

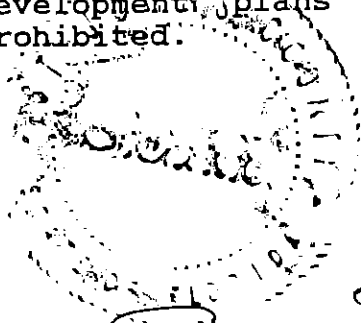
RESOLUTION TO THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
CIMARRONE PATIO HOMES
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS CIMARRONE GOLF AND COUNTRY CLUB
PURSUANT TO ORDINANCE 87-48

P.U.D. OFF. REC.
BOOK D PAGE 120

BE IT RESOLVED BY THE PLANNING & ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA:

Section 1: Pursuant to a letter of request dated May 22, 1990 (Exhibit B) submitted by Cordele Properties, 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 & 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 letter of request statement attached hereto as Exhibit B.

Section 2: All building codes, zoning ordinances 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 plans by variance or special exception shall be prohibited.



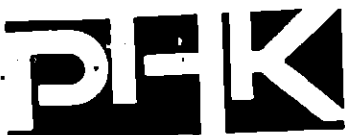
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig A. Maguire
CHAIRMAN

ATTEST: Rosemary Jones
DEPUTY CLERK

ADOPTED REGULAR MEETING: July 24, 1990

EFFECTIVE: July 24, 1990



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

May 22, 1990

St. Johns County
Board of County Commissioners
P.O. Drawer 349
St. Augustine, Florida 32085

P.U.D. OFF. REC.
BOOK D PAGE 121

Re: Final Development Plan
Cimarrone PUD - Patio Home Lots
(originally submitted as Unit Two)
PHK No. 88-034.07

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 Board of County Commissioners, a "Final Development Plan" (the "Final Development Plan") for 31 patio home lots at the Cimarrone Golf and Country Club (the "Property") previously submitted as Unit Two.

The property to be developed is located wholly within those parcels of land zoned planned unit development (PUD) pursuant to Ordinance 87-48 and is within the area designated for single-family, detached zero lot line housing on the PUD Master Plan.

Enclosed is 18 copies each of the accompanying text, the Final Development Plan, the PUD Master Plan showing the location of the property and a Form of Resolution.

Respectfully submitted,

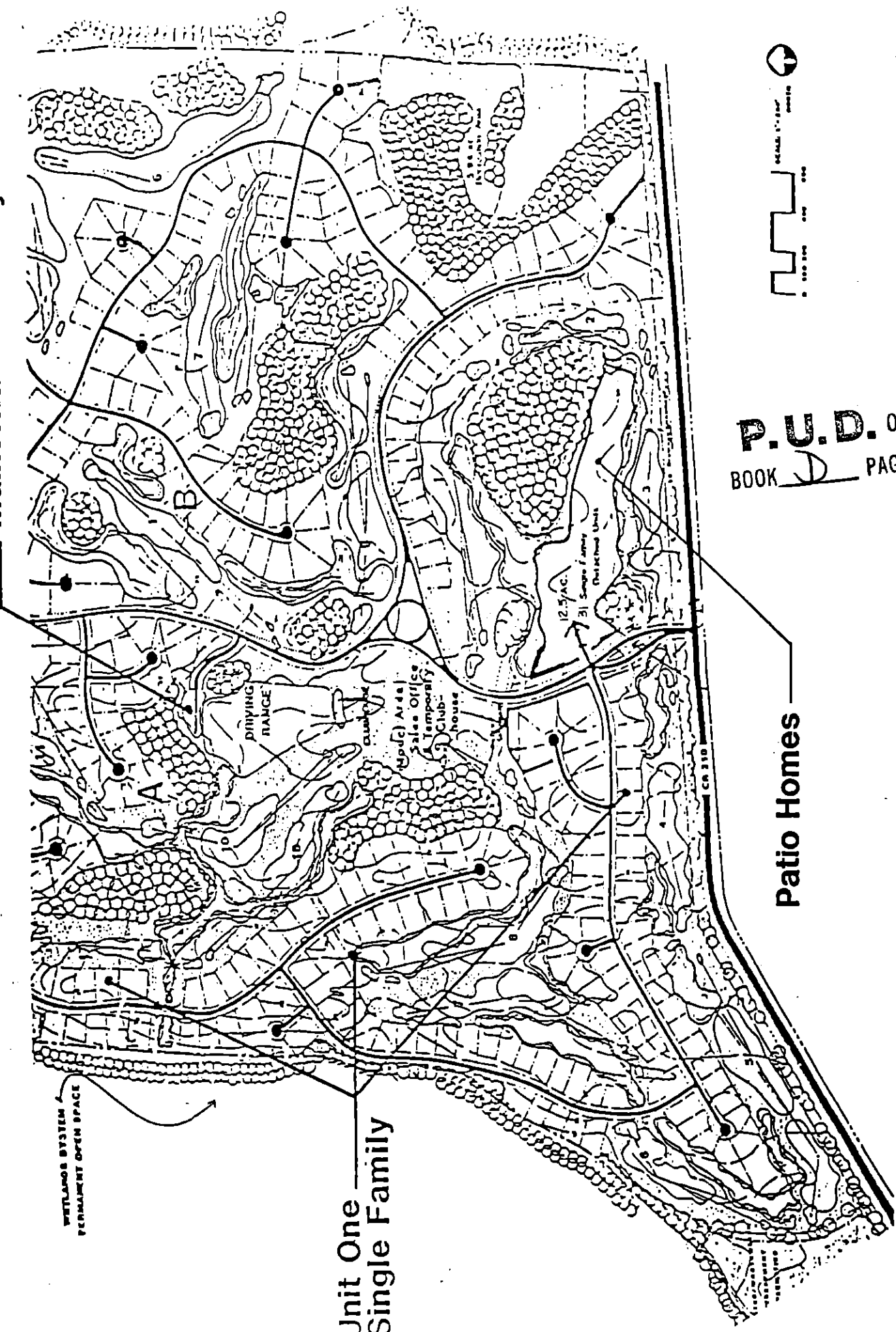
PROSSER, HALLOCK & KRISTOFF, INC.


