has reviewed the Notice of Proposed Change for the Marriott at Sawgrass (Caballos Del Mar/Players Club) DRI in St. Johns County, processed January 2, 2002. The following recommendation is based upon our review and comments provided by other agencies and should serve to aid the DCA in determining whether the proposed changes constitute a substantial deviation.

The application proposes to expand upon the resort hotel use within the project area, specifically modifying the building design to accommodate an increase in the ballroom/conference area, recreation area, recreation/spa faculty and retail space. The development shall occur within the existing developed space. The application does not specify exact increases in square footage amounts.

NEFRPC staff recommends the proposed increases of ancillary uses to the resort/hotel, does not constitute a substantial deviation as defined by Section 380.06(19) b 11 (increase by 5% or 75 units). However, because the application did not specify exact increases in square footages, it is assumed the commercial (retail space) expansion does not exceed the 50,000 square feet commercial threshold set forth in Section 380.06 (19) b 10. Should the retail component of the ancillary uses exceed this amount, staff recommends further review of the NOPC application. Please contact me with any questions regarding this recommendation. I may be reached at (904) 363-6350.

Sincerely,

Lindsay Haga

Lindsay Haga
Regional Planner

cc: Ms. Theresa Bishop
Mr. Terry A. Moore



RECEIVED
FEB 04 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

STEVEN M. SEIBERT
Secretary

February 1, 2002

Ms. Teresa Bishop
Planning Director
St. Johns County
P.O. Box 349
Saint Augustine, Florida 32085-0349

RE: Marsh Landing at Sawgrass DRI, Notice of Proposed Change
File No. ADA-475-055

Dear Ms. Bishop:

The Department has reviewed the proposed changes to the Marsh Landing at Sawgrass Development of Regional Impact (DRI) submitted in the Notification of Proposed Change (NOPC) dated December 20, 2001 and received in the Department on December 24, 2001 from Mr. Terry A. Moore, Esquire, Akerman Senterfitt, authorized representative of the Interconn Ponte Vedra Co., LLC.

The applicant proposes to expand and, in one case, relocate hotel ancillary uses including the ballroom, recreation area, spa facility and retail space. The proposed expansion/relocation was reviewed under Chapter 380.06(19)(e)(3), F.S., wherein the change is presumed to create a substantial deviation. The applicant provided clear and convincing evidence to rebut the presumption.

The Department is notifying you pursuant to 380.06(19)(f), F.S., that we do not have objections to the proposed changes.

If you have any questions, please contact Susan Poplin, AICP, Planning Manager, at 850/922-1821, or James Stansbury, Community Program Administrator, at 850/922-1818.

Sincerely,

Michael F. Sherman, AICP
Growth Management Administrator

MS/sp

cc: Mr. Brian Teeple, Executive Director, Northeast Florida Regional Planning Council
Mr. Terry A. Moore, Esquire, Akerman Senterfitt

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781
Internet address: <http://www.dca.state.fl.us>