

RESOLUTION NO. 2001- 191

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER, RESOLUTION NO. 93-159, AS AMENDED; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Julington Partners Limited Partnership (the Owners/Developers) have submitted a Notification of Proposed Change (NOPC) to the Julington Creek Plantation Development of Regional Impact (DRI) by letter dated June 19, 2001 (Notification), requesting modification to the master plan and phasing schedule map and table for the DRI; and

WHEREAS, the Owners/Developers have provided information showing that the proposed modifications of the DRI development order do not constitute a substantial deviation under any provision of Section 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners have reviewed the Notification and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held on Tuesday September 18, after required notice.

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

1. The following facts are determined in connection with this Resolution:
 - a. The proposed development, as modified herein, is consistent with the St. Johns County Comprehensive Plan.
 - b. The proposed development, as modified herein, is consistent with the St. Johns County Land Development Code.
2. The Notification and other evidence received provides clear and convincing evidence that the requested modification does not constitute a substantial deviation to the DRI.
3. The Julington Creek Plantation Restated DRI Development Order, Resolution No.

93-159, as amended, is hereby modified, as follows:

The revised Master Development Plan (Map H) and Master Phasing Plan (Map H-1) attached hereto are substituted for former Development Order Exhibits A and B. The revised Table 12B.a Master Phasing Schedule, attached hereto is substituted for former Development Order Exhibit C. The revised Written Narrative (Exhibit D) and Master Development chart indicating the proposed changes to each parcel (Exhibit E) also are hereby incorporated into the development order.

4. Except as modified by this Resolution, the existing St. Johns County Julington Creek Plantation DRI 1993 Restated Development Order, as previously amended, shall remain in full force and effect.
5. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within 10 days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs and the Northeast Florida Regional Planning Council.
6. This Resolution shall take effect as allowed by Florida Law.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18th DAY OF September 2001.

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

BY: Marc Jacalone
Marc Jacalone, Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Patricia DeGrande
Deputy Clerk