Donald Fullerton, ASLA
Director of Design

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88.10
Attachments: Final Development Plan (Exhibit A) May 1990
Written Text (Exhibit B) May 21, 1990
Form of Resolution
PUD Master Plan

cc: Steve Moore
Jim LaBar

8101 Phillips Highway • Suite One • Jacksonville, Florida 32256-7457 • 904/739-3655

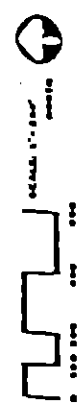


Unit One
Single Family

Patio Homes

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CIMARRONE



CIMARRONE GOLF AND COUNTRY CLUB
SINGLE-FAMILY DETACHED,
ZERO LOT LINE HOUSING (PATIO HOMES)

EXHIBIT B
TO THE RESOLUTION

MAY 22, 1990

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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.

Project Description

The subject property is 12.45 acres located within an area of the PUD Master Plan identified as single-family detached units. The patio home lots are accessed from the divided entry road from C.R. 210 just beyond the proposed gate house, which has been previously approved as a Final Development Plan.

8-4-1 Density of Development

The total ground area occupied by residential buildings and structures shall not exceed 35 percent of the total ground area of the Cimarrone PUD devoted to residential use.

8-4-2 Open Space

The Final Development Plan depicts lake areas and wetlands within the property which is to be utilized as open space or "common areas". Every homeowner shall have a right of use and an easement of enjoyment in these areas, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The lake areas will be maintained by the Cimarrone Golf and Country Club Association, Inc.

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

All development which is to occur within the property will comply with the spirit and intent of the zoning ordinance. There will be no more than 31 residences on the property. The following setbacks are proposed for the patio homes:

o	Lot Width	60'
o	Min. Lot Area	6000 S.F.
o	Max. Lot Coverage	35%
o	Front Setback	15'
o	Sideyard Setback	8', 0'
o	Rear Setback	10'

The Architectural Review Board may modify the setback requirements for tree preservation or maintenance of overall aesthetics.

8-4-4 Project Size

The Cimarrone PUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of the Cimarrone Golf and Country Association, Inc., which apply to golf and lake areas, and the Covenants and Restrictions of Cimarrone Property Owner's Association, Inc., which apply to the rights-of-way and all other open space, assure adequate management and maintenance of the common property.

- a. The Covenants and Restrictions provide for the conveyance of title to the common property to, and ownership by, the

- a. The Covenants and Restrictions provide for the conveyance of title to the common property to, and ownership by, the homeowner's and country club associations, duly constituted and legally responsible associations.
- b. The Covenants and Restrictions, appropriately limits the use of the common property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the common property to the associations.
- d. The Covenants and Restrictions place responsibility for enforcement of the covenants contained therein upon the associations.
- e. The Covenants and Restrictions permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-6 Access

As graphically depicted on the Final Development Plant, each lot is provided vehicular access within the subdivision via the private platted right-of-way.

8-4-7 Privacy

Landscaping shall be required as stated in the Covenants and Restrictions for the protection and aesthetic enhancement of the property.

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" are inapplicable.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below:

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. Specific drainage plans for each lot upon which a residence is to be constructed will be consistent with the general drainage plan.

9-1-2 Separation from Walkway and Street

Each unit will have an individual garage and driveway which will provide the required off-street parking.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

Not applicable.

9-1-5 Marking on Parking Spaces

Not applicable.

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9-1-6 Lighting

Lighting within the property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

9-1-7 Screening

There will be no parking spaces within 40 feet of residential units.

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 property will be used for single-family, detached zero lot line housing or one single-family per lot. Therefore, in accordance with subsection d. of 9-3, at least one off-street parking space will be provided per dwelling on the same parcel they intend to serve. This space, located within the driveway for the residence, is in addition to the parking spaces allowed for in the garage.

9-4-1 Off-Street Loading Requirements

This section does not apply to residential developments.

- c. The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal. Location of the fire hydrants and water and sewer lines serving the property are also depicted on the Final Development Plan.
- d. All utilities serving the property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground.
- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners.

PROSSER, HALLOCK & KRISTOFF, INC.

Donald Fullerton, ASLA
Director of Design

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
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I, **CARL "BUD" MARKEL**, CLERK OF THE CIRCUIT COURT, Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NUMBER 90-134

RESOLUTION NO. 90-134 adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held July 24, 1990, and recorded in official minutes of said meeting.

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 26th day of July, 1990.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

90 NOV 16 AM 8:52

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County,
Florida

BY: *Connie E. McDaniel*
Deputy Clerk-Connie E. McDaniel

