

ORDINANCE NUMBER: 99-37
AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED HEREINAFTER
FROM PRESENT ZONING CLASSIFICATION OF
PLANNED UNIT DEVELOPMENT (PUD);
FORMERLY KNOWN AS
THE FOUNTAINS OF ST. AUGUSTINE
TO
PLANNED UNIT DEVELOPMENT (PUD);
TO BE KNOWN AS
ROYAL ST. AUGUSTINE GOLF AND COUNTRY CLUB
PROVIDING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.

P. U. D. OFF. REC.
BOOK N PAGE 165

WHEREAS, the subject 254.6 acres, whose legal description is attached as Exhibit A, is designated in the St. Johns County Comprehensive Plan as Mixed Use Corridor and Residential C allowing for residential and golf course development;

WHEREAS, the proposed development is consistent with the St. Johns County Zoning Code and other development in the vicinity of subject property;

WHEREAS, the proposed development will allow for the provision of residential opportunities for persons who live or work in this portion of St. Johns County;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. That as requested by Cordele Builders, Inc. in an application with supporting documents for zoning change for the Royal St. Augustine Golf and Country Club, dated September 11, 1998 (hereinafter, the PUD application), the zoning classification of the land described on the attached Exhibit "A" is hereby changed from Planned Unit Development (PUD) to Planned Unit Development (PUD) subject to the hereinafter noted conditions. Supporting documents, which are attached and incorporated herein by reference, are as follows:

Exhibits:	A	Legal Description
	B	Narrative Plan Description
	C	Master Plan Map

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SECTION 2. That development of the lands within the Royal St. Augustine Golf and Country Club shall proceed in accordance with the PUD Application dated September 11, 1998 and supporting documents, and as supplemented by the provisions of this Ordinance. In the case of conflict between the Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. The Royal St. Augustine Golf and Country Club consists of 254.6 acres. Development may include up to a maximum of 633 residential units and an 18 hole golf course with amenities. Allowable uses, phasing and setback requirements are specified in the Narrative Plan Description, attached hereto as Exhibit B, which also includes the Owner's Commitment to the PUD Ordinance and Conditions.

SECTION 4. The Board of County Commissioners finds as follows: 1) The need and justification for the requested change has been considered as required by Section 11-10-4 of the Zoning Code; 2) The rezoning is consistent with the goals, policies and objectives of the Comprehensive Plan and the Comprehensive Plan Land Use Map; and 3) The proposed development meets the objectives of Article 8 of the Zoning Ordinance authorizing PUD's. The Intent in Article 8.1 of the Zoning Code is satisfied. The conditions in Article 8-2-3 of the Zoning Code are also satisfied as follows:

- a. The proposed PUD does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners;
- b. The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment, development of adjacent properties, or the general neighborhood;
- c. The proposed PUD will accomplish the objectives, standards and criteria of the Zoning Ordinance;

SECTION 5. 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.

SECTION 6. The Applicant and/or Assigns has attached a Master Plan for said Planned Unit Development in accordance with St. Johns County Zoning Code, attached hereto as Exhibit C, Master Plan Map. Development within this PUD will be required to obtain construction approval by the St. Johns County Development Review Committee (DRC) in conformance with the approved Master Plan.

SECTION 7. Development of this PUD is subject to the following conditions:

- a. Central water and sewer shall be provided for in all phases of the proposed development by St. Johns County Utility Department.
- b. A Concurrency Review Application shall be filed prior to or concurrent with DRC review of site plans.
- c. Prior to approval of construction plans for the golf course, a mutual easement agreement will be initiated and approved granting the St. Johns County Utility Department a perpetual right for effluent disposal conforming to all appropriate state and federal regulations on the lands constituting the proposed golf course.

SECTION 8. The St. Johns County Building Department is hereby authorized to issue building permits, certificates, and other documents authorizing construction of said the applicant's right to contest application of any such building code, zoning ordinance or Planned Unit Development in accordance with the construction plans after approval pursuant to the zoning code and all other applicable County Ordinances.

SECTION 9. This Ordinance shall take effect immediately upon receipt of by the Secretary of State.

SECTION 10. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official records of St. Johns County, Florida, and indexed under the name of the property owner listed in Section 1 hereof.

