

RESOLUTION NO. 95-99

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, STATE OF FLORIDA  
APPROVING A MAJOR MODIFICATION TO A  
FINAL DEVELOPMENT PLAN  
FOR THE SAWGRASS COUNTRY CLUB  
RESOLUTION NO. 94-117

WHEREAS, modification to the Final Development Plan for Sawgrass Country Club has been full considered after public hearing pursuant to Section 8 J-2 of the St. John's 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 April 20, 1995 and
- B. The request is both consistent with the Comprehensive Plan and compatible with development patterns in the surrounding area;

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

Section 1. Pursuant to a letter of request dated March 17, 1995, submitted by Hiron H. Peck, Inc. on behalf of Sawgrass Country Club for approval of a Major Modification to the Sawgrass Country Club, 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 Legal Description of subject property attached hereto as Exhibit A and the Final Development Plan attached hereto as Exhibit C (plot and location plan) relating to that portion of the PUD, and which is known as Sawgrass Country Club hereby approved in reliance upon, and in accordance with the representation and statements made therein and in the Final Development Plan Text dated March 17, 1995 attached hereto as Exhibit B.

Section 2. a. Except to the extent that they conflict with specific provisions of the approved development plan or PUD (PSD) Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinance 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 the section shall be deemed to: (a) supersede and applicable "grandfathering" or "vested right" 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 State 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 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 No. 84-117.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward  
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Patricia DeBlonde  
Deputy Clerk

PASSED AND ADOPTED THIS 23 DAY OF May, 1995

# HIRON H. PECK, INC.

*General Contractors*

4565 ST. AUGUSTINE RD., SUITE A  
JACKSONVILLE, FLORIDA 32207  
STATE LICENSE #CG C003402

April 20, 1995

**P. U. D. OFF. REC.**  
**BOOK H PAGE 477**

St. Johns County Planning and Zoning Dept.  
4020 Lewis Speedway  
St. Augustine, Florida 32095

RE: Sawgrass Country Club  
Golf course storage building

EXHIBIT "A"

To whom it may concern:

Please find below the required legal description of subject property:

Port. of sec. 3, township 4, south range 29E, St. Johns County

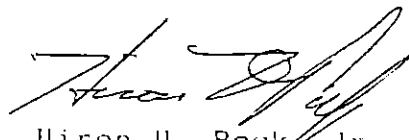
  
Hiron H. Peck, Jr.  
Hiron H. Peck, Inc.



Exhibit "A"  
Major Modification to Sawgrass Country Club

P. U. D. OFF. REC.  
BOOK H PAGE 478

LEGAL DESCRIPTION

A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Intersection of the Southerly right-of-way line of Sawgrass Drive (Parcel "A"), as shown on the Plat of Sawgrass Unit One as recorded in Map Book 12, Pages 3 through 18, of the Public Records of said County with the Easterly right-of-way line of State Road 11A (a 200 foot right-of-way as now established); thence South 07°09'50" East along said Easterly right-of-way line, 1077.57 feet, to the POINT OF BEGINNING; thence North 82°50'10" East, 120.00 feet; thence South 07°09'50" East, 40.00 feet; thence South 49°00'00" East, 85.00 feet; thence North 82°50'10" East, 83.31 feet; to a point hereinafter referred to as Reference Point "A"; thence South 07°09'50" East, 168.95 feet; thence South 37°59'10" West, 283.80 feet; thence South 82°50'10" West, 158.80 feet, to the aforesaid Easterly right-of-way line of State Road 11A; thence North 07°09'50" West along last said line, 140.00 feet; thence North 82°50'10" East, 210.00 feet; thence North 07°09'50" West, 207.43 feet; thence South 82°50'10" West, 210.00 feet, to the aforesaid Easterly right-of-way line of State Road 11A; thence North 07°09'50" West along said Easterly right-of-way line, 125.00 feet, to the POINT OF BEGINNING.

Containing 2.15 acres.

