

ST. JOHNS COUNTY
RESOLUTION NO. 2015- 372

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DRI
RESTATED DEVELOPMENT ORDER, RESOLUTION NO. 1993-159, AS AMENDED;
FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION;
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, D.R. Horton, Inc.-Jacksonville (Applicant) submitted a Notice of Proposed Change (“NOPC”) to the Julington Creek Plantation Development of Regional Impact (“DRI”) dated September 10, 2015, requesting modification to the Development Order and Master Plan Map H to authorize the development of commercial and mini-warehouses on Parcel 90 and revise the phasing schedule; and

WHEREAS, the development of new commercial and mini-warehouses in St. Johns County will generate jobs and improve the tax base; and

WHEREAS, the Applicant submits that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.0619) of the Florida Statutes; and the applicant has provided evidence that such changes do not constitute a substantial deviation under any provision of Section 380.06(19) of the Florida Statutes; and

WHEREAS, the Board of County Commissioners has reviewed the NOPC 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 Dec, 1, 2015 after required notice.

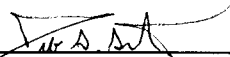
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
 - a. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the development rights or increase in impacts from those approved Julington Creek Plantation DRI Development Order.
 - b. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
 - c. The changes requested in the NOPC are consistent with and further the objectives of the St. Johns County Comprehensive Plan 2025.

2. The legal description is included as Exhibit "A".
3. The Julington Creek Plantation DRI Development Order and Master Plan Map H are hereby modified by approval of the following specified changes:
 - a. Revise Map H included as Exhibit "B" to update the phasing schedule; reduce office by 33,583 square feet from 120,000 to 86,417; increase commercial by 5,038 square feet from 351,950 to 356,988; and add 120,000 square feet of mini-warehouse.
 - b. Revise the master phasing schedule included as Exhibit "C".
 - c. Introduce a conversion rate for mini-warehouse, and update the rates for single family residential and commercial as provided in Table 1 included as Exhibit "D".
 - d. Expand the allowable uses on Parcel 90 to 120,000 square feet of mini-warehouse development and 20,000 square feet of commercial development, by converting office using the conversion rates in the NOPC and allocating 10,509 commercial square feet of existing, vested rights.
4. Except as modified by this Resolution, the existing Julington Creek Plantation DRI Development Order 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 ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Economic Opportunity, and the Northeast Florida Regional Council.
6. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 1st DAY OF December, 2015.


BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA



Jeb S. Smith, Chair

Rendition Date: 12/3/15

Attest: Hunter S. Conrad, Clerk

By: 

Deputy Clerk

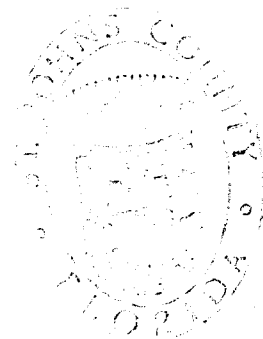


Exhibit "A" to Resolution

Legal Description

A parcel of land lying in Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Seven, Map Book 18, Pages 6 through 32, now vacated by Resolution Number 95-151 recorded in Official Records Volume 1131, Page 650, of the Public Records of said St. Johns County, Florida; together with those parts of Tracts "A" and "B" of the non-vacated portion of said Julington Creek Unit Seven, as described in deed of conveyance from St. Johns County recorded in Official Records Volume 1465, Page 1614, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of the Northerly portion of the aforementioned Julington Creek Unit Seven, said portion lying Northerly of Racetrack Road as now established; thence South $89^{\circ} 11' 36''$ West, along the Northerly boundary of said Northerly portion of Julington Creek Unit Seven, a distance of 322.35 feet to the Northwesterly corner of lands described and recorded in Official Records Volume 705, Page 1752, of the aforementioned Public Records of St. Johns County, Florida, said Northwesterly corner being the Point of Beginning for this description.

From the Point of Beginning thus described, thence South $00^{\circ} 33' 34''$ East, along the Westerly line of the aforementioned lands described in Official Records Volume 705, Page 1752, and along the Southerly prolongation of said Westerly line, a distance of 500.29 feet to its point of intersection with a line lying parallel with and 100.00 feet Northeasterly of the centerline of the aforementioned Racetrack Road, when measured at right angles thereto; thence North $76^{\circ} 22' 54''$ West, along said parallel line, a distance of 2008.25 feet to its point of intersection with the aforementioned Northerly boundary of Julington Creek Unit Seven; thence North $89^{\circ} 11' 36''$ East, along said Northerly boundary, a distance of 1947.10 feet to the Point of Beginning.

