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**RESOLUTION NO. 95-185**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING RESOLUTION 93-159 (JULINGTON CREEK PLANTATION DRI), THE MASTER DEVELOPMENT PLAN, (MAP H) AND MASTER PHASING PLAN (MAP H-1); FINDING SUFFICIENT COMPLIANCE WITH THE FINDINGS OF FACT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on September 28, 1993, the Board of County Commissioners of St. Johns County, Florida passed and approved Resolution No. 93-159, constituting the Development Order for a development known as Julington Creek Plantation which repealed Resolution 82-139 and subsequent amendments.

**WHEREAS**, Atlantic Gulf Communities Corporation, formerly known as General Development Corporation, has requested amendments to the Development Order to be considered by the Board of County Commissioners of St. Johns County and requested that the Board find such modifications do not constitute a substantial deviation in accordance with subsection 380.06(19)(b) and (e)2, Florida Statutes to the terms and conditions of the Development Order as amended.

**WHEREAS**, the Board of County Commissioners of St. Johns County has considered the amendments requested by Atlantic Gulf Communities Corporation, and finds that they do not constitute a substantial deviation.

**WHEREAS**, it is found that this amendment to the Development Order is in substantial compliance with the following:

**FINDINGS OF FACTS**

1. The proposed development is not in an area of Critical State Concern designated pursuant to the provisions of Section 380.05, Florida Statutes.
2. The proposed development is consistent with the State Comprehensive Plan.
3. The proposed development does not unreasonably interfere with the achievement of the objectives of any state land development plan applicable to the area.
4. The proposed development, as modified herein, is consistent with the adopted report and recommendations of the Northeast Florida Regional Planning Council submitted pursuant to Subsection 380.06(b), Florida Statutes.
5. The proposed development, as modified herein, is consistent with the 1990-2005 St. Johns County Comprehensive Plan adopted September 14, 1990, in Ordinance 90-53.

Recorded in Public Records St. Johns County, FL  
Clerk# 95036252 O.R. 1140 PG 1763 03:51PM 11/21/95  
Recording \$73.00 Surcharge \$9.50

In a Pet.  
R. Lewis  
Min. & Rec.  
A. A. Cook

## O.R. 1140 PG 1764

6. The proposed development, as modified herein, is consistent with the development laws and regulations of the County.

**NOW THEREFORE**, be it further resolved by the Board of County Commissioners of St. Johns County that the Development Order be amended as follows:

**Section 1.** The Master Development Plan (Map H) and Master Phasing Plan (Map H-1) are hereby revised and attached hereto as Exhibits A and B, respectively. Changes to the plans are described in Exhibit C (Table 12B.a.), and Exhibit D (Master Development Plan Modification Table). The legal description is hereto attached as Exhibit F.

**Section 2.** Section 1 (Incorporation of ADA and Notification of Proposed Change) of Resolution 93-59 shall be amended to read as follows:

1. **Incorporation of ADA and Notification of Proposed Change.** The Julington Creek Application for Development Approval (ADA) is hereby incorporated by reference into this Development Order, and the Development is ordered to comply with and perform each covenant, representation, and promise in the ADA that is not in conflict with this Order or with the zoning ordinances in effect from time to time in respect to the property encompassed by the DRI.

The Julington Creek ADA consists of the ADA submitted August 12, 1981, and the Julington Creek DRI/ADA supplement submitted November 16, 1981, under cover letter from James E. Clark, Assistant Vice President, General Development Corporation, as amended by the following documents:

- (i) Letter received December 21, 1981, from Wayne C. Reed to the Northeast Regional Planning Council;
- (ii) Corrected table 20A.a. and Exhibit C, Conceptual Development Plan, provided on December 21, 1981, at the NEFRPC Staff Technical Meeting.

In addition, the Notification of Proposed Change to the DRI dated May 4, 1993, and Supplemental Responses dated June 18, 1993, July 29, 1993, are hereby incorporated by reference subject to the same compliance provisions for the ADA.

In addition, this NOPC to the DRI dated April 19, 1995, as updated by the July 18, 1995 submittal, is hereby incorporated by reference, subject to the same compliance provisions for the ADA.

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Section 3. Section 5 (Phasing) of Resolution 93-159 shall be amended to read as follows:

- 5. **Phasing.** The projected dates for development of the phases described in the ADA shall be as follows: Phase 1 (1984-1990); Phase II (1991-December 15, 1999); Phase III (December 16, 1999-December 15, 2009). The DRI buildout date has been extended from 2002 to December 15, 2009. Any further extensions to this DRI buildout date shall be subject to a substantial deviation determination pursuant to Section 380.06(19), F.S. The property encompassed by each Phase is shown on the Master Phasing Plan (Map H-1), also known as Exhibit B. Attached as Exhibits B and C are Master Phasing Plan and the Master Phasing Schedule that control the maximum residential units and commercial and office square footages that can be developed in any phase. The area shown for development in Phase II and Phase II/III in Exhibit B exceeds the area needed for the number of units and square feet shown in the Master Phasing Schedule of Phase II alone. Development in Phase II can occur anywhere in the areas identified on the Master Phasing Plan (Exhibit B) as Phase II or II/III but can not exceed the 295 multi-family and 2001 single family units, and the 80,000 square feet of commercial use, ~~2.3~~ 17.6 acres of worship, and 5,000 square feet of office use, identified in Exhibit C, providing all of the necessary infrastructure is in place.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 24 day of October, 1995.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

