

**ST. JOHNS COUNTY**  
**RESOLUTION NO. 2006- 240**

**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. 1993-159, AS AMENDED; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of County Commissioners of St. Johns County ("Board") is the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes; and

WHEREAS, on September 28, 1993, the Board adopted Resolution No. 93-159, which amended and restated Resolution No. 82-37, which granted development approval for a development known as The Julington Creek Plantation Development of Regional Impact ("Project"); and

WHEREAS, the Julington Creek Plantation Community Development District (Applicant) submitted a Notification of Proposed Change ("NOPC") to the Project dated \_\_\_\_\_, requesting modification to the Development Order Master Plan Map H to add a parcel of land to allow for the construction of a new recreation area to serve the residents of the Julington Creek Plantation; and

For Parcel 92, a 25 foot average, with a minimum of 10 feet, undisturbed upland buffer shall be provided between developed areas and contiguous wetlands, consistent with LDC Section 4.01.06.B.1; and a 25 foot building setback shall be provided adjacent to the required upland buffer consistent with LDC Section 4.01.06.B.2.

WHEREAS, no change is requested to the Project's approved development rights or phasing; and

WHEREAS, the applicant provided clear and convincing evidence that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes; and

WHEREAS, a copy of the NOPC was provided to the Northeast Florida Regional Council ("NEFRC") and Florida Department of Community Affairs ("DCA"), and they were afforded the opportunity to participate in the review of this proposed change; and

WHEREAS, the Board held a duly noticed public hearing on said NOPC on 7-11 ----, 2006, as required by Section 380.06, Florida Statutes; and

WHEREAS, the Applicant, other units of Government, local agencies and interested citizens were afforded the opportunity to participate in the proceedings before the Board relating to the application; and

WHEREAS, on 7-11, 2006, the Board determined that the proposed change does not constitute a substantial deviation and is otherwise approved.

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

SECTION 1. FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The above recitals are true and correct, and are incorporated into this development order by this reference.
2. The NOPC and its supporting documentation were reviewed as required by Chapter 380, F.S., and the local land development regulations and are incorporated into this development order by this reference.
3. The Project as modified by this development order is consistent with the State Comprehensive Plan.
4. The Project as modified by this development order is consistent with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code.
5. The Project as modified by this development order is consistent with the recommendations of the NEFRC.
6. The NOPC and other submissions provide clear and convincing evidence that the requested modification does not constitute a substantial deviation to the project.
7. All legal requirements of notice required by section 380.06, F.S., as well as other local procedural requirements, for issuance of this Development Order have been met or occurred.
8. The project is not located in an area of critical state concern.

SECTION 2. MASTER DEVELOPMENT PLAN

The Julington Creek Plantation DRI Development Order Master Development Plan (Map H) attached to Resolution 93-159 as Exhibit "A" and incorporated therein by reference is amended as shown on Revised Exhibit "A" attached to this development order and incorporated herein by this reference.

SECTION 3. OTHER

1. Except as modified by this resolution, the existing Julington Creek Plantation DRI Development Order shall remain in full force and effect.
2. Notice of the adoption of this development order shall be recorded by the Applicant, within 30 days after its effective date, in accordance with Sections 380.06(15)(f), F.S., with the Clerk of the Circuit Court of St. Johns County, Florida. The notice shall specify that this development order runs with the land and is binding on the Applicant, its agents, lessees, successors or assigns. A copy of such notice shall be forwarded to the St. Johns County Growth Management Services Planning Division within seven days of recordation.
3. This development order shall take effect as provided by law.
4. Within ten (10) days after adoption of this development order, the St. Johns County Growth Management Services Planning Division shall render copies of this development order with all attachments, certified as complete and accurate, by certified mail (return receipt requested) to the Applicant, NEFRC and DCA pursuant to the requirements of Rule 9J-2.025, Florida Administrative Code.

PASSED AND ADOPTED by the Board on July 11<sup>th</sup> 2006.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

James E. Bryant  
James E. Bryant, CHAIR

ATTEST:

Patricia DePrende  
DEPUTY CLERK

APPROVED AS TO FORM:

Michael D. Hurd  
COUNTY ATTORNEY

Deputy  
Adopted Regular Meeting 7-11-06



# England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS

May 24, 2006

Ms. Teresa Bishop, AICP  
Planning Director, St. Johns County Growth  
Management Services Division  
4020 Lewis Speedway  
St. Augustine, Florida 32092

Mr. Mike McDaniel  
Regional Review Administrator  
Florida Department of Community Affairs  
Division of Community Planning  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399

**Principals**

Douglas C. Miller, P.E., CEO  
N. Hugh Mathews, P.E., President  
Joseph A. Tarver, Exec., V.P.  
Juanitta Bader Clem, P.E., V.P.  
Scott A. Wild, P.E., PSM, V.P.  
Samuel R. Crissinger, CFO, V.P.  
Robert A. Mizell, Jr., P.E., V.P.  
Thomas N. Fallin, P.E., V.P.