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PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 18 DAY OF May 1999.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:

BY: Mae Malone

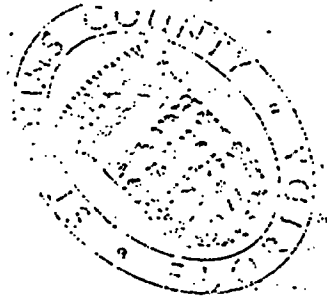
ITS CHAIR

ATTEST: CHERYL STRICKLAND, CLERK

By: Patricia DePrede

DEPUTY CLERK

EFFECTIVE DATE: May 25, 1999



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EXHIBIT A
LEGAL DESCRIPTION

PARCEL #1

A PARCEL OF LAND IN GOVERNMENT LOTS 2, 3, 6, 7, 9, 10, 11, 14 AND 15, SECTION 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF CLAY STREET OF THE AFRO-AMERICAN SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 8; PUBLIC RECORDS OF SAID COUNTY, AND THE NORTHEAST RIGHT-OF-WAY LINE OF FOUR MILE ROAD HAVING A RIGHT-OF-WAY WIDTH OF 50'; THEN NORTH $42^{\circ}53'24''$ WEST, ON THE NORTHEAST RIGHT-OF-WAY LINE OF FOUR MILE ROAD; A 50' WIDE RIGHT-OF-WAY, 1644.91' TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1216.81' AND CENTRAL ANGLE OF $15^{\circ}11'12''$; THENCE ALONG THE ARC OF SAID CURVE, 322.52' TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $58^{\circ}04'36''$ WEST, 30.38'; THENCE NORTH $00^{\circ}45'39''$ EAST, 3455.15' TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE NORTH $89^{\circ}16'32''$ EAST, ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, 1889.81' TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5629.65' AND CENTRAL ANGLE OF $01^{\circ}53'24''$; THENCE ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE, 185.70'; THENCE SOUTH $00^{\circ}19'50''$ WEST, ON THE WEST LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 137, PAGE 417, PUBLIC RECORDS OF SAID COUNTY, 1086.79'; THENCE SOUTH $89^{\circ}50'33''$ EAST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2 AND THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 137, PAGE 417, 154.81'; THENCE SOUTH $00^{\circ}19'31''$ WEST, ON THE EAST LINE OF SAID GOVERNMENT LOT 7, 1338.30'; THENCE SOUTH $00^{\circ}10'53''$ WEST, ON THE EAST LINE OF SAID GOVERNMENT LOT 10, 893.23'; THENCE SOUTH $89^{\circ}46'08''$ EAST, 700.34'; THENCE SOUTH $00^{\circ}10'53''$ WEST, 420.34'; THENCE NORTH $89^{\circ}44'57''$ WEST, 456.85'; THENCE SOUTH $00^{\circ}11'00''$ WEST, 764.20'; THENCE NORTH $84^{\circ}53'43''$ WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF PACIFIC STREET OF THE AFRO-AMERICAN SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 8, PUBLIC RECORDS OF SAID COUNTY, 1106.10'; THENCE SOUTH $00^{\circ}27'16''$ WEST, ON THE WEST LINE OF CLAY STREET OF SAID AFRO-AMERICAN SUBDIVISION, 498.25' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 226.7 ACRES, MORE OR LESS.

PARCEL #2

A PARCEL OF LAND IN GOVERNMENT LOTS 11, 14 AND 15, SECTION 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF CLAY STREET OF THE AFRO-AMERICAN SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 8, PUBLIC RECORDS OF SAID COUNTY, AND THE SOUTHWEST RIGHT-OF-WAY LINE OF FOUR MILE ROAD HAVING A RIGHT-OF-WAY WIDTH OF 50'; THENCE SOUTH $00^{\circ}27'16''$ WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF CLAY STREET, 116.87' TO A COQUINA MONUMENT; THENCE NORTH $89^{\circ}47'49''$ WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOTS 14 AND 15, 614.28' TO A COQUINA MONUMENT; THENCE NORTH $89^{\circ}43'22''$ WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 14, 799.07' TO A 4" CONCRETE MONUMENT WITH IDENTIFICATION L.S. #394; THENCE NORTH $00^{\circ}46'07''$ EAST, 1551.15' TO THE AFOREMENTION SOUTHWEST RIGHT-OF-WAY LINE OF FOUR MILE ROAD, AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1166.81' AND CENTRAL ANGLE OF $15^{\circ}11'12''$; THENCE ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FOUR MILE ROAD, 309.27' TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $42^{\circ}53'24''$ EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY, 1697.89' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 27.9 ACRES, MORE OR LESS.