EFFECTIVE DATE: _____

1993 Restated DRI Development Order

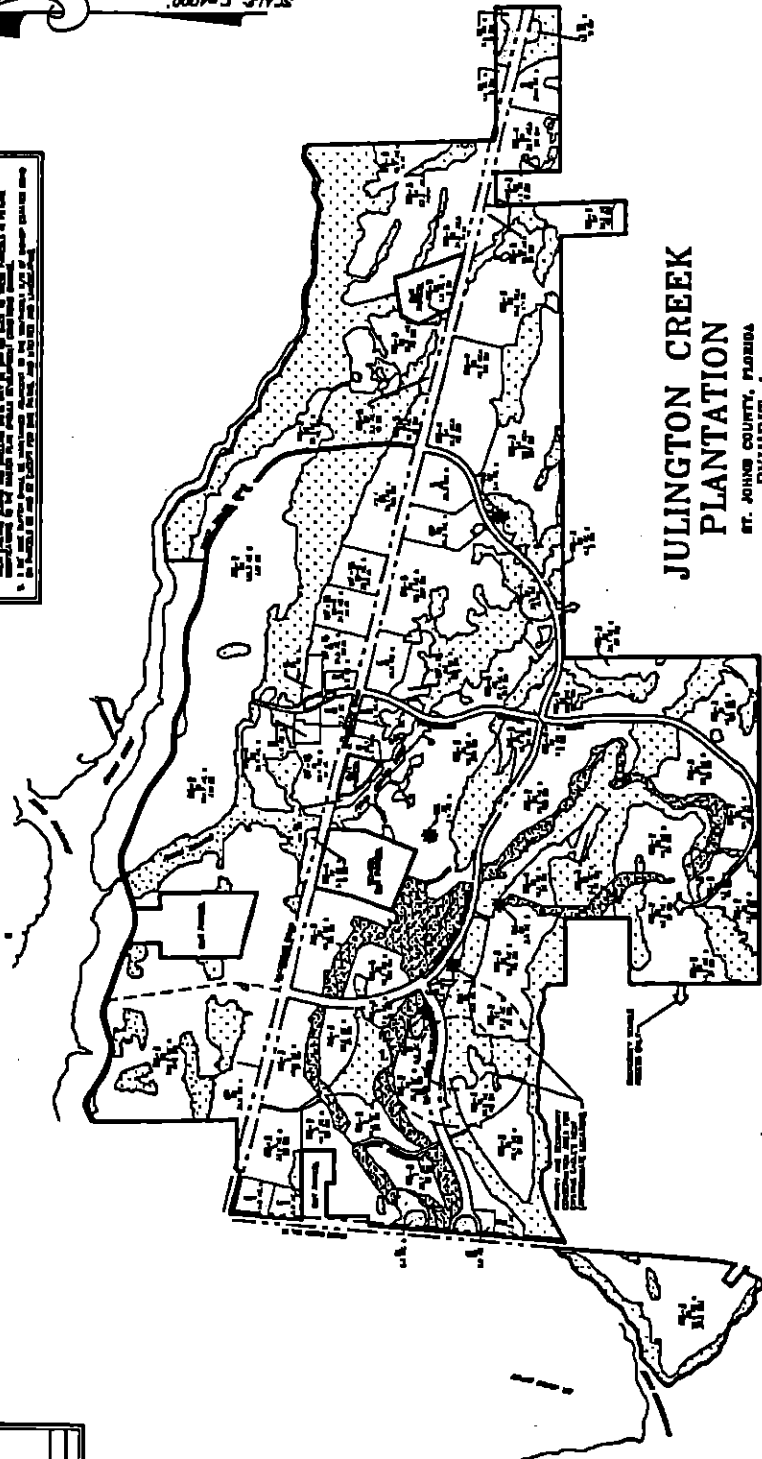
Revised Exhibits A, B, C, D & E

EXHIBIT C - TABLE ZERO
JULINGTON CREEK MASTER PLANNING SCHEDULE

NO.	DESCRIPTION	DATE	STATUS
1	Final Master Plan	6/8/2001	Approved
2	Final Site Plan	6/8/2001	Approved
3	Final Landscape Architecture	6/8/2001	Approved
4	Final Engineering	6/8/2001	Approved
5	Final Survey	6/8/2001	Approved
6	Final Environmental Impact Statement	6/8/2001	Approved
7	Final Water Management Plan	6/8/2001	Approved
8	Final Traffic Study	6/8/2001	Approved
9	Final Utility Study	6/8/2001	Approved
10	Final Construction Schedule	6/8/2001	Approved

NOTES

1. ALL DISTANCES ARE IN FEET.
2. ALL DISTANCES ARE TO BE MEASURED AS SHOWN ON THIS PLAN.
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**JULINGTON CREEK
PLANTATION**
ST. JOHNS COUNTY, FLORIDA
EXHIBIT A
MAP H

PUD/DRI MASTER DEVELOPMENT PLAN
DATE: 6-8-2001
AS AMENDED BY RESOLUTION AND PUD RESOLUTION
PASSED BY ST. JOHNS COUNTY B.C.C.

England-Thims & Miller, Inc.
ENGINEERS - PLANNERS
SURVEYORS - LANDSCAPE ARCHITECTS
3131 St. Johns Bluff Road South
Jacksonville, Florida
Phone No. (904) 642-8990
Fax No. (904) 646-9485

