

ST. JOHNS COUNTY
RESOLUTION NUMBER 2003- 17

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DEVELOPMENT OF REGIONAL IMPACT RESTATED DEVELOPMENT ORDER, RESOLUTION NO. 93-159 AND 2001-91, AS AMENDED; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, D.R. Horton, Inc –Jacksonville have submitted a Notice of Proposed Change (NOPC) to the Julington Creek Plantation Development of Regional Impact (DRI) by letter dated August 23, 2002(Notification) attached and included herein, requesting a change in uses from multi-family to single family and redistributing density from one parcel to two other parcels and also reducing the overall amount of density allowed, as well as consolidating two parcels into one and providing updated uplands totals for the parcels in question.

WHEREAS, the 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 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 on January 21, 2003, 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 NOPC is consistent with the St. Johns County Comprehensive Plan, as amended.

b. The NOPC is consistent with the Land Development Code of St. Johns County, as amended.

c. The NOPC is compatible with the surrounding area and the future development trends of the area.

2. The NOPC and other evidence received provide clear and convincing evidence that the requested change does not constitute a substantial deviation to the DRI.

3. The Julington Creek Plantation DRI Development Order as restated and adopted by Resolution 93-159 and Resolution 2001-91, as amended, and as subsequently modified is hereby modified by approval of the following specific changes:

a. Modify Map H and the Master Phasing Plan for former Development Order Exhibits A and B.

b. The Revised Table 12.B.a. Master Phasing Schedule is substituted for former development Order Exhibit C.

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 Caballos Del Mar DRI 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 upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 21ST OF JANUARY 2003.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chair

ATTEST: Cheryl Strickland, Clerk

By: Patricia D. Grande
Deputy Clerk

RENDITION DATE 01-23-03

Adopted Regular Meeting 01-21-03

Effective: 01-21-03

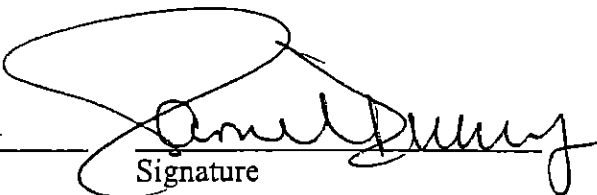
STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd. Tallahassee, Florida 32399
850/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19),
FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI made to the local government, the regional planning agency, and the state land planning agency according to this form.

I, Pamela Drury, the undersigned owner/authorized representative of D.R. Horton, Inc. - Jacksonville, hereby give notice of a proposed change to a previously approved (developer) Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Julington Creek Plantation DRI development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to St. Johns County, to the Northeast Florida Regional Planning Council, and to the Bureau of Local Planning, Department of Community Affairs.

8/23/02
Date


Signature

RECEIVED
AUG 23 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

2. Applicant (name, address, phone).

D.R. Horton, Inc.- Jacksonville
11217 San Jose Boulevard
Jacksonville, Florida 32223

3. Authorized Agent (name, address, phone).

Taylor & White, Inc.
Pamela Drury
5300 Emerson St.
Jacksonville, FL 32207

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

St. Augustine; St. Johns County Section 27, 28, 33, 34 and 49, Township 4 South, Range 27 East St. Johns County, Florida

5. Provide complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

See attached Exhibit D, Written Narrative, for the complete description of the proposed change.

6. Complete the attached Substantial Deviation Determination Chart for all land uses types approved in the development. If no change is proposed or has occurred, indicate no charge.

Attached please find charts that depict on one set of columns each parcel as it is currently approved and the other column depicts the proposed changes.

7. **List all dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

The following is a summary of all modifications or amendments to the DRI which have taken place since the recording of the Amended and Restated Development Order in September of 1993 (St. Johns County Ordinance Number 93-43 and Resolution 93-159), including dates, Resolution numbers, and a brief description of each:

- **Resolution No. 95-185, approved October 24, 1995**
 - Redistribution of dwelling units
 - Redistribution of commercial acreage
 - Rezoning of Parcel 40 from MF-8 to Worship

- **Resolution No. 97-25, approved February 11, 1997**
 - Redistribution of dwelling units
 - Rezoning of Parcel 91 from Worship Site Open Space
 - Rezoning of Parcel 38 from RS-4 to Open Space
 - Rezoning of Parcels 43, 76 and 80 to MF-15
 - Rezoning of Parcels 44, 58 and 65 RS-5
 - Rezoning of Parcel 66 from RS-2 to RS-3
 - Relocating of Recreation Area Parcel 85 to area between Parcel 20 & 21

- **Resolution No. 99-172, approved November 9, 1999:**
 - Redistribution of residential units
 - Revised development plan for area along Bishop Estates Road partial closure of that road
 - Increase in and revision of wetland areas

- **Resolution No. 2000-10, approved January 25, 2000.**
 - Extend the Phase II end date to December 15, 2001.

