

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A MAJOR MODIFICATION TO THE  
SAWGRASS COUNTRY CLUB, INC. FACILITIES (CLUBHOUSE)  
FINAL DEVELOPMENT PLAN  
MODIFYING PREVIOUSLY APPROVED RESOLUTIONS  
84-154 AND 88-228

WHEREAS, the modification to the Final Development Plan for Sawgrass Country Club, Inc. 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 73-8; and it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on January 5, 1995; and
- B. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;
- C. The modification proposed does not impact the Sawgrass Country Club DRI exemption status.

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

Section 1. Pursuant to a request submitted by Prosser, Hallock and Kristoff, Inc. on behalf of Sawgrass Country Club, Inc. for approval of a Modification to the Final Development Plan for the Sawgrass Clubhouse facilities, in accordance with Section 8-3 of 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 relating to that portion of the PUD, the legal description of which is attached hereto as Exhibit C, (which is known as Sawgrass Clubhouse) is hereby approved in reliance therein and on the findings of fact above which are incorporated herein by reference, and are approved based on the representation and statements made therein and in the Final Development Plan Text attached hereto as Exhibit B.

*Ret - BCC Secty  
Ret - (P. Degiande)*

Section 2.

a. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

b. Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

Section 3. The developer may not commence land clearing, site preparation or construction of any improvements shown on the Final Development Plan attached as Exhibit A until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District and Management Storage of Surface Waters Permit and Florida Department of Environmental Regulation Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 4. All attachments included herein are incorporated herein and made a part of Resolution 95-18.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward  
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Yvonne Carter  
Deputy Clerk