MOD MASTER DEVELOPMENT PLAN
JULINGTON CREEK PLANTATION
JULINGTON PARTNERS LIMITED PARTNERSHIP
ST. JOHNS COUNTY, FLORIDA

ETM. NO.	E 01-094
DATE:	JUNE 8, 2001
DRAWN BY:	R.B.P.
DRAW NO.:	1

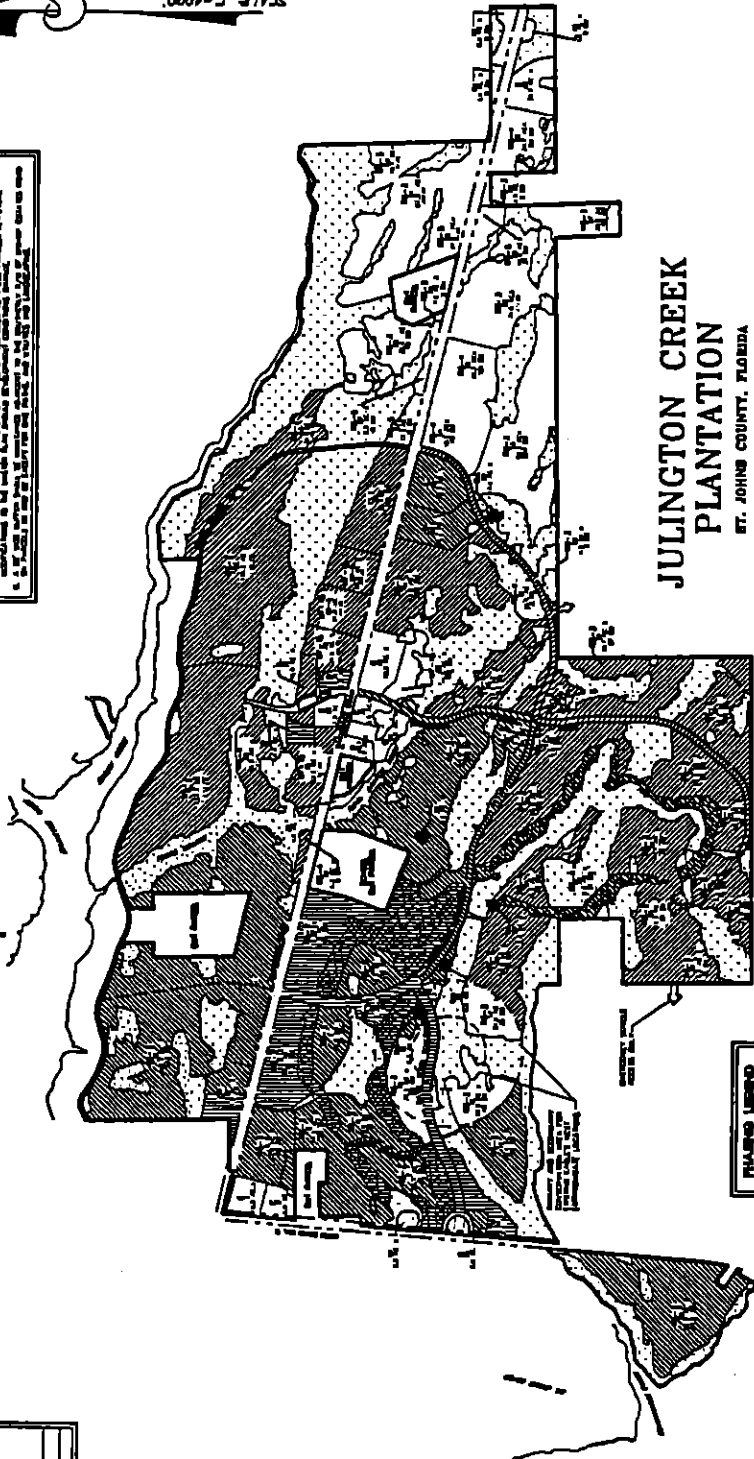
EXHIBIT C - TABLE TELL SCHEDULE

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	12/15/00	...
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NOTES

1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
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SCALE 1" = 4000'



PHASING LEGEND

PHASE I	[Hatching pattern]
PHASE II	[Hatching pattern]
PHASE III	[Hatching pattern]
PHASE IV	[Hatching pattern]
PHASE V	[Hatching pattern]

JULINGTON CREEK PLANTATION
 ST. JOHNS COUNTY, FLORIDA
 EXHIBIT B
 MAP H-1
 PUD PHASING MAP
 DATE: 6-08-2001
 AS AMENDED BY ORDINANCE # _____
 PASSED BY ST. JOHNS COUNTY B.C.C.