Exhibit "B" to Resolution
Revised Map H / Master Development Plan

PROSSER

Community Management Group, Vancouver
 13901 Sutor Park Drive, Suite 200
 Jacksonville, Florida 32225-0229
 Office: 904.739.3655
 Fax: 904.739.2413
 www.prosserinc.com
 Florida Certificate of Authorization
 Number: 0000005

Julington Creek Plantation

Exhibit "B" Map H and Master Development Plan (DRI MOD 2015-04)

NOTES

1. PHASE I - 1/91 - 12/16/2001.
2. PHASE II - 12/16/2001 - 12/29/2001.
3. OFFICE AND ADMINISTRATIVE DEVELOPMENT INCORPORATED WITH COMMERCIAL STRIPS.
4. 88 LOTS IN PARCELS 3, 9 AND 27 SHOWN IN PHASE I ON THE MASTER PHASING PLAN. PHASE I WILL BE COMPLETED IN PHASE II.
5. THE MASTER PLAN OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE II IS SHOWN IN PHASE II.
6. THE MASTER PLAN OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE III IS SHOWN IN PHASE III.
7. THE LAND ACQUISITION SCHEDULE HEREIN IS BASED UPON AN ASSUMPTION THAT THE ADMINISTRATIVE AND COMMERCIAL DEVELOPMENT WILL BE COMPLETED IN PHASE I.
8. A 5% BUFFER SHALL BE MAINTAINED ADJACENT TO THE SEPARATE LOTS OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT. THE BUFFER SHALL BE MAINTAINED AS A BUFFER BETWEEN THE SEPARATE LOTS OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT. THE BUFFER SHALL BE MAINTAINED AS A BUFFER BETWEEN THE SEPARATE LOTS OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT.
9. THE BUFFER SHALL BE MAINTAINED AS A BUFFER BETWEEN THE SEPARATE LOTS OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT. THE BUFFER SHALL BE MAINTAINED AS A BUFFER BETWEEN THE SEPARATE LOTS OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT.
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11. THE BUFFER SHALL BE MAINTAINED AS A BUFFER BETWEEN THE SEPARATE LOTS OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT. THE BUFFER SHALL BE MAINTAINED AS A BUFFER BETWEEN THE SEPARATE LOTS OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