TOGETHER WITH a 30 foot Easement for Ingress and Egress being more particularly described as follows: BEGIN at aforesaid Reference Point "A"; thence North 82°50'10" East, 145.07 feet, to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 60.00 feet, an arc distance of 46.97 feet, said arc being subtended by a chord bearing and distance of North 60°24'40" East, 45.78 feet, to the point of tangency of said curve; thence North 37°59'10" East, 165.67 feet; thence South 72°57'56" East, 222.81 feet, to the Southerly right-of-way line of Sawgrass Drive (Parcel "A") as shown on the Plat of Sawgrass Unit One as recorded in Map Book 12, Pages 3 through 18, of the Public Records of said County, said Southerly right-of-way line lying in a curve leading Southeasterly; thence along said Southerly right of way line and along and around the arc of a curve concave Northeasterly and having a radius of 325.00 feet, an arc distance of 30.04 feet, said arc being subtended by a chord bearing and distance of South 19°41'02" West, 30.03 feet, to a point on said curve; thence North 72°57'56" West, 200.78 feet; thence South 37°59'10" West, 145.03 feet, to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Northwesterly and having a radius of 90.00 feet, an arc distance of 70.45 feet, said arc being subtended by a chord bearing and distance of South 60°24'40" West, 68.67 feet, to the point of tangency of said curve; thence South 82°50'10" West, 145.07 feet; thence North 07°09'50" West, 30.00 feet, to aforesaid Reference Point "A" and to close.

AND

A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Intersection of the Southerly right-of-way line of Sawgrass Drive (Parcel "A"), as shown on the Plat of Sawgrass Unit One as recorded in Map Book 12, Pages 3 through 18, of the Public Records of said County with the Easterly right-of-way line of State Road 11A (a 200 foot right-of-way as now established); thence South 07°09'50" East along said Easterly right-of-way line, 1077.57 feet, to the POINT OF BEGINNING; thence North 82°50'10" East, 220.00 feet; thence South 07°09'50" East, 40.00 feet; thence South 49°00'00" East, 85.00 feet; thence North 82°50'10" East, 175.31 feet, to a point hereinafter referred to as Reference Point "A"; thence South 07°09'50" East, 75.00 feet; thence South 82°50'10" West, 87.00 feet; thence North 07°09'50" West, 75.00 feet; thence North 82°50'10" East, 87.00 feet to the afore-mentioned reference Point "A".

Containing 0.15 Acres.

TOGETHER WITH a 30 foot Easement for Ingress and Egress being more particularly described as follows: BEGIN at aforesaid Reference Point "A"; thence North 82°50'10" East, 73.07 feet, to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 60.00 feet, an arc distance of 46.97 feet, said arc being subtended by a chord bearing and distance of North 60°24'40" East, 45.78 feet, to the point of tangency of said curve; thence North 37°59'10" East, 165.67 feet; thence South 72°57'56" East, 222.81 feet, to the Southerly right-of-way line of Sawgrass Drive (Parcel "A") as shown on the Plat of Sawgrass Unit One as recorded in Map Book 12, Pages 3 through 18, of the Public Records of said County, said Southerly right-of-way line lying in a curve leading Southeasterly; thence along said Southerly right-of-way line and along and around the arc of a curve concave Northeasterly and having a radius of 325.00 feet, an arc distance of 30.04 feet, said arc being subtended by a chord bearing and distance of South 19°41'02" West, 30.03 feet, to a point on said curve; thence North 72°57'56" West, 200.78 feet; thence South 37°59'10" West, 145.03 feet, to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Northwesterly and having a radius of 90.00 feet, an arc distance of 70.45 feet, said arc being subtended by a chord bearing and distance of South 60°24'40" West, 68.67 feet, to the point of tangency of said curve; thence South 82°50'10" West, 73.07 feet; thence North 07°09'50" West, 30.00 feet, to aforesaid Reference Point "A" and to close.

# HIRON H. PECK, INC.

*General Contractors*

4565 ST. AUGUSTINE RD., SUITE A  
JACKSONVILLE, FLORIDA 32207  
STATE LICENSE #CG C003402

March 17, 1995

St. Johns County Planning and Zoning Dept.  
4020 Lewis Speedway  
St. Augustine, Florida 32095

**P. U. D. OFF. REC.**  
**BOOK A PAGE 479**

RE: Sawgrass Country Club/golf course storage building

Exhibit "B"

Please find attached information on a requested zoning change.

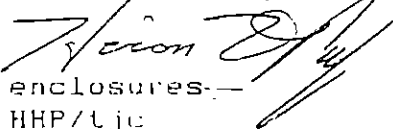
The request is for the removal of an existing wood structure and the construction of a 4,950 s. ft. steel building at the same location.

The new building will be used for covered parking of golf course equipment.

