

RESOLUTION NO: 88-320

RELOLUTION OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR THE SALES CENTER/COMMUNITY BUILDING  
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: Purusuant to a letter request dated August 24, 1988 submitted by Cordele Properties, Inc. in accordance with Section 8-3 of the St. Johns County Zoning Code, 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 letter dated August 24, 1988.

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 Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

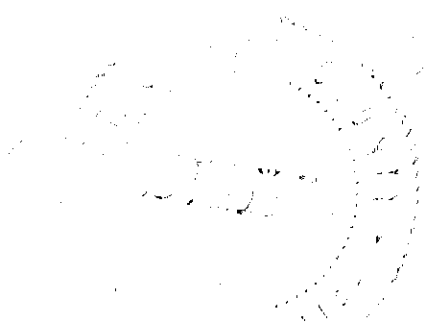
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: *Ray Walker*

CHAIRMAN

ATTEST:

*Connie E. McDaniel*  
DEPUTY CLERK





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

August 24, 1988

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

RE: Final Development Plan for the Sales Center/  
Community Building at Cimarrone Golf and Country Club  
PHK Reference No. 88-034.02

Dear Commissioners:

On behalf of Cordele Properties, Inc., we are resubmitting for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Commissioners, a "Final Development Plan" (the "Property") for a sales center/community building at Cimarrone Golf and Country Club (previously known as the Woodlands PUD).

As per discussion with the staff, we were requested to resubmit this Final Development Plan because of modifications to the site plan. These modifications were made after Planning and Zoning approval and include a new legal boundary for the property and a refinement of the parking area.

The Property is located wholly within the parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 87-015.

The Final Development Plan includes the following:

**Entry Road** - A divided roadway (16' lanes) serving the sales center from S.R. 210. The roadway will be four lanes at the gatehouse and turn lanes provided at the first intersection. Type S-1 1½" asphalt surface course will be provided versus the 1½" Type S-1 required for collector roadways.

**Signage** - Signage has been placed in three (3) locations, each a maximum size of four (4) foot by eight (8) foot at each location.

**Gatehouse** - Located approximately 500 feet from S.R. 210 to allow for vehicular stacking.

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

St. Johns County  
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August 24, 1988  
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Sales Center/Community Building - A 2,800 square foot building to be used as a real estate sales center until sales are completed. Eventually, the building will be used as a permanent community center. Off street parking will be provided for 24 vehicles. A temporary well and septic tank will be installed to serve the building for a period not to exceed two (2) years. Landscaping for the building will conform to the St. Johns County Landscape Ordinance and the parking area will be properly screened.

All facilities shown on the Final Development Plan will be owned and maintained by the developer until such time they will be turned over to the Cimarrone Homeowners Association for ownership and maintenance. None of the facilities serving the property are proposed for dedication to St. Johns County.

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. All utilities serving the Property, including telephone, power, cable television, and future sewer and water lines will be installed underground.

Also shown on the Final Development Plan are general drainage arrows to the lake from the Property facilitating proper drainage of storm waters and preventing erosion and the formation of dust. 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. The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

Should you have any questions or comments, please do not hesitate to contact me or Brian Doucet.

Respectfully submitted,

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



Richard C. Prosser, AICP  
President

RCP/ps

Attachments: Final Development Plan  
Form of Resolutions  
Final Engineering Drawings

cc: Mr. Marcus Fields  
Mr. Mike Danforth