PHASING LEGEND

PHASE I

PHASE II

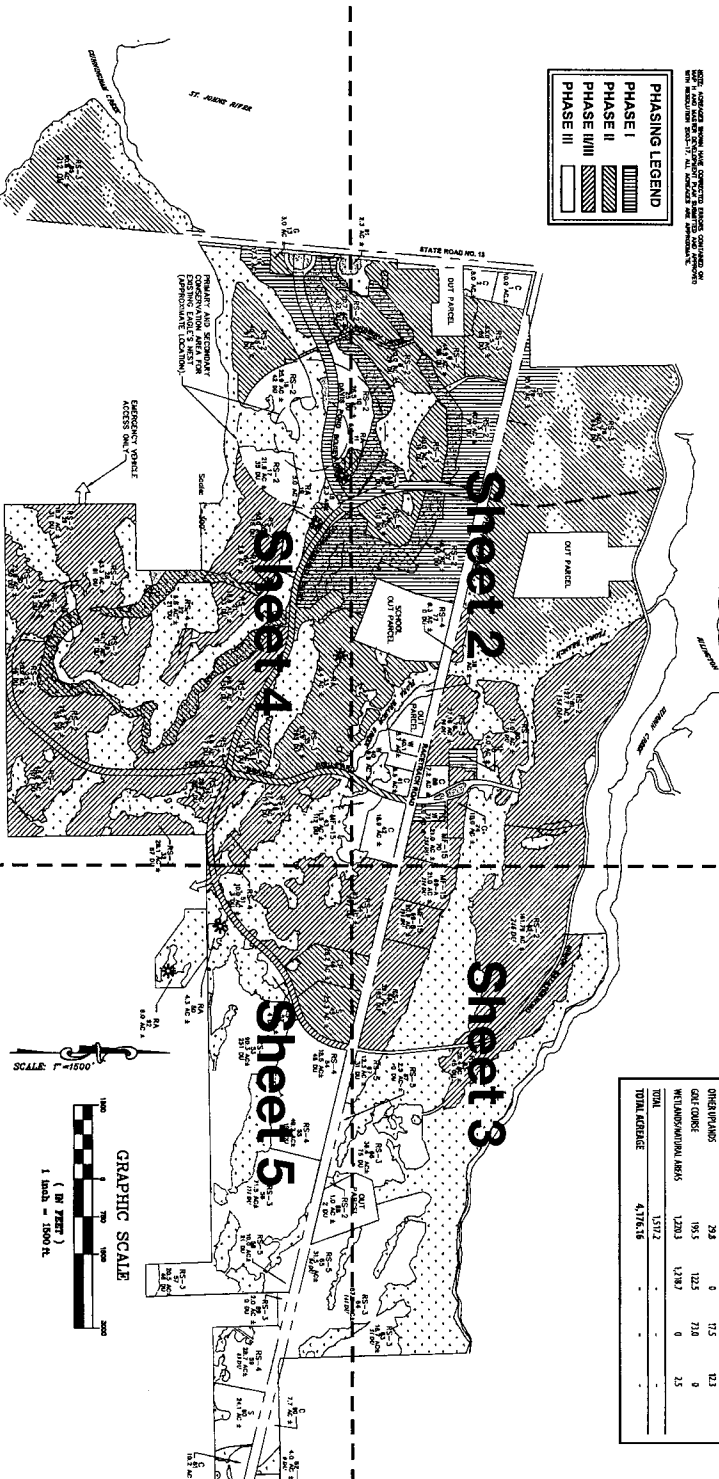
PHASE III

LEGEND

85-2	Single Family (1/2000 S.F. Min.)	W	Wetland
85-3	Single Family (1/1000 S.F. Min.)	D	Drainage
85-4	Single Family (1/500 S.F. Min.)	S	Soil
85-5	Single Family (1/200 S.F. Min.)	U	Utility
85-6	Multi-Family (1/1000 S.F. Min.)	OC	Open Space / Open Space / Open Space
85-7	Multi-Family (1/500 S.F. Min.)	OC	Open Space / Open Space / Open Space
85-8	Multi-Family (1/200 S.F. Min.)	OC	Open Space / Open Space / Open Space
85-9	Commercial	OC	Open Space / Open Space / Open Space
85-10	Commercial	OC	Open Space / Open Space / Open Space

TABLE 12B.A JULINGTON CREEK PLANTATION MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I	PHASE II	PHASE III	TOTAL
RESIDENTIAL	2,200.0	105	2,095	1,000	3,100
COMMERCIAL (OFFICE)	2,200.0	0	0	2,200.0	2,200.0
COMMERCIAL (INDUSTRIAL)	0	0	0	0	0
OFFICE	0	0	0	0	0
INDUSTRIAL (OFFICE)	0	0	0	0	0
INDUSTRIAL (INDUSTRIAL)	0	0	0	0	0
WATERWAYS	203	50	0	153	203
UTILITIES	213	213	0	0	213
GOVERNMENT USE	130	0	0	0	130
SCHOOL	463	0	0	0	463
RECREATION	1642	0	0	0	1642
TOTAL	2651	2651	0	0	2651
RECREATIONAL/WETLAND	464	112	344	0	456
WATERWAYS	203	0	153	50	406
UTILITIES	213	0	153	57	423
GOVERNMENT USE	130	0	130	0	260
SCHOOL	463	0	463	0	926
RECREATION	1642	0	1642	0	3284
TOTAL	13172	13172	0	0	26344
TOTAL ACRES	4,376.16				



The Master Development Plan Map is a plan of development. It shows the location and extent of the proposed development. It also shows the location and extent of the proposed development. It also shows the location and extent of the proposed development.