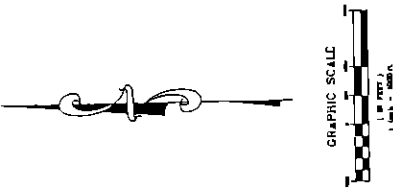
BY: *Dorinda Ward*  
Chairman

ATTEST: Carl "Bud" Markel  
  
By: *Genia Bacetti*  
Deputy Clerk

Effective Date: October 24, 1995

O.R. 1140 PG 1766

ATLANTIC GULF  
COMMUNITIES

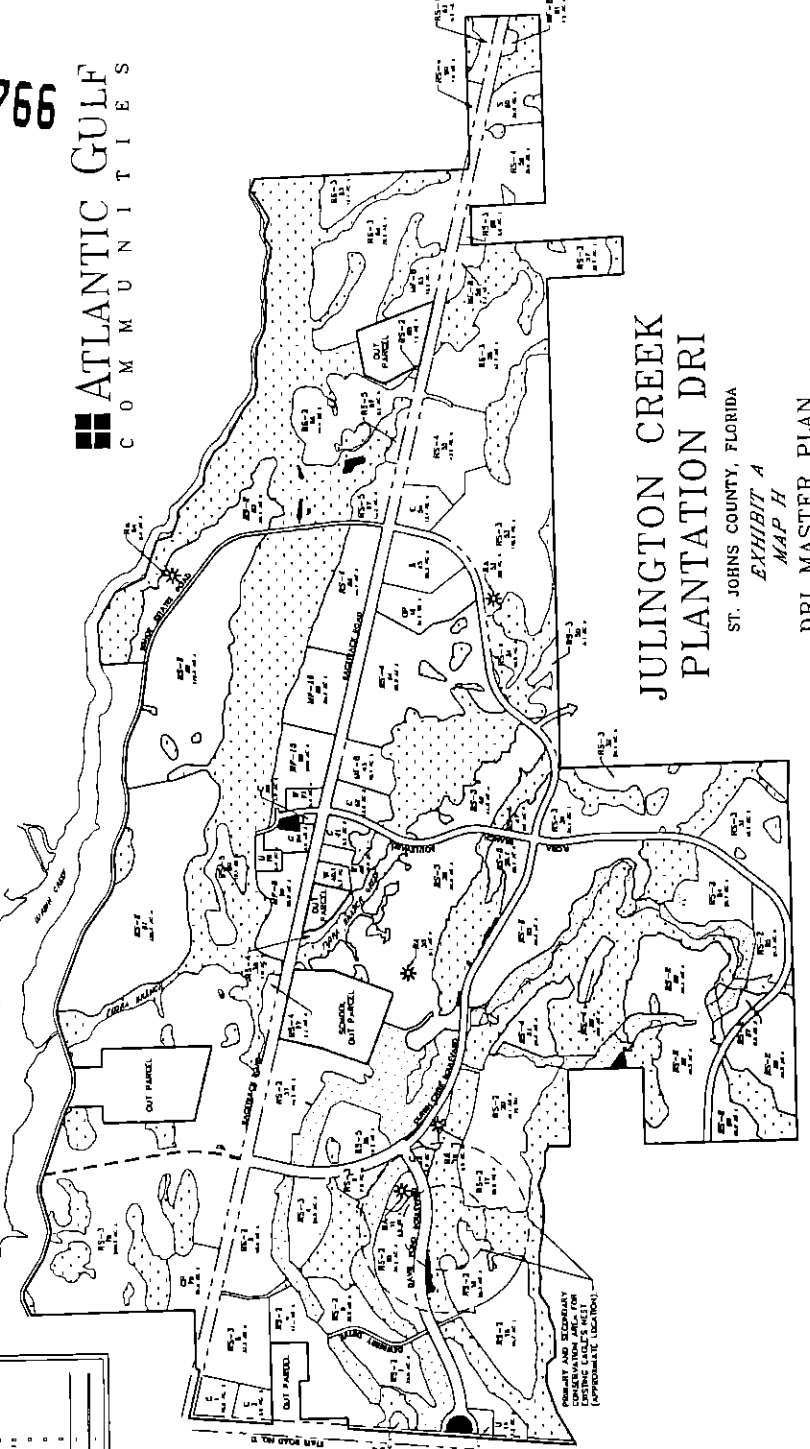


**NOTES**

1. PHASE 1 - 1991 - 12/15/98
2. PHASE 2 - 12/16/99 - 12/15/2000
3. OFFICE DEVELOPMENT INCORPORATED WITH COMMERCIAL SITES
4. 20 UNITS IN PHASE 1 AND 37 UNITS IN PHASE 2 IN THE MASTER PLANNING PLAN. (ENHANCED) IS WILL BE CONSIDERED FOR PHASE 3.
5. THE MASTER PLAN IS THE PRODUCT OF DEVELOPMENT ALLOCATED FOR PHASE 1 AS STIPULATED IN SECTION 5 OF THE RESIDUAL DEVELOPMENT ORDER.
6. COMMERCIAL AND SERVICE SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE 3/4.
7. THE LANDSCAPE DESIGN SECTION IS BASED UPON AN AERIAL PHOTOGRAPHY OF THE JURASSIAN, MIocene AND PLEISTOCENE PERIODS. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND CONCEPTUAL DESIGN. A FINAL DETAILED LANDSCAPE DESIGN WILL BE SUBMITTED FOR APPROVAL BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS. THE MASTER PLANNING PLAN AND MASTER PLANNING CONCEPTUAL DESIGN WILL BE SUBMITTED FOR APPROVAL BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS. THE MASTER PLANNING CONCEPTUAL DESIGN WILL BE SUBMITTED FOR APPROVAL BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS. THE MASTER PLANNING CONCEPTUAL DESIGN WILL BE SUBMITTED FOR APPROVAL BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS.

