



A Quick Note to Summer House Owners:

Every Summer House owner needs to be aware that a large commercial development is planned for property that adjoins our Golfside parcel just to the south, where the golf course is now. The project is at the developmental approval stage with the St. Johns County Commission and, as presently conceived, involves the construction of a very large assisted living facility along with commercial space along A1A.

Although current plans show a buffer along our property line, there is concern that a road might be placed along the Summer House property line, in addition to concerns about additional cuts along A1A.

The density of the proposed development has caused concern among many PVB residents, both because some of the buildings proposed may be as high as 58 feet and because the resultant traffic on A1A, particularly since ingress and egress onto A1A will probably not be controlled by a traffic light, will contribute to the existing serious traffic overload in central Ponte Vedra.

As property owners, our principal protection from overdevelopment and traffic congestion is at the St. Johns County Commission level. Elected officials are sensitive to communications from large numbers of constituents, particularly when the citizenry is well-informed.

Please find attached a detailed explanation of the project with planning staff remarks, and recent filings by the developers. The public hearing is scheduled for May 15.

Contact information for each of the County Commissioners can be found here: <http://www.sjcfi.us/Commissioners/index.aspx#.Wq1A3ZPwZBx>

I encourage everyone to express their opinion to our elected officials.

As always, thanks for your trust and support.

Our touchstone: preserve and improve our property.

Sincerely,
Joe Gill

Oakbridge Redevelopment Reference Material

Players Club C&R Amendment Approval (Oakbridge Golf) (02/17/2017)

<http://pontevedrarecorder.com/stories/sawgrass-players-club-residents-give-greenlight-to-golf-course-proposal,2996>

Ponte Vedra - Palm Valley Traffic Study Information

Traffic Meeting Handout (04/25/17):

http://northfloridatpo.com/images/uploads/TPO_PV-PV_Study_Meeting_Handout.pdf

Traffic Study Results – Citizens Traffic Task Force Press Release:

http://www.fairfield-pv.com/pages/images_homepage/trafficsurvey.pdf

PVB Traffic Blue Print (04/28/17):

<http://www.jacksonville.com/shorelines/2017-04-28/latest-study-completes-ponte-vedra-s-traffic-blueprint>

Traffic Study **FINAL** (06/23/17):

http://northfloridatpo.com/images/uploads/Ponte_Vedra_Palm_Valley_Traffic_Study_FINAL_Report_Only_Reduced.pdf

NOTE: The above Traffic Study was conducted **prior to** the Oakbridge Master Development SJCBC public hearing of 01/16/2018. A traffic-impact study specifically relating to the Oakbridge Master Development was **not included** in the Master Development Plan presented to the SJCBC on 01/16/2018.

A1A Traffic pattern illustration assuming the proposed single-point of enter/exit onto A1A as described in the Master Development Plan.

-Attached

Oakbridge Master Development Plan:

SJCBC January 16, 2018 Master Development presentation supporting documents

<http://www.siccoc.us/minrec/agendas/2018/011618cd/01-16-18REG04.pdf>

Master Development Plan Summary:

-Attached

SJC Environmental Oakbridge Development Study FINAL:

