

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR CLUB COVE
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD
KNOWN AS COUNTRY CLUB AT SAWGRASS
PURSUANT TO ORDINANCE R-PUD-73-8

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

Section 1: Pursuant to a letter request dated September 21, 1987 submitted by Harbour Development Company, a Florida General Partnership, 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 *letter dated 10-7-87 and additional commitments dated 10-14-87 all of which*

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.

shall be completed with.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Phyllis L. Lydon*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk
Adopted Regular Meeting

November 10, 1987

Effective:

November 10, 1987



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

October 7, 1987

Ms. Betty Sue Solana
Planning Technician
St. Johns County Planning & Zoning Dept.
P.O. Drawer 349
St. Augustine, Florida 32085-0349

Re: Club Cove at Sawgrass
PHK Reference No. 87-052

Dear Betty Sue:

Don Fullerton has alerted me that, during the course of your review of the Club Cove Final Development Plan, several engineering concerns have arisen. The items that I will address herein include cul-de-sac size and fire hydrants.

- OK*
1. **Cul-de-sacs:** The Final Development Plan depicts cul-de-sac bulbs featuring pavement radii of 40 feet and right-of-way radii of 45 feet. Although it is not reflected on the Final Development Plan, the plat to be recorded for Club Cove will include an additional 5-foot easement for drainage and utilities around the perimeter of the 90-foot-diameter cul-de-sac right-of-way. Collectively this provides the required 100-foot-diameter circle to facilitate the 80-foot-diameter pavement plus utilities.

On September 17, 1987, Dick Prosser and I met with Charles Space, P.E., to discuss the cul-de-sacs at Club Cove. The above-described 40-foot paved radius, 45-foot right-of-way radius, plus 5-foot easement was agreed upon as adequate in that meeting.

2. **Fire Hydrants:** Don Fullerton indicated that the plan appeared to be missing one hydrant. I have examined the plan and found that the hydrants appeared to be adequate and their spacing allows any proposed structure to be reached with 250 feet of hose or less. In the event that a hydrant may have been overlooked, I will describe their locations. An existing hydrant is located adjacent to Lot 21, and proposed hydrants are to be located between Lots 14 and 15, Lots 26 and 27, Lots 69 and 70, and Lots 49 and 50.
3. **Model Homes:** It is my understanding that Harbour Development Company intends to build three model homes which will be located on Lots 2, 3 and 4.

8101 Phillips Highway . Suite One . Jacksonville, Florida 32216-7457 . 904/739-3655

Ms. Betty Sue Solana
October 7, 1987
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Don will be providing you additional information relative to the other items you and he discussed. If you require any additional information on the items I have discussed above, please do not hesitate to contact me.

Sincerely,

PROSSER, HALLOCK & KRISTOFF, INC.

A handwritten signature in cursive script, appearing to read "Peter C. Hallock", with a large, sweeping flourish at the end.

Peter C. Hallock, P.E.
Vice President

PCH/lk

cc: Sharon Holmes
Charles Space

FINAL DEVELOPMENT PLAN

CLUB COVE/COUNTRY CLUB AT SAWGRASS

ADDITIONAL COMMITMENTS AND EXPLANATIONS

OCTOBER 19, 1987

1. Setbacks (Ref. Exhibit B, Paragraph 8-4-3):

The minimum setbacks established are as measured to the building wall.

2. Front Setback (Ref. Exhibit B, Paragraph 8-4-3):

The specified 12 ft. minimum front setback results in a 22 ft. long driveway from roadway edge of pavement to front face of structure. This distance is adequate for parking of vehicles without interference to those utilizing the road travel way. Additionally, two of the three floor plans intended for use within Club Cove feature side entry garages. The configuration of the driveway required for a side entry garage results in nearly 40 lineal feet of drive available for parking.

3. A standardized splash or recreational pool will be available as an option for those units constructed within Club Cove. The required setback from edge of pool deck shall be a minimum of 5 ft. to either side or rear property lines. Accessory items to the pool option will include permanent fencing at least 3 ft. in height, as well as pump and filter mechanical equipment to be adequately screened by landscape plant material.

4. Pedestrian Path:

The pedestrian path abuts Lots 10 through 21, and 32 through 43. All other lots are within short walking distance of the pool and common area facilities utilizing the project's interior roadway system.

5. The pool and cabana area serve the residents of Club Cove and no vehicular parking is required. Ample room has been allowed for access by service vehicles.

An area for the parking of bikes will be provided.

FINAL DEVELOPMENT PLAN
CLUB COVE/COUNTRY CLUB AT SAWGRASS
ADDITIONAL COMMITMENTS AND EXPLANATIONS
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6. The pool and deck area surrounding the central pool will be secured by fencing and/or railing (36" height) with gates.

Fencing may be allowed within each unit for privacy as approved by the developer. Fencing shall be wood and no higher than 8 ft.