**JULINGTON CREEK MASTER PHASING SCHEDULE**

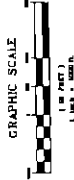
| LAND USE CATEGORY     | TOTAL AREA (AC) | PHASE 1 (AC) | PHASE 2 (AC) | PHASE 3 (AC) | PHASE 4 (AC) |
|-----------------------|-----------------|--------------|--------------|--------------|--------------|
| RESIDENTIAL           |                 |              |              |              |              |
| Single Family (1/2-2) | 1,821           | 176          | 1,645        | 200          | 0            |
| Multi-Family (4-1)    | 114             | 0            | 291          | 85           | 0            |
| Multi-Family (2-3)    | 1,603           | 16           | 1,587        | 0            | 0            |
| <b>COMMERCIAL/GO</b>  |                 |              |              |              |              |
| Office                | 0               | 10,000       | 0            | 0            | 0            |
| Service               | 0               | 0            | 1,000        | 0            | 0            |
| <b>RECREATION/GO</b>  |                 |              |              |              |              |
| Recreation Area       | 200             | 0            | 0            | 0            | 0            |
| Open Space            | 110             | 0            | 0            | 0            | 0            |
| Community Park        | 0               | 0            | 0            | 0            | 0            |
| Open Space            | 0               | 0            | 0            | 0            | 0            |
| <b>ROADS/GO</b>       |                 |              |              |              |              |
| Right-of-Way          | 0               | 0            | 0            | 0            | 0            |
| Other                 | 0               | 0            | 0            | 0            | 0            |
| <b>UTILITIES/GO</b>   |                 |              |              |              |              |
| Water                 | 0               | 0            | 0            | 0            | 0            |
| Electric              | 0               | 0            | 0            | 0            | 0            |
| Gas                   | 0               | 0            | 0            | 0            | 0            |
| Other                 | 0               | 0            | 0            | 0            | 0            |
| <b>TOTAL</b>          | <b>3,648</b>    | <b>192</b>   | <b>3,453</b> | <b>285</b>   | <b>0</b>     |



**LEGEND**

|      |                  |                                   |
|------|------------------|-----------------------------------|
| RS-2 | Single Family    | RS-2 (60' Min./10,000 S.F. Min.)  |
| RS-3 | Single Family    | RS-3 (70' Min./10,000 S.F. Min.)  |
| RS-4 | Single Family    | RS-4 (80' Min./10,000 S.F. Min.)  |
| RS-5 | Single Family    | RS-5 (90' Min./10,000 S.F. Min.)  |
| RS-6 | Single Family    | RS-6 (100' Min./10,000 S.F. Min.) |
| MS-1 | Multi-Family     | MS-1 (4-1)                        |
| MS-2 | Multi-Family     | MS-2 (2-3)                        |
| MS-3 | Multi-Family     | MS-3 (3-4)                        |
| C    | Commercial       |                                   |
| O    | Office           |                                   |
| B    | Service Center   |                                   |
| E    | Community        |                                   |
| S    | School           |                                   |
| U    | Utility          |                                   |
| Q    | Gas Station/     |                                   |
| OS   | Open Space       |                                   |
| CP   | Recreation Area/ |                                   |
| OP   | Open Space       |                                   |
| CP   | Community Park/  |                                   |
| OS   | Open Space       |                                   |
| OS   | Open Space       |                                   |
| OS   | Open Space       |                                   |

JULINGTON CREEK  
PLANTATION DRI  
ST. JOHNS COUNTY, FLORIDA  
EXHIBIT A  
MAP H  
DRI MASTER PLAN  
DATE: 3-15-95  
REVISION DATE: 7-18-95  
AS AMENDED BY RESOLUTION 95-



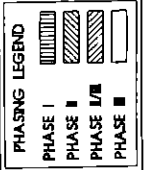
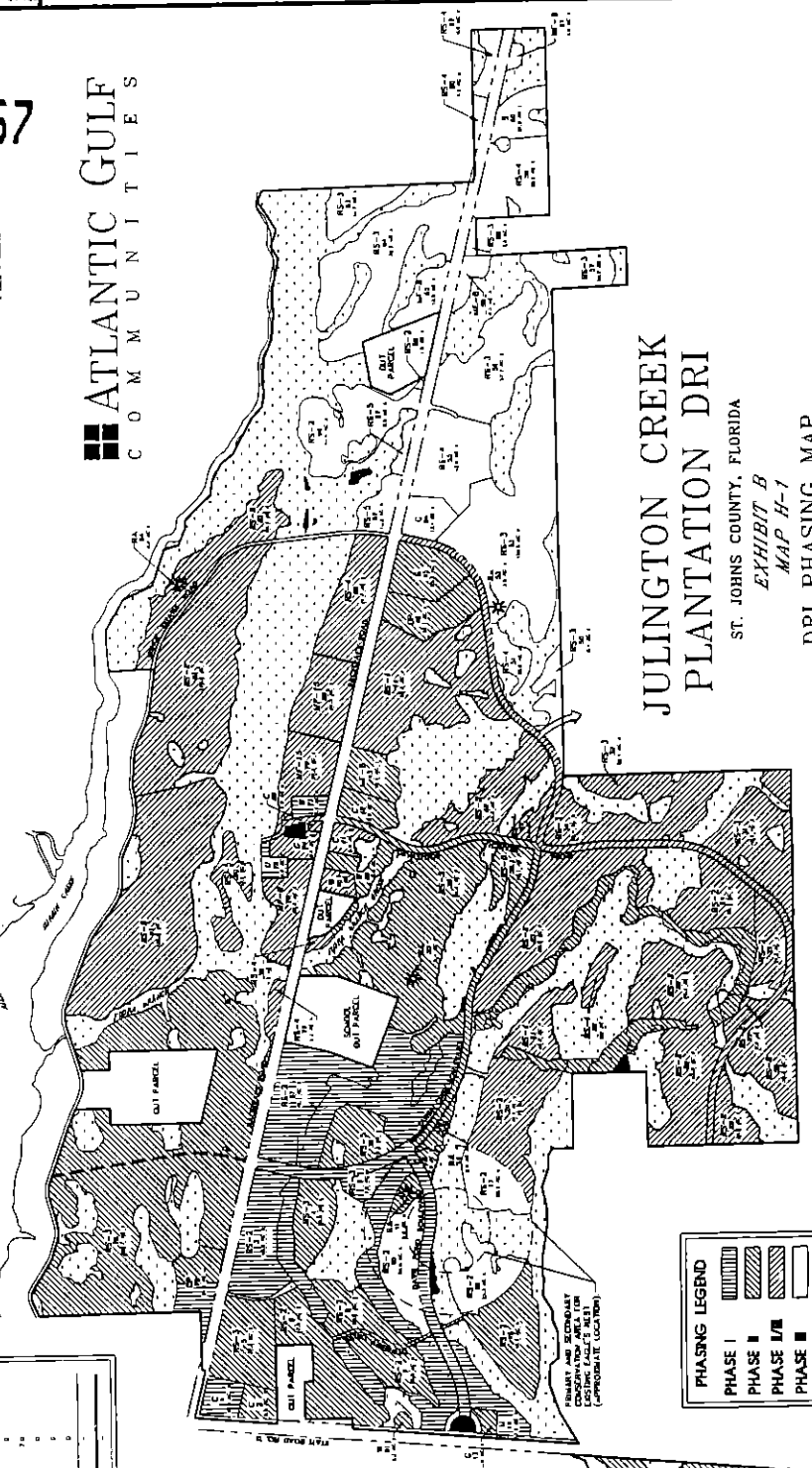
**ATLANTIC GULF**  
COMMUNITIES

