

RESOLUTION NO. 95-20

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR
CLUBHOUSE AND CART BARN
CIMARRONE GOLF AND COUNTRY CLUB
WITHIN THE WOODLANDS PUD
LOCATED WITHIN THE PARCEL OF LAND
ZONED PUD PURSUANT TO ORDINANCE 87-48

P. U. D. OFF. REC.
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WHEREAS, the Final Development Plan for the Clubhouse and Cart Barn at the Cimarrone Golf and Country Club has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on 1-19, 195; and
- B. The request is consistent with the Comprehensive Plan, the PUD, and compatible with development patterns in the surrounding area;
- C. The request is consistent with the requirements of Section 8-3-2 of the St. Johns County Zoning Ordinance, with the requirements of PUD Ordinance 87-48.

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

Section 1. Pursuant to a request for approval of a clubhouse, cart barn, parking and site improvements made 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 and Zoning agency, the legal description of which is set forth on Exhibit A attached hereto, the Final Development Plan and attached hereto as Exhibit A relating to that portion of the PUD, and which is known as the clubhouse and cart barn is hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan Narrative attached hereto as Exhibit B, and based on the above referenced findings which are hereby incorporated herein by reference.

Section 2. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, 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 modification to approved development plans by variance or exception shall be prohibited.

However, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review

Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United State Constitutions.

Section 3. The following conditions must be met for approval to construct the improvements shown on the Final Development Plan attached as Exhibit A:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11 or documentation that the project is exempt from 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 4. The developer may not commence any construction activity (i.e., land clearing, earthwork, site preparation, or construction of improvements) until all applicable federal, state and county permits have been obtained and County Engineering has approved the start of construction. County Engineering may approve the construction activities in stages provided the required permits for each stage have been obtained. Specifically, land clearing, earthwork, and site preparation may be approved if the developer meets the following conditions: Obtains an MSSW Permit; obtains a land clearing permit or documents exemption; obtains a right-of-way permit, if required; and receives County Engineering approval of plans for grading and erosion sediment control.

Section 5. All attachments included herein are incorporated herein and made a part of Resolution 95-20.

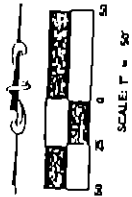
Passed and adopted this 14 day of February, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

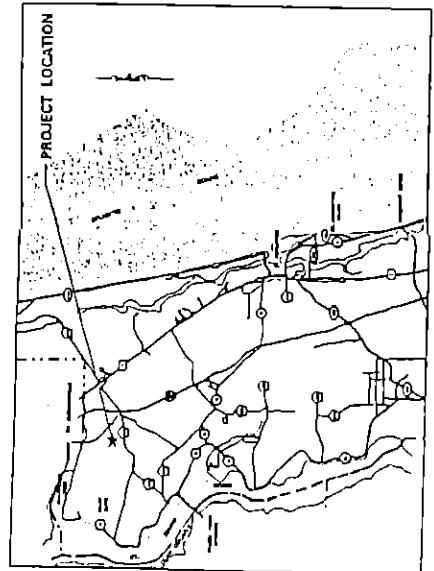
By: *Brenda Ward*
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