Cordele'sa\gl.doc.wpd.

EXHIBIT "B" TO THE ORDINANCE

**NARRATIVE PLAN DESCRIPTION
ROYAL ST. AUGUSTINE GOLF AND COUNTRY CLUB**

INTRODUCTION

**P. U. D. OFF. REC.
BOOK N PAGE 171**

The Royal St. Augustine Golf and Country Club PUD site consists of 254.6 acres, located approximately 3.0 miles east of I-95 on the southside of SR 16. The legal description is included as Exhibit A to the Ordinance. Location is shown on Exhibit C, Master Plan Map.

This site is within Mixed Use Corridor and Residential C on the St. Johns County Future Land Use Map. The site is currently zoned Planned Unit Development (PUD). The Comprehensive Plan requires a rezoning to PUD for sites greater than 20 acres.

The proposed residential and golf course development is consistent with the Comprehensive Plan designation. Exhibit "C", The Master Plan Map shows the proposed uses for the ultimate development of the property. As the project is developed, site plan, construction plans, and Final Development Plans approval will be required by St. Johns County.

The total acreage within the residential C area is 226.0± acres. There are approximately 21.3 acres of wetlands within the residential C area. The residential C developable area (226 acres - 21.3 acres = 204.7 acres) at four (4) units per acre allows a maximum of 818 units.

ON-SITE CHARACTERISTICS

The site is currently vacant, wooded property. The site also consists mainly of planted pines and palmetto's. Predominate soils on this site, as determined by the SCS Soil Survey of St. Johns County, are Myakka, Immokalee, and Pottsburg. These soils are described as being nearly level, somewhat poorly drained soils of Hydrologic Group B/D. Approximately 20 acres of jurisdictional wetlands will be preserved. The existing billboard sign presently on the property will be removed at the commencement of construction.

OFF-SITE CHARACTERISTICS

Development within this property will not impact any off-site wetland areas. The property is bounded on the east, and south by vacant property, on the west by St. Johns River Community College and on the north by SR 16.

The Royal St. Augustine Golf and Country Club PUD conforms to the County's Zoning Code, and specifically meets the intent of Article 8 with respect to Planned Unit Development.

The planning and design of the Royal St. Augustine Golf and Country Club PUD will further accomplish the following:

- Permit a creative approach to the development of the land; and
- Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Ordinance; and
- Provide for an efficient use of land, resulting in smaller networks of utilities and streets and thereby lower development costs; and
- Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities and the provision of recreation areas and open space in excess of existing zoning and subdivision requirements; and
- Provide an environment of stable character compatible with surrounding residential areas; and
- Retain property values over the years.

UTILITIES

Central water and sewer utilities shall be provided for the development by St. Johns County Utility Company. Fire protection shall be provided in accordance with the St. Johns County Fire Department regulations. All utilities within the PUD shall be underground.

All buildings greater than 35 feet shall be protected with an automatic sprinkler system complying with all applicable fire codes.

Single or two family residential occupancies shall be provided with a fire hydrant system that will maintain 500 F.P.M. flow for two hours at 20 psi residual pressure. 1,000 G.P.M. flow will be provided if non fire retardant wooden shingles are used. Multi-family residential and commercial occupancies shall be provided with a fire hydrant system that will maintain 1,500 G.P.M. for two hours at 20 psi residual pressure, or 2,000 G.P.M. if non fire retardant wooden shingle roofs are used. If this cannot be accomplished, then all structures will be protected with an automatic sprinkler system complying with NFPA 13.

The main access into the development will be off of SR 16 with a secondary access to 4 Mile Road (as depicted on Exhibit "C" Master Plan Map). The main entrance road, Royal St. Augustine Parkway, will be a two (2) lane curbed and guttered roadway within a 80' wide right-of-way, with left and right turn lanes at the intersection with SR 16, 4 Mile Road and any other roads within the development that meet the requirements of Ordinance 96-40 for turn lanes. The required acceleration/deceleration and left turn storage lanes at the intersection with S.R.16 will be designed, constructed and permitted per Florida Department of Transportation rules and regulations.

Access for golf carts will be via a crossing under 4 Mile Road. The underground crossing will be a 10' wide x 7' high concrete box culvert or similar material and size to provide safe access to the golf course.

There will be a southern driveway provided from 4 Mile Road to access Parcel E.

The developer, owner or assigns will construct either a landscaped berm, fencing or shrubbery along portions of the property fronting S.R. 16 and 4 Mile Road, which will be approved under the final development plan review.