**EXHIBIT C - TABLE 12B.0**  
**JULINGTON CREEK MASTER PHASING SCHEDULE**

| LAND USE CATEGORY     | TOTAL ACRES | PHASE I ACRES | PHASE II ACRES | PHASE III ACRES | PHASE IV ACRES |
|-----------------------|-------------|---------------|----------------|-----------------|----------------|
| <b>RESIDENTIAL</b>    |             |               |                |                 |                |
| Single Family (10-15) | 113.3       | 113.3         | 0              | 0               | 0              |
| Multi-Family (10-15)  | 0           | 0             | 0              | 0               | 0              |
| <b>TOTAL</b>          | 113.3       | 113.3         | 0              | 0               | 0              |
| <b>COMMERCIAL/GO</b>  |             |               |                |                 |                |
| Office                | 0           | 0             | 0              | 0               | 0              |
| Warehouse             | 0           | 0             | 0              | 0               | 0              |
| <b>RECREATION/GO</b>  |             |               |                |                 |                |
| Amusement Center      | 0           | 0             | 0              | 0               | 0              |
| Clubhouse             | 0           | 0             | 0              | 0               | 0              |
| Community Park        | 0           | 0             | 0              | 0               | 0              |
| Open Space            | 0           | 0             | 0              | 0               | 0              |
| <b>TOTAL</b>          | 0           | 0             | 0              | 0               | 0              |
| <b>UTILITIES</b>      |             |               |                |                 |                |
| Water                 | 0           | 0             | 0              | 0               | 0              |
| Electric              | 0           | 0             | 0              | 0               | 0              |
| Gas                   | 0           | 0             | 0              | 0               | 0              |
| Other                 | 0           | 0             | 0              | 0               | 0              |
| <b>TOTAL</b>          | 0           | 0             | 0              | 0               | 0              |
| <b>ROADS</b>          |             |               |                |                 |                |
| Local                 | 0           | 0             | 0              | 0               | 0              |
| Collector             | 0           | 0             | 0              | 0               | 0              |
| Arterial              | 0           | 0             | 0              | 0               | 0              |
| Express               | 0           | 0             | 0              | 0               | 0              |
| <b>TOTAL</b>          | 0           | 0             | 0              | 0               | 0              |

**NOTES**

- PHASE I - 12/15/98
- PHASE II - 12/15/99 - 12/15/2000
- OFFICE DEVELOPMENT - COMPLETED WITH COMMERCIAL SITES
- 45 UNITS IN PHASE I, PHASE II AND 37 UNITS IN PHASE I ON THE MASTER PHASING PLAN. (PHASE I WILL BE COMPLETED BY PHASE II)
- THE COMMERCIAL SITES OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE I ARE THROUGH 1998 IN THE MOUNTAIN OF DEVELOPMENT ALLOCATED FOR PHASE I, AS EMPLOYED IN SECTION 3 OF THE MASTER DEVELOPMENT ORDER.
- GOVERNMENT AND SCHOOL SITES AND OTHER RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE I/II.
- THE UNITS ABOVE WHICH PHASE I IS BASED UPON AN AERIAL INTERPRETATION OF THE JURISDICTIONAL WETLAND BOUNDARIES. THE PHASE I DEVELOPMENT SHALL BE CONFINED TO THE ACTUAL WETLAND AND CONTIGUOUS WETLAND BOUNDARIES. THE PHASE I DEVELOPMENT SHALL BE CONFINED TO THE ACTUAL WETLAND AND CONTIGUOUS WETLAND BOUNDARIES. THE PHASE I DEVELOPMENT SHALL BE CONFINED TO THE ACTUAL WETLAND AND CONTIGUOUS WETLAND BOUNDARIES.



