

RESOLUTION NO. 88-281  
RESOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
UNIT ONE - SINGLE-FAMILY LOTS AND MAINTENANCE FACILITY  
LOCATED WITHIN THE PARCEL OF LAND ZONED PUD  
KNOWN AS CIMARRONE GOLF AND COUNTRY CLUB  
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 of request dated September 6, 1988 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 and Zoning Agency, the Final Development Plan attached hereto as Exhibits A and C are hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission 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 plan of PSD Ordinance. 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: Lynn M. McDonald  
Deputy Clerk

ADOPTED REGULAR MEETING: October 25, 1988

EFFECTIVE: October 25, 1988

CIMARRONE GOLF AND COUNTRY CLUB

UNIT ONE - SINGLE-FAMILY LOTS AND  
MAINTENANCE FACILITY

EXHIBIT B  
TO THE RESOLUTION

SEPTEMBER 6, 1988

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 84.13 acres located within an area of the PUD Master Plan identified as Single-Family and Maintenance. The single-family 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. The Maintenance Facility is located at the extension of the entrance road and consists of a parking area, fuel pumps, washdown area, covered cart area and a one-story concrete building. Final engineering drawings will reflect the location of a fire hydrant less than 300 feet from the maintenance building.

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 golf course outside 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 and golf course 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 113 residences on the property. Specific setback lines will comply with RS-2 zoning of St. Johns County. A resident may be located wholly within a single platted lot or a combination of platted lots. The Architectural Review Board may modify the setback requirements for tree preservation or maintenance of overall aesthetics.

The following setbacks apply from the RS-2 Zoning Classification:

- o Lot width 90'
- o Minimum Lot Area 10,000 S.F.
- o Maximum Lot Coverage 30%
- o Front Setback 25'
- o Sideyard Setback 8'
- o Rear Setback 10'

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 right-of-ways 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 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 Plan, each lot is provided vehicular access within the subdivision via the private platted right-of-ways.

8-4-7 Privacy

Landscaping shall be required as stated in the Covenants and Restrictions for the protection and aesthetic enhancement of the property. The Maintenance Facility will be landscaped around its perimeter, where needed.

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.

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 County Commissioners. Roads within the project will have a minimum of 20' pavement width.
- f. A Final Development Plan for a utility site is being submitted concurrently with this FDP. This utility site, which is located wholly within those parcels of land zoned P.U.D. pursuant to Ordinance 87-48 will serve Unit One, single family development.

PROSSER, HALLOCK & KRISTOFF, INC.

A handwritten signature in black ink, appearing to read 'RCP', is written over a horizontal line.

Richard C. Prosser, AICP  
President



**PROSSER, HALLOCK & KRISTOFF, INC.**  
Planners and Engineers

September 6, 1988

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

Subject: Final Development Plan  
Cimarrone PUD - Unit One, Single Family  
and Maintenance Facility  
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" (the "Final Development Plan") for 113 single-family lots at the Cimarrone Golf and Country Club known as Unit One (the "Property"). The Property also includes a golf maintenance facility to serve the development.

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 lots and maintenance on the PUD Master Plan.

Enclosed is the accompanying text, the Final Development Plans, the PUD Master Plan showing the location of the Property and a Form of Resolution.

Respectfully submitted,

**PROSSER, HALLOCK & KRISTOFF, INC.**

  
Richard C. Prosser, AICP  
President

RCP/sjm

Attachments: Final Development Plans (Exhibit A) - Sept. 6  
Written Text (Exhibit B) - Sept. 6  
Form of Resolution  
PUD Master Plan