SUBDIVISION OF PARCELS

Exhibit C, the Master Plan Map delineates the general layout of the development of Royal St. Augustine Golf and Country Club PUD. The overall density of the development is 2.49 units/acre.

Parcels A, B, C, D and E will consist of 369 single family units meeting the requirements as set forth within the PUD. The roadway right-of-way for these parcels may be dedicated to St. Johns County at the time the roadways are platted.

Parcel F will consist of a maximum of 264 multi-family units with a maximum of 5,000 sf clubhouse with exercise room, exercise machines and free weights, offices, a swimming pool, tot lot, barbeque areas and volleyball court. Parcel F will be privately maintained.

Parcel G will consist of recreation and wetland preserve areas.

Parcel H will consist of a gazebo, softball field, basketball courts, multi-purpose field and a tot lot.

Parcel I will consist of a maximum 9,000 sf golf maintenance building and respective amenities, a maximum 6,000 sf. Clubhouse, a maximum 7,000 sf. cart barn, putting green, driving range, and respective parking facilities and a 18 hole golf course.

Parcel J will consist of Royal St. Augustine Parkway.

P. U. D. OFF. REC.
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PEDESTRIAN CIRCULATION

A 5' wide concrete sidewalk will be constructed within the 80' wide Royal St. Augustine Parkway right-of-way from SR 16 to 4 Mile Road of the PUD to provide safe pedestrian and bicycle access to the proposed golf course clubhouse (Parcel H) as depicted on the Master Plan Map, Exhibit "C". Sidewalks will be provided for the remainder of the development per St. Johns County Zoning Ordinance and depicted on the Final Development Plans for specific parcels.

DRAINAGE

The development will be required to construct a Stormwater Management System to meet the requirements of the St. Johns County Paving and Drainage Ordinance (96-40), and the St. Johns River Water Management District (SJRWMD).

Operation and maintenance of the stormwater management system(s) will either be by a Master Homeowner's Association or the Golf Course owner which will receive contribution from other parcel owners to defray cost pursuant to a recorded Master Declaration of Covenants and Restrictions. Each phase of development will be responsible to meet the requirements of both the St. Johns County Landscape and Tree Protection Ordinance and the additional landscape requirements of the Master Declaration.

SIGNAGE

At each subdivision entrance there will be a main sign to identify the development located on the property. All signs will conform to County Sign Ordinance and Zoning Code requirements. Exact size and design of the signage shall be depicted on individual final development plans as the phase develops. Signs will be landscaped, lighted, and may be included as part of a wall or fence. All lighting will be directed toward the sign and away from roadways and homes. The maximum height of the signs will be 6 feet. The maximum square footage of the signage, including the face/display area of the sign and the sign structure shall be no larger than 36 square feet. Temporary signs may be utilized and will be shown on Preliminary Development Plans.

The developer, owner or assigns will construct, at their option, a 6 foot high fence or a landscaped berm along portions of the frontage (except at the intersection of S.R. 16 and Royal St. Augustine Parkway and except where the natural condition already screens the project) of S.R. 16. The fence may be made of wood, PVC, concrete block, stucco, similar material or a combination of these. The main Royal St. Augustine project signage will be ground mounted with a maximum height of six (6) feet and will be landscaped and lighted on each side of Royal St. Augustine Parkway at the intersection of S.R. 16. All lighting will be directed toward the signs and away from roadways and homes. The main development project signage is depicted on Exhibit "C". The maximum square footage of each sign will

be 150 square feet.

PLANNED DEVELOPMENT

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Development of the Royal St. Augustine Golf and Country Club PUD will consist of a maximum of 633 residential units of which a maximum of 264 units may be multi-family with the remaining 369 being single-family lots.

SITE DEVELOPMENT CONSTRAINTS

Single Family

1. No portion of the structures shall exceed 40 feet in height. Side and rear yards shall be increased by one (1) foot for each three (3) feet of building height exceeding 35 feet.
2. All single family lots shall comply with the following:

MINIMUM LOT REQUIREMENTS

<u>Single Family Residential District</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Area</u>	<u>Maximum Lot Coverage By All Buildings</u>	<u>Maximum Lot Impervious Surface</u>
Parcel A	43 feet	4,500 SF	40%	55%
Parcel B	53 feet	5,500 SF	40%	55%
Parcel C	63 feet	6,000 SF	35%	50%
Parcel D	75 feet	7,500 SF	35%	50%
Parcel E	43 feet	4,500 SF	40%	55%