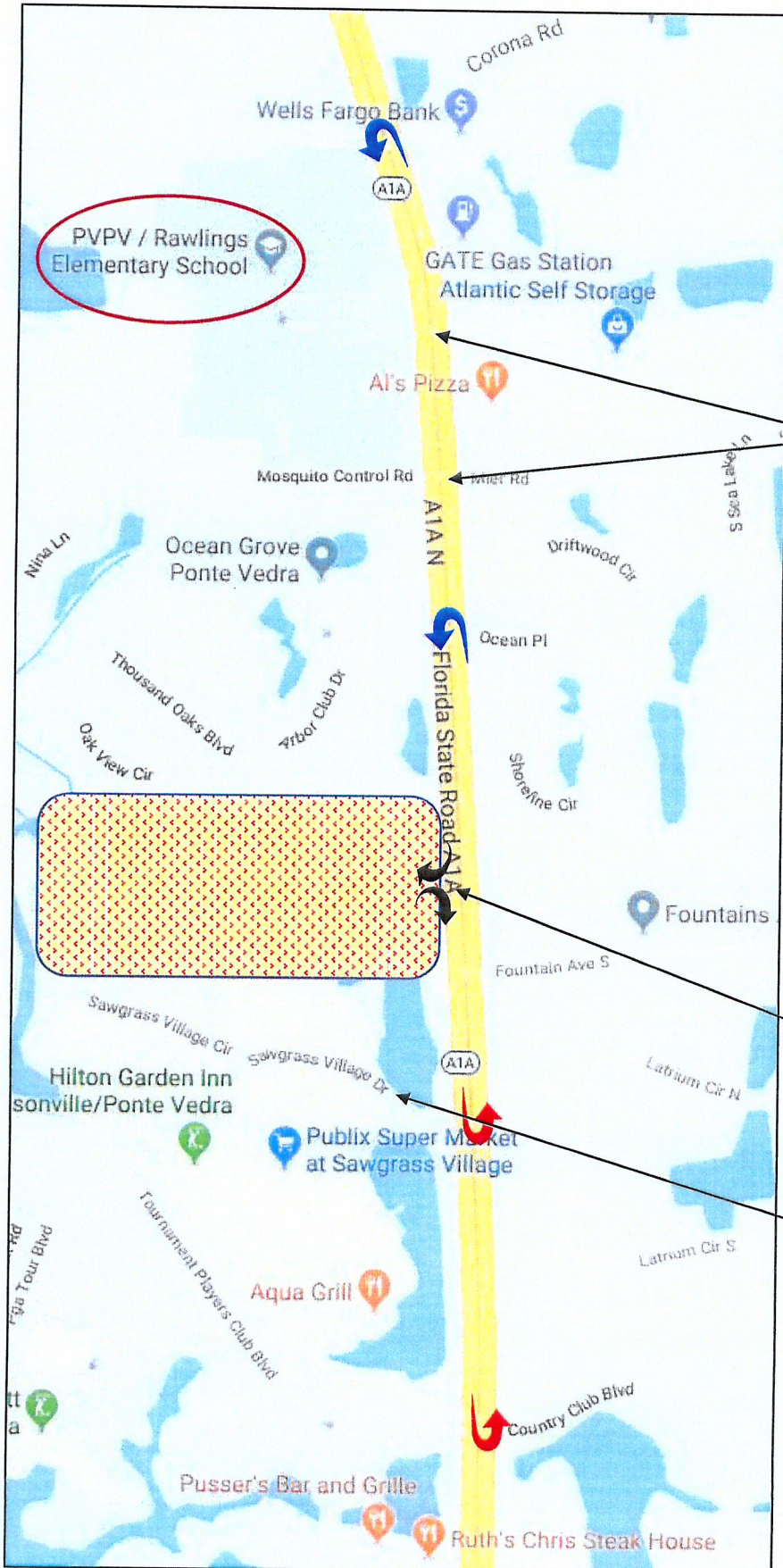
-Conclusion Summary Attached


SJC Board of Commissioner's Contact Information:


<http://www.sjcfl.us/Commissioners/index.aspx#.WpXuyOjwaUk>

Note: The Oakbridge golf course is in District 4. (Commissioner Jay Morris, will term-out in 2018).


Potential Traffic Impact Illustration




 North bound A1A traffic would require a left-hand U-Turn to head South on A1A to gain entrance.

 South bound A1A traffic exiting proposed development area would require a left-hand U-Turn to head North on A1A.

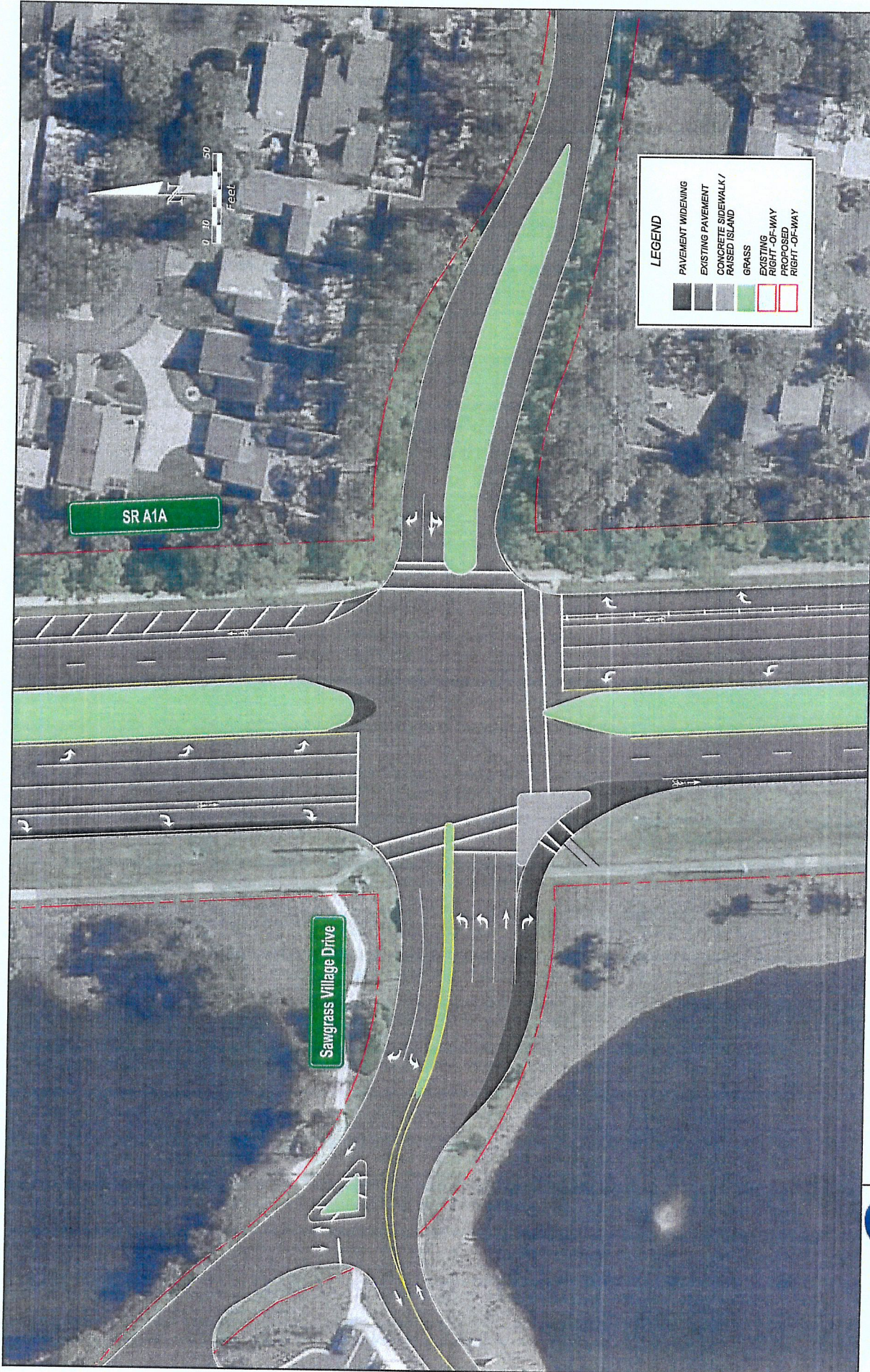
It's unacceptable to allow U-Turns to be permitted in front of the elementary school!

 Proposed Right Hand Only turn to Enter or Exit the proposed development area. *

 Proposed 23-acre development parcel, presently zoned for Residential and Commercial land use.

PVB community at large would not support ADDing another traffic light on A1A to permit entry/exit here.

Allowing entry/exit via Sawgrass Village Drive is problematic given the current and future traffic projections. Note: 2017 traffic study recommendation wouldn't handle the increased traffic either. See next page.