DATE: September 10, 2015
 PROJECT NO.: 115841.01
 DESIGNED BY: _____
 DRAWN BY: _____
 SCALE: AS NOTED
 No. Date Revision

Date: September 10, 2015
 AS AMENDED BY RESOLUTION NO. 2015-_____
 PASSED BY ST. JOHNS COUNTY B.C.C., _____

PROSSER
 Community Management Group - Raleigh, NC
 12901 Sidon Park Drive South, Suite 200
 Jacksonville, Florida 32256-6329
 Office 904.733.2655
 Fax 904.725.2171
 www.prosser.com
 Florida Certificate of Authorization
 Number: 0004059

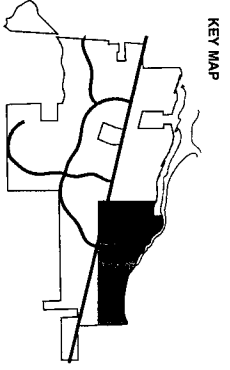
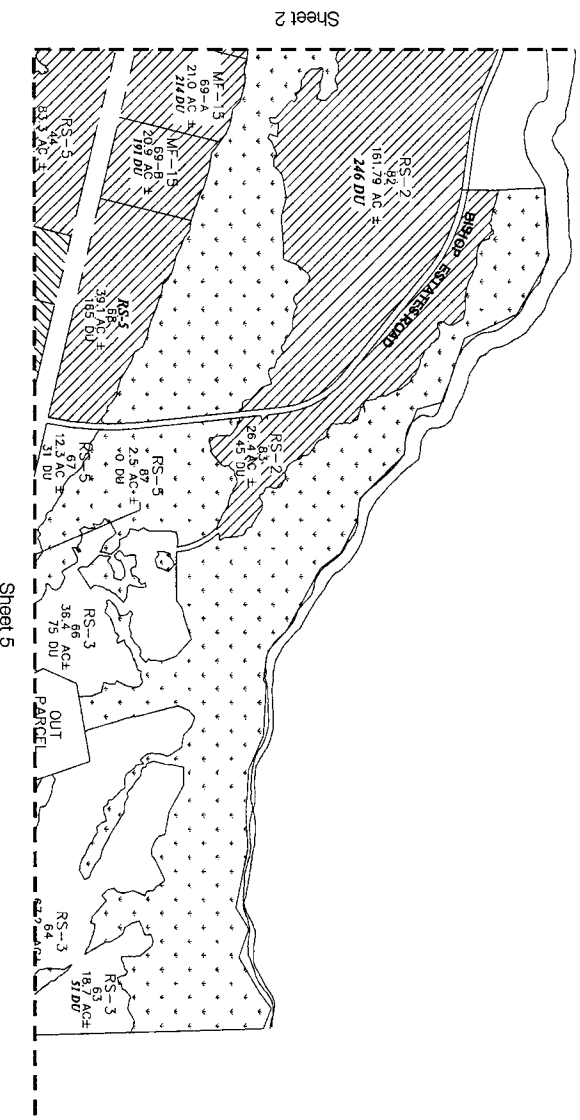
Julington Creek Plantation

Exhibit "B"
 Map H and Master Development Plan
 (DR MOD 2015-04)

DATE: September 10, 2015
 PROJECT NO.: 1508431
 DESIGNED BY: _____
 DRAWN BY: _____
 SCALE: AS NOTED

No.	Date	Revision

The Master Development Plan Map is a plan of development, and approval of final plat and map shall constitute the final determination of the PROSSE and other agencies and development agencies.
 APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____