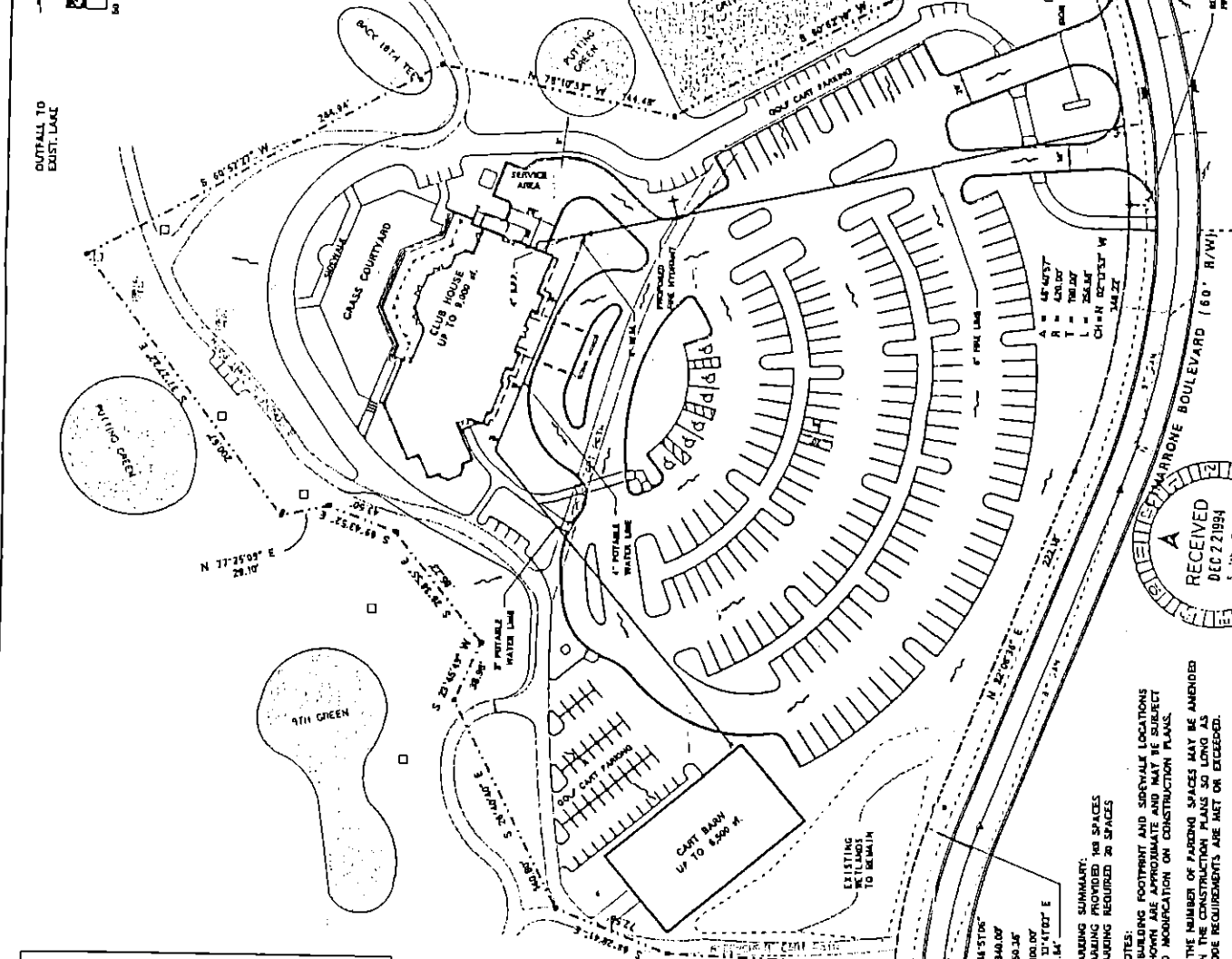
By: *Patricia A. Glauco*
Deputy Clerk



OUTFALL TO EXIST. LAKE



- LEGEND:**
- BOUNDARY
 - WETLANDS
 - + FIRE HYDRANT
 - DRAINAGE FLOW ARROWS
 - RIGHT OF WAY
 - YARD INLET



POINT OF BEGINNING

A = 15'58.77'
R = 340.00'
T = 47.60'
L = 64.50'
CH = N 02°42'41" W
84.30'

POINT OF COMMENCEMENT
SW CORNER OF CIMARRONE
BLVD. EXTENSION
MAP BOOK 27, PAGES 34-38

CIMARRONE CLUB HOUSE
LEGAL DESCRIPTION

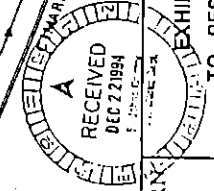
That certain parcel of land, more or less, in the County of ... State of ... containing ... acres, more or less, as shown on the ... map of ... County, ... State of ... and as more particularly described as follows: ...

NOTES:

1. BUILDING FOOTPRINT AND SIDEWALK LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE SUBJECT TO MODIFICATION ON CONSTRUCTION PLANS.
2. THE NUMBER OF PARKING SPACES MAY BE AMENDED ON THE CONSTRUCTION PLANS SO LONG AS CODE REQUIREMENTS ARE MET OR EXCEEDED.

PARKING SUMMARY:

PARKING PROVIDED: 18 SPACES
PARKING REQUIRED: 20 SPACES



REV	DATE	DESCRIPTION	BY
1	12/22/94	PER DRC COMMENTS	A.W.

SCALE:	1" = 50'
DESIGNED BY:	J. HEAL
DRAWN BY:	J. HEAL
CHECKED BY:	

EXHIBIT A
TO RESOLUTION
FINAL DEVELOPMENT PLAN

CLUBHOUSE AND CART BARN
FOR
CIMARRONE
GOLF AND COUNTRY
CLUB
AT WOODLANDS PUD (87-48)

BHR
BESSENT, HANMACK & RUCKMAN, INC.
CONSULTING AND DESIGN ENGINEERS
1905 COMPASS SQUARE BLDG.
JACKSONVILLE, FLORIDA 32216
(904) 721-1991

DATE:	DECEMBER 22, 1994
PROJECT NO.:	210288.01

EXHIBIT B TO THE RESOLUTION

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FINAL DEVELOPMENT PLAN NARRATIVE
CLUBHOUSE AND CART BARN
AT CIMARRONE GOLF AND COUNTRY CLUB
WITHIN THE
WOODLANDS PUD (87-48)

CORDELE PROPERTIES, INC.

NOVEMBER 23, 1994
REVISED DECEMBER 22, 1994

Developer hereby submits, 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 the **Clubhouse and Cart Barn at the Cimarrone Golf and Country Club**. The Final Development Plan consists a map and legal description identified as Exhibit A to the Resolution (the "Map"), and this text identified as Exhibit B. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 87-48. The area encompassed by this Final Development Plan is located within the Cimarrone Golf and Country Club. Under the approved Master Plan, this site is to be developed as a clubhouse. Development of this site is consistent with the Master Plan Map and all other requirements of the PUD.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the Map, the developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained including, but not limited to: (a) United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits; (b) Obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11 or documentation of exemption; (c) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) Comply with all other applicable land use and development regulations of St. Johns County.