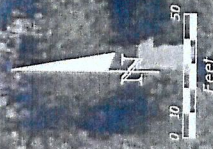


LEGEND

	PAVEMENT WIDENING
	EXISTING PAVEMENT
	CONCRETE SIDEWALK / RAISED ISLAND
	GRASS
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY

SR A1A

Sawgrass Village Drive



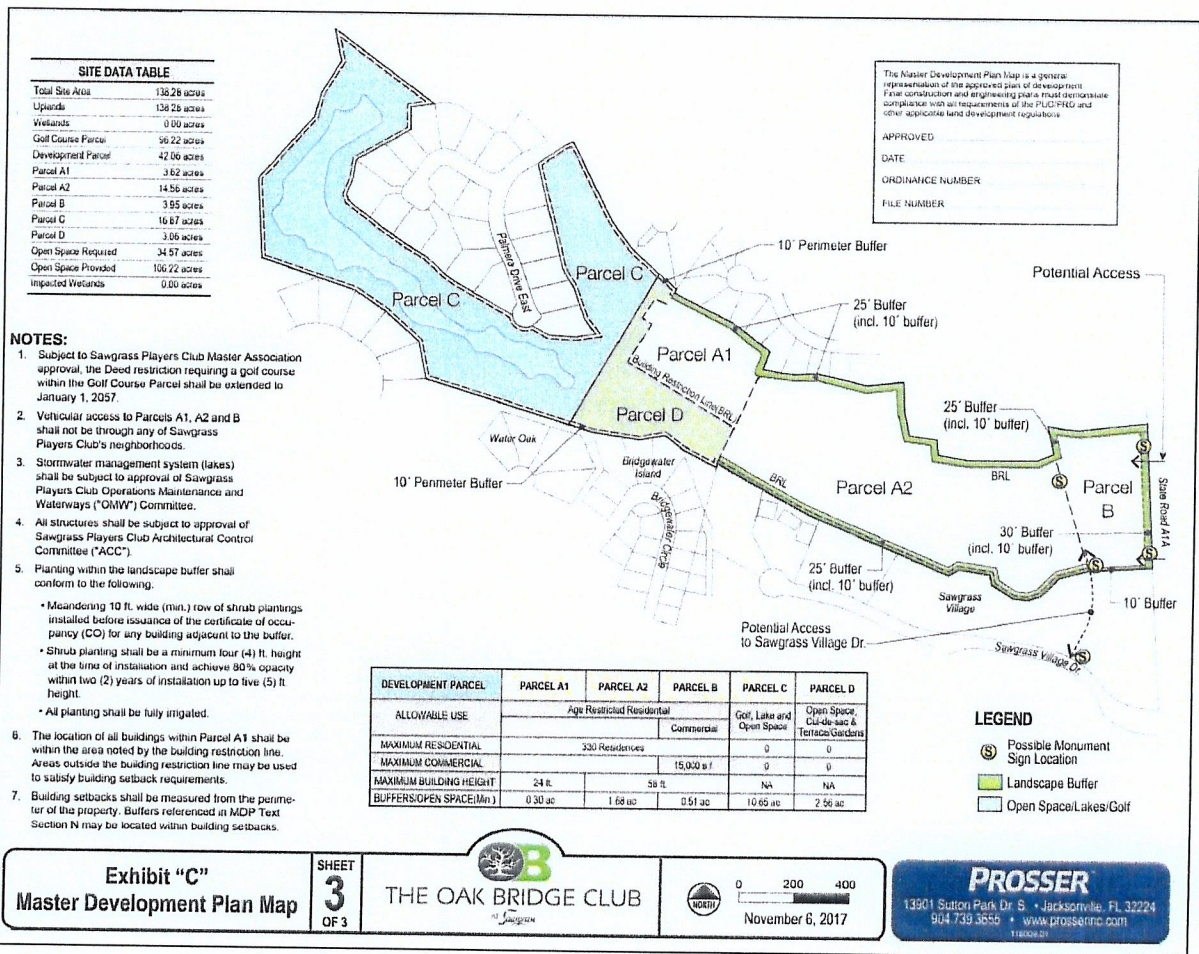
PONTE VEDRA / PALM VALLEY TRAFFIC STUDY - INTERSECTION IMPROVEMENT
 SAWGRASS VILLAGE DR AT SR A1A

FIGURE 6

PAGE 36



Proposed Master Development Plan Map (Cont.): Parcel C is to remain for golf, lake and open space uses and Parcel D will be utilized for open space, terrace gardens and a cul-de-sac. Parcels A1 and A2 may accommodate up to 330 age-restricted residential units (single-family and multi-family), and nursing/memory care facilities. Parcel B may accommodate a portion of the 330 age-restricted units and up to 15,000 square feet of retail commercial, or civic/institutional uses. Building height is limited to 24 feet on Parcel A1 and 58 feet on Parcel A2. Building height is limited to 35 feet for civic/commercial uses on Parcel B and 58 feet for mixed use, residential, and nursing/memory care facilities. A twenty-five (25) foot buffer, which includes the ten (10) foot natural/landscaped buffer, spans the northern and southern development boundaries adjacent to Parcels B, A2, and A1. Parcels C and D maintain a ten (10) foot natural/landscaped perimeter buffer. The applicant is proposing a thirty (30) foot wide buffer adjacent to State Road A1A. Additional development standards can be found within the Master Development Plan Text (Attachment 1).



APPLICATION SUMMARY

The applicant is seeking a Major Modification to the Players Club at Sawgrass Planned Unit Development (PUD) to assign a portion of the PUD's residential and commercial entitlements to approximately 138 acres of land currently utilized as part of the Oak Bridge Club at Sawgrass, a golf course and recreational facility. The applicant's conceptual plan depicts a maximum of 330 age-restricted residential units and a maximum of 15,000 square feet of commercial and civic space to be incorporated within the subject property. Age-restricted single-family units may include but are not limited to detached homes and patio homes. Age-restricted multi-family units may include but are not limited to apartments, condominiums, townhomes, and other attached residential units. Nursing/memory care facilities are permitted within Parcels A1, A2 or B, and each two beds within such facility/facilities shall be the equivalent of one (1) residential unit and shall be deducted from the maximum 330 age-restricted residential units.

The total residential population will not exceed 660 persons, all of which shall be no less than 55 years of age. Therefore, there will not be a school-age population or impact to the School District. Applicant will be required to record a legal age restriction on the property acceptable to the School District. This request is accompanied by a modification to the Caballos del Mar Development of Regional Impact to allocate a portion of the remaining unassigned residential units and commercial acres to the subject property.

