

RESOLUTION NO. 93-126

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR THE POOL AND TENNIS COURT  
KNOWN AS CIMARRONE GOLF AND COUNTRY CLUB  
PREVIOUSLY KNOWN AS THE WOODLANDS PUD (R-PUD-87-015)  
PURSUANT TO ORDINANCE 87-48

WHEREAS, the Final Development Plan for 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, the request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 87-48; and

WHEREAS, the request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on December 6, 1990; and

WHEREAS, the request is consistent with the Comprehensive Plan.

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

Section 1. Pursuant to the letters of request dated November 30, 1992, submitted by Prosser, Hallock and Kristoff on behalf of Cordele Properties, Inc. in accordance with Section 8-3 of St. Johns County Ordinance 77-6 and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the

2

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 November 30, 1992.

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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 27th day of July, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Quinda Balcazar  
Chair

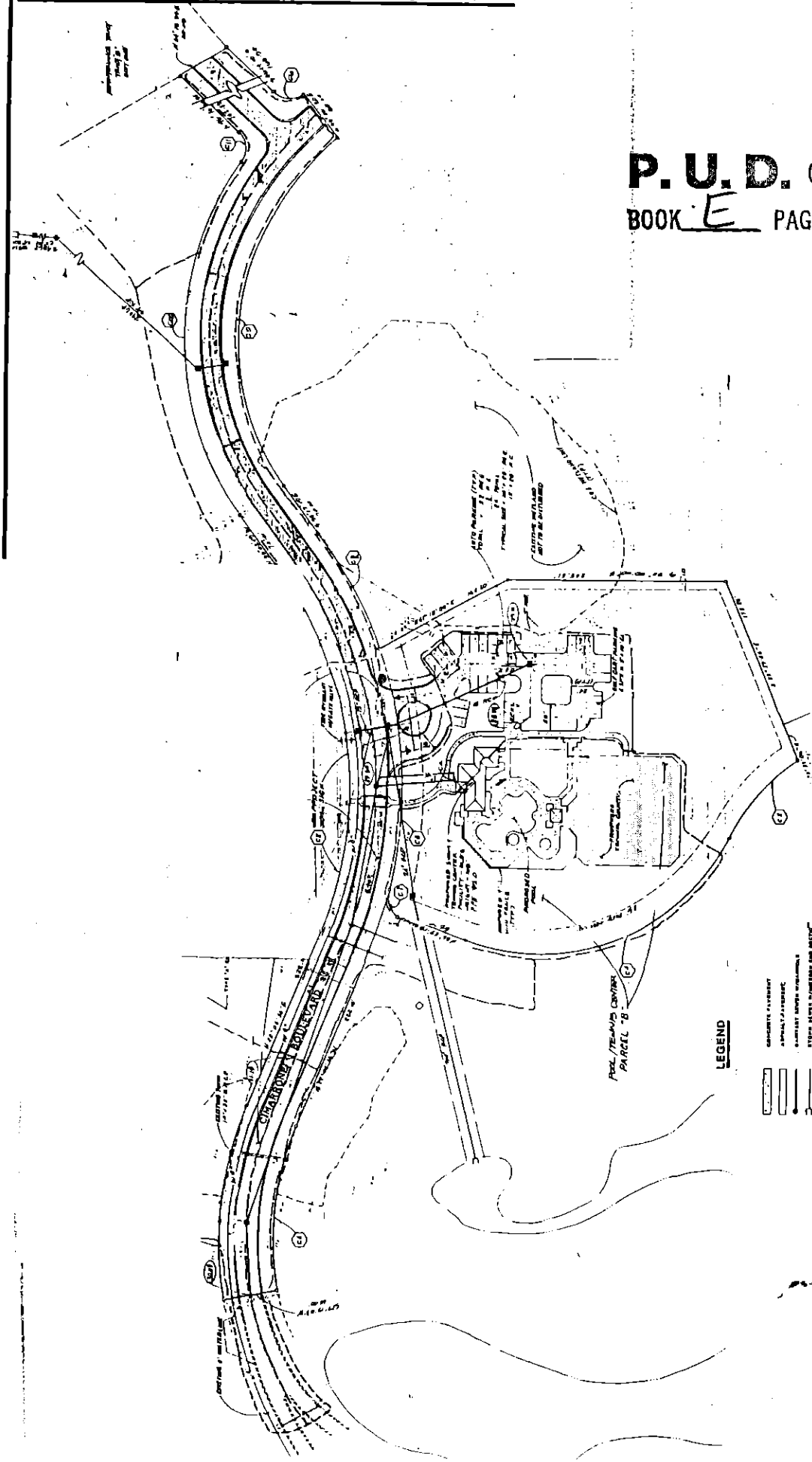
ATTEST: CARL "BUD" MARKEL, CLERK

By: Wonne Carter  
Deputy Clerk



D. GOWARD  
 1010 N. 10th St.  
 S.W. ALBUQUERQUE, N.M.  
 87102  
 505-261-1111  
 505-261-1112  
 505-261-1113  
 505-261-1114  
 505-261-1115  
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 505-261-1119  
 505-261-1120