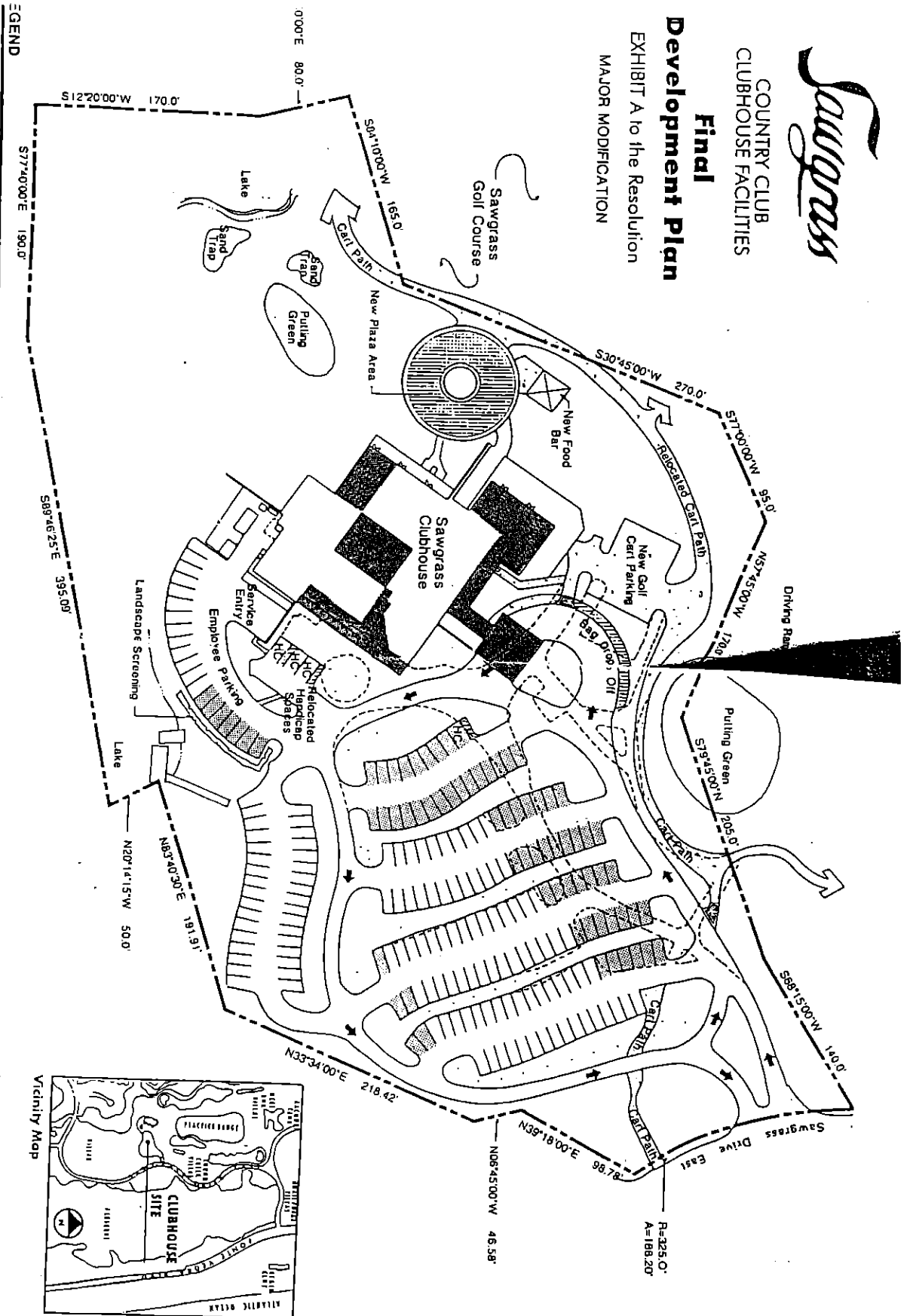


COUNTRY CLUB  
CLUBHOUSE FACILITIES

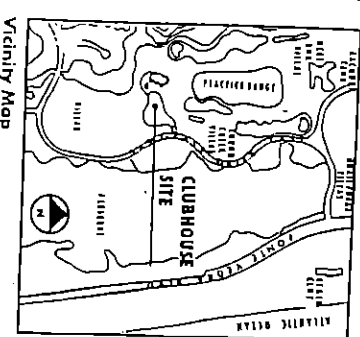
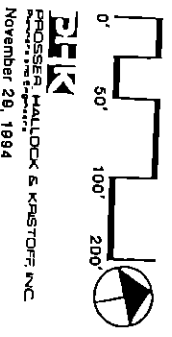
**Final**

**Development Plan**

EXHIBIT A to the Resolution  
MAJOR MODIFICATION



- LEGEND**
- Traffic Direction
  - Additional & Remodeled Bldg. S.F.
  - Existing
  - New Parking Spaces



**PK**  
PROSSER, MALLUCK & KRSTOFF, INC.  
November 29, 1994

**FINAL DEVELOPMENT PLAN  
SAWGRASS COUNTRY CLUB, INC.  
PUD ORDINANCE 73-8**

**P. U. D. OFF. REC.**  
BOOK H PAGE 118

**SAWGRASS COUNTRY CLUB GOLF CLUBHOUSE EXPANSION**

**EXHIBIT B  
TO THE RESOLUTION  
Revised: January 4, 1995**

**Applicant: Sawgrass Country Club, Inc.  
Agent: Prosser, Hallock & Kristoff, Inc.**

On behalf of Sawgrass Country Club, Inc., Prosser, Hallock & Kristoff, Inc. hereby submits, for approval by the St. Johns County Planning and Zoning Board and the St. Johns County Board of County Commissioners, a Modification to the approved Final Development Plan (the "Final Development Plan") for the Sawgrass Country Club Golf Clubhouse (the "Property"). The Final Development Plan consists of a 1-page map identified as Exhibit A to the Resolution (the "Map") and this text identified as Exhibit B to the Resolution (the "Text"). The legal description is attached as Exhibit C. The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 73-8.

Only those specific items which are impacted by this modification have been addressed below. Please refer to approved resolution 88-228 for the items which remain unchanged.

**Square Footage**

The Sawgrass Country Club Golf Clubhouse expansion consists of an additional 20,012 square feet for administration, free standing snack/food bar, club, service, dining, storage, retail and other golf related uses. Currently, the Final Development Plan is approved for approximately 22,488 square feet. With this modification, the clubhouse complex will consist of a total, of 42,500 square feet. In addition, a covered drop off area is proposed.

