

RESOLUTION NO. 88-282
RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR THE UTILITY SITE
KNOWN AS CIMARRONE GOLF AND COUNTRY CLUB
PREVIOUSLY KNOWN AS THE WOODLANDS PUD (R-PUD-87-15)
PURSUANT TO ORDINANCE 87-48

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

Section 1: Pursuant to a letter request dated September 6, 1988 submitted by Cordele Properties, Inc. in accordance with Section 8-3 of the St. Johns County 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 letters dated September 6, 1988, *and written text attached hereto as Exhibit B*

Section 2: All building codes, zoning ordinances and other land use and development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan. Modifications to approved development plans by variance or special exception shall be prohibited.

Section 3: Cimarrone is currently negotiating with Sunray Utilities to provide service. If such negotiations are successful, the improvements shown within this Final Development Plan shall not be implemented. Any further landuse improvements will be subject to future Final Development Plan approvals.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley

Carl "Bud" Markel, Clerk

ATTEST: Lynn M. McDonald
Deputy Clerk

ADOPTED REGULAR MEETING: October 25, 1988

EFFECTIVE: October 25, 1988

FINAL DEVELOPMENT PLAN
CIMARRONE UTILITY SITE
EXHIBIT B TO THE RESOLUTION

SEPTEMBER 6, 1988
CORDELE PROPERTIES, INC.

IN ACCORDANCE with the procedure established in Section 8-3, "Implementation of a PUD," the attached Final Development Plan prepared by PROSSER, HALLOCK & KRISTOFF, INC., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

7-17-1 Accessory Uses and Structures N/A

8-4-1 Density of Development N/A

8-4-2 Open Space N/A

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

8-4-4 Project Size

The utility site consists of 5 acres.

8-4-5 Support Legal Documents for Open Space N/A

8-4-6 Access

As graphically depicted on the Final Development Plan, the site is provided vehicular access directly off of County Road 210.

8-4-7 Privacy

The utility site shall be screened from view from adjacent properties by a 50' buffer. The buffer area shall be landscaped with trees and shrubs to completely block the view from CR 210 and adjacent properties. Buffers are consistent with PUD requirements.

8-4-8 Community Facilities N/A

9-1-1 Drainage

The general drainage plan for the Property so as to prevent damage to abutting parcels and streets is graphically depicted on the Plan. A specific drainage plan will be consistent with the general drainage plan.

9-1-2 Separation from Walkway and Street N/A

9-1-3 Entrances and Exits N/A

9-1-4 Interior Drives N/A

9-1-5 Marking of Parking Spaces N/A

9-1-6 Lighting

Exterior lighting will be provided at the water treatment plant and at the wastewater treatment plant.

9-1-7 Screening

Sufficient buffers are provided.

9-2 Location N/A

9-3-1 Off-Street Parking; Numbers Required N/A

9-4-1 Off-Street Loading Requirements N/A

PROSSER, HALLOCK & KRISTOFF, INC.



Brian Doucet



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

September 6, 1988

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

Subject: Final Development Plan for the Utility Site at
Cimarrone Golf and Country Club
PHK Reference No. 88-034.02

Dear Commissioners:

On behalf of Cordele Properties, Inc., we are submitting for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Commissioners, a "Final Development Plan" (the "Property") for a utility site at Cimarrone Golf and Country Club (previously known as the Woodlands PUD).

The Property is located wholly within the parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 87-48.

Should you have any questions or comments, please do not hesitate to contact me.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

A handwritten signature in black ink, appearing to read 'Brian Doucet', is written over a circular stamp or seal.

Brian Doucet
Planner

Attachments: 1) Written Text (Exhibit B, dated Sept. 6, 1988)
2) Final Development Plan (Exhibit A, Sept. 6, 1988)
3) Form of Resolution

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