

RESOLUTION, NO. 88-228  
RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR SAWGRASS COUNTRY CLUB, INC. FACILITIES  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
PURSUANT TO ORDINANCE 73-8

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

SECTION 1: Pursuant to a request for approval made by Sawgrass Country Club, Inc. in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit A is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit B which is hereby incorporated into and made a part of this Final Development Plan.

SECTION 2:

\*All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.\*

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Lawrence O. Hartley  
Chairman

Attest: Carl "Bud" Markel, Clerk

By: Lynn M. McDonald  
Deputy Clerk

Adopted Regular Meeting

August 23, 1988

Effective:

August 23, 1988

X326

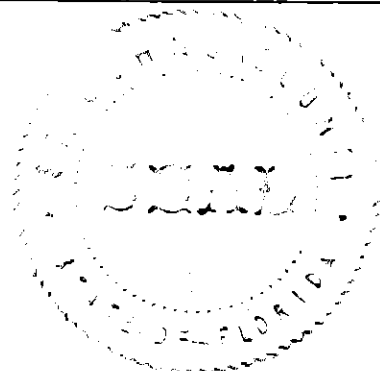


EXHIBIT B

FINAL DEVELOPMENT PLAN  
FOR  
SAWGRASS COUNTRY CLUB, INC.  
WITHIN PUD 73-8 NAMED  
SAWGRASS COUNTRY CLUB

Sawgrass Country Club, Inc.  
June 30, 1988

PUD - Sawgrass Country Club Expansion

Sawgrass Country Club, Inc. hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for various improvements to the existing Sawgrass Country Club golf clubhouse building. The Final Development Plan consists of a one page map identified as Exhibit A to the Resolution (the "Map") and this text identified as Exhibit B to the Resolution (the "Text"). The property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-8, and known as the Sawgrass Country Club. The area encompassed by this Final Development Plan includes the existing Sawgrass Country Club golf clubhouse facility and parking area located west of Sawgrass Drive East and lies within the parcel of land designated "Golf Club" on the approved master plan for the PUD.

The existing golf clubhouse facility consists of a dual level structure with a total of 19,532 square feet of floor area. The lower level consists of approximately 8523 square feet used for golf cart and bag storage and approximately 1002 square feet of employee restrooms and dry storage. The upper level consists of approximately 2704 square feet used for locker rooms, approximately 2028 square feet used for a golf pro shop, approximately 3706 square feet used for a 100 seat restaurant and 92 seat lounge and club room, an outdoor pavillion of approximately 850 square feet and approximately 719 square feet of common areas. Liquor is currently served at the clubhouse facility pursuant to Series 11C and 11CX golf club liquor licenses.

Sawgrass Country Club, Inc. plans to construct two additions to the clubhouse facility. The facility will be expanded by adding a total of approximately 2956 square feet. The additional square footage will be used for administrative offices.

8-4-1 Density of Development

This section applies only to residential improvements.

8-4-2 Open Space

There are no open areas within this Final Development Plan.

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

All development which is to occur pursuant to this Final Development Plan will comply with the spirit and intent of the Zoning Ordinance.

8-4-4 Project Size

The PUD consists of more than twenty acres.

8-4-5 Support Legal Documents for Open Space

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

8-4-6 Access

As graphically depicted on the Map, vehicular access is provided via Sawgrass Drive, an existing platted private roadway.

8-4-7 Privacy

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

8-4-8 Community Facilities

- a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore the provisions of subparagraph "a" do not apply.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance for the existing uses and the proposed additions are addressed specifically below:

Section 9-1-1 Drainage

The drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. (Exhibit A)

9-1-2 Separation from Walkway and Street

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

9-1-3 Entrances and Exits

There will be no new entrances or exits from the clubhouse facility.

9-1-4 Interior Drives

As shown on Exhibit A, interior drives comply with the minimum widths required by this Section.

9-1-5 Marking of Parking Spaces

Parking spaces within the parking lot are appropriately marked.

9-1-6 Lighting

Adequate lighting has been provided. The lighting minimizes glare on adjacent property.

9-1-7 Screening

Section 9-1-7 does not apply because the off street parking areas are not located within 40 feet of designated residential areas.

9-2 Location

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

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

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

- (a) 13,798 square foot existing golf club uses (i.e. locker rooms, restrooms, golf cart storage, pavillion, common areas etc.) (requiring one space per 300 square feet pursuant to subsection h) 46 spaces required
- (b) 2028 square foot existing pro shop (requiring one space per 500 square feet pursuant to subsection q) 4 spaces required

- |   |                     |
|---|---------------------|
| (c) Existing restaurant within golf clubhouse containing approximately 100 seats with 18 employees (1 space for every 4 seats and 1 space for every 2 employees pursuant to subsection 1) | 34 spaces required  |
| (d) Existing lounge within golf clubhouse containing 92 seats (1 space per every 4 seats pursuant to subsection 1)  | 23 spaces required  |
| (e) 2956 square feet of new administrative office space (requiring 1 space per 500 square feet pursuant to subsection o)  | 6 spaces required   |
| Total   | 113 spaces required |

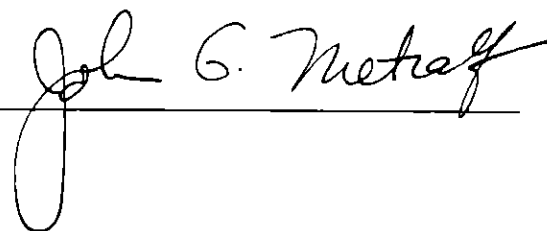
As shown on Exhibit A, there are 173 existing parking spaces available to serve the existing uses and proposed additions and an existing off street loading area to serve the clubhouse facility as required by Section 9-4-1.

c. The Map illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. The location of the fire hydrants serving the Property is also depicted on the Map.

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

SAWGRASS COUNTRY CLUB, INC.

By: \_\_\_\_\_



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