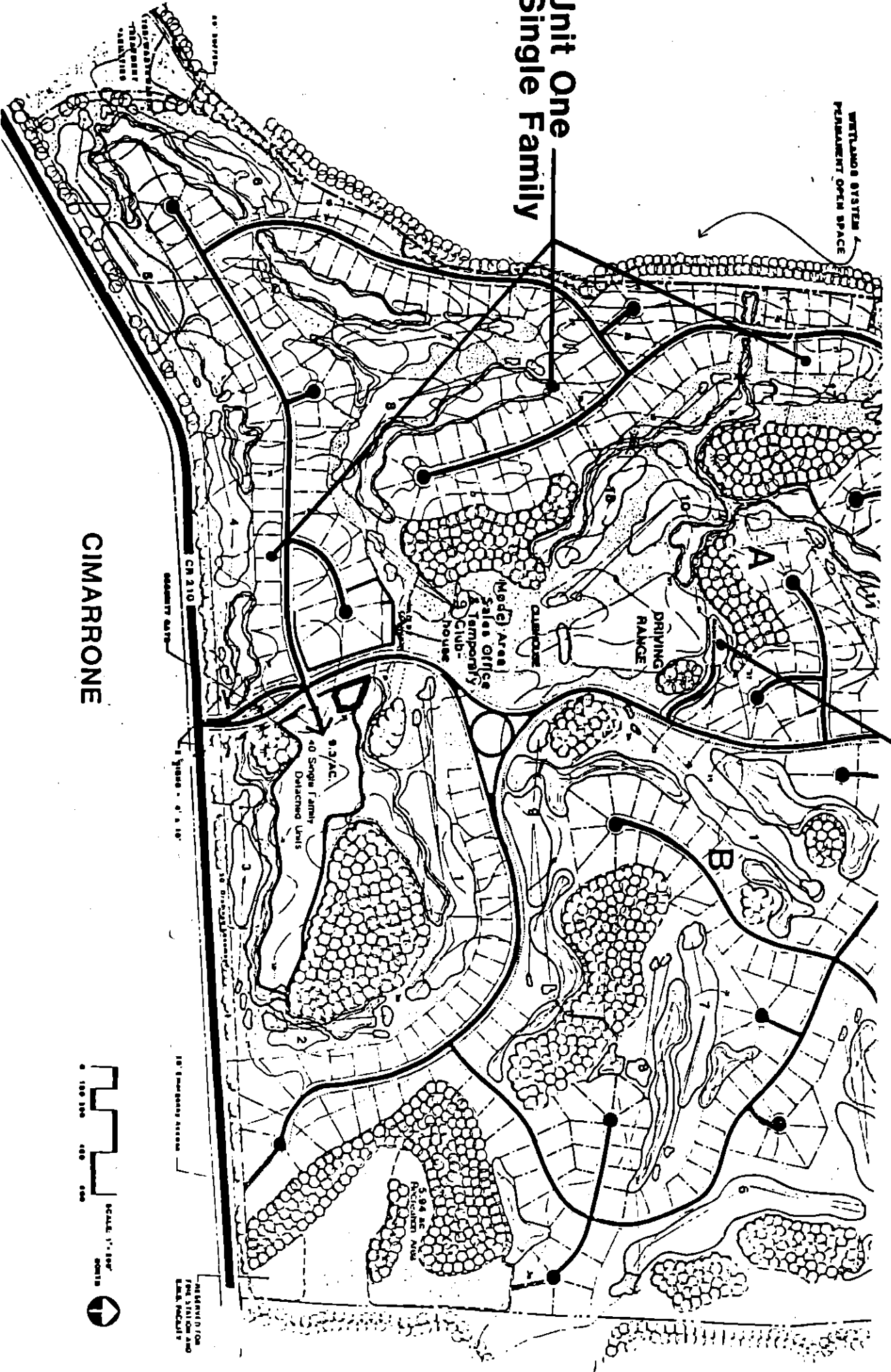
cc: Marcus Fields  
Mike Danforth

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

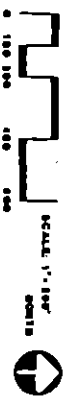
**Maintenance Facility**

WETLANDS SYSTEM  
PARAMOUNT OVER SPACE

**Unit One  
Single Family**



**CIMARRONE**



PREPARED FOR  
THE STATE OF  
TEXAS