

RESOLUTION NO. 88-223

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR A TEMPORARY PRO SHOP/CLUBHOUSE
KNOWN AS CIMARRONE GOLF AND COUNTRY CLUB
PREVIOUSLY KNOWN AS THE WOODLANDS PUD (R-PUD-87-015)
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 June 20, 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 June 20, 1988 and July 18, 1988.

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 plan. 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

Carl "Bud" Markel, Clerk

ATTEST: Ann M. McDonald
Deputy Clerk

ADOPTED REGULAR MEETING: August 9, 1988

EFFECTIVE: August 9, 1988



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

July 18, 1988

Ms. Betty Sue Solana
St. Johns County Planning & Zoning Department
Post Office Drawer 349
St. Augustine, Florida 32085-0349

Re: Cimarrone
PHK No. 88-034

Dear Betty:

As per your letter dated July 11, 1988 for the temporary pro-shop/clubhouse at Cimarrone FDP, please accept the following responses:

1. Unpaved Parking - The parking area will be temporary for a period of two (2) years.
2. C/O - The entrance road will be constructed prior to the issuance of the C/O for the temporary pro-shop/clubhouse.
3. Inside/Outside Seating - There will be no seating associated with COP of alcoholic beverages.
4. Use After Removal - The site will be utilized for overflow parking from the permanent clubhouse after the 2-year period. The surface will be grass.
5. Fire Protection - The building is located approximately 300' from an existing lake which water can be pumped from until fire hydrants become available. It is anticipated that a hydrant located within 300' will become available within one (1) year in either Unit 1 or the sales center.

If you have any questions, please do not hesitate to call me.

Sincerely,

PROSSER, HALLOCK & KRISTOFF, INC.

A handwritten signature in black ink that reads 'Harry Lerner'. The signature is written in a cursive style and is positioned above the typed name.

Harry Lerner
Planning Project Manager

HL/em

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



PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

June 20, 1988

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

Subject: Final Development Plan for the Cimarrone PUD,
Previously Known as the Woodlands PUD
Temporary Pro Shop/Clubhouse
PHK 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 Board of County Commissioners, a "Final Development Plan" for a temporary pro shop/clubhouse.

The Property is located wholly within the parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 87-015, and is within the area designated for a temporary clubhouse on the PUD Master Plan.

The temporary pro shop/clubhouse consists of a trailer 64 feet by 37 feet (approximately 2400 square feet). The facility will contain offices, restrooms and limited concessions including the sale of alcoholic beverages. The applicant will acquire an 11C liquor license for members and guests consumption only. A temporary well and septic tank will serve the facility. The temporary pro shop/clubhouse will be on site for a maximum of two (2) years.

Off street parking will be provided for approximately 50 vehicles. The parking area will be stabilized to prevent erosion and the creation of dust and will be properly graded as shown on the Final Development Plan. The approximate location of signage is shown on the plan, which will be a maximum of three (3) feet by six (6) feet. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

All facilities shown on the Final Development Plan will be owned and maintained by the developer. None of the facilities serving the property are proposed for dedication to St. Johns County.

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St. Johns County
Board of County Commissioners
June 20, 1988
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Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

PROSSER, HALLOCK & KRISTOFF, INC.

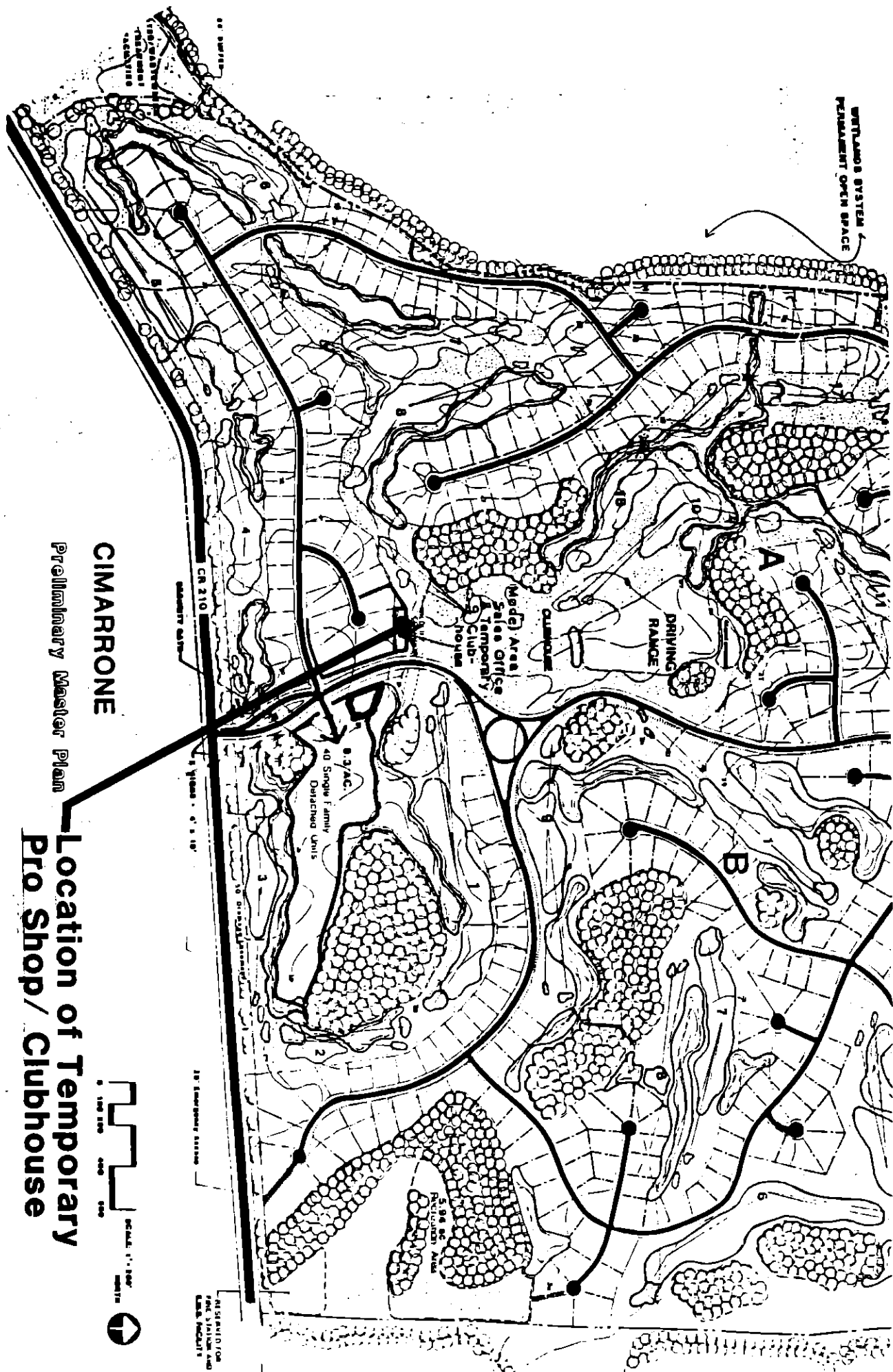
Harry Lerner (sm)

Harry Lerner
Planning Project Manager

HL/sjm

Attachments: Final Development Plan
Form of Resolution
Master Plan

cc: Marcus Fields
Mike Danforth
Dan Reed



CIMARRONE
 Preliminary Master Plan
**Location of Temporary
 Pro Shop / Clubhouse**