**Emeritus**

James E. England, P.E.  
Robert E. Thims

Mr. Ed Lehman  
Director, Planning & Development  
Northeast Florida Regional Council  
6850 Belfort Oaks Place  
Jacksonville, Florida 32216

Dear Lady and Gentlemen:

Enclosed please find an application for a Notice of Proposed Change (NOPC) to the Development Order for the Julington Creek Plantation Development of Regional Impact (DRI). The Julington Creek Plantation Community Development District seeks to add a ±26.86 acre parcel (Parcel 92) to the existing Julington Creek Plantation DRI. This Parcel 92, in conjunction with Parcel 50 which was previously designated for recreational use, will be used for the construction of new recreation facilities to serve the residents of Julington Creek Plantation. There is no change to the development or phasing previously approved for the Julington Creek DRI. The St. Johns County staff has determined that there is no need for a comprehensive plan amendment since the existing land use designation of Rural Silviculture (R/S) allows for active and passive recreational uses.

In summary, the NOPC should be viewed as a non-substantial deviation consistent with Florida Statutes. Please let us know if you require any additional information.

Very truly yours,

**ENGLAND-THIMS & MILLER, INC.**

Donald R. Smith, AICP  
Vice President Regulatory Planning

Cc: Susan Beaugrand/Wachovia Bank  
Jonathan Johnson/Hopping, Green & Sams  
Matthew S. Maggiore/ETM

DRS:ljh

**JULINGTON CREEK PLANTATION DRI**

**NOTICE OF PROPOSED CHANGE  
(NOPC)**

**PREPARED FOR:  
Julington Creek Community Development District**

**Contact:  
Susan Beaugrand  
14785-4 St. Augustine Road  
Jacksonville, Florida 32258**

**PREPARED BY:  
ENGLAND-THIMS & MILLER, INC.  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
PH 904-642-8990**

**Contact:  
Donald R. Smith, AICP**

**MAY 2006**

**JULINGTON CREEK PLANTATION DRI**

**NOTICE OF PROPOSED CHANGE  
(NOPC)**

Table of Contents

Transmittal Letter  
NOPC Form

Exhibits to NOPC:

- A Owners Authorization for Agent
- B Deed and Legal Description for Added Lands
- C Location Map
- D Aerial Map
- E Environmental Assessment
- F Existing Map H
- G Proposed Map H
- H Substantial Deviation Chart
- I Consistency with Comprehensive Plan
- J Proposed Resolution

**NOPC FORM**

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF RESOURCE PLANNING AND MANAGEMENT  
BUREAU OF STATE PLANNING  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100  
904/488-4925

**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 be made to the local government, the regional planning agency, and the state land planning agency according to this form.

I, Susan Beaugrand, the undersigned owner/authorized representative of Julington Creek Plantation Community Development District (JCPCDD), hereby give notice of a proposed change to a previously approved 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 (local government), to the Northeast Florida Regional Council, and to the Bureau of Local Planning, Department of Community Affairs.

Susan Beaugrand

(Signature)

5/19/06

Date



2. **APPLICANT:**

Julington Creek Plantation Community Development District (JCPCDD)  
Susan Beaugrand  
14785-4 St. Augustine Road  
Jacksonville, Florida 32258  
Phone: (904) 489-3717  
Fax: (904) 489-5975

3. **AUTHORIZED AGENT:**

An Owner's Authorization form is included as Exhibit A to this NOPC application.

England-Thims & Miller, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
Phone: 904-642-8990  
Fax: 904-646-9485

Hopping Green & Sams, P.A.  
123 South Calhoun Street  
Tallahassee, Florida 32314  
Phone: 850-222-7500  
Fax: 850-224-8551

4. **LOCATION:**

St. Johns County - Sections 27, 28, 33, 34 and 49, Township 4 South, Range 27 East.

The existing Julington Creek Plantation Development of Regional Impact ("DRI") consists of approximately 4,150 acres. The parcel to be added (Parcel 92) consists of ±26.86 acres and is located adjacent to Parcel 50 which was approved for recreational use by NOPC Resolution 2006-37. A legal description of the Added Lands are provided as Exhibit B, a Location Map is provided as Exhibit C, and an Aerial Map as Exhibit D.