- **Resolution No. 2000-98**
 - Internally reconfigure land uses to allow for Racetrack Road widening .

- **Resolution No. 2001-46**
 - Revise bald eagle management plan

- **Resolution No. 2001-191**
 - Redistribution single-family parcels
 - Shift approved non-residential uses to Phase III

- **Resolution No. 2002-146, July 23, 2002**
 - Substitute D.R. Horton, Inc. –Jacksonville as the Master Developer

There has been no change in the local jurisdiction for this DRI.

- 8. Describe any lands purchased or optioned within ¼ mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within ½ mile on a project master site plan or other map.**

Response: None.

- 9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

Do you believe this notification of change
Proposes a change which meets the criteria of
Subparagraph 380.06(19)(e)2., F.S.

YES X NO

- 10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

No the buildout date or phasing dates will not be changed.

- 11. Will the proposed change require an amendment to the local government comprehensive plan? Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:**

No comprehensive plan change is required.

12. **An updated master site plan or the other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

An updated master site plan is attached which the update density and zoning information corrected. The changes appear in bold and italicized.

13. **Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**
 - a. **All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or the other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**
 - b. **An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**
 - c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**
 - d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**
 - e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**
 - f. **Proposed amended development order specifications for the annual report, including the date of submission as specified in Subsection 9J-2.025(7), F.A.C.**

A draft resolution is attached to this application

UNDEVELOPED PARCEL 11 (JCP PARCEL 82):

A parcel of land is lying in Sections 27, 28, 33 and 34, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Jullington Creek Unit Three, Map Book 16, Pages 64 through 88, now vacated by Resolution Number 95-147 recorded in Official Records Volume 1131, Page 627, of the Public Records of said St. Johns County, Florida, and part of that certain portion of Jullington Creek Unit Four, Map Book 16, Pages 89 through 111, now vacated by Resolution Number 95-148 recorded in Official Records, said County, said parcel being more particularly described as follows:

For a Point of Reference, commence at a point lying in the Northeastly boundary of Tract C of the aforementioned Jullington Creek Unit Three, said point being in a line lying parallel with and 100.00 feet Northeastly of the centerline of Racetrack Road as now established, when measured at right angles thereto, and the point referred to as being the Southeastly corner of Lake Tract C2, as shown on the plat of The Parkes of Jullington Creek Plantation Phase One, recorded in Map Book 28, Pages 98 through 101, Public Records, said County; thence South 76° 22' 54" East, along said parallel line and along said Northeastly boundary of Tract C, a distance of 2045.70 feet; thence North 07° 46' 58" East, departing said Northeastly boundary of Tract C, a distance of 326.56 feet; thence North 46° 05' 30" East, 509.02 feet; thence South 86° 15' 50" East, a distance of 1099.06 feet to the Northwestly corner of lands identified and described as Parcel 1 in Official Records Volume 1428, Page 858, Public Records, said County; thence along the Northeastly boundary of said Parcel 1 and the Easterly prolongation thereof, South 90° 00' 00" East, a distance of 764.70 feet to the Point of Beginning for this description.