MINIMUM YARD REQUIREMENTS

<u>Single Family Residential District</u>	<u>Front*</u>	<u>Side</u>	<u>Rear</u>
Parcel A	15 Feet	5 Feet	10 Feet
Parcel B	15 Feet	5 Feet	10 Feet
Parcel C	15 Feet	5 Feet	10 Feet
Parcel D	20 Feet	8 Feet	10 Feet
Parcel E	15 Feet	5 Feet	10 Feet

*Front entry garages shall have a minimum of a 25 foot setback as measured from the right-of-way line except side entry garages can match the front setback of each Parcel..

Setbacks as measured to the wall of the residence.

3. Setbacks are measured from the edge of the eave or overhang to the property line in order to maintain 10 foot of horizontal separation between structures.
4. An average 25 foot non-disturbed buffer shall be provided adjacent to wetlands. The wetland buffer will not be less than 10 feet.
5. Corner lots shall maintain a front yard setback along the front adjacent to the road for vehicle access and maintain the side yard setback adjacent to the road.
6. The maximum lot impervious surface for Tracts A, B, C, D, E and the impervious surface calculations shall be provided on the Engineering Plans.

Multi-Family (Parcel F)

1. No portion of the structure shall exceed 45 feet in height.
2. The minimum setbacks are as follows:
Front yard: 20 feet from right-of-way.
Rear yard: 10 feet from property line.
Side yard: 5 feet from property line, a minimum of 20 feet between buildings.
3. Setbacks are measured from the vertical surfaces of the buildings.
4. The multi-family site will contain a maximum of 4,000 sf clubhouse with exercise room, exercise machines and free weights, a swimming pool, tot lot, barbeque areas and volleyball court.
5. The multi-family site will contain up to 30% garages which count toward the required number of parking spaces. The garages may be grouped together in 4, 6 or 8 car structures as part of the parking lot. The four (4) or six (6) car structures may be placed under the multifamily buildings so as long as the maximum allowed height is not exceeded. In cases where garages are under the multi-family, the second parking space for that specific unit is directly behind the garage parking space, and may be a compact parking space and will count toward the required parking. A maximum of 30% of the required parking can be compact spaces.

Clubhouse, Maintenance Facility and Golf Course (Parcel I)

Royal St. Augustine Golf and Country Club PUD will have a 129 acre 18 hole championship golf course and an approximate 2.4 acre clubhouse site. The clubhouse will include a restaurant, snack bar, cabana, administrative offices, golf shop, and those incidental sales associated with golf club facilities, including the sale and consumption of alcoholic beverages. Alcoholic beverages will be limited to consumption in the clubhouse area, the golf course property and, if constructed, the swimming pool area. A cart barn, putting green and driving range will be constructed within the clubhouse area. The developer, his successors and assigns, will be responsible for the construction of these facilities upon

completion of the golf course. People using the Golf Course can and will have access to the Clubhouse facilities. Halfway houses built out of concrete block, wood frame or similar material with restroom facilities will be located between golf holes 4 and 5, and golf holes 13 and 14.

OPEN SPACE AND RECREATION

Royal St. Augustine Golf & Country Club has approximately five (5) acres of wetland creation, two (2) acres of wetland enhancement and twenty (20) acres of wetland preservation for a total of twenty-seven (27) acres of wetland which are considered open space.

The St. Johns County Comprehensive Plan 1995 - 2005, has an objective J.1.2 under Open Space and Recreation Standards. The neighborhood park requirement is two (2) acres per 1000 residents. The multi-family site (Parcel F) will provide for its own recreation needs within its parcel of two hundred and sixty-four (264) units.

Thus:

- 633 units - 264 units = 369 single family units.
- Two (2) acres per 1000 residents = 87.1 sf. per resident.
- 87.1 sf. per resident x 369 single family units x 2.44 persons per unit + 43560 sf per acre = 1.80 acres.

Per the PUD requirement Royal St. Augustine is required to provide 1.80 acres of recreation, however, Royal St. Augustine will provide approximately 6.9 acres (Parcel H) of recreational space which will include: two (2) softball fields, one (1) multi-purpose field, one (1) little league field, two (2) basketball courts, tot lot, and a gazebo. In addition, there will be a .40 acre (Parcel G) recreational area with a tot lot located within the property south of 4 Mile Road and approximately 1.4 acres of passive recreation. The recreation totals 9.3 acres of active recreation and 1.4 acres of passive recreation. The clubhouse site is approximately 2.4 acres and is in addition to this active and passive recreation as previously stated. Passive recreation is for walking and hiking subject to the approval of the St. Johns River Water Management District.