7. The savings clause has been added to the resolution in Section 2.
8. Road names have been provided and approved by the 911 Task Force.

9. Construction Trailers:

It is anticipated that one (1) construction trailer will be required to provide the storage and administrative support for infrastructure and home construction at Club Cove. It is anticipated that during Phase I construction, the trailer will be located on Lot 62 and will remain in that location for approximately 18 months.

10. The number and location of identification signs are shown on the final development plan. The signs will not be larger than 6 ft. x 4 ft. at signage area and will be setback outside the right-of-ways.
11. Building Restriction Lines:

All lots will have frontage and access afforded on interior roadways. The final plat will depict a 15 ft. non-access easement on the rear of all lots abutting Sawgrass Drive East and South. Additionally, the front setback stipulated in Exhibit B, Paragraph 8-4-3 shall, in the case of corner lots, apply to both frontages.



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

September 21, 1987

St. Johns County Board of County Commissioners
St. Johns County Courthouse
P. O. Drawer 349
St. Augustine, Florida 32084

Re: Final Development Plan
Country Club at Sawgrass/Club Cove Patio Homes
PHK No. 87-052

Dear Commissioners:

On behalf of Harbour Development Company, a Florida General Partnership, we are submitting, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of Commissioners, a final development plan (the "Final Development Plan") for Club Cove (the "Property") at Sawgrass. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 73-8. The area encompassed by the Final Development Plan is located within the area of the PUD identified for development as villa home sites. Club Cove consists of 72 home sites. Also enclosed is the accompanying text and a Form of Resolution.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.

A handwritten signature in black ink, appearing to read 'Donald V. Fullerton', is written over the printed name.

Donald V. Fullerton, ASLA
Director of Design

DVF/cp

Attachments: Written Text (Exhibit B) (September 21, 1987)
Final Development Plan (Exhibit A) (Map) (September 21, 1987)
Form of Resolution

cc: Mr. Mort Golde/Harbour Development Company,
a Florida General Partnership

8101 Phillips Highway - Suite One - Jacksonville, Florida 32216-7457 - 904/739-3655

**FINAL DEVELOPMENT PLAN
CLUB COVE
COUNTRY CLUB AT SAWGRASS**

**EXHIBIT B TO THE RESOLUTION
SEPTEMBER 21, 1987
HARBOUR DEVELOPMENT COMPANY,
A FLORIDA GENERAL PARTNERSHIP**

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.

8-4-1 Density of Development

The total ground area occupied by residential buildings shall not exceed 35 percent of the total ground area of the overall Club Cove Property devoted to residential use.

8-4-2 Open Space

The Final Development Plan depicts lake area, paths system and pool/cabana areas within the Property which are to be utilized as open space or "Common Areas." Every homeowner shall have a right of use and an easement of enjoyment in the lake areas, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The open space will be used for both active and passive recreation and conservation areas. The lakes will be maintained by the Sawgrass Association, Inc., the association comprised of all the property owners within the Sawgrass Country Club. The pool and the other open space areas will be owned and maintained by Club Cove at Sawgrass Homeowners' 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 72 residences on the property. Furthermore, the following minimum setbacks have been established: Front Yard, 12'; Rear Yard, 10'; Side Yard, Zero and 10'.

8-4-4 Project Size

The Sawgrass PUD consists of more than 20 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of the Sawgrass Association, Inc. which apply to the Lake area and the Covenants and Restrictions of Club Cove at Sawgrass Homeowners' Association, Inc., which apply to the right-of-ways, pool area, 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, Club Cove at Sawgrass Homeowners' Association, Inc., a duly constituted and legally responsible community association.
- b. The Covenants and Restrictions appropriately limit the use of the common property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the common property to the Club Cove at Sawgrass Homeowners' Association, Inc. except for the lakes area which will be maintained by the Sawgrass Association, Inc.

- d. The Covenants and Restrictions place responsibility for enforcement of the covenants contained therein upon the Club Cove Homeowners' Association, Inc.
- 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 Plan, each lot is provided vehicular access within the subdivision via the private easements owned by Club Cove at Sawgrass Homeowners' Association, Inc.

8-4-7 Privacy

The Covenants and Restrictions require that each dwelling unit will be provided visual and acoustical 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. No combined off-street parking and loading facilities will be constructed on the Property.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets and Sawgrass Drive will be in accordance with County specifications. In addition, the Covenants and Restrictions assure proper site distances at intersections.

9-1-4 Interior Drives

As shown on the Final Development Plan, there will be no interior drives on the Property.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, there will be no parking spaces in lots of more than ten.

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

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location on the Property; however, landscaping will be required.

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 residential lots of 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. Nevertheless, owners shall be required to store automobiles in garages when not in use.

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.

Also shown on the Final Development Plan are general drainage arrows to the lake from the lots facilitating proper drainage of storm waters and preventing erosion and the formation of dust.

- 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 Commissioners.

PROSSER, HALLOCK & KRISTOFF, INC.