From the Point of Beginning thus described, thence North 00° 46' 22" East, a distance of 265.67 feet to the Point of curvature of a curve lying concave Southeastly, around and having a radius of 726.00 feet; thence Northeastly, around the arc of said curve and through a central angle of 14° 13' 38", for an arc distance of 108.27 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 07° 53' 11" East, 179.81 feet; thence North 15° 00' 00" East, tangent to said curve, a distance of 133.33 feet; thence South 75° 00' 00" East, 65.00 feet thence North 15° 00' 00" East, a distance of 284.55 feet to the point of curvature lying concave Northwestly and having a radius of 5050.00 feet; thence Northeastly, around the arc of said curve and through a central angle of 07° 00' 00", for an arc distance of 616.97 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 11° 30' 00" East, 616.59 feet; thence North 08° 00' 00" East, tangent to said curve, a distance of 625.55 feet to a point on a curve defining the Northerly boundary of the aforementioned Jullington Creek Unit Three and also defining the Southerly right of way line of Bishop Estates Road which varies in width, said curve lying concave Northwestly and having a radius of 1265.82 feet; thence Northeastly along said Northerly boundary along said Southerly right-of-way line of Bishop Estates Road, around the arc of the last mentioned curve and through a central angle of 23° 05' 50", for an arc distance of 510.28 feet, said arc being subtended by a chord which bears North 85° 03' 21" East, a distance of 506.83 feet to a point of reverse curvature with a curve lying concave Southeastly and having a radius of 228.00 feet; thence Northeastly, around the arc of said curve and through a central angle of 20° 36' 14", for an arc distance of 81.99 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 83° 48' 33" East, 81.55 feet; thence along the Northerly boundary of the aforementioned Jullington Creek Unit Three and Jullington Creek Unit Four, and along the Southerly right of way line of Bishop Estates Road, run South 85° 53' 20" East, tangent to the last mentioned curve, a distance of 499.72 feet to the point of curvature of a curve lying concave Southwestly and having a radius of 69.1 feet; thence continue along the Northerly boundary of said Jullington Creek Unit Four and Southerly right of way line of Bishop Estates Road as follows: run Southeastly, around the arc of the last mentioned curve and through a central angle of 20° 15' 14", for an arc distance of 243.92 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 75° 45' 43" East, 242.65 feet; thence South 65° 38' 6" East, tangent to said curve, a distance of 300.21 feet to the point of curvature of a curve lying concave Northeastly and having a radius of 1451.18 feet; thence Southeastly, around the arc of said curve and through a central angle of 18° 26' 00" for an arc distance of 416.22 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 73° 51' 06" East, 414.80 feet; thence South 82° 04' 06" East, tangent to said curve, a distance of 616.54 feet to the point of curvature of a curve lying concave Northwestly and having a radius of 1642.47 feet; thence Southeastly, around the arc of said curve and through a central angle of 16° 28' 00", for an arc distance of 416.22 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 73° 51' 06" East, 414.80 feet; thence South 82° 04' 06" East, tangent to said curve, a distance of 616.54 feet to the point of curvature of a curve lying concave Southwestly and having a radius of 1642.47 feet; thence Southeastly, around the arc of said curve and through a central angle of 31° 23' 08", for an arc distance of 899.71 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 66° 22' 32" East, 888.50 feet; thence South 50° 40' 58" East, tangent to said curve, a distance of 1343.78 feet to the point of curvature of a curve lying concave Southwestly and having a radius of 935.68 feet; thence Southeastly, around the arc of said curve and through a central angle of 44° 42' 00", for an arc distance of 729.98 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 28° 19' 58" East, 711.61 feet; continuing along the common boundary between said Jullington Creek Unit Four and the Westerly right of way line of said Bishop Estates Road, run South of 05° 58' 58" East, tangent to the last mentioned curve, a distance of 301.87 feet; thence South 84° 01' 02" West, departing said common boundary, a distance of 87.50 feet; thence South 05° 58' 58" East, 65.00 feet, thence North 84° 01' 02" East, a distance of 87.50 feet to a point lying in the aforementioned common boundary between Jullington Creek Unit Four and the Westerly right of way line of Bishop Estates Road; thence South 05° 58' 58" East, along said common boundary, a distance of 574.39 feet; thence North 76° 22' 54" West, departing said common boundary, a distance of 1972.28 feet; thence South 13° 37' 06" West, 451.61 feet; thence North 84° 34' 09" West, 448.95 feet; thence North 58° 04' 01" West, 448.95 feet; thence South 84° 11' 54" West, a distance of 310.36 feet to the Northeastly corner of lands identified and described as Parcel A in Official Records Volume 1400, Page 1959, Public Records, said County; thence along and with the Northerly boundary of said Parcel A as follows: South 84° 00' 41" West, 65.70 feet; thence North 89° 54' 06" East, 91.21 feet; thence North 84° 48' 48" West, 167.12 feet; thence North 80° 36' 18" West, 207.12 feet; thence North 80° 29' 28" West, 191.50 feet; thence North 78° 08' 04" West, a distance of 15.71 feet to the most Westerly corner of said Parcel A; thence South 58° 55' 52" West, departing the boundary of said Parcel A, a distance of 25.27 feet to the point of curvature of a curve lying concave Northeastly and having a radius of 100.00 feet; thence Northwestly, around the arc of said curve and through a central angle of 26° 17' 23", for an arc distance of 45.88 feet, said arc being subtended by a chord which bears North 45° 47' 10" West, a distance of 45.48 feet to a point of compound curvature with a curve lying concave Northeastly and having a radius of 276.00 feet; thence Northeastly, around the arc distance of 160.96 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 15° 56' 03" West, 158.69 feet; thence North 00° 46' 22" East, tangent to said curve, a distance of 18.49 feet to the Point of Beginning.