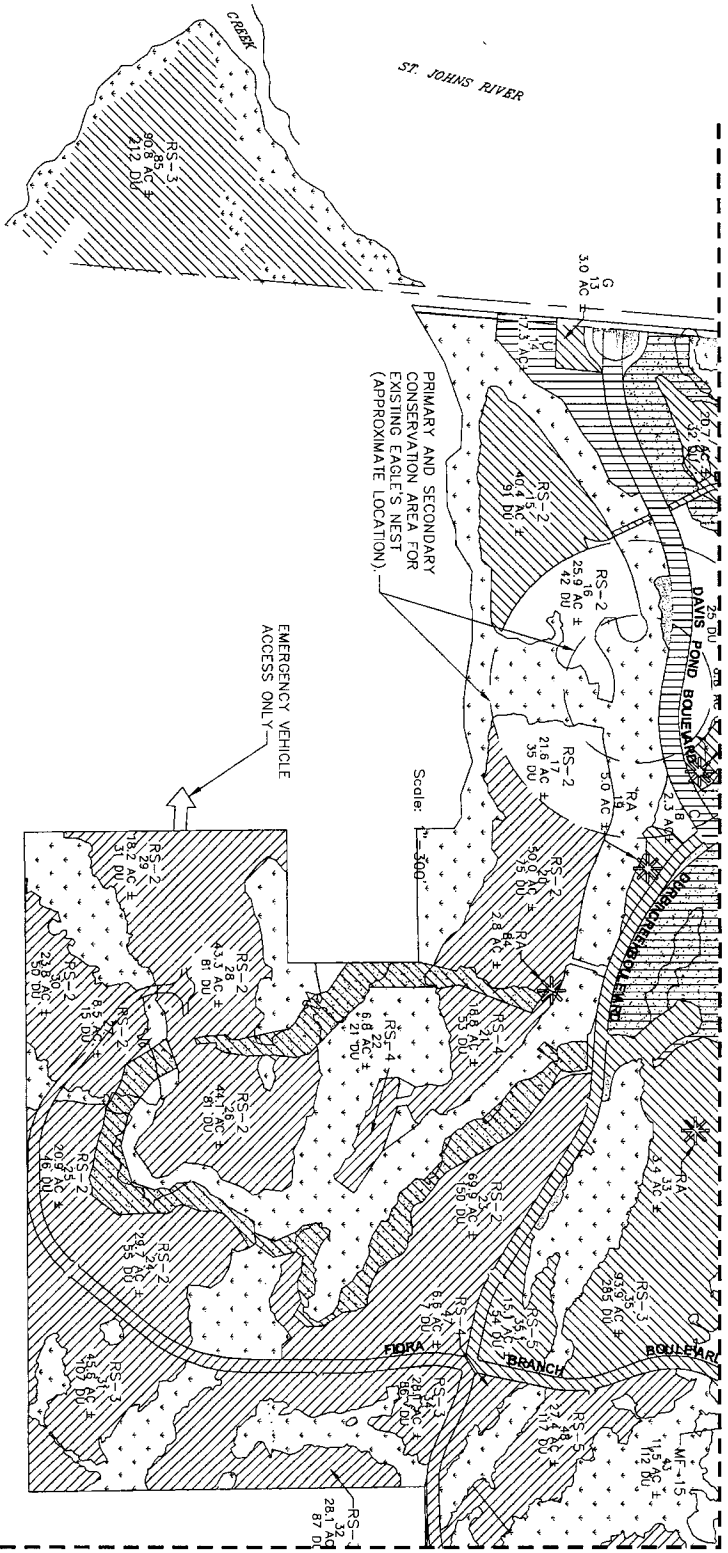
PHASING LEGEND
 PHASE I
 PHASE II
 PHASE VIII
 PHASE III

LEGEND

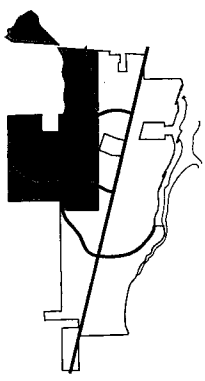
RS-1	Single Family (10,000 S.F. Min.)	W	Weekly Center
RS-2	Single Family (7,000 S.F. Min.)	D	Commercial
RS-3	Single Family (6,000 S.F. Min.)	S	School
RS-4	Single Family (4,000 S.F. Min.)	U	Utility
RS-5	Multi-Family (10,000 S.F. Min.)	OS	Open Space
MH-1	Mobile Home (1,000 S.F. Min.)	AW	Arterial Road
MH-2	Mobile Home (800 S.F. Min.)	CP	Community Park
MH-3	Mobile Home (600 S.F. Min.)	ST	State Street
Other	Other	OT	Other Open Space



Date: September 10, 2015
 AS AMENDED BY RESOLUTION NO. 2015-_____
 PASSED BY ST. JOHNS COUNTY B.C.C., _____



KEY MAP



PHASING LEGEND

PHASE I
PHASE II
PHASE III

THIS DOCUMENT REPRESENTS CONCEPTS, PLANS, SPECIFICATIONS, AND OTHER INFORMATION OF A PRELIMINARY NATURE. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DOCUMENTS.