**LEGEND**

- Single Family (10-15)
- Single Family (16-20)
- Single Family (21-25)
- Single Family (26-30)
- Single Family (31-35)
- Single Family (36-40)
- Single Family (41-45)
- Single Family (46-50)
- Single Family (51-55)
- Single Family (56-60)
- Single Family (61-65)
- Single Family (66-70)
- Single Family (71-75)
- Single Family (76-80)
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- Single Family (801-805)
- Single Family (806-810)
- Single Family (811-815)
- Single Family (816-820)
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- Single Family (831-835)
- Single Family (836-840)
- Single Family (841-845)
- Single Family (846-850)
- Single Family (851-855)
- Single Family (856-860)
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- Single Family (891-895)
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- Single Family (966-970)
- Single Family (971-975)
- Single Family (976-980)
- Single Family (981-985)
- Single Family (986-990)
- Single Family (991-995)
- Single Family (996-1000)

**JULINGTON CREEK**  
**PLANTATION DRI**

ST. JOHNS COUNTY, FLORIDA  
EXHIBIT B  
MAP H-1

DRI PHASING MAP  
DATE: 3-15-95  
REVISION DATE: 7-18-95  
AS AMENDED BY RESOLUTION 95-

**EXHIBIT C - TABLE 12B.C  
JULINGTON CREEK MASTER PHASING SCHEDULE  
AS AMENDED BY RESOLUTION 96-**

| LAND USE CATEGORY  | TOTAL ACRES    | PHASE I<br>1984 - 1990 | PHASE II <sup>15</sup><br>1991 - 1999 | PHASE III <sup>2</sup><br>2000-2009 | TOTAL UNITS    |
|--|----------------|------------------------|---------------------------------------|-------------------------------------|----------------|
| <b>RESIDENTIAL</b>   |                |                        |                                       |                                     |                |
| SINGLE FAMILY (du's)   | 2,223.1        | 126                    | 2,001                                 | 3,018                               | 5,148          |
| MULTI-FAMILY (du's)  | 114.2          | 0                      | 295                                   | 959                                 | 1,254          |
| <b>TOTAL</b>   | <b>2,337.3</b> | <b>126</b>             | <b>2,296</b>                          | <b>3,978</b>                        | <b>6,400</b>   |
| <b>COMMERCIAL (01)</b>   |                |                        |                                       |                                     |                |
| COMMERCIAL   | -              | 100,000                | 80,000                                | 171,950                             | 351,950        |
| OFFICE   | -              | 0                      | 35,000                                | 35,000                              | 340,000        |
| <b>TOTAL</b>   | <b>51.9</b>    | <b>100,000</b>         | <b>85,000</b>                         | <b>206,950</b>                      | <b>391,950</b> |
| <b>INSTITUTIONAL (02)</b>                                      |                |                        |                                       |                                     |                |
| WORSHIP CENTER   | 22.6           | 5.0                    | 17.6                                  | 0                                   |                |
| UTILITIES  | 21.9           | 21.9                   | 0                                     | 0                                   |                |
| GOVERNMENT SITE  | 11.0           | -                      | -                                     | -                                   |                |
| SCHOOLS  | 46.3           | -                      | -                                     | -                                   |                |
| RIGHT-OF-WAYS  | 164.2          | -                      | -                                     | -                                   |                |
| <b>TOTAL</b>   | <b>266.0</b>   | <b>-</b>               | <b>-</b>                              | <b>-</b>                            | <b>-</b>       |
| <b>RECREATIONAL/WETLAND/<br/>NATURAL AREAS/<br/>OPEN SPACE</b> |                |                        |                                       |                                     |                |
| COMMUNITY PARKS (PUBLIC)                                       | 48.4           | 12.0                   | 36.4                                  | 0                                   |                |
| RECREATION AREAS (PRIVATE)                                     | 21.0           | 0                      | 14.0                                  | 7.0                                 |                |
| OTHER UPLANDS  | 11.2           | 0                      | 11.2                                  | 0                                   |                |
| GOLF COURSE  | 195.5          | 122.5                  | 73.0                                  | 0                                   |                |
| WETLANDS/NATURAL AREAS   | 1,216.7        | 1,216.7                | 0                                     | 0                                   |                |
| <b>TOTAL</b>   | <b>1,494.8</b> | <b>-</b>               | <b>-</b>                              | <b>-</b>                            | <b>-</b>       |
| <b>TOTAL ACREAGE</b>   | <b>4,150.0</b> | <b>-</b>               | <b>-</b>                              | <b>-</b>                            | <b>-</b>       |

**EXHIBIT D**  
Julington Creek Plantation  
Notification of Proposed Change to an approved DRI

1. As noted on the front page of the application
2. **APPLICANT:**  
Atlantic Gulf Communities  
ATTN: Mr. J. Thomas Gillette, Vice President  
1111 Durbin Creek Boulevard  
Jacksonville, Florida 32259  
(904) 287-4180
3. **AGENT:**  
England-Thims & Miller, Inc.  
ATTN: Miss Susan E. Green, Director of Planning  
3131 St. Johns Bluff Road, South  
Jacksonville, Florida 32246  
(904) 642-8990
4. **LOCATION:**  
The Julington Creek Plantation DRI is located in northwest St. Johns County, and includes all of or portions of Sections 26, 27, 28, 29, 40, 31, 32, 33, 34, 35, 36, 49, and 54, Township 4 South, Range 27 East, and all of or portions of Sections 2, 4, 5, 38, 39, and 42, Township 5 South, Range 27 East. The total acreage of the DRI is 4,150 acres, more or less.
5. The proposed changes to the DRI/PUD Master Plan include a re-distribution of dwellings units and zoning modifications to the parcels listed within the accompanying chart and shown in the bold type on the revised map sheet (Exhibit A, Map H). There are no proposed changes to the overall plan of development phasing, commencement date, build-out date, development order conditions and requirements, or in the representations contained in the currently approved development order. This proposed change does not include any additional lands, and there are not changes to the boundary or overall acreage of the DRI.
6. The following table (Substantial Deviation Chart) has been completed to show all proposed changes to the DRI/PUD Master Plan. If no change is proposed, we have indicated "no change". For each of the land uses below, there is no change proposed in the number of external vehicle trips, Development Order Conditions, or ADA representations stated in the currently approved DRI. Any site location changes are shown in the bold type on the revised map sheet (Exhibit A, Map H).