The applicant coordinated with the Florida Department of Transportation on May 18, 2015 regarding access to the proposed development from State Road A1A. FDOT provided that access would be possible with a left only directional opening and that access southbound could be a right-in/right-out with a new right turn lane.

Development Standards

- See Tables 2 and 3 within the Master Development Plan Text for summary of building setbacks, minimum lot size and building area, maximum coverage of development parcels, maximum building height, and off-street parking spaces.
- Buffers:
 - Palm Valley Overlay District buffers to be provided in accordance with LDC, Section 3.06.06.
 - Ten (10) Landscape/Natural Buffer to be provided along all boundaries consistent with LDC, Section 5.03.03.A.4
 - Thirty (30) foot Residential Scenic Highway Buffer to be provided consistent with LDC, Section 6.06.02.F.2.b
 - Buffer for residential development adjacent to an arterial or major collector to be provided consistent with LDC, Section 6.06.04.B.6
- Open Space: More than 34.6 acres to be provided (exceeds min. 25% requirement)

Waivers

The applicant is requesting three (3) Palm Valley Overlay District related waivers and four (4) waivers to standard Land Development Code provisions.

1. LDC, Section 3.06.04.A.8, Maximum Building Length

Justification: 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 MDP 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 Veranda office park and other commercial, office and mixed-use centers.

PVARC Update: The Palm Valley Architectural Review Committee raised no objections regarding the proposed waiver request.

Staff Response: Staff does not object to the proposed waiver request based on the mitigation standards that have been proposed by the applicant.

2. LDC, Sections 3.06.04.A.1 and 3.06.12, Flat Roofs

Justification: The Applicant requests a waiver from the required 5/12 pitched roof for buildings 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. The Developer 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.

PVARC Update: At the Palm Valley Architectural Review Committee hearing held on November 13th, 2017, the applicant agreed to limit the scope of the requested relief to only buildings or portions of buildings that are taller than three stories. Certain architectural treatments and designs will be implemented to obscure the appearance of a flat roof on buildings taller than three stories. One, two, and three-story buildings and building elements will be required to have a 5/12 pitched roof in accordance with the County's Land Development Code regulations.

Staff Response: Staff finds that the additional mitigation proffered by the applicant is sufficient to support the requested waiver given the PVARC's recommendation to approve the Major Modification request and associated Overlay waivers.

3. LDC, Sections 3.06.05.A.1, Minimum Yard Requirements

Justification: The Applicant requests a waiver to allow a structure in excess of two stories to be located no closer than thirty (30) feet from the right-of-way of State Road A1A. The LDC 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 buildings greater than two stories within Parcel B, the Developer will provide enhanced landscaping to screen the structures from SR A1A approved by the Ponte Vedra Architectural Review Committee.

PVARC Update: At the Palm Valley Architectural Review Committee hearing held on November 13th, 2017, the applicant agreed to provide greater setback standards on Parcel B, which is adjacent to A1A. Specifically, the applicant agreed to increase the setbacks from a minimum 30 feet to an average of 50 feet with a minimum of 30 feet.

Staff Response: Staff finds that the additional mitigation proffered by the applicant is sufficient to support the requested waiver given the PVARC's recommendation to approve the Major Modification request and associated Overlay waivers. Staff recommends that the waiver language be clarified to define how the averaging will be measured (e.g., the averaged setbacks will not utilize the roadway entrance into the development to satisfy the requirement). Staff also recommends that the applicant consider additional techniques to mitigate the proposed waiver request such as tiered building height with the lowest

beginning adjacent to A1A with height incrementally increasing as buildings are located further from A1A or complying with the Overlay provision on Parcel B only due to its visibility from and proximity to A1A, and seeking relief on the remaining parcels.

4. LDC, Section 5.03.02.G.1.r, Phasing

Justification: As the Players Club PUD is over forty years old and did not include development phasing, the Applicant is proposing commencement of construction within 20 years of approval of this PUD Major Modification application. 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 Land Development Code, but in no case shall completion extend beyond 25 years from the date of approval of this PUD Major Modification application. The Board of County Commissioners has approved phasing that extends beyond 10 years in the past, even as much as 20 years for the PGA Tour and Sawgrass Village. As such, the Applicant is requesting this waiver of the LDC to allow a flexible phasing schedule for development of this unique area. This flexibility is necessary to allow the Developer adequate time to determine the most appropriate end user for the Age-restricted Residential component. The Developer has no set time line for development.

Staff Response: The waiver request to extend the phasing of the development by allowing commencement within twenty (20) years of the PUD Major Modification approval, and completion within twenty-five (25) years of the PUD Major Modification is a departure from most development approvals within St. Johns County, which establish five or ten year phasing horizons. Phasing deadlines are intended to guard against change in community character or conditions that could exist at the end of the vested phasing period. It is unclear why extensive phasing is needed to accommodate the proposed development. Other projects of a similar size can be accommodated by the 10 year phasing allowances within the Land Development Code (i.e., 330 units and 15,000 square feet of non-residential uses).

5. LDC, Section 5.03.02.G.2, Master Development Plan Details

Justification: Request to not illustrate a detailed site plan on the Master Development Plan (MDP) Map. This will enable the maximum opportunity for the application of innovative site planning concepts and market responsiveness to create an aesthetically pleasing environment consistent with the limitations of use, design, density, coverage, and phasing stipulated in this MDP. Any detailed site plan is purely hypothetical and undoubtedly would need to be revised later, adding an unnecessary procedural step and wasted costs for any potential developer of the PUD. Details of the incremental MDP map(s) will be provided during submittal of construction plan application(s).

Staff Response: The proposed waiver is not an uncommon request as St. Johns County has reviewed and approved several Master Development Plan Maps with conceptual "bubble" plans. Based on the enhanced development standards provided by the applicant and the proffered mitigation for the proposed waivers, staff does not object to the approval of this waiver.

6. LDC, Sections 5.03.03.C.1 and 6.01.01, Building Height

Justification: The Applicant is proposing a maximum building height limit of 58 feet within the Development Parcel, significantly lower than the 100-foot maximum building height allowed within 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). According to the Applicant, 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.