England-Thims & Miller, Inc.
 ENGINEERS - PLANNERS
 SURVEYORS - LANDSCAPE ARCHITECTS
 3131 St. Johns Bluff Road South
 Jacksonville, Florida
 Phone No. (904) 642-8990
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MOD MASTER DEVELOPMENT PLAN
 JULINGTON CREEK PLANTATION
 JULINGTON PARTNERS LIMITED PARTNERSHIP
 ST. JOHNS COUNTY, FLORIDA

ETM. NO. E 01-094
 DATE: JUNE 8, 2001
 DRAWN BY: R.B.P.
 DRAW NO: 1

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

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 - 1990	PHASE II ^{1,5} 1991 - 2001	PHASE III ² 2000-2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	2219.8	⁴ 126	2,001	3,019	5,146
MULTI-FAMILY (du's)	97.3	0	0	¹²⁵⁴	1,254
TOTAL	2317.1	126	^{2,001}	^{4,273}	6,400
COMMERCIAL (sf)					
COMMERCIAL	-	^{84,590}	^{38,543}	^{228,817}	351,950
OFFICE	-	0	³ 5,000	³ 35,000	³ 40,000
TOTAL	51.9	^{84,590}	^{43,543}	^{263,817}	391,950
INSTITUTIONAL (ac)					
WORSHIP CENTER	20.3	5.0	0	^{15.3}	
UTILITIES	21.3	21.3	0	0	
GOVERNMENT SITE	^{13.0}	-	-	-	
SCHOOLS	^{46.3}	-	-	-	
RIGHT-OF-WAYS	^{164.2}	-	-	-	
TOTAL	265.1	-	-	-	
RECREATIONAL/WETLAND/ NATURAL AREAS/ OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	21.0	0	14.0	7.0	
OTHER UPLANDS	29.8	0	17.5	12.3	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,221.2	1,218.7	0	2.5	
TOTAL	1515.9	-	-	-	
TOTAL ACREAGE	4,150.0	-	-	-	

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EXHIBIT D
JULINGTON CREEK PLANTATION
WRITTEN NARRATIVE

The changes proposed in these amendments would internally configure currently approved land uses, but would not increase the amounts of currently approved development or increase the regional impacts of the DRI. The changes consist primarily of housekeeping changes to “ground-truth” the development plans to actual development amounts.

First, the proposed amendments would slightly revise the number of residential units assigned to some of the residential parcels within the DRI to reflect more accurately the actual number of platted or developed units. The overall number of single-family and multi-family residential units would remain the same.

Second, the proposed changes would shift approximately 15,410 square feet of approved but unbuilt Phase I retail commercial use and approximately 41,457 square feet of approved but unbuilt Phase II retail commercial use to Phase III (For purposes of this amendment, unbuilt means that the development has not yet received a building permit.) In addition, the proposed changes would shift approximately 295 approved but unbuilt multifamily units from Phase II to Phase III. Finally, the proposed changes would shift 15.3 acres of worship center use from Phase II to Phase III.

The Applicant notes that County staff and officials have previously expressed a desire to support continued development of multifamily residential and commercial uses in the Northwest Sector of the County. These proposed changes basically would allow the continued development of approved but unbuilt multifamily and retail commercial uses as part of the approved Julington Creek master plan. There would be no change in the approved locations for these uses.

There also will be no additional regional impacts as a result of allowing a phasing shift of those unbuilt uses, because transportation mitigation for the entire DRI at buildout was negotiated during the 1993 restated amendment, consisting of certain “pipelined” off-site road improvements to S.R. 13 and Racetrack Road, right-of-way donations and monetary contributions. The pipelined amount of road mitigation was based on the impacts of the entire DRI at the approved buildout date of December 15, 2009. Mitigation was not based on internal phasing. Moreover, all of the required off-site road improvements to S.R. 13 and Racetrack Road, right-of-way donations, and monetary contributions required to mitigate for the entire DRI through 2009 buildout have already been made.

The master plan and other development order exhibits attached to the enclosed draft DRI amendment resolution reflect the proposed changes. Consistent with the above proposed changes, parcels 1, 2, 42 and 43 also would be redesignated as Phase III commercial or multifamily parcels on the phasing plan (Exhibit B).