5. **PROPOSED CHANGES:**

**A. INTRODUCTION; PURPOSE OF MODIFICATION**

The JCPCDD plans to construct a new recreation center to serve the residents of Julington Creek Plantation. The new recreation center will be located on Parcels 50 and 92, a parcel adjacent to Parcel 50. Parcel 50 was approved for recreational use by NOPC Resolution 2006-37. The purpose of this NOPC is to add Parcel 92 to the Julington Creek Plantation DRI, to form an expanded recreation area. No changes to previously approved development rights or phasing are requested by this NOPC. The lands designated RA on the Master Development Plan allow both resource-based recreation and active recreation components. Facilities may be developed as a private club or as a public facility and may include but are not limited to: tennis courts, swimming pool(s),

gazebos, boardwalks, multi-purpose courts, basketball courts, hiking trails, biking trails, skateboard park, multi-purpose fields, soccer fields, and associated parking. Restroom facilities and other ancillary facilities including 'pro' shops, offices, accessory snack bars and services will be allowed. Sites may be lighted in compliance with Section 5.03.06.H.6 of the St. Johns County Land Development Code. The center is going to be developed by the JCPCDD through the use of tax assessments paid for by the property owners with the CDD.

## **B. SPECIFICS OF PROPOSED CHANGES**

(1) The only change to the Julington Creek DRI is the addition of Parcel 92 to allow for construction of recreational facilities to serve the residents of Julington Creek Plantation.

Pursuant to 380.06(19)(e)3. any addition of land to a DRI not previously reviewed shall be presumed to create a substantial deviation and this presumption may be rebutted by clear and convincing evidence. The only change to the Julington Creek Plantation DRI is the addition of Parcel 92 to the DRI to allow for construction of recreational facilities to serve the residents of Julington Creek Plantation. There is no increase to the number of dwelling units or office or commercial development within the DRI. (re: 380.06 (19) (b)6., 9.,10. F.S.) The purpose of the addition of Parcel 92 is to allow for an expanded recreation area to provide recreational facilities which are sorely lacking in that area of the County. The use of Parcel 92 for recreational facilities is consistent with the current land use designation. Based upon these facts, there is clear and convincing evidence that this change will not create the likelihood of additional regional impacts and therefore, this change does not constitute a substantial deviation. [Section 380.06 (19)(e)(3).]

A map showing the affected parcels is included as Exhibit C.

No other changes to the existing DRI development order are proposed in this NOPC.

### **6. SUBSTANTIAL DEVIATION DETERMINATION CHART**

The substantial deviation determination chart is attached as Exhibit H.

### **7. MODIFICATIONS TO APPROVED DEVELOPMENT ORDER**

This NOPC is the eleventh requested modification to the approved Development Order, with the most recent change being completed last year with the approval of Resolution 2006-37.

### **8. LANDS PURCHASED OR OPTIONED WITHIN ¼ MILE OF ORIGINAL DRI**

The Julington Creek Plantation CDD has purchased Parcel 92 which is being added to the DRI by this NOPC.

9. **PERCENTAGE OF PROPOSED CHANGE UNDER PARAGRAPH 380.06(19)(B), FLORIDA STATUTES**

The proposed change is less than 40 percent (cumulatively with other previous changes) of any criteria listed in paragraph 380.06(19)(b), and F.S. 380.06(10)(e)2 .F.S.

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

Yes \_\_\_\_\_ No       X      

10. **BUILD OUT DATE/PHASING**

There are no changes to the build out date or phasing date.

11. **LOCAL GOVERNMENT COMPREHENSIVE PLAN**

No comprehensive plan change is required. Please see Exhibit I.

12. **AMENDED MASTER DEVELOPMENT PLAN**

The Master Development Plan (Map H) has been amended to include the Recreation Parcel and a copy is included as Exhibit G to this NOPC application. The original Master Development Plan (Map H) has been included as Exhibit F to the NOPC.

13. **PRECISE LANGUAGE PROPOSED FOR AMENDED DEVELOPMENT ORDER**

The proposed resolution is included as Exhibit J to the NOPC.