LEGEND

RS-1	Single Family, 1/2000 S.F. (Min.)	W	Wetland Center
RS-2	Single Family, 1/1000 S.F. (Min.)	Q	Openland
RS-3	Single Family, 1/700 S.F. (Min.)	S	School
RS-4	Single Family, 1/500 S.F. (Min.)	U	Utility
RS-5	Single Family, 1/300 S.F. (Min.)	SC	Shell Station/ Open Space
RA	Multi-Family, 1/200 S.F. (Min.)	CR	Commuter Park/ Open Space
MF-15	Multi-Family, 1/100 S.F. (Min.)	OT	Other (Specify)
G	Other (Specify)	OT	Other (Specify)



Date: September 10, 2015
 AS AMENDED BY RESOLUTION NO. 2015-
 PASSED BY ST. JOHNS COUNTY B.C.C.

PROSSER
 Community Management Group, Inc. - Jacksonville

13901 Siskiwit Park Drive South, Suite 200
 Jacksonville, Florida 32256-6239
 Office 904.738.8655
 Fax 904.732.9119
 www.prosser.com
 Florida Certificate of Authorization
 Number: 0000000

**Julington
 Creek
 Plantation**

Exhibit "B"
 Map H and Master
 Development
 Plan
 Sheet 01
 (DRI MOD 2015-04)

DATE:	September 10, 2015
PROJECT NO.:	113921.01
DRAWN BY:	
SCALE:	AS NOTED
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

The Master Development Plan Map is a preliminary document and is not intended to be used for construction or as a basis for any other documents. It is not to be used for construction or as a basis for any other documents. It is not to be used for construction or as a basis for any other documents.

APPROVED: _____
 DATE: _____
 PERMITS NUMBER: _____
 FILE NUMBER: _____

PROSSER
 Community Management Company - Jacksonville
 13801 Sulphur Peak Drive South, Suite 200
 Jacksonville, Florida 32226-0229
 Office: 904.733.3655
 Fax: 904.733.3413
 www.prosser.com
 Florida Certificate of Authorization
 Number: 0000493

Julington Creek Plantation

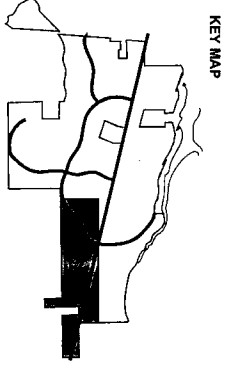
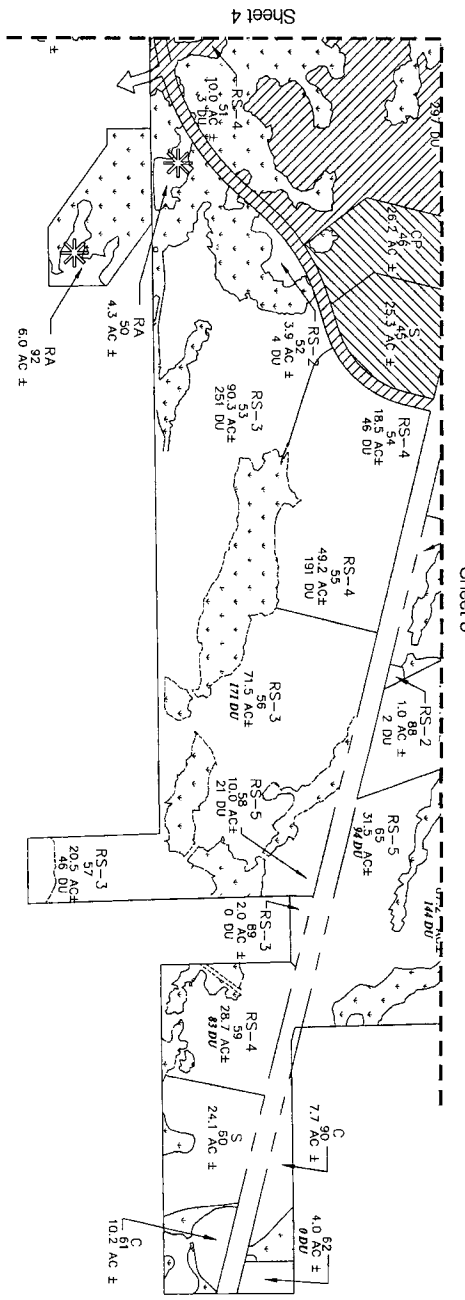
Exhibit "B" Map H and Master Development Plan