**P. U. D.** OFF. REC.  
 BOOK E PAGE 254



**LEGEND**

	EXISTING PROPERTY
	PROPOSED PROPERTY
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY

**CIMARRONE GOLF AND COUNTRY CLUB  
SWIM AND TENNIS CENTER**

**EXHIBIT B  
TO THE RESOLUTION**

APRIL 27, 1993

**P. U. D.** OFF. REC:  
BOOK E PAGE 255

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 4.13 acres and 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 clubhouse on the PUD Master Plan. The pool and tennis center is an ancillary use to the clubhouse.

The pool and tennis facility will consist of a restroom building, pool and two (2) tennis courts. The 1,800-square-foot restroom building will contain restrooms, lockers, a seating area and snack bar/open grill. The sale of alcoholic beverages will be permitted as an extension of the temporary clubhouse. The pool area contains a 2,500-square-foot pool with adjacent child's wading pool. The entire complex will be enclosed with a 4-foot high fence and will be heavily landscaped to meet the St. Johns County landscape ordinance.

8-4-1 Density of Development

The project is of a nonresidential nature. The provisions is inapplicable.

8-4-2 Open Space

The project is of recreation use and is designated open space for the PUD.

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. The following setbacks are proposed for the pool and tennis center complex:

- Maximum Lot Coverage 35%
- Front Setback 25'
- Side Yard Setback 10'
- Rear Setback 10'

8-4-4 Project Size

The Cimarrone pool and tennis center consists of 4.13 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of the Cimarrone Golf and Country Club 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 rights-of-way 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, the Pool and Tennis Center is served by the Cimarrone Boulevard extension.

8-4-7 Privacy

The project is of nonresidential type. Subsection 8-4-7 is inapplicable.

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.
- 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, a 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.
- 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.

#### 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. All road and parking construction will be in conformance with County standards. Sufficient space has been provided to allow for fire fighting equipment, deliveries and refuse collection.

#### 9-1-2 Separation From Walkway and Street

As graphically depicted on the Final Development Plan, the off-street parking will be provided in a parking lot. The parking design will be in accordance with St. Johns County specifications.

#### 9-1-3 Entrances 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

All interior drives will be in accordance with St. Johns County specifications.

#### 9-1-5 Marking on Parking Spaces

The marking of parking spaces will be in accordance with St. Johns County specifications.

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

There will be no parking spaces within 40 feet of residential units.

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

Parking Calculations:

a.	1,800 SF building @ 1 space per 300 SF	=	6
b.	64 seats @ 1 space per 4 seats	=	<u>18</u>
		Total	24
c.	Parking Provided = 22 + 2HC	=	24

9-4-1 Off-Street Loading Requirements

- a. The gross square footage of the building is less than 2,000 square feet and will not require any off-street loading space.
- b. Not applicable.

9-5-1 Signage and General

- a. The project signage will be in compliance with the St. Johns County Signage Ordinance.
- b. 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 PUD Ordinance. Modifications to approved development plans by variance or special exception shall be prohibited.

- c. This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanism, plans and ordinances adopted by St. Johns County after the date of the Planned Unit Development Ordinance approval including, without limitation, any concurrency management programs adopted pursuant to Florida Statutes 163.3202(2)(g), as amended, and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3202(2)(g).

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



Brian P. Burke, ASLA  
Senior Landscape Architect



STATE OF FLORIDA

COUNTY OF ST. JOHNS

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. 93-126

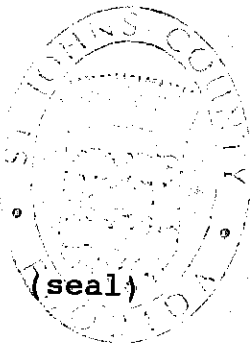
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BOOK E PAGE 260

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held July 27, 1993.

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 29th day of July, 1993.

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



FILED AND RECORDED  
PUBLIC RECORDS  
ST. JOHNS COUNTY, FLA

By:

Yvonne Carter  
Yvonne Carter, Deputy Clerk

93 AUG -3 AM 11:30

Carl "Bud" Markel  
CLERK OF CIRCUIT COURT