

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A FINAL DEVELOPMENT PLAN  
FOR SAWGRASS COUNTRY CLUB HEALTH CLUB

WHEREAS, the Final Development Plan for Sawgrass Country Club Health Club has been fully considered after public hearing pursuant to Section 8-3-2 of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on February 2, 1995; and
- B. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;
- C. The request is consistent with the requirements of Section 8-3-2 of the Zoning Ordinance and with the requirements of PUD Ordinance 93-43
- D. 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 Final Development Plan for the Sawgrass Health Club Expansion, in accordance with Section 8-3 of St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan

*Dr. + Let - BCC Secty  
P. DeGrasse*

attached hereto as Exhibit A relating to that portion of the PUD, the legal description of which is attached hereto as Exhibit C, and which is known as the Sawgrass Recreation Center/Health Club, is hereby approved in reliance upon, and in accordance with the representation and statements made herein and in the Final Development Plan Text attached hereto as Exhibit B, and based on the above referenced findings which are hereby incorporated herein by reference.

Section 2. 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.

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 such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination 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 State Constitutions.

Section 3. The developer may not commence land clearing, site preparation or construction of any improvements within Parcel 18 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 and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Protection 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 95-21.

Passed and adopted this 14 day of February 1995.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA




By: *Barbara Wood*  
Chair

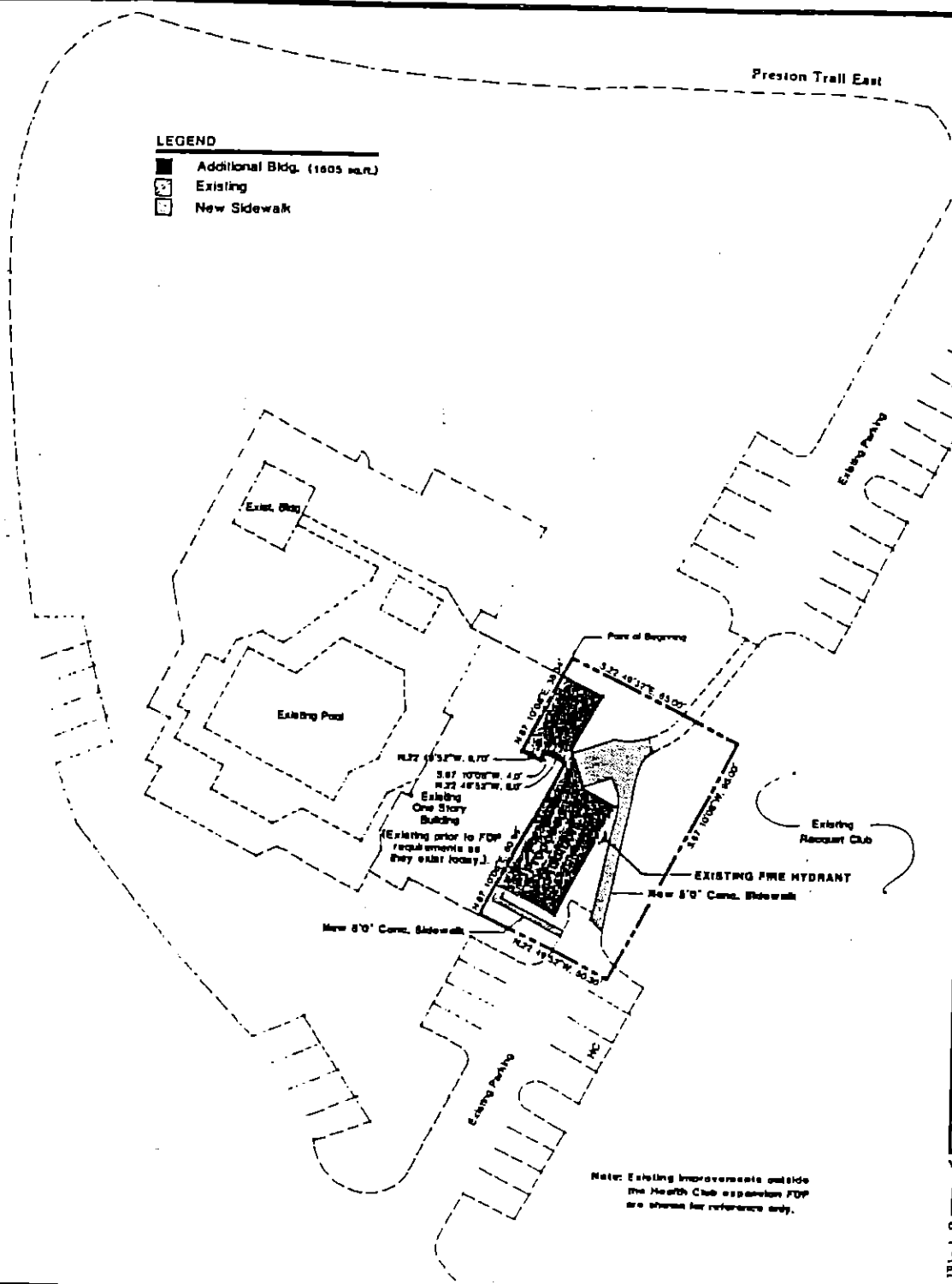
ATTEST: CARL "BUD" MARKEL, CLERK

By: *Carl "Bud" Markel*  
Deputy Clerk

Preston Trail East

**LEGEND**

-  Additional Bldg. (1605 sq.ft.)
-  Existing