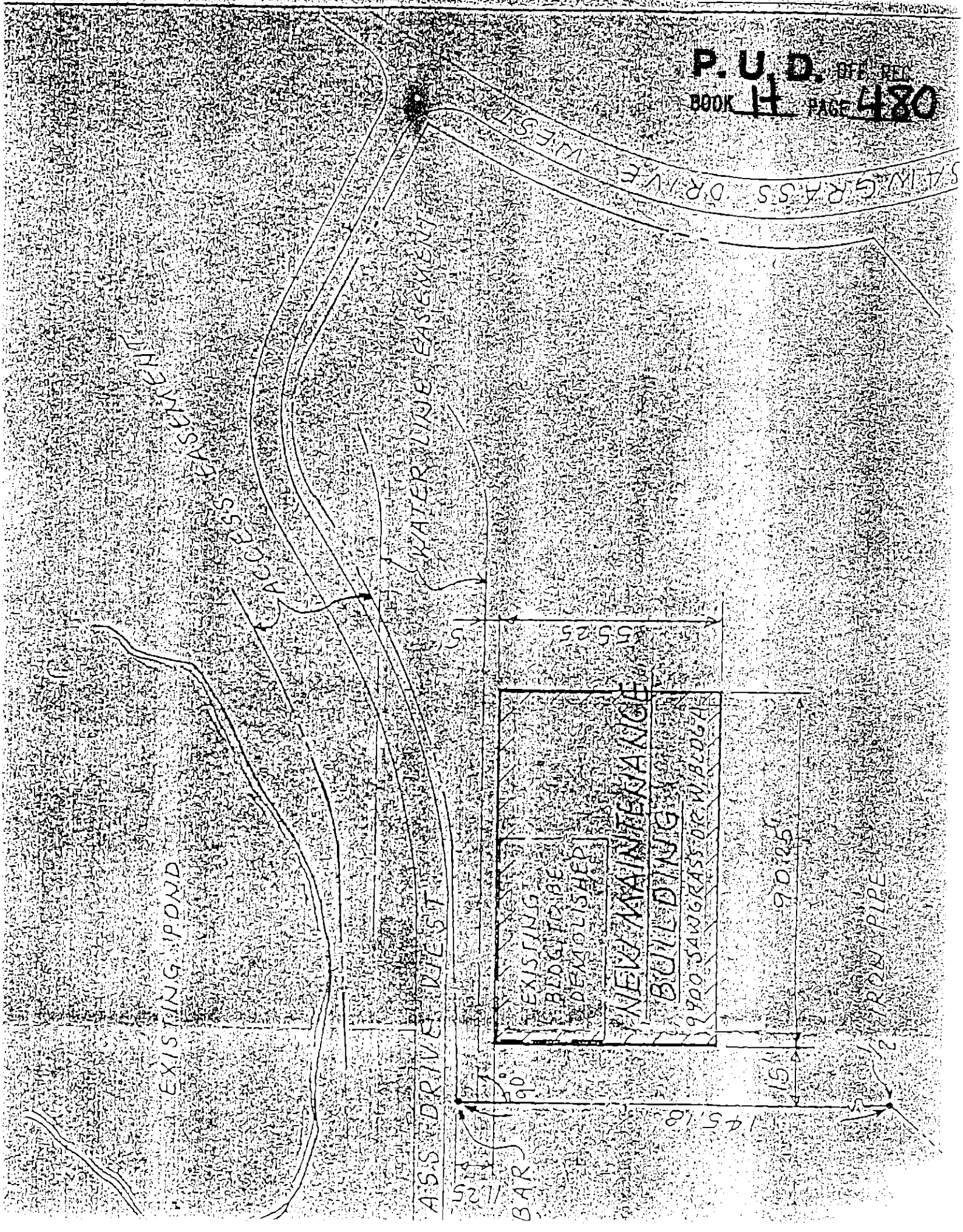
The new building is needed for additional space and to replace the outdated existing building.

If you require additional information please contact us.

Hiron H. Peck Jr.  
Hiron H. Peck, Inc.

  
enclosures—  
HHP/tjc





STAFF REPORT

Prepared 04/07/95  
for 04/20/95 PZA

APPLICANT Hiron H. Peck, Inc. - Major Modification to Final Development Plan for the Sawgrass Country Club Resolution No. 84-117

Hiron H. Peck, Inc.  
4565 St. Augustine Road  
Jacksonville, FL 32207

**P. U. D. OFF. REC.**  
**BOOK H PAGE 481**

Requested Change

The request is for a major modification to the Sawgrass Country Club Final Development Plan to remove the existing 1,000 sq. ft. storage garage and replace with a 4,950 sq. ft. steel building for the storage of maintenance equipment.