SUBSTANTIAL DEVIATION TABLE

| TYPE OF LAND USE  | CHANGE CATEGORY  | PROPOSED PLAN   | CURRENTLY APPROVED PLAN   |
|---|--|---|---|
| <u>RESIDENTIAL</u><br><br>Single family<br><br>Multi-family                                   | # of dwelling units<br>acreage<br><br># of dwelling units<br>acreage | 5,146 d.u.*<br>2,223.1± acres*<br><br>1,254 d.u.*<br>114.2 ± acres*<br><i>*The total # of residential d.u. is not changing and the total residential acreage decreases by 9.6± acres.</i> | 5,165 d.u.<br>2,230.3 ± acres<br><br>1,235 d.u.<br>116.6± acres |
| <u>COMMERCIAL/ OFFICE</u>   | Acreage<br>Building (gsf)<br>#parking spaces<br>#employees           | no change<br>no change<br>no change<br>no change  | no change<br>no change<br>no change<br>no change                |
| <u>INSTITUTIONAL</u><br>Worship Center<br>Utilities<br>Government<br>Schools<br>Rights-of-way | Acreage<br>Acreage<br>Acreage<br>Acreage<br>Acreage                  | 22.6± acres<br>no change<br>no change<br>no change<br>no change   | 13.0± acres<br>no change<br>no change<br>no change<br>no change |
| <u>RECREATION/ OPEN SPACE</u>   | Acreage<br>Type of Open Space  | no change<br>no change  |   |

- There has been one Minor Modification Res# 93-159, approved 8/18/93, since the adoption of the Julington Creek Plantation DRI. The same amended the number of dwelling units in Parcel #15 from 88 to 91, number of dwelling units in Parcel #20 from 86 to 75, number of dwelling units in Parcel #23 from 147 to 153 and number of dwelling units in Parcel #35 from 310 to 312. There has not been any change in the local government jurisdiction for any portion of the development since the approval of this DRI.



8. There have not been any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order.
9. Exhibit A (also labeled Map H) is attached hereto which depicts the overall DRI for Julington Creek Plantation. The parcels which are proposed to be adjusted in this modification are indicated by a bolded parcel boundary line.
10. We are not proposing to delete, add or amend any language in the approved development order associated with the approved DRI. Each of the modifications to this DRI are addressed in the table(s) attached hereto which depict each of the parcels that are increasing or decreasing in size and/or numbers of dwellings.

EXHIBIT E  
 JULINGTON CREEK PLANTATION  
 DRI AND PUD  
 MASTER DEVELOPMENT PLAN  
 MODIFICATION TABLE  
 REVISED 7-18-95

O.R. 1140 PG 1772

| PARCEL NO. | CURRENTLY APPROVED PUD |                |           |               | PROPOSED PUD MODIFICATION |                |         |               |                 |
|------------|------------------------|----------------|-----------|---------------|---------------------------|----------------|---------|---------------|-----------------|
|            | ZONING                 | DWELLING UNITS | ACREAGE ± | DENSITY DU/AC | ZONING                    | DWELLING UNITS | ACREAGE | DENSITY DU/AC | NET GAIN (LOSS) |
| 1          | C                      |                | 10.00     |               |                           |                |         |               |                 |
| 2          | C                      |                | 8.0       |               |                           |                |         |               |                 |
| 3          | RS-2                   | 91             | 40.0      | 2.3           |                           |                |         |               |                 |
| 4          | RS-3                   | 34             | 20.0      | 1.7           |                           |                |         |               |                 |
| 5          | RS-2                   | 89             | 37.2      | 2.4           |                           |                |         |               |                 |
| 6          | RS-2                   | 96             | 47.8      | 2.0           |                           |                |         |               |                 |
| 7          | RS-2                   | 32             | 25.0      | 1.3           |                           |                |         |               |                 |
| 8          | RS-2                   | 29             | 20.0      | 1.5           |                           |                |         |               |                 |
| 9          | RS-3                   | 11             | 7.0       | 1.6           |                           |                |         |               |                 |
| 10         | RS-2                   | 56             | 26.5      | 2.1           |                           |                |         |               |                 |
| 11         | RA                     |                |           |               |                           |                |         |               |                 |
| 12         |                        |                |           |               |                           |                |         |               |                 |
| 13         | G                      |                | 3.0       |               |                           |                |         |               |                 |
| 14         | U                      |                | 17.3      |               |                           |                |         |               |                 |
| 15         | RS-2                   | 91             | 41.7      | 2.2           |                           |                |         |               |                 |
| 16         | RS-2                   | 53             | 25.3      | 2.1           |                           |                |         |               |                 |
| 17         | RS-2                   | 63             | 29.8      | 2.1           |                           |                |         |               |                 |
| 18         | C                      |                | 1.7       |               |                           |                | 2.3     |               |                 |
| 19         | RA                     |                |           |               |                           |                |         |               |                 |
| 20         | RS-2                   | 75             | 41.1      | 1.8           |                           |                |         |               |                 |
| 21         | RS-2                   | 39             | 18.8      | 2.1           | RS-4                      | 53             |         | 2.8           | +14             |
| 22         | RS-2                   | 14             | 6.8       | 2.1           | RS-4                      | 21             |         | 3.1           | +7              |
| 23         | RS-2                   | 153            | 69.9      | 2.1           |                           | 150            |         | 2.1           | (-3)            |
| 24         | RS-2                   | 62             | 29.7      | 2.1           |                           |                |         |               |                 |
| 25         | RS-2                   | 45             | 21.3      | 2.1           |                           |                |         |               |                 |
| 26         | RS-2                   | 75             | 44.1      | 2.1           |                           | 84             |         | 1.9           | +9              |
| 27         | RS-2                   | 12             | 7.0       | 1.7           |                           | 13             |         | 1.9           | +1              |
| 28         | RS-2                   | 74             | 43.3      | 1.7           |                           | 82             |         | 1.9           | +8              |
| 29         | RS-2                   | 29             | 16.9      | 1.7           |                           | 32             |         | 1.9           | +3              |
| 30         | RS-2                   | 52             | 30.3      | 1.7           |                           | 58             |         | 1.9           | +6              |
| 31         | RS-3                   | 121            | 48.2      | 2.5           |                           |                |         |               |                 |