-  New Sidewalk

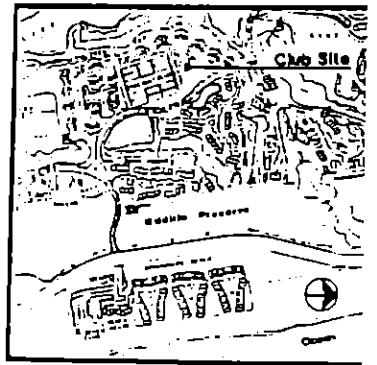


*Sawgrass*

COUNTRY CLUB  
 • HEALTH CLUB •

**Final  
 Development Plan**

EXHIBIT A to the Resolution



Vicinity Map



**ERK**  
 PROSSEN, HALLOCK & KRISTOFF, INC.  
 DECEMBER 9, 1984 REVISED JANUARY 18, 1985

Note: Existing improvements outside the Health Club expansion FDP are shown for reference only.

FINAL DEVELOPMENT PLAN  
SAWGRASS COUNTRY CLUB  
PUD ORDINANCE 73-8

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SAWGRASS COUNTRY CLUB HEALTH CLUB EXPANSION

EXHIBIT B  
TO THE RESOLUTION  
Revised: January 18, 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 final development plan (the "Final Development Plan") for the Sawgrass Country Club Health Club Expansion (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 attached as Exhibit C. The proposed expansion consists of 1,505 square feet.

The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 73-8. The area encompassed by the Final Development Plan is currently part of the area designated and utilized as the Health Club/Pool and Racquet Club. Due to the age of the adjacent existing Recreation and Racquet Club facilities, there is no record of an approved final development plan which would include the Property. The current building was constructed prior to final development plan requirements as they exist today. This request therefore, includes the Final Development Plan for the expansion only.

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.

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.

**8-4-1 Density of Development**

The project does not involve residential buildings or structures.

**8-4-2 Open Space**

This project will not effect open space.

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BOOK H PAGE 126

**8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria, and Use Restrictions**

This project does not involve residential buildings or structures. The maximum height of the new addition within the Subdivision will not exceed 35 feet.

**8-4-4 Project Size**

The Sawgrass Country Club PUD consist of approximately 1,125 acres. The Health Club includes approximately .267 acres.