**Off-Street Parking**

With the expansion, the total square footage of the Golf Clubhouse Facilities will be 42,500 ft. Based on the 1 space per 300 square feet of club space parking requirement, 142 parking spaces are required. As shown on the Final Development Plan, 206 spaces have been provided. The existing parking area has been expanded to obtain these additional spaces.

**Access**

With the expansion of the parking lot, the access road has been partially shifted. The change is shown on the Final Development Plan. The access from the Sawgrass Drive remains unchanged.

**Drainage**

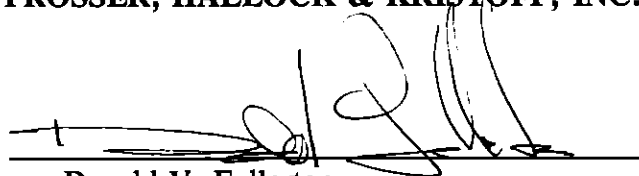
The drainage for the expanded facilities will be incorporated into the existing drainage system, which will be modified as needed. Detailed drainage plans demonstrating compliance with all requirements of Ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included within the signed and sealed construction plans. The construction plans must be reviewed and approved by the St. Johns County Engineering Department prior to commencement of land clearing, site preparation or construction. All necessary easements for drainage shall comply with the requirements of Ordinance 86-4.

**Screening**

Any new parking spaces will be screened from adjacent off-site areas. A landscape plan will be prepared, and submitted for St. Johns County approval.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the Map, the developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to: (a) United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits; (b) Obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11; (c) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) Comply with all other applicable land use and development regulations of St. Johns County. Once the foregoing conditions to construction have been met, the developer may proceed to construction of horizontal improvements. Nothing contained in the covenants shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County.

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



Donald V. Fullerton

# EXHIBIT C

## LEGAL DESCRIPTION

P. U. D. OFF. REC.  
BOOK H PAGE 120

### DESCRIPTION: GOLF CLUB & RESTAURANT PARCEL

A portion of Parcel "A-A", SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of Tract "B" of said plat of SAWGRASS UNIT ONE; thence South  $79^{\circ}45'00''$  West, a distance of 205.00 feet; thence North  $57^{\circ}45'00''$  West, a distance of 170.00 feet; thence South  $77^{\circ}00'00''$  West, a distance of 95.00 feet; thence South  $30^{\circ}45'00''$  West, a distance of 270.00 feet; thence South  $84^{\circ}10'00''$  West, a distance of 165.00 feet; thence South  $05^{\circ}50'00''$  East, a distance of 80.00 feet; thence South  $12^{\circ}20'00''$  West, a distance of 170.00 feet; thence South  $77^{\circ}40'00''$  East, a distance of 190.00 feet; thence South  $89^{\circ}46'25''$  East, a distance of 393.09 feet; thence North  $20^{\circ}14'15''$  West, a distance of 50.00 feet; thence North  $83^{\circ}40'30''$  East, a distance of 171.91 feet; thence North  $33^{\circ}34'00''$  East, a distance of 218.42 feet; thence North  $06^{\circ}45'00''$  West, a distance of 46.58 feet; thence North  $39^{\circ}18'00''$  East, a distance of 98.78 feet to a point on the arc of a circular curve to the right, whose radius point bears North  $63^{\circ}37'43''$  East from the last described point; thence Northerly and Easterly, along the arc of said curve, having a radius of 325.00 feet, an arc distance of 188.20 feet, the last course described being coincident with the Westerly limits of Parcel "A" (Sawgrass Drive East) of said plat of SAWGRASS UNIT ONE; thence South  $68^{\circ}15'00''$  West, along the Southerly limits of said Tract "B", a distance of 140.00 feet to the Point of Beginning.

FILED AND RECORDED

95 FEB 10 AM 10:02

*Paul "Bud" Muth*  
CLERK OF CIRCUIT COURT