| PARCEL NO. | CURRENTLY APPROVED PUD |                |           |               | PROPOSED PUD MODIFICATION |                |         |               |                 |
|------------|------------------------|----------------|-----------|---------------|---------------------------|----------------|---------|---------------|-----------------|
|            | ZONING                 | DWELLING UNITS | ACREAGE ± | DENSITY DU/AC | ZONING                    | DWELLING UNITS | ACREAGE | DENSITY DU/AC | NET GAIN (LOSS) |
| 32         | RS-3                   | 74             | 29.4      | 2.5           |                           |                |         |               |                 |
| 33         | RA                     |                |           |               |                           |                |         |               |                 |
| 34         | RS-3                   | 74             | 29.4      | 2.5           |                           |                |         |               |                 |
| 35         | RS-3                   | 312            | 109.6     | 2.5           |                           | 286            | 94.5    | 2.8           | (-26)           |
| 35.1       |                        |                |           |               | RS-5                      | 54             | 15.1    | 3.6           | +54             |
| 36         | RS-5                   | 110            | 19.2      | 5.7           |                           |                |         |               |                 |
| 37         | RS-2                   | 95             | 46.2      | 2.1           |                           |                |         |               |                 |
| 38         | RS-4                   | 12             | 4.0       | 3.0           |                           |                |         |               |                 |
| 39         |                        |                |           |               |                           |                |         |               |                 |
| 40         | MF-8                   | 77             | 9.6       | 8             | W                         | 0              | 9.6     |               | (-77)           |
| 40.1       | W                      |                | 5.7       |               |                           |                |         |               |                 |
| 41         | C                      |                | 4.1       |               |                           |                | 5.5     |               |                 |
| 42         | C                      |                | 14.0      |               |                           |                | 12.0    |               |                 |
| 43         | MF-8                   | 147            | 18.4      | 8             |                           |                |         |               |                 |
| 44         | RS-4                   | 193            | 60.4      | 3.2           |                           | 267            | 83.3    | 3.2           | +74             |
| 45         | S                      |                | 25.3      |               |                           |                |         |               |                 |
| 46         | CP                     |                | 26.2      |               |                           |                |         |               |                 |
| 47         | RS-3                   | 66             | 22.9      | 2.9           | RS-4                      | 22             | 7.0     | 3.2           | (-44)           |
| 48         | RS-3                   | 103            | 41.3      | 2.5           |                           | 90             |         | 2.2           | (-13)           |
| 49         |                        |                |           |               |                           |                |         |               |                 |
| 50         | RS-3                   | 21             | 8.4       | 2.5           |                           |                |         |               |                 |
| 51         | RS-4                   | 32             | 10.0      | 3.2           |                           |                |         |               |                 |
| 52         | RA                     |                |           |               |                           |                |         |               |                 |
| 53         | RS-3                   | 276            | 110.5     | 2.5           |                           |                |         |               |                 |
| 54         | C                      |                | 13.1      |               |                           |                |         |               |                 |
| 55         | RS-4                   | 122            | 43.0      | 2.8           |                           |                |         |               |                 |
| 56         | RS-3                   | 120            | 57.7      | 2.1           |                           |                |         |               |                 |
| 57         | RS-3                   | 52             | 20.7      | 2.5           |                           |                |         |               |                 |
| 58         | MF-8                   | 74             | 9.3       | 8             |                           |                |         |               |                 |
| 59         | RS-4                   | 100            | 35.6      | 3.1           |                           |                |         |               |                 |
| 60         | S                      |                | 21.0      |               |                           |                |         |               |                 |
| 61         | MF-8                   | 12             | 1.5       | 8             |                           |                |         |               |                 |
| 62         | RS-4                   | 26             | 6.8       | 3.8           |                           |                |         |               |                 |
| 63         | RS-3                   | 47             | 18.7      | 2.5           |                           |                |         |               |                 |
| 64         | RS-3                   | 196            | 78.2      | 2.5           |                           |                |         |               |                 |
| 65         | MF-8                   | 100            | 12.5      | 8             |                           |                |         |               |                 |