UNDEVELOPED PARCEL 1 (PARCEL 80):

A parcel of land lying partly in Sections 28 and 33, and partly in the James Donatton Section 49, Township 4 South, Range 27 East, St. Johns County, Florida, being a part of that certain portion of Jullington Creek Unit Three, Map Book 16, Pages 64 through 88, now vacated by Resolution Number 95-147 recorded in Official Records Volume 1131, Page 627, of the Public Records of said St. Johns County, Florida, and also being a part of the First Replat in Jullington Creek Unit Three, Map Book 23, Pages 58 through 61, Public Records, said County, now entirely vacated by said Resolution Number 95-147, said parcel being more particularly described as follows:

For a Point of Beginning, commence at a point lying in the Northeastly boundary of Tract "C" of the aforementioned Jullington Creek Unit Three, said point being in a line lying parallel with and 100.00 feet Northeastly of the centerline of Racetrack Road as now established, when measured at right angles thereto, and the point referred to as being the Southeastly corner of Lake Tract C2, as shown on the plat of The Parkes of Jullington Creek Plantation Phase One, recorded in Map Book 28, Pages 98 through 101, Public Records, said County; thence along and with the Easterly boundary of The Parkes of Jullington Creek Plantation Phase One as follows: North 13° 37' 06" East, a distance of 38.14 feet; thence North 80° 55' 29" East, 27.29 feet; thence North 14° 53' 19" East, 33.7 feet; thence North 19° 56' 15" East, 44.72 feet; thence North 42° 24' 37" East, 40.94 feet; thence North 43° 31' 15" East, 35.07 feet; thence South 86° 45' 47" East, 32.99 feet; thence North 43° 52' 24" East, 54.96 feet; thence North 36° 21' 35" East, 30.90 feet; thence North 80° 44' 45" East, 62.89 feet; thence South 56° 43' 35" East, a distance of 65.87 feet to the most Westerly corner of the Parkes of Jullington Creek Plantation Phase Two - A2, according to the plat thereof recorded in Map Book 34, Pages 101 through 104, Public Records, said County; thence along and with Southerly boundary of said Parkes of Jullington Creek Plantation Phase Two - A2 as follows: South 56° 43' 35" East, a distance of 24.12 feet; thence South 40° 02' 20" East, a distance of 86.50 feet; thence South 19° 08' 02" West, a distance of 33.40 feet; thence South 46° 27' 18" East, 47.71 feet; thence South 38° 59' 09" East, 33.51 feet; thence North 54° 33' 44" East, 31.65 feet; thence North 76° 11' 13" East, 2.09 feet; thence South 65° 12' 55" East, 18.76 feet; thence South 65° 13' 27" East, 18.76 feet; thence South 65° 13' 27" East, 31.62 feet; thence South 89° 29' 09" East, 63.77 feet; thence South 40° 57' 34" East 8.83 feet; thence South 53° 37' 55" East, 39.42 feet; thence North 82° 41' 35" East, 51.79 feet; thence North 89° 46' 08" East, 38.35 feet; thence North 84° 55' 46" East, 44.92 feet; thence North 50° 21' 09" East, 26.09 feet; thence South 89° 10' 10" East, 594.37 feet; thence North 61° 48' 00" East, a distance of 79.23 feet to an angle point in the Southerly boundary of The Parkes of Jullington Creek Plantation Phase Two - A1, according to the plat thereof recorded in Map Book 31, Pages 44 through 49, Public Records, said County; thence along and with the Southerly and Easterly boundary of The Parkes of Jullington Creek Plantation Phase Two - A1 as follows: South 03° 56' 47" East, a distance of 25.80 feet; thence South 51° 11' 10" East, 26.01 feet; thence South 82° 50' 24" East, 31.62 feet; thence North 24° 14' 50" East, 31.85 feet; thence North 87° 11' 09" West, 51.22 feet; thence South 73° 18' 01" West, 8.42 feet; thence North 36° 32' 22" East, 249.91 feet; thence North 00° 02' 12" East, a distance of 689.09 feet to an angle point in said Easterly boundary of The Parkes of Jullington Creek Plantation Phase Two - A1; thence North 88° 55' 00" East, departing said Easterly boundary, a distance of 1920.00 feet; thence South 23° 47' 32" East, 293.09 feet; thence South 75° 00' 00" East, 335.00 feet; thence South 15° 00' 00" West, a distance of 351.08 feet to the point of curvature of a curve lying concave Southeastly and having a radius of 1500.00 feet; thence Southwestly, around the arc of said curve and through a central angle of 14° 19' 44", for an arc distance of 375.13 feet to the point of tangency of said curve, said arc being subtended by a chord which bears South 07° 50' 08" West, 374.15 feet; thence South 00° 40' 16" West, tangent to said curve, a distance of 27.26 feet to a point lying in the Northerly boundary of lands identified and described as Parcel 1 in Official Records Volume 1428, Page 858, Public Records, said County; thence North 90° 00' 00" West, along said Northerly boundary of Parcel 1, a distance of 325.82 feet to the Northwestly corner thereof; thence North 86° 15' 50" West, departing said boundary of Parcel 1, a distance of 1039.06 feet; thence South 46° 05' 30" West, a distance of 509.02 feet; thence South 07° 46' 58" West, a distance of 326.56 feet to a point lying in the aforementioned Northeastly boundary of Tract "C", Jullington Creek Unit Three, thence North 76° 22' 54" West, along said Northeastly boundary of Tract "C", a distance of 2045.70 feet to the Point of Beginning.