The plans for the recreation facilities will be submitted at or prior to submission of the first set of paving and drainage plans for the project, and the recreation facilities will be complete prior to the issuance of the first Certificate of Occupancy for a dwelling unit in the project.

SCHEDULE OF DEVELOPMENT

The development of Royal St. Augustine Golf and Country Club PUD is scheduled to occur over a period of 10 years. Commencement shall begin within three (3) years of approval of A Final Development Plan. Completion shall be final St. Johns County approval of the constructed and County accepted improvements. Phase I shall consist of the construction

of Royal St. Augustine Parkway. Parcels A, B, C, D, E and F will commence as market conditions dictate.

P. U. D. OFF. REC.
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PARKING

The parking requirements for the multi-family parcel and clubhouse of Royal St. Augustine Golf and Country Club PUD shall meet or exceed the St. Johns County Zoning Ordinance. The developer, his successors and assigns, of the multi-family parcel of Royal St. Augustine Golf and Country Club PUD will be responsible for maintenance of the parking lots, amenities and stormwater management facilities located on Parcel F. The single family portion of Royal St. Augustine Golf and Country Club PUD parking requirements shall meet Section 9-3-1 (a).

COMMON AREAS

No common areas are to be dedicated to St. Johns County. Roadways within the project will be designed and constructed to St. Johns County Standards and may be proposed for dedication to St. Johns County for ownership and maintenance at the time the roadways are platted. Upon completion, the stormwater management facilities and common areas will either be dedicated to Royal St. Augustine Homeowners Association for operation and maintenance or maintained by the Golf Course owner which shall receive contributions to defray operation and maintenance expenses from the other parcel owners pursuant to a recorded cost sharing agreement.

TEMPORARY USES

Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. The location of such temporary uses shall be shown on Preliminary Development Plans. Model homes may be located on 5 lots (in each Parcel A, B, C, D and E - 25 total lots) only to be used as temporary sales and model centers. The model homes will not be sold until all subdivision improvements have been completed and approved by St. Johns County for that specific parcel. Parking for the temporary sales centers can be made of wood chips or similar material which will be removed as those lots are sold.

DEVELOPER'S AGREEMENT TO COMPLY

The developers of Royal St. Augustine Golf and Country Club PUD and their successors or assigns agree to proceed with the proposed development in accordance with the approved PUD ordinance and plans as per St. Johns County's Ordinances and regulations and any such conditions and safeguards as may be set by the Board of County Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved Master Plan Map for Royal St. Augustine Golf and Country Club PUD. Private facilities, areas and systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made herein.

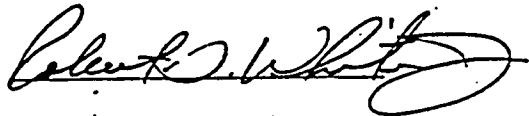
REZONING JUSTIFICATION

P. U. D. OFF. REC.
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The Royal St. Augustine Golf and Country Club PUD will be a comprehensively planned, residential and golf course development, consistent with the Comprehensive Plan designation of mixed use corridor. The proposed development will provide residential and County uses that will benefit the residents in this area. The proposed development is consistent with other residential developments within this area. This project will promote the County's development goals and provide property for County use.

All on-site improvements will be constructed at the developer/owner's expense. This project will add to the County's tax base. In summary, the plan as submitted assures a quality development designed to support the County's comprehensive plan objectives.

Respectfully submitted,



Robert D. White, Jr.

April 28, 1999
Date

cordelroyalstauglnarr.wpd

JUN 19 1998

ST. JOHNS COUNTY FLORIDA

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

DRC 7/1/98

P. U. D. OFF. REC.
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APPLICATION FOR ZONING HEARING

Date 6-18-98 File # R-PUD-98-035 Parent # PA98530 Receipt # 98-017850

- 1. Project Name Royal St. Augustine Golf & Country Club
Also Known As The Fountains of St. Augustine
- 2. Applicant's Name, Address, and Phone # Cordele Builders, Inc.
2690 Cimarrone Boulevard Jacksonville, FL 32259 (904) 287-4000
- 3. Owner's Name, Address, and Phone # Howard W. Mizell
231 River Ridge Road Eden, North Carolina 27288-8041
- 4. Property Location Southside of S.R. 16, 3.0 miles east of I-95 665 SR 16
- 5. Legal Description See Exhibit A of Ordinance
- 6. Present Use of Property Vacant/Wooded
- 7. Parcel # 089310-0000/090120P 8. Zoning PUD 9. Comp Plan Mixed Use Corridor
- 10. Section 11 11. Township 7S 12. Range 29E 13. TAZ
- 14. Requested Change PUD to PUD
- 15. Reason Change is Requested To proceed with development
- 16. Statement of Facts for Requested Change See attached documentation