Staff Response: Staff finds that the additional mitigation proffered by the applicant is sufficient to support the requested waiver given the PVARC's recommendation to approve the Major Modification request and associated Overlay waivers. The additional setback requirements on Parcel B should help to offset the appearance and effects of the 58 foot height of buildings visible from A1A.

Staff requested that the waiver language be clarified to define how the averaging will be measured (e.g., the averaged setbacks will not utilize the roadway entrance into the development to satisfy the requirement). Staff also recommends that the applicant consider additional techniques to mitigate the proposed waiver request such as tiered building height with the lowest beginning adjacent to A1A with height incrementally increasing as buildings are located further from A1A or complying with the Overlay provision on Parcel B only due to its visibility from and proximity to A1A, and seeking relief on the remaining parcels. The MDP includes language to ensure the averaged 50 feet must be located upon the Parcel B where the residential building is situated. The minimum 30 feet may not exceed 70 percent of the SR A1A frontage length. Currently, the MDP Text does not define how the setback average along SR A1A will be measured (e.g., the averaged setbacks will not utilize the roadway entrance or driveway circles to satisfy the requirement). Staff recommends the provision apply to averaging of buildings only and requests that the applicant provide clarifying text for this provision to ensure there is a clear and enforceable application of this provision.

7. LDC, Table 6.17, Off Street Parking Requirements

Justification: The Applicant requests a waiver from the requirement for two (2) spaces per dwelling unit plus additional spaces for every four (4) individual uses due to the fact all residential dwelling units within the project are to be Age-Restricted ("AR"). Experience has indicated that as the average age of residents increases, the number of trips and parking demand decreases. The peak demand rates vary between 0.214 and 0.579 vehicles per unit/bed with a weighted average rate of 0.404 vehicles per unit/bed. Employee, resident, and visitor parking are included. The Major Modification includes a site-specific parking ratio appropriate for an AR community.

Staff Response: Staff supports the waiver request to allow alternative parking standards for the development based on the nature of the project (i.e., memory care, assisted living, and age-restricted development). Senior Housing Trip Generation and Parking Demand Characteristics documentation was provided by the applicant to support the request for reduced parking standards. However, staff recommends an increase to the standard for age-restricted multi-family (one space for each four individual dwelling units) to address adequate parking for family members and guests of the residents. The Applicant may provide additional analysis to support the requested standards and demonstrate appropriateness.

DEPARTMENTAL REVIEW

This application was routed to all appropriate reviewing departments. There are no open comments.

Technical Division: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to

ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

Transportation Concurrency: The Caballos del Mar DRI is exempt from concurrency pursuant to Section 11.08.04 of the Land Development Code for the amount of development approved within the DRI.

Planning and Zoning Division: The modifications to the Players Club at Sawgrass PUD proposed will assign 330 vested residential units to Parcels A1, A2 and B, all of which will be age-restricted. In addition, the request will allow 15,000 square feet of non-residential uses on Parcel B with frontage on State Road A1A. Approximately thirteen (13) acres of the project, Parcels C and D as depicted on the MDP Map, will continue to include golf facilities, existing lake and open green space. The portion of the PUD subject to the requested redevelopment is primarily surrounded by existing single family and multi-family residential development. Figure 3 provides a compatibility analysis of the development parcel and adjacent lands.

Figure 1: MAJMOD 2017-10 Oakbridge Development Parcel Compatibility Analysis

Criteria	Subject Property	North	East	South	West
FLUM	Caballos del Mar DRI	Caballos del Mar DRI & Residential-D	Residential-D	Caballos del Mar DRI	Caballos del Mar DRI
Zoning	Planned Unit Development (PUD)	Planned Unit Development (PUD) & Residential (RG-1)	Residential (RG-1)	Planned Unit Development (PUD)	Planned Unit Development (PUD)
Proposed/ Present Use	Proposed- AR Residential & 15,000 SF commercial	Single & Multi-Family Residential; golf facilities	Multi-Family Residential	Single-Family; Sawgrass Village Office Park	Single-Family Residential
Maximum Height	24' – 58'	35'	35'	35'	35'
Residential Setbacks (F/S/R)	20'/5'/10'/ Average 50' adjacent to A1A or major collector roadway	25'/8'/10' & ARC	20'/10'/20'	25'/10'/10'; 10'/0'/10'	20'/7.5'/0'
Maximum Lot Coverage by All Buildings (Lot/Overall)	65%/35%	25%	25%	75%;35%	75%

The uses proposed for the development parcel appear complimentary to the surrounding existing development of single-family residential, multi-family residential, commercial and recreational golf facilities. The lot coverage by buildings varies with use to accommodate density on smaller lots and/or parcels with preservation of adjacent lands for recreation and open space. The requested increase in height for Parcel A2 and B, on the eastern portion of the development area, is designed adjacent to multi-family and professional office uses. Increased building setbacks are proposed to the north (50 feet), south (25 feet) and A1A (based on use and number of stories) to offer mitigation for increased heights proposed with the redevelopment.

Furthermore, enhanced landscape buffering between Parcels A1, A2 and B and adjacent residential communities to address potential difference in density/intensity as a result of negotiations between the Applicant and surrounding neighbors within the Sawgrass Players Club community as detailed in Section A of the Master Development Plan (MDP).

Parks and Recreation Department: The MDP Text details regarding the type of recreation are acceptable by staff pending they meet the minimum requirements for acreage based on the projected number of units. All facilities must be new or expansion of facilities that are not currently part of the existing development.

PALM VALLEY ARCHITECTURAL REVIEW COMMITTEE

The Palm Valley Architectural Review Committee hearing recommended approval of the Major Modification request on November 13, 2017 with a vote of 3-0 subject to modifications to the PUD text as described in the waiver section of this staff report. It should be noted that the Palm Valley Architectural Review Committee only voted on waivers pertaining to the Palm Valley Overlay (i.e., waivers #1, #2, and #3). The height waiver was discussed in the context of other Overlay waivers such as building length and setbacks.