DESCRIPTION

JULINGTON CREEK PLANTATION PARCEL 76

A PARCEL OF LAND LYING PARTLY IN SECTIONS 28 AND 33, AND PARTLY IN THE JAMES JAMES DONATION SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT THREE, MAP BOOK 16, PAGES 64 THROUGH 88, NOW VACATED BY RESOLUTION NUMBER 95-147 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 627, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING A PART OF THE FIRST REPLAT IN JULINGTON CREEK UNIT THREE, MAP BOOK 23, PAGES 59 THROUGH 61, PUBLIC RECORDS, SAID COUNTY, NOW ENTIRELY VACATED BY SAID RESOLUTION NUMBER 95-147, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "C" OF THE AFOREMENTIONED JULINGTON CREEK UNIT THREE, SAID POINT BEING IN A LINE LYING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY OF THE CENTERLINE OF RACETRACK ROAD AS NOW ESTABLISHED, WHEN MEASURED AT RIGHT ANGLES THERETO, AND THE POINT REFERRED TO BEING THE SOUTHEASTERLY CORNER OF LAKE TRACT C2, AS SHOWN ON THE PLAT OF THE PARKES OF JULINGTON CREEK PLANTATION PHASE ONE, RECORDED IN MAP BOOK 28, PAGES 98 THROUGH 101, PUBLIC RECORDS, SAID COUNTY; THENCE SOUTH 76°22'54" EAST, ALONG SAID PARALLEL LINE AND ALONG SAID NORTHEASTERLY BOUNDARY OF TRACT "C", FOR A DISTANCE OF 2045.70 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 76°22'54" EAST, ALONG THE AFOREMENTIONED PARALLEL LINE AND NORTHEASTERLY BOUNDARY OF TRACT "C", FOR A DISTANCE OF 1906.99 FEET TO THE SOUTHWESTERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 86, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 42, PAGES 103 THROUGH 107, OF THE AFOREMENTIONED PUBLIC RECORDS, ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY OF TRACT "C", RUN NORTH 00°00'00" EAST, ALONG THE WESTERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 86, A DISTANCE OF 483.23 FEET TO THE NORTHWESTERLY CORNER OF LOT 4 AS SHOWN ON SAID PLAT OF JULINGTON CREEK PLANTATION PARCEL 86, SAID NORTHWESTERLY CORNER LYING IN THE MOST SOUTHERLY BOUNDARY OF LANDS IDENTIFIED AND DESCRIBED AS PARCEL 1 IN OFFICIAL RECORDS VOLUME 1428, PAGE 858, PUBLIC RECORDS, SAID COUNTY; THENCE NORTH 90°00'00" WEST, ALONG SAID MOST SOUTHERLY BOUNDARY OF PARCEL 1, FOR A DISTANCE OF 345.70 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 00°00'00" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1, A DISTANCE OF 570.72 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTH 86°15'50" WEST, DEPARTING THE BOUNDARY OF SAID PARCEL 1, A DISTANCE OF 1099.06 FEET; THENCE SOUTH 48°05'30" WEST, A DISTANCE OF 509.02 FEET; THENCE SOUTH 07°46'58" WEST, A DISTANCE OF 326.56 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAIN 30.33 ACRES, MORE OR LESS, AND ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.