**8-4-5 Support Legal Documents for Open Space**

The Health Club will be owned and maintained by Sawgrass Country Club, Inc. successors and assigns.

**8-4-6 Access**

Access to the Health Club and the PUD will remain unchanged.

**8-4-7 Privacy**

Since this project does not involve residential structure, this item is not applicable.

**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. No additional parking is proposed, therefore, Article 9 does not apply. However, it is important to note that there is adequate parking available to meet the 1 space per 300 SF and parking requirement. The sum of the existing building 3,419 and the expansion 1,505 SF is equal to 4,924 SF. Based on the criteria outlined above, 16 parking spaces are required for the entire building. With 40 parking spaces currently provided, parking is more than adequate.
- c. The Map illustrates the traffic flow pattern. Sufficient space exists to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

- d. All utilities serving the Property, including telephone, power, cable television, and sewer and water lines, are underground. The storm sewer facilities shall comply with all applicable requirements of law including, but not limited to the requirements of Ordinance 86-4 and facilitate the proper drainage of storm waters and prevent erosion and the formation of dust.
- e. No streets are proposed.

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Article 9 is not applicable due to the fact that no off-street parking will be required.

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



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Patricia D. Dill

EXHIBIT C  
LEGAL DESCRIPTION

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BOOK H PAGE 128

A portion of Parcel "E-E", Sawgrass Unit One, Map Book 12, Pages 3 through 18 (inclusive) of the Public Records of St. Johns County, Florida, said portion being more particularly described as follows: For a Point of Reference COMMENCE at the intersection of the Easterly line of Deer Run Condominiums, with the Southerly right of way line of Preston Trail East (a 50 foot private road right of way); run thence along the Southerly right of way line of Preston Trail East and along the arc of a curve being concave northerly, having a radius of 475.00 through a central angle of  $22^{\circ}11'41''$  to the left, an arc distance of 184.00 feet to the Point of Tangency of said curve, the point of tangent bearing being South  $51^{\circ}01'09''$  East; run thence South  $41^{\circ}06'22''$  West departing from said right of way line, a distance of 183.76 feet to a Easterly projection of the Southerly wall of Building No. 1 of the Sawgrass Recreational Center and the POINT OF BEGINNING. From the POINT OF BEGINNING thus described run South  $22^{\circ}49'52''$  East, 65.00 feet; run thence South  $67^{\circ}10'08''$  West, a distance of 95.00 feet; run thence North  $22^{\circ}49'52''$  West, a distance of 50.30 feet to an intersection with the Westerly prolongation of the Southerly face of Building No. 2 of aforesaid Sawgrass Recreational Center; run thence along the Southerly face of Building No. 2 the following five (5) courses and distances: Course No. 1; North  $67^{\circ}10'08''$  East, 60.96 feet; Course No. 2; North  $22^{\circ}49'52''$  West, a distance of 8.00 feet; Course No. 3; South  $67^{\circ}10'08''$  West, 4.00 feet; Course No. 4; North  $22^{\circ}49'52''$  West, 6.70 feet; Course No. 5; North  $67^{\circ}10'08''$  East along the Southerly face of said Building No. 2 and then along the Southerly face of Building No. 1, a distance of 38.04 feet to the POINT OF BEGINNING.



STATE OF FLORIDA  
COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
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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. 95-21**

adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held February 14, 1995

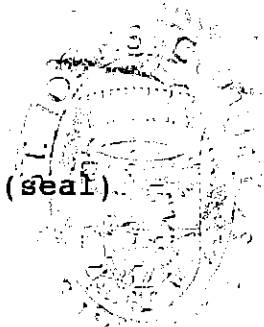
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CLERK OF CIRCUIT COURT  
ST. JOHNS COUNTY  
FLORIDA

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 16th day of February 1995.

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

By: Patricia DeGrande  
Patricia DeGrande, Deputy Clerk



(seal)