PLANNING AND ZONING AGENCY HEARING

The Planning and Zoning Agency recommended approval of DRI MOD 2017-03 Caballos del Mar (Oakbridge) and MAJMOD 2017-10 Players Club at Sawgrass (Oakbridge) with a vote of 5-0 at the December 7, 2017 hearing based on findings of fact as provided in the staff reports.

Eight individuals spoke during the joint public input for the DRI Modification and Major Modification. One individual spoke in favor of the requests, and the others cited concerns regarding traffic, landscape buffers, height, the amount of details shown on the Master Development Plan Map, and whether the proposal constituted a decrease in open space. Individuals who live in the adjacent and abutting community to the north stated that they would like additional details in the Master Development Plan Text regarding the timing and type of buffer that is proposed between their homes and the proposed development. Specifically, they requested that the text include language that required the buffer to be in place prior to construction commencing and to specify details on the type of buffer (e.g., height, opacity, type of materials). Others mentioned that they had concerns with the amount of traffic that would be generated and how a u-turn would be required to leave the property and go north on State Road A1A. A speaker noted that access was shown on the MDP map through their property, and that no easements or other mechanisms exist which allow for such access. Lastly, one speaker stated her preference for the site to be utilized as a public park.

CORRESPONDENCE/PHONE CALLS

Correspondence pertaining to this request can be found within Attachment 5 of this staff report.

RECOMMENDED ACTION

Note: Staff recommendations are non-binding.



Staff recommends approval of MAJMOD 2017-10 Players Club (Oakbridge), subject to six (6) findings of fact. Staff finds the requested Major Modification meets the requirements of the Comprehensive Plan and the Land Development Code. These findings are based upon the following information: application materials, consistency with the Caballos del Mar DRI classifications, the Land Development Code, and other relevant information available to staff. However, findings may be subject to other competent substantial evidence and materials received or presented during the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section

2. Application and Supporting Documents
3. Cited Comprehensive Plan and Land Development Code Provisions
4. Water and Sewer Availability Letter
5. Correspondence
6. St. Johns County Final Environmental Report

ATTACHMENT 6
ST JOHNS COUNTY
FINAL ENVIRONMENTAL REPORT

Final Report – Bald Eagle Nest SJ972 Monitoring

**Prepared by Jan P. Brewer, Environmental Division Manager
November 20, 2017**

Monitoring Events: bald eagle nest SJ972

09/28/16: St. Johns County staff was contacted by Mr. Brian Russell who works in an office building on Sawgrass Village Drive adjacent to the Ponte Vedra golf course regarding a new bald eagle nest. Photos were provided.

09/29/16: St. Johns County staff visited the site and located the nest in a large pine tree on the golf course. The nest tree is surrounded by the golf course. Staff sent a letter to the current property owner regarding the location of the bald eagle nest on their property and information on state/federal bald eagle guidelines and the St. Johns county Land Development Code requirements. Staff contacted the Florida Fish and Wildlife Conservation Commission regarding the new bald eagle nest observed.

12/30/16: St. Johns County staff was contacted by Ms. Ann Harwood-Nuss, Audubon Society Eagle Watch Volunteer, who stated that the nest, "appears to have eggs, with adult incubating as of 12/21".

01/17/17: Helicopter observation results: 1 juvenile in nest, no adults. Also same observation was provided by the Florida Fish and Wildlife Conservation Commission during their flyover.

04/25/17: St. Johns County staff was again contacted by Mr. Russell that a pair of ospreys were now using the nest. Photographs were provided.

04/27/17: St. Johns County staff observed one osprey in the nest and one on a branch in the nest tree. This concludes the 2016-2017 bald eagle nesting season.

06/22/17: St. Johns County staff met with Environmental Resource Solutions staff onsite and observed two adult ospreys and 3 osprey juveniles at the nest tree.

08/07/17: Two adult ospreys flying above nest tree and one fledgling juvenile osprey on branch at nest tree. Time 9:40-9:50 am.

08/17/17: Initiated monitoring for the 2017-2018 bald eagle nesting season. No birds present, observed no activity at the nest tree. Time 10:30-10:40 am.

08/22/17: Eagle perched on a branch of the nest tree. Eagle took flight as soon as staff arrived. Time 12:20 pm.

08/23/17: No birds present, observed no activity at the nest tree. Time 11:00-11:20am.

08/28/17: No birds present, observed no activity at the nest tree. Time 10:15-10:30am.

08/29/17: Received photos from Mr. Brian Russell. The photographs depict bald eagle in the nest tree. A photograph also documents the interaction of an osprey at the nest tree where an eagle is perched.

08/30/17: No eagles present. Two crows perched on the nest tree. Time 9:30am-10:50am

09/08/17 to 09/10/17: Hurricane Irma impacted northeast Florida.

09/13/17: Message from a person named Albert who works in building near the nest of two bald eagles that were perched on the nest tree around 3:00 pm.

09/14/17: No birds present, observed no activity at the nest tree. The nest tree has damage due to Hurricane Irma. Time 10:00-10:15 am.

09/18/17: No birds present, observed no activity at the nest tree. Time 2:00-2:20 pm.

09/21/17: No birds present, observed no activity at the nest tree. Time 10:15-10:35 am.

09/22/17: No birds present, observed no activity at the nest tree. Time 1:00-1:15 pm.

09/25/17: No birds present, observed no activity at the nest tree. Time 9:45-10:00 am.

10/19/17: Eagle perched in the nest tree just above the nest. Eagle took flight after about 10 minutes of observation and flew west. Time 11:20 am.

11/01/17: Helicopter flight event. One eagle flew from nest tree to the north. Other eagle was perched on the nest. Time 8:30 am.

From 11/02/17 to 11/15/17: Several mornings at dawn and several evenings at dusk the nest tree was monitored by St. Johns County staff to determine eagle activity. No eagles observed at any time.

11/15/17: No eagles present, observed no activity at the nest tree. Crows intermittently landed on the nest tree. Time 6:15-8:15 am.

11/15/17: No eagles present, observed no activity at the nest tree. Osprey perched on the nest tree. Time 3:35 pm.