EXHIBIT "C"

	A	B	C	D	E	F
		CURRENT APPROVED MASTER PLAN		CURRENTLY PROPOSED PLAN		
		ZONING	ACREAGE +	ZONING	ACREAGE + (UPLAND)	NET GAIN/LOSS
1						
2						
3						
4						
5	LAND USE					
6	CATEGORY					
7						
8	<u>RESIDENTIAL</u>					
9		Single Family	2219.8 (2217.3)	Single Family	2270.72	53.4
10		Multi-Family	97.30	Multi-Family	70.14	-27.16
11						
12			Subtotal	Subtotal	2346.86	
13			2317.1(2314.60)			
14	<u>COMMERCIAL</u>					
15		Commercial		Commercial		
16		Office		Office		
17						
18			Subtotal	Subtotal	51.90	
19	<u>INSTITUTIONAL</u>					
20		Worship Center	20.30	Worship Center	20.30	
21		Utilities	21.30	Utilities	21.30	
22		Government Site	13.00	Government Site	13.00	
23		Schools	46.30	Schools	46.30	
24		Rights-of-ways	164.20	Rights-of-ways	164.20	
25						
26	<u>RECREATIONAL/ WETLANDS/NATURAL AREAS/OPEN SPACE</u>		Subtotal	Subtotal	265.10	
27			265.10			
28						
29		Community Parks	48.4 (48.0)	Community Parks	48.4 (48.0)	
30		Recreation Areas	21.00	Recreation Areas	21.00	
31		Other Uplands	29.80	Other Uplands	27.90	
32		Golf Course	195.50	Golf Course	195.50	
33		Wetlands/Natural Areas	1221.20	Wetlands/Natural Areas	1221.20	
34						
35			Subtotal	Subtotal	1515.50	
36			1515.9 (1515.5)			
37			TOTAL	TOTAL	4173.36	26.24
			4150 (4147.10)			

EXHIBIT D
JULINGTON CREEK PLANTATION
MODIFICATION TO THE PUD/DRI
WRITTEN NARRATIVE

The changes proposed in this Major Modification/amendment would internally reconfigure the current land uses, but would not increase the amount of current approved development or increase the regional impacts of the DRI.

These proposed changes to the DRI/PUD master plan would include the redistribution of dwelling units within their parcels in the Julington Creek Plantation DRI/PUD and a rezoning of Parcel 76 from multi-family (MF-15) to single family residential. The allowable density from Parcel 76, which was 287 multi-family units will be, distributed over three parcels, Parcels 76, Parcel 77, Parcel 80, and Parcel 82. However, the overall allowable density will be reduced by 108 units.

First, the proposed amendment to Parcel 76 would change the current zoning designation from multi-family to single family RS-5 which will reduce the density from 287 multi-family units to a maximum of 96 single family units reducing the allowable density on Parcel 76 by 191 units.

Second, the proposed amendment would shift a portion of the excess density from Parcel 76 to Parcel 80/77. Currently Parcel 80 has a maximum density of 57 single family lots this amendment proposes to add 19 more single family lots to this Parcel and the maximum density will be 76 single family lots on 31.07 upland acres making the overall density 2.4 units per acre. Parcel 77 has been asorbed in Parcel 80 which has 8.67 acres of upland land, but has not been incorporated into the density calculation since the original DRI did not allow for any density on this site previously. The plat for Parcel 80 and the NOPC and Major Modification will combine the two parcels, Parcel 80 and Parcel 77 into one parcel.