17. Concurrency Required Yes 18. Map Page # 4E/11 & 4E/25 19. Road Segment 95

20. Size of Property 254.60 Ac. NOTE: If the application is for a rezoning or major modification, please provide the name of the in the Utility Company/Companies servicing the proposed project
St. Johns County Utility Department

- 21. Attach the following to application:
 - a. List of adjacent property owners within 300 feet showing name, address and brief 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. Two envelopes are needed if the application requires two public hearings.
 - b. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) 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 letter of authorization is attached:

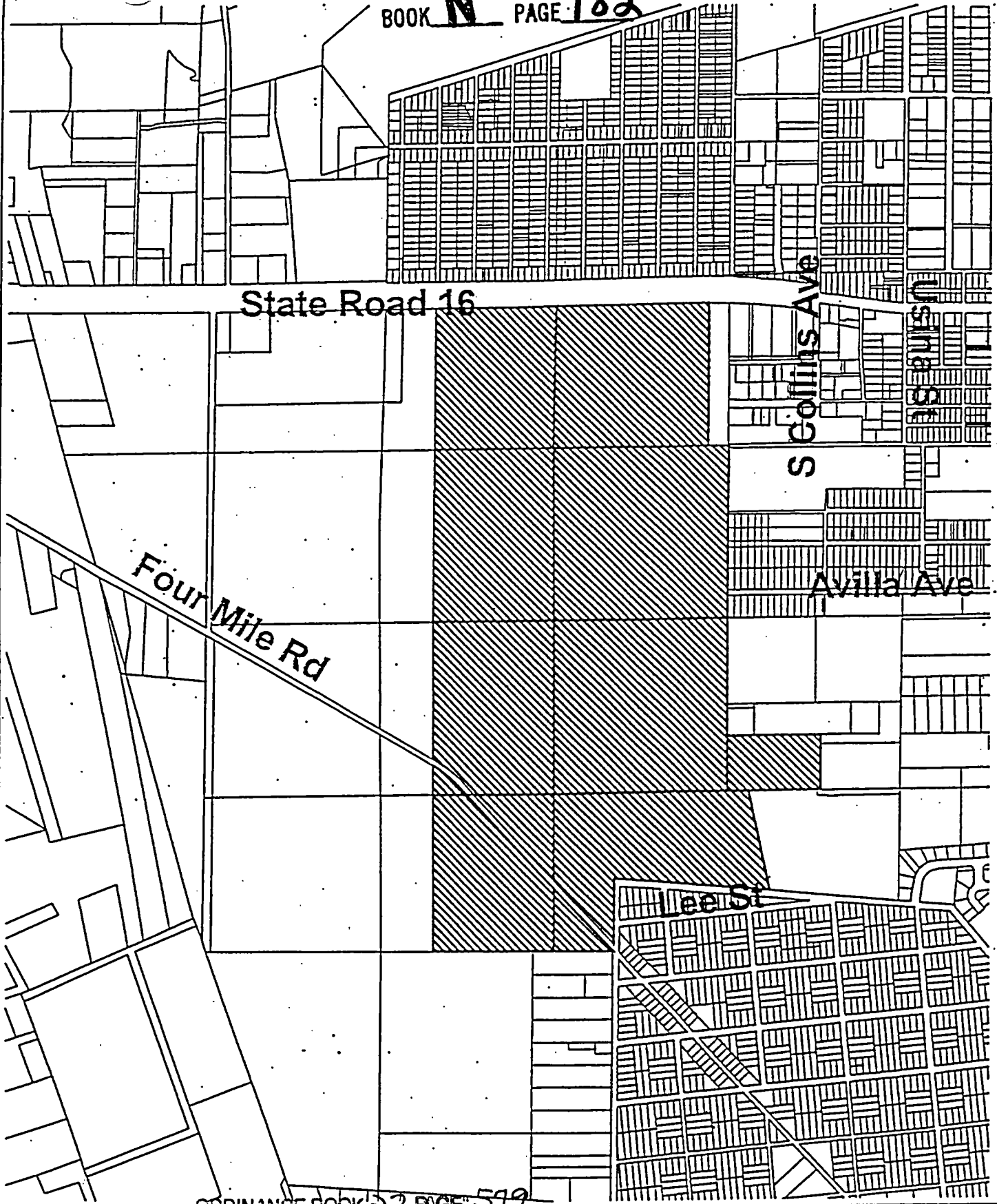
Printed or typed name(s): Robert D. White, Jr. Taylor & White, Inc