11/16/17: No birds present, observed no activity at the nest tree. Due to no eagle activity observed a majority of the monitored days, the previous day of November 15th, and this day, there was reasonable assurance the deployment of a drone to investigate the nest status would not impact an eagle. A drone was used to observe the nest tree to determine status. The nest was vacant and no evidence of eagles, egg(s), or hatchling(s) was observed. Time 10:00-10:40 am.

Conclusion and Recommendation

From the monitoring events the following conclusion was made.

From the observations it appears that the eagles were attempting to return to nest SJ-972 for the 2017-2018 nesting season. The eagles were observed on the nest tree and in the nest prior to Hurricane Irma. As can be seen in the photographs below the nest tree sustained damage from the hurricane, compromising a majority of the canopy above the nest as well as breaking several large limbs. It is believed that the hurricane event and the considerable damage to the nest tree caused the eagles to abandon the nest for the 2017-2018 nesting season. It appears that eagles in the area are using this tree for perching and midday loafing only. It is reasoned that on November 1, 2017, when eagles were observed at the nest tree that they were using the nest tree for loafing only as no nest usage prior to or after that event, except for perching, was observed.

The Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service recognized this nest as a bald eagle nest for the first time with the 2016-2017 nesting season as there is no documentation of it being used before that season by eagles. As documented, the nest tree was damaged by Hurricane Irma and the eagles rejected the continued use of this nest for the 2017-2018 nesting season. Due to the impacted condition of the nest tree it is uncertain that eagles would use this nest for future seasons as it is assumed that the eagles are currently nesting at a more suitable nest at an alternate location. It is more reasonable that ospreys will continue to use this nest tree as ospreys typically are acclimated to using nests that are prone to exposure.

The following recommendation is made for nest SJ972.

The County does not designate nests/nest trees as bald eagle nests. That determination is made by the U.S. Fish and Wildlife Service. Once a designation determination has been made the County then applies the Land Development Code for any required protections.

There are several unique circumstances related to nest tree SJ972 that merit additional consideration. The continued use of this tree for bald eagle nesting is uncertain due to the impacted condition of the nest tree and the rejection of this nest for use by the eagles after Hurricane Irma. This is further supported by the fact that the eagles initially were selecting this tree for the 2017-2018 nesting season but after the impact the tree sustained from Hurricane Irma the eagles rejected the nest tree and it is assumed selected an alternate, more suitable tree and would continue the use of that alternate nest tree for subsequent future seasons.

Also important to note is that this nest was used for the first time in nesting season 2016-2017. It may be that these eagles were the pair that traditionally nested at tree SJ39, a large, established bald eagle nest that had been used by a bald eagle pair since at least 2011. Nest SJ39 fell to the ground in September 2016, coincidentally the same month and year that nest SJ972 was used for the first time.

In any event, due to the impact sustained to nest tree SJ972 from Hurricane Irma and the rejection of the nest by the eagles for use during the 2017-2018 nesting season, it is recommended that the status of this nest tree be reexamined by the federal agency to determine if this nest will continue to be designated as a bald eagle nest tree. Once a determination is made the County will then adhere to any recommendations or requirements imposed by that agency.

THE ST. AUGUSTINE RECORD

PROSSER INC.
13901 SUTTON PARK DR S STE 200
JACKSONVILLE FL 32224

Ref.#: 17498737D
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU 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 that 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 **REQUEST FOR BIDS** In the matter of **MAJMOD 2017-10 PLAYE - MAJMOD 2017-10 PLAYER** was published in said newspaper on **11/17/2017**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said 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 City of St. Augustine, in said St. Johns County, for a period of one year preceded the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this day of **NOV 17 2017**

by Jamie Williams who is personally known to me or who has produced as identification

[Signature]
ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07 2019
071 708 01 50 FloridaNotaryService.com

(Signature of Notary Public)

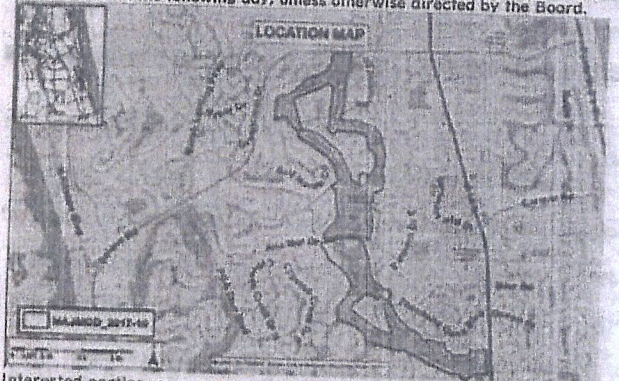
(Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 12/7/2017 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 1/16/2018 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 Planned Unit Development (PUD) to assign 330 vested, age-restricted residential units to Parcels A1 and A2 collectively, and to allow 15,000 square feet of commercial uses on Parcel B.

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.

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 5 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, 500 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
JAMES K. JOHNS, CHAIR

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
JEFF MARTIN, CHAIR
FILE NUMBER: MAJMOD-2017060010
PROJECT NAME: Players Club at Sawgrass (Oakbridge Club)

17498737D November 17, 2017



St. Johns County Growth Management Department, Planning & Zoning Section
4040 Lewis Speedway, St. Augustine, Florida 32084
Phone: (904) 209-0675 Fax: (904) 209-0576
E-mail: plandept@sjcfl.us

ADJACENT PROPERTY OWNER NOTICE

TO: All property owners within 300 feet of the land described herein.
FROM: St. Johns County Planning & Zoning Section, Growth Management Department
SUBJECT: File number: MAJMOD-2017000010
Project Name: Players Club at Sawgrass (Oakbridge Club)

You have received this notice because you own property within a 300-foot radius of the subject property depicted on the attached map(s). This is notice of a public hearing scheduled for the request as described below.

APPLICATION FILED BY: Anthony S. Robbins, AICP
Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, FL 32224

LOCATION OF PROPERTY: Along the west side of State Road A1A, just north of the intersection at Sawgrass Village Drive

REQUESTED CHANGE: 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.

NOTICE OF PUBLIC HEARING: 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 the above described application.