Location/Description

The property is located at 10034 Golf Club Drive, APO Section 3, Township 4 South, Range 29 East, St. Johns County, Florida. The property is comprised of approximately 50 acres and is currently occupied with the Sawgrass Country Club. The property is located within the PV-5"B" Residential future land use area as designated by the Comprehensive Plan. The surrounding zoning includes PUD.

Comments/Recommendation

Public Works Department

The Public Works Department has no objections to the requested modification.

Planning & Zoning Department

The Planning and Zoning Department has no objections to a recommendation of approval, in that the subject property was previously approved for a maintenance facility and appears compatible with the surrounding area. However, it should be brought to the applicant's attention that it appears that the exhibits are not labeled correctly. It appears that the proposed Exhibits to the Resolution are as follows.

Exhibit A Legal Description of subject property

Exhibit B Letter dated March 17, 1995, which contains information concerning the modification.

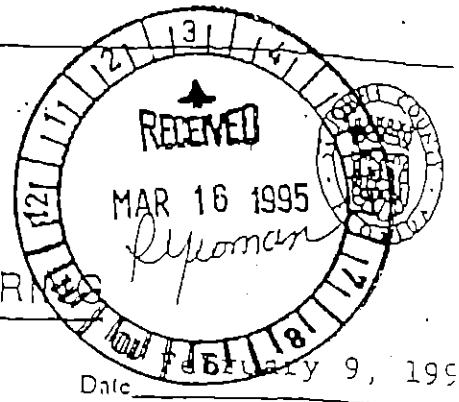


Exhibit C Plot and Location Plan depicting the proposed development.

Staff recommends that a revised Resolution and Exhibits be submitted prior to final approval by the Board of County Commissioners. The request is scheduled before the Board of County Commissioners May 23, 1995 at 1:30 PM.

**P. U. D. OFF. REC.**  
BOOK H PAGE 482

St. Johns County  
Planning & Zoning Department  
4020 Lewis Speedway  
St. Augustine, Florida 32095  
(904) 823-2470



APPLICATION FOR ZONING HEARING

File No. Sawgrass / Mini Warehouse + Maintenance Facility Receipt No. 95-003447 Date February 9, 1995

1. Applicant Name: Hiron H. Peck, Inc. Telephone: 904-731-2357  
Street Address: 4565 St. Augustine Road City: Jacksonville, FL 322
2. Owner of Property: Sawgrass Country Club Telephone: 904-285-2261  
Street Address: 10034 Golf Club Drive City: Ponte Vedra Beach, FL
3. Legal Description of Property: Port. of sec. 3 Township 4 South Range 29E :3208:  
St. Johns County Size of Property: 50 ac. +
4. Address of Property: 10034 Golf Club Drive
5. Engineering Department Comments: \_\_\_\_\_
6. Jurisdictional Wetlands Map: \_\_\_\_\_ Required \_\_\_\_\_ Not Required By: \_\_\_\_\_
7. Concurrence Determination<sup>\*\*</sup>: \_\_\_\_\_ Required (File No: \_\_\_\_\_) \_\_\_\_\_ Not Required
8. Current Zoning Classification: P U D Res. - 84-117
9. Present Use of Property: Country Club
10. Comprehensive Plan Designation: \_\_\_\_\_
11. Requested Change: Remove existing 1,000 sq. ft. building and replace with 4950 sq. ft. steel building.
12. Reason Change is Requested: For upgrade and added space
13. Statement of facts supporting requested change: Existing building has outlived its usefulness

**P. U. D. OFF. REC.**  
**BOOK H PAGE 483**

14. Attach the following to this application:
  - a. List of adjacent property owners within 300 feet showing name, address and brief form legal description from current tax rolls; Address one long envelope to each person on the list, no return address needed, but proper postage on each;
  - b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
  - c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:  
Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): Hiron H. Peck

Signature(s): \_\_\_\_\_

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Hiron H. Peck Telephone: 904-731-2357  
Mailing Address: 4565 St. Augustine Road Jacksonville, Florida 32207

\* Engineering Department review is necessary before application is complete.  
\*\* If concurrence is required, request application from other to allow this application to proceed.

STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.  
BOOK H PAGE 484

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 95-99

**RESOLUTION NO. 95-99**

**adopted by the Board of County Commissioners of St. Johns County, Florida at a regular meeting of said Board held May 23, 1995**

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 **12th** day of **June, 1995.**

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

By: Irma Pacetti  
Irma Pacetti, Deputy Clerk

FILED AND RECORDED IN  
ST. JOHNS COUNTY  
95 JUN 13 AM 10:36  
CLERK OF CIRCUIT COURT  
C. "Bud" Markel