(DRI MOD 2015-04)

DATE:	September 10, 2015
PROJECT NO.:	115901101
DESIGNED BY:	
DRAWN BY:	
SCALE:	AS NOTED

No.	Date	Revision

The Master Development Plan Map is a plan of development. It shows the layout and location of all structures, roads, utilities, and other features that are to be constructed and existing plans and requirements of the FDOT, and other applicable laws and regulations. APPROVED: _____ DATE: _____ ORDINANCE NUMBER: _____ REC NUMBER: _____



PHASING LEGEND

PHASE I: [Hatched pattern]

PHASE II: [Vertical hatched pattern]

PHASE III: [Horizontal hatched pattern]

LEGEND

RS-1	Single Family (10,000 S.F. Min.)	W	Wetlands Center
RS-2	Single Family (7,000 S.F. Min.)	0	Government
RS-3	Single Family (4,000 S.F. Min.)	0	School
RS-4	Multi-Family (1,000 S.F. Min.)	U	Utility
RS-5	Multi-Family (2,000 S.F. Min.)	U	Multi-Use/Office/Commercial
RA	Residential/Industrial	RA	Residential/Industrial
RD	Open Space	OS	Open Space
C	Community Center	C	Community Center
0	Other	0	Other



Date: September 10, 2015
 AS AMENDED BY RESOLUTION NO. 2015-
 PASSED BY ST. JOHNS COUNTY B.C.C.

Exhibit "C" to Resolution
Revised Master Phasing Schedule

EXHIBIT C – TABLE 12B.a (Rev. September 10, 2015)
JULINGTON CREEK PLANTATION MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984-1990	PHASE II 1991-1999	PHASE III 2000-2017	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	2,268.82	126	2,001	3,200	5,327
MULTI-FAMILY (du's)	74.04	0	0	770	770
TOTAL	2,342.86	126	2,001	3,970	6,097
COMMERCIAL (sf)					
MINI-WAREHOUSE	-	0	0	120,000	120,000
COMMERCIAL	-	84,590	38,543	233,855	356,988
OFFICE	-	0	5,000	81,417	86,417
TOTAL	51.9	84,590	43,543	435,272	563,405
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	-	-	-	
RIGHTS-OF-WAY	164.2	-	-	-	
TOTAL	265.1	-	-	-	
RECREATIONAL/WETLAND NATURAL AREAS/OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	22.3	0	15.2	7.1	
OTHER UPLANDS	29.8	0	17.5	12.3	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,220.3	1,218.7	0	2.5	
TOTAL	1,517.2	-	-	-	
TOTAL ACREAGE	4,176.16	-	-	-	

Exhibit “D” to Resolution
Land Use Conversion Table

Table 1 – Julington Creek Plantation DRI Land Use Conversion Table (Rev. June 29, 2015)

Converting From

Converting To	Land Use			Single-Family	Multi-Family	Office	Commercial	Mini-Warehouse
	ITE LUC			210	220	710	820	151
	Units			DU	DU	1,000 sf	1,000 sf	1,000 sf
	Rate			1.00	0.62	1.49	3.71	0.26
Single-Family	210	DU	1.00	1.00	0.61	N/A	N/A	N/A
Multi-Family	220	DU	0.62	1.61	1.00	N/A	N/A	N/A
Office	710	1,000 sf	1.49	0.67	0.42	1.00	2.49	0.17
Commercial	820	1,000 sf	3.71	0.27	0.17	0.40	1.00	0.07
Mini-Warehouse	151	1,000 sf	0.26	3.85	2.39	5.73	14.27	1.00

Notes:

- 1) Conversion Rates are based on trip rates from *Trip Generation*, 9th Edition
- 2) No Minimum or Maximum amount is proposed for the land uses since the DRI being nearly built-out and a mix of uses has been established

Examples:

- 1) When converting single-family residential to multi-family multiply the number of single-family units by 1.61 to calculate the number of multi-family units.
- 2) When converting multi-family residential to office multiply the number of multi-family units by 0.42 and then by 1,000 to calculate the equivalent square footage of office space.