Not less than 15 days in advance of this hearing date, sign(s) will be posted on the subject property on each street side of the property. If no street frontage is available, sign(s) will be posted on the nearest street frontage with a note providing the location of the subject property. The sign(s) shall provide the request and a phone number where additional information may be obtained. In the event that no signs are observed, citizens are asked to notify the Planning & Zoning Section.

Please be advised you may attend the meeting indicated in the notice and state your opinions, or you may reply by mail to: St. Johns County Planning & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida 32084 or by e-mail to: plandept@sjcfl.us. Your response will be acknowledged at said Public Hearing.

This matter is subject to court imposed quasi-judicial rules of procedures. Communication between interested persons and members of the Board of County Commissioners or Planning and Zoning Agency should be limited to those in public hearings or through written communication, except in those circumstances where St. Johns County Resolution 95-126 is fully complied. This Resolution is available from the Clerk of the Board of County Commissioners and includes disclosure requirements applicable to such communications. If you have questions or require additional information, please call the Planning & Zoning Section at St. Augustine (904)

Major Modification to the Players Club at Sawgrass Planned Unit Development

Exhibit "B" Master Development Plan Text

Prepared for

OBDP, LLC

A Florida Limited Liability Company

Prepared by

PROSSER

WHITTINGTON & AVERY-SMITH, PLLC

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 20, 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 330 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 ~~limited to~~ via State Road A1A, and additional future vehicular access may be provided from and/or 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 ~~would~~ 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 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 ~~place record a deed restriction on against the title to~~ the Golf Course Parcel to limit uses to allow golf course and recreation ~~as the sole uses~~ 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 330 attached and/or detached age-restricted dwelling units within the Development Parcel (7.8 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 660 residents (330 units times 2 residents per unit), all of which-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 located 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 330 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	<u>100 feet from existing Hidden Oaks single-family</u> <u>50 feet from existing Summer House multi-family</u>	50 feet	Not Applicable	Not Applicable
Building Setback from Development Parcel South Perimeter	25 feet	<u>25-50 feet</u>	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 Comm (Two-story) 60 feet Mixed Use (Multi-story) 80 feet Nursing/Memory Care Facility (One story) 40 feet Nursing/Memory Care Facility (Two story) 60 feet Nursing/Memory Care Facility (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	<u>45 and 58 feet</u> <u>(Exhibit "C" illustrates the limits where 58 feet allowed)</u>	Civic/Commercial 35 feet Mixed Use 58 feet Residential, 58 feet *** Nursing/Memory Care-Facility 58 feet	Not Applicable	Not Applicable

Off-Street Parking Spaces	Age-Restricted Single-Family 2 per unit Age-Restricted Multi-Family 4-2 per unit units plus 1 per 8-4	Age-Restricted Single-Family 2 per unit Age-Restricted Multi-Family 4-2 per unit units plus 1 per 8-4	Not Applicable	Not Applicable
	Nursing/Memory Care Facility 1 per 3 beds	Nursing/Memory Care Facility 1 per 3 beds Civic/Commercial 1 per 500 SF		

* 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	Parcel A1 24 feet Parcels A2 and B 35 feet
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 may will be from locations off of State Road A1A, Sawgrass Village Drive, or both, subject to Florida Department of Transportation ("FDOT") approval 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/or 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 3.3 acres of active recreation would be required in the event the Applicant constructs 330 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: 330	330 DU x 2 persons / DU = 660 persons	660 persons x 0.005 acres = 3.30 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	330 units	250	82,500	330,000	250	82,500	330,000
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 Toco 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,

love 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 ~~buffer along northern perimeter buffer of the Development Parcel.~~ 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 ~~buffer planting area,~~ pursuant to LDC Section ~~6.06.04.B.6.~~ **Shrub and evergreen tree plantings shall be installed prior to issuance of a certificate of occupancy for any building adjacent to the perimeter buffer 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 ~~a single development phase~~ the following phasing schedule. ~~Construction shall be commenced within 20 years following the County Commission's approval of this PUD Major Modification application.~~

~~Phase 1 200330 Age-Restricted Residential Units 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 2 430 Age-Restricted Residential. 280 Age-Restricted Residential Units~~

~~Commence any time after Phase 1 commences, completed within 10 years of commencement.~~

~~Phase 3 15,000 Square Feet of Commercial/Civic Space~~

~~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 25-20 years from the ~~date of approval of this PUD Major Modification application~~ 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 MDP 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.

~~As the Players Club PUD is over forty years old and did not include development phasing, the Applicant is proposing commencement of construction within 20 years of approval of this PUD Major Modification application. 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 Code, but in no case shall completion extend beyond 25 years from the date of approval of this PUD Major Modification application. The Board of County Commissioners has approved phasing that extends beyond 10 years in the past, even as much as 20 years for the PGA Tour and Sawgrass Village. As such, the Applicant is requesting this waiver of the LDC to allow a flexible phasing schedule for development of this unique area. This flexibility is necessary to allow the Applicant adequate time to determine the most appropriate end user for the Age-restricted Residential component. The Applicant has no set time line for development.~~

LDC Subsection 5.03.02.G.2 Master Development Plan Details

~~Request to not illustrate a detailed site plan on the Master Development Plan (MDP) Map. This will enable the maximum opportunity for the application of innovative site planning concepts and market responsiveness to create an aesthetically pleasing environment consistent with the limitations of use, design, density, coverage, and phasing stipulated in this MDP. Any detailed site plan is purely hypothetical and undoubtedly would need to be revised later, adding an unnecessary procedural step and wasted costs for any potential developer of the PUD. Details of the incremental MDP map(s) will be provided during submittal of construction plan application(s).~~

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.

LDC Table 6.17 Off Street Parking Requirements

~~The Applicant requests a waiver from the requirement for two (2) spaces per dwelling unit plus additional spaces for every four (4) individual uses due to the fact all residential dwelling units within the project are to be Age Restricted ("AR"). Experience has indicated that as the average age of residents increases, the number of trips and parking demand decreases. The peak demand rates vary between 0.214 and 0.579 vehicles per unit/bed with a weighted average rate of 0.404 vehicles per unit/bed. Employee, resident, and visitor parking are included. The Major Modification includes a site specific parking ratio appropriate for an AR community.~~

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.