8-4-1 Density of Development

No residential development is included in this FDP. Development on this site shall consist of a clubhouse (up to 9,000 SF), cart barn (up to 6,500 SF), parking and other site improvements on ±5.4 acres. The applicant reserves the right to make minor modifications to the footprints of the proposed buildings so long as the minor modifications do not result in an increase in the total square footage of the proposed buildings.

8-4-2 Open Space

Open space and conservation areas are shown on the FDP Map. The owner of the golf course and its successors or assigns shall be responsible for the maintenance of all land areas within this FDP. No tracts are proposed for dedication to the homeowners' associations.

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

All development, which is to occur on this site, will comply with the spirit and intent of the zoning ordinance.

Temporary construction/sales trailers may be used during the construction period. All temporary trailers will be removed within 30 days of the issuance of the certificate of occupancy for all buildings shown herein. One or more event tents may be erected for special events, but are to be removed within one week after the completion of the special event.

There may be an entry sign for this site and location is shown on the FDP Map. The maximum size of the sign will be 8 feet wide by 6 feet high. The sign may be landscaped and lighted. The sign will be setback a minimum of 10 feet from Cimarrone Boulevard and a minimum of 5 feet from the entry road.

The temporary clubhouse will be removed within 60 days after the Certificate of Occupancy is issued for the new clubhouse.

In accordance with the PUD, the maximum height of any building is 45 feet.

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8-4-4 Project Size

The PUD consists of ±646 acres. This Final Development Plan consists of ±5.4 acres.

8-4-5 Support Legal Documents for Open Space

All open space areas will be maintained by the owners of the golf course and its successors or assigns.

8-4-6 Access

As graphically depicted on the Map, vehicular access to the Property is provided from Cimarrone Boulevard.

8-4-7 Privacy

This section is not applicable to a commercial site.

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 in Sections 9-1-1 through 9-4-1 of this text.
- c. The Map 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. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans. The fire hydrants to be installed pursuant to this Final development Plan shall meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.
- d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. The signed and sealed

construction plans shall show the location and design of the storm sewer facilities serving the Property and the grading and topography of the site. The storm sewer facilities shall comply with all applicable requirements of law including, but not limited to the requirements of Ordinance 86-4 and shall facilitate the proper drainage of storm waters and prevent erosion and the formation of dust.

- e. Specifications for all streets and roadways depicted on the Map shall conform to the rules and regulations adopted by the St. Johns County Board of County Commissioners in Ordinance No. 86-4, as amended.

9-1-1 Drainage

A preliminary drainage plan for the Property so as to prevent damage to abutting parcels and public streets and alleys is graphically depicted on the Map. Drainage for this site shall outfall to the permitted, constructed master stormwater system for Cimarrone. Detailed drainage plans demonstrating compliance with all requirements of Ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included within the signed and sealed construction plans. The construction plans must be reviewed and approved by the St. Johns County Engineering Department prior to commencement of land clearing, site preparation or construction. All necessary easements for drainage shall comply with the requirements of Ordinance 86-4.

9-1-2 Separation from Walkway and Street

Off-street parking and loading facilities shall be separated from walkways, sidewalks, streets, or alleys by a wall, fence, or curbing or other approved protective device.

9-1-3 Entrance 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

Minimum width of interior drives at the clubhouse shall conform with this section of the County Zoning Ordinance.

9-1-5 Marking of Parking Spaces

Parking spaces shall be marked, by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to ensure efficient traffic operation of the lot.

9-1-6 Lighting

Adequate lighting shall be provided if off-street parking or loading facilities are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent property.

9-1-7 Screening

Section 9-1-7 does not apply because there will be no parking spaces for ten or more vehicles within 40 feet of a lot zoned residential.

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: Number Required

The off-street parking spaces required for the clubhouse center are as follows:

Clubhouse: 9,000 SF at 1 per 300 SF = 30 Spaces

The number of parking spaces provided shall meet or exceed this requirement. When the construction plans for the parking areas are submitted, the number of parking spaces shown on the FDP may be changed so long as the code requirements are met or exceeded.

9-4-1 Off-Street Loading Requirements

Off-street loading spaces required are as follows:

Clubhouse = 1 Space

APPLICANT

By: Donald R. Smith

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 NO. 95-20

adopted by the Board of County Commissioners
of St. Johns County, Florida at a regular
meeting of said Board held February 14, 1995

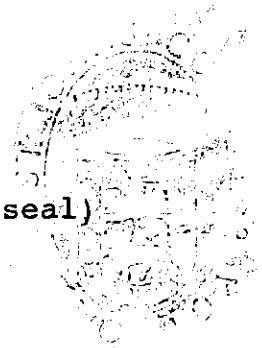
as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 16th day of February 1995.

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

By: Patricia DeGrande
Patricia DeGrande, Deputy Clerk

(seal)



RECEIVED
FEB 17 AM 9:25
CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY, FLORIDA