EXHIBIT E
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
May 21, 2001

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

		Current Approved PUD St. Johns County Resolutions 2000-98 and 2000-08 Approved July 18, 2000			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
1	10.0	C							
2	8.0	C							
3	40.0	RS-2	91	2.3					
4	20.0	RS-3	34	1.7					
5	33.0	RS-3	89	2.7					
6	44.9	RS-2	96	2.1					
7	20.7	RS-2	32	1.5					
8	20.0	RS-2	29	1.5					
9	7.0	RS-3	11	1.6					
10	26.5	RS-2	25	0.9					
11	6.8	RA							
13	3.0	G							
14	17.3	U							
15	40.4	RS-2	91	2.3					
16	25.9	RS-2	42	1.6					
17	21.6	RS-2	35	1.6					
18	2.3	C							
19	5.0	RA							
20	50.0	RS-2	75	1.5					
21	18.8	RS-4	53	2.8					
22	6.8	RS-4	21	3.1					
23	69.9	RS-2	150	2.1					
24	29.7	RS-2	55	1.9					
25	20.9	RS-2	46	2.2					
26	44.1	RS-2	81	1.8					
27	8.5	RS-2	15	1.8					
28	43.3	RS-2	81	1.9					

**Current Approved PUD
St. Johns County Resolutions
2000-98 and 2000-08
Approved July 18, 2000**

PROPOSED MASTER PLAN

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
29	18.2	RS-2	31	1.7					
30	23.8	RS-2	50	2.1					
31	45.6	RS-3	107	2.3					
32	28.1	RS-3	87	3.1					
33	3.4	RA							
34	28.1	RS-3	86	3.1					
35	93.9	RS-3	285	3.0					
35.1	15.1	RS-5	54	3.6					
36	19.2	RS-5	110	5.7					
37	46.2	RS-2	95	2.1					
38	4.0	OS	0						
40	9.6	W							
40.1	5.7	W							
41	5.5	C							
42	18.9	C							
43	11.5	MF-15	112	9.7					
44	83.3	RS-5	297	3.6					
45	25.3	S							
46	26.2	CP							
47	6.6	RS-4	7	1.1					
48	27.4	RS-5	117	4.3					
50	4.3	RS-3	2	0.5					
51	10.0	RS-4	3	0.3					
52	3.0	RA							
53	90.3	RS-3	251	2.8					
54	18.5	RS-4	46	2.5					
55	49.2	RS-4	191	3.9					
56	71.5	RS-3	170	2.4			171		+1
57	20.5	RS-3	46	2.2					
58	10.0	RS-5	21	2.1					
59	28.7	RS-4	80	2.8			83		+3
60	21.0	S							
61	1.5	OS	0	8.0					

**Current Approved PUD
St. Johns County Resolutions
2000-98 and 2000-08
Approved July 18, 2000**

PROPOSED MASTER PLAN

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
62	6.8	OS	0						
63	18.7	RS-3	57	3.0			51	2.7	-6
64	67.2	RS-3	143	2.1			144		+1
65	31.5	RS-5	75	2.4			94	3.0	+19
66	36.4	RS-3	75	2.1					
67	12.3	RS-5	31	2.5					
68	39.1	RS-5	165	4.2					
69.A	21.0	MF-15	300	14.3			285	13.6	-15
69.B	20.9	MF-15	300	14.4			285	13.6	-15
70	21.0	MF-15	300	14.3			285	13.6	-15
71	5.0	W							
74	10.0	G							
75	4.0	U							
76	22.9	MF-15	242	10.5			287	12.5	+45
77	6.3	RS-4	0	0					
78	260.7	RS-3	642	2.4					
79	21.8	CP							
80	30.5	RS-4	59	1.9			57		-2
81	127.7	RS-2	157	1.2			154		-3
82	136.2	RS-2	195	1.4			182		-13
83	26.4	RS-2	45	1.7					
84	2.8	RA							
85	90.8	RS-3	212	2.3					
86	7.2	C							
87	2.5	OS	0						
88	1.0	RS-2	2	2.0					
89	2.0	RS-3	0	2.5					
90	4.0	OS	0	3.0					
91	2.3	OS							
TOTALS			6,400						0.0