Third, the proposed amendment would also shift a portion of the excess density from Parcel 76 to Parcel 82. Currently Parcel 82 has a maximum of 182 single family lots, this amendment proposes to add 64 additional single family lots to this Parcel, allowing a maximum of 246 single family lots. Parcel 82's current zoning designation is RS-2, which is a minimum lot size of 90-foot lots/10,000 sq ft per lot as shown on the MDP. This amendment will have a maximum mixture of (122) 90-foot wide lots and (124) 100-foot wide lots. The 50 foot wide natural vegetated buffer will remain along the southerly right of way of Bishop Estates

Road adjacent to Parcel 82. The DRI maps have been revised to shift the phasing lines between Parcels 81 and 82 to the west.

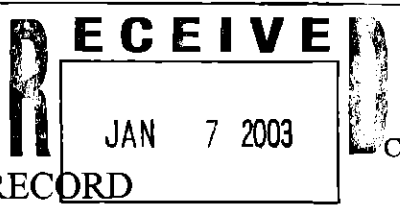
Fourth, the proposed amendment will correct the total amount upland and wetland acreage within these parcels based on actual boundary surveys and wetland surveys, rather than by aerial interpretations as previously noted on the DRI Master Development Plan Maps, under note #7. The actual upland and wetland acreages are as follows: Parcel 76 overall boundary is 30.33 acres, upland acreage is 27.16 acres and wetland acreage is 3.16 acres, Parcel 80 overall boundary is 69.73 acres, which includes Parcel 77 land, upland acreage 31.17 acres and wetland acreage is 38.56 acres and Parcel 82 overall boundary is 252.98 acres, upland acreage is 161.79 acres and wetland acreage is 91.19 acres.

The proposed amendment will reduce Parcel 76 by 191 units, reallocate 19 additional units to Parcel 80/77 and reallocate additional 64 lots to Parcel 82, but still reduces the overall allowable density by 108 units.

Proposed changes to each parcel are depicted on the Master Development Plan (Exhibit A) and in the attached chart (Exhibit E). The revised Master Development Plan depicts these changes by bolded and italicized type. The chart depicts on one set of columns each parcel as it is currently approved, and another set of columns depicts the proposed changes. Areas left blank indicate that no change is proposed.

EXHIBIT "E"

		CURRENT APPROVED PUD			PROPOSED MASTER PLAN				
Parcel #	Acreage	Zoning	Dwelling Units	Density DU/AC	Zoning	Acreage	Dwelling Units	Density DU/AC	Net Gain/Loss
1	10	C							
2	8	C							
3	40	RS-2	91	2.3					
4	20	RS-3	34	1.7					
5	33	RS-3	89	2.7					
6	44.9	RS-2	96	2.1					
7	20.7	RS-2	32	1.5					
8	20	RS-2	29	1.5					
9	7	RS-3	11	1.6					
10	26.5	RS-2	25	0.9					
11	6.8	RA							
13	3	G							
14	17.3	U	0						
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	RA							
20	50	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					
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					
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	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					



COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

ST. JOHNS COUNTY PLANNING DEPARTMENT

PUBLISHED EVERY MORNING 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 CHANGE

In the matter of FILE # NOPC 2002-04

JULINGTON CREEK PLANTATION DRI

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

JANUARY 1, 2003

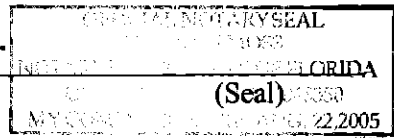
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 3RD day of JANUARY 2003

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

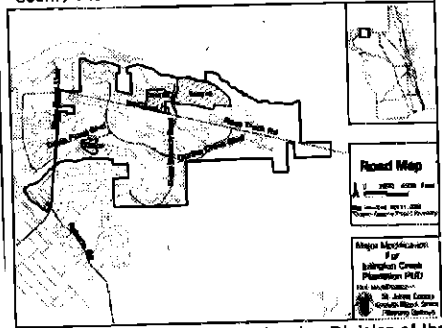
[Signature of Notary Public]

Zoe Ann Moss



NOTICE OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing will be held on the Thursday, January 16, 2003 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency, and Tuesday, January 21, 2003 at 1:30 p.m. by the Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a Notice of Proposed Change to the Julington Creek DRI. The applicant proposes to internally reconfigure current land uses. The subject property is located at St. Johns County: all or portions of Sections 76, 77, 80, and 82, Township 4 South, Range 27 East, and all or portions of Sections 27, 28, 33, 34, and 49, within St. Johns County Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and 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 Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
DON HOUSE, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN
FILE NUMBER: NOPC 2002-04
Julington Creek Plantation DRI
L13-3 Jan 1, 2003