| PARCEL NO.    | CURRENTLY APPROVED PUD |                |           |               | PROPOSED PUD MODIFICATION |                |         |               |                 |
|---------------|------------------------|----------------|-----------|---------------|---------------------------|----------------|---------|---------------|-----------------|
|               | ZONING                 | DWELLING UNITS | ACREAGE ± | DENSITY DU/AC | ZONING                    | DWELLING UNITS | ACREAGE | DENSITY DU/AC | NET GAIN (LOSS) |
| 66            | RS-2                   | 75             | 44.4      | 1.7           |                           |                |         |               |                 |
| 67            | RS-5                   | 61             | 12.3      | 5             |                           |                |         |               |                 |
| 68            | RS-4                   | 94             | 28.0      | 3.4           |                           | 128            | 37.7    | 3.4           | +34             |
| 69            | MF-15                  | 438            | 33.5      | 13            |                           | 365            | 24.3    | 15            | (-73)           |
| 70            | MF-15                  | 387            | 31.8      | 12.2          |                           | 365            | 24.3    | 15            | (-22)           |
| 71            | W                      |                | 5.0       |               |                           |                |         |               |                 |
| 72            |                        |                |           |               |                           |                |         |               |                 |
| 73            |                        |                |           |               |                           |                |         |               |                 |
| 74            | G                      |                | 8.0       |               |                           |                |         |               |                 |
| 75            | U                      |                | 4.6       |               |                           |                |         |               |                 |
| 76            | RS-5                   | 110            | 23.9      | 4.6           | MF-8                      | 191            | 23.9    | 8             | +81             |
| 77            | RS-4                   | 20             | 6.3       | 3.2           |                           |                |         |               |                 |
| 78            | RS-3                   | 708            | 260.7     | 2.7           |                           |                |         |               |                 |
| 79            | CP                     |                | 21.8      |               |                           |                |         |               |                 |
| 80            | RS-5                   | 81             | 17.1      | 4.7           |                           |                |         |               |                 |
| 81            | RS-2                   | 172            | 132.5     | 1.3           |                           | 126            |         | 0.9           | (-46)           |
| 82            | RS-2                   | 70             | 115.9     | 0.6           |                           | 129            |         | 1.1           | +59             |
| 83            | RS-2                   | 16             | 26.4      | 0.6           |                           | 45             |         | 1.7           | +29             |
| 84            | RA                     |                |           |               |                           |                |         |               |                 |
| 85            | RS-3                   | 300            | 103.6     | 2.9           |                           | 225            |         | 2.2           | (-75)           |
| 86            | C                      |                | 1.0       |               |                           |                |         |               |                 |
| 87            | RS-5                   | 12             | 2.5       | 4.8           |                           |                |         |               |                 |
| 88            | RS-2                   | 2              | 1.0       | 2.0           |                           |                |         |               |                 |
| 89            | RS-3                   | 5              | 2.0       | 2.5           |                           |                |         |               |                 |
| 90            | RS-4                   | 12             | 4.0       | 3.0           |                           |                |         |               |                 |
| 91            | W                      |                | 2.3       |               |                           |                |         |               |                 |
| RIGHTS-OF-WAY |                        |                | 164.2     |               |                           |                |         |               |                 |
| TOTALS        |                        | 6,400          | 2703.2    |               | TOTALS                    | 6,400          | 2703.2  |               | 0               |

**JULINGTON CREEK PLANTATION  
LAND USE ACREAGE SUMMARY  
DRI AND PUD**

|                                | CURRENTLY<br>APPROVED PUD | PROPOSED PUD<br>MODIFICATION |
|--------------------------------|---------------------------|------------------------------|
| <b>RESIDENTIAL</b>             | <b>2,346.9</b>            | <b>2,337.3</b>               |
| Single Family                  | 2,230.3                   | 2,223.1                      |
| Multi Family                   | 116.6                     | 114.2                        |
| <b>COMMERCIAL/OFFICE</b>       | <b>51.9</b>               | <b>51.9</b>                  |
| <b>INSTITUTIONAL</b>           | <b>256.4</b>              | <b>266.0</b>                 |
| Worship Center                 | 13.0                      | 22.6                         |
| Government                     | 11.0                      | 11.0                         |
| Schools                        | 46.3                      | 46.3                         |
| Utilities                      | 21.9                      | 21.9                         |
| Rights-of-Way                  | 164.2                     | 164.2                        |
| <b>RECREATIONAL/OPEN SPACE</b> | <b>1,494.8</b>            | <b>1,494.8</b>               |
| Wetlands/Natural Areas         | 1,218.7                   | 1,218.7                      |
| Community Parks (Public)       | 48.4                      | 48.4                         |
| Recreation Areas (Private)     | 21.0                      | 21.0                         |
| Other Uplands                  | 11.2                      | 11.2                         |
| Golf Course                    | 195.5                     | 195.5                        |
| <b>TOTAL ACREAGE</b>           | <b>4,150.0</b>            | <b>4,150.0</b>               |

**JULINGTON CREEK PLANTATION**  
**Exhibit F**

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;

Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 369, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;

Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State Road 13 described as follows: the East ½ of Government Lot 1, less the North 500 feet thereof, and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32; less and except the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, and that portion of Government Lot 13 lying South of Cunningham Creek.

**JULINGTON CREEK PLANTATION**  
**Exhibit F**

Section 33, Township 4 South, Range 27 East

All of Section 33; less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 196, Page 514, Official Record Book 237, Page 199, and Official Record Book 328, Page 644; and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record Book 443, Page 451.

Section 34, Township 4 South, Range 27 East

All of Section 34; less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 309, Page 550.

Section 35, Township 4 South, Range 27 East

All of Section 35 South of Durbin Creek; less and except Racetrack Road, the West ½ of the Southeast ¼ of the Southeast ¼, and that certain parcel lying adjacent to and North of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence North 77° 26' 50" West along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence North 20° 50' 50" West, 1546.5 feet; thence South 79° 00' 40" West, 789 feet; thence South 23° 33' 10" West, 373 feet; thence South 27° 56' 50" East, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence South 77° 26' 50" East along said Northerly right-of-way line of Racetrack Road to the Point of Beginning, as recorded in Official Records Book 41, Page 186.

Section 36, Township 4 South, Range 27 East

The South ½ of the Southwest ¼ of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Records Book 2, Pages 285 and 286.

**JULINGTON CREEK PLANTATION**  
**Exhibit F**

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying Westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East ½ of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North ½ the North ½ of the Southeast 1/4, and the North<sup>2</sup>½ of the Southwest 1/4.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1, less the North 1/2.

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

Section 39, Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek, less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West, 102.67 feet along said



**JULINGTON CREEK PLANTATION**  
**Exhibit F**

Northerly line of Section 39; thence South 26° 16' 55" West, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a Northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 42 (Rebecca Pengree Grant) lying Westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West along said Southeasterly line of Section 42, 945.12 feet; thence North 26° 16' 55" East, 471.92 feet; thence South 53° 25' 45" East, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.
2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence Northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence North 53° 25' 45" West, 471.92 feet; thence North 36° 35' 15" East, 200 feet; thence South 53° 25' 45" East 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a Southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres, more or less.

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. 95-185**

**Adopted by the Board of County Commissioners of St. Johns  
County, Florida, at a regular meeting of said Board held October  
24, 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 **16th** day of **November, 1995**.

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

By: Rosemary Lewis  
Rosemary Lewis, Deputy Clerk

(seal)