Signature(s): [Signature]

ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Robert D. White, Jr. Phone: (904) 346-0671

Mailing Address: Taylor & White, Inc 5300-1 Emerson St. Jacksonville FL 32207

Form #001 Fax#: (904) 346-3051



ORDINANCE BOOK 32 PAGE 519

ROYAL ST. AUGUSTINE
File Number: R-PUD-98-035

Map Prepared By:
St. Johns County
Planning Department
November, 1998



THE ST. AUGUSTINE RECORD

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared Linda Y. Murray who on oath says that she is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a Notice of Proposed Rezoning

in the matter of Cordele Builders 665 State Road 16

in the Court, was published in said newspaper in the issues of

April 30, 1999

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 30th day of April, 1999,

by Linda Y. Murray who is personally known to me or who has produced PERSONALLY KNOWN as identification.

Signature of Notary Public

Zoe Ann Moss MY COMMISSION # CC641814 EXPIRES August 22, 2001 BONDED THRU TROY FAIN INSURANCE, INC.

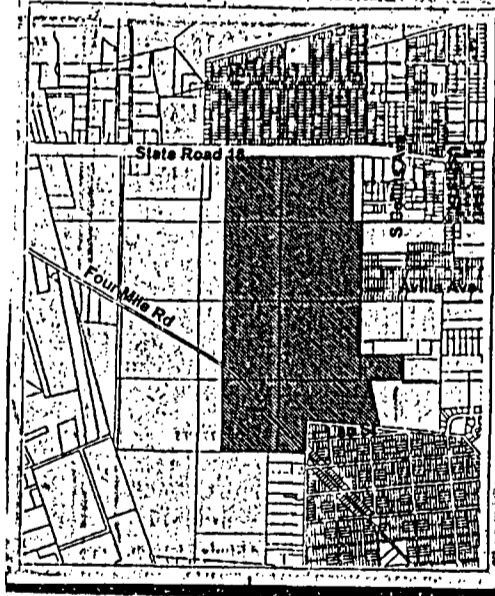
(Seal)

Zoe Ann Moss

ORDINANCE BOOK 22 PAGE 580

COPIES OF ADVERTISEMENT

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on the 18th day of May, 1999 at 9:00 AM, in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, will reconsider passage of the following Ordinance: ORDINANCE NUMBER: AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); FORMERLY KNOWN AS THE FOUNDATIONS OF ST. AUGUSTINE TO PLANNED UNIT DEVELOPMENT (PUD); TO BE KNOWN AS ROYAL ST. AUGUSTINE GOLF AND COUNTRY CLUB; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE. Applicant: Cordele Builders, Inc. c/o Taylor & White, Inc. Location: 665 State Road 16 within Section 11, Township 7 South, Range 29 East, St. Johns County, Florida, as generally depicted on the map. (A complete legal description is available in the St. Johns County Planning Department). BY: Cheryl Strickland, Its Clerk FILE NUMBER: R-PUD-98-036 (Royal St. Augustine) NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS. In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact, ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501, or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing. Interested parties may appear at the meeting and be heard with respect to the proposed request. If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095. Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing. The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission, located at the St. Johns County Administrative Complex, 4020 Lewis Speedway, (County Road 16-A and US1 North), St. Augustine, Florida.



DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Elections
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET



HISTORIC PRESERVATION BOARDS
Historic Florida Lays Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

May 25, 1999

Honorable Cheryl Strickland
Clerk to Board of Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

99 JUN -1 P2:42

FILED

Attention: Patricia DeGrande, Deputy Clerk
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated May 21, 1999 and certified copy of St. Johns County Ordinance No. 99-37, which was filed in this office on May 25, 1999.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/lc

ORDINANCE BOOK 22 PAGE 581

BUREAU OF ADMINISTRATIVE CODE
The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us