**EXHIBIT A**  
**OWNERS AUTHORIZATION FOR AGENT**



Owner's Authorization for Agent

England-Thims & Miller, Inc. is hereby authorized TO ACT ON BEHALF OF Julington Creek Community Development District, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- Rezonning/Modification, Zoning Variance, Appeal, Concurrency, Special Use Permit, Non-Zoning Variance, Overlay District Review, Other - Incremental MDP

BY: Susan Beaugrand
Signature of Owner Chairman: Julington Creek Community Development District
Susan Beaugrand
Print Name

Signature of Owner
Print Name
904-489-3717
Telephone Number

State of Florida
County of St. Johns Duval

Signed and sworn before me on this April 18 day of, 2006

By Susan Beaugrand

Identification verified: known to

Oath sworn: Yes No

Notary Signature

My Commission expires: 12/6/09



**OWNER'S AUTHORIZATION FOR AGENT**

HOPPING GREEN & SAMS, P.A., is hereby authorized TO ACT ON BEHALF of **JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT**, the owner of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- |                                     |                       |                                     |                            |
|-------------------------------------|-----------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Rezoning/Modification | <input type="checkbox"/>            | Special Use Permit         |
| <input type="checkbox"/>            | Zoning Variance       | <input type="checkbox"/>            | Non-Zoning Variance        |
| <input type="checkbox"/>            | Appeal                | <input type="checkbox"/>            | Overlay District Review    |
| <input type="checkbox"/>            | Concurrency           | <input checked="" type="checkbox"/> | Other- Incremental MDP Map |

JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT

BY: Susan Beaugrand

Susan Beaugrand, Chairperson  
Print Name

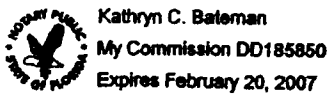
(904) 489-3717  
Telephone Number

STATE OF FLORIDA

COUNTY OF Duval

Sworn to and subscribed before me this the 22<sup>nd</sup> of September, 2005, by Susan Beaugrand, Chairperson of Julington Creek Plantation Community Development District, who is personally known to me or who has produced identification and who has taken an oath.

Kathryn C Bateman  
Notary Public, State of Florida  
Name: \_\_\_\_\_



My Commission Expires \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

**EXHIBIT B  
DEED AND LEGAL DESCRIPTION  
FOR ADDED LANDS**

**PREPARED BY:**

TRACY K. ARTHUR, ESQ.  
RAYONIER INC.  
P.O. BOX 723  
FERNANDINA BEACH, FL 32034

**RETURN TO:**

THOMAS JENKS, ESQ,  
PAPPAS METCALF JENKS & MILLER  
245 RIVERSIDE AVENUE, SUITE 400  
JACKSONVILLE, FL 32202

Public Records of  
St. Johns County, FL  
Clerk # 2006007891,  
O.R. 2634 PG 1827-1830  
02/01/2006 at 10:13 AM,  
REC. \$17.00 SUR. \$18.50  
Doc. D \$2820.30

**SPECIAL WARRANTY DEED**

(Florida Property)

THIS SPECIAL WARRANTY DEED, made this 30<sup>th</sup> day of January, 2006, from TERRAPOINTE LLC, a Delaware limited liability company (formerly known as Rayland, LLC prior to a name change and merger with Rayonier Forest Properties, LLC, a Delaware limited liability company, effective May 27, 2005), duly authorized to do business in Florida, whose address is 1901 Island Walkway, Fernandina Beach, Florida 32034 (the "Grantor"), to JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT, whose address is 210 North University Drive, Suite 702, Coral Springs, FL 33071 (the "Grantee") (the words "Grantor" and "Grantee" to include any respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

THAT THE GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that land and improvements thereon located in St. Johns County, Florida as more particularly described at EXHIBIT A, attached hereto and by reference made a part hereof (the "Property").

**TAX PARCEL ID # 009680-0000**



**THIS CONVEYANCE IS SUBJECT TO:** Ad valorem property taxes accruing subsequent to December 31, 2005, cemeteries, easements, encroachments, servitudes, covenants, restrictions, zoning ordinances, rights-of-way, outstanding mineral interests, riparian rights, the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water, and all matters of record or apparent from a survey or inspection of the Property.

**TOGETHER WITH** all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND THE GRANTOR** hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

**PROVIDED HOWEVER,** by acceptance of this deed, Grantee covenants and agrees for itself, its heirs, successors and assigns, that the land conveyed hereby shall not be used for the purpose of a mobile home park nor shall any mobile, modular, or manufactured homes, recreational vehicles (permanent or non-permanent), house trailers, panelized and pre-cut homes, (other than temporary sales and construction trailers) be placed on any of the Property conveyed hereby, said covenant shall expire upon the tenth (10th) anniversary of the date of this document being recorded in the public records of St. Johns County County, Florida. If Grantee or its heirs, successors and assigns shall violate the covenant, Grantor or its successors and assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorney fees, whether or not suit be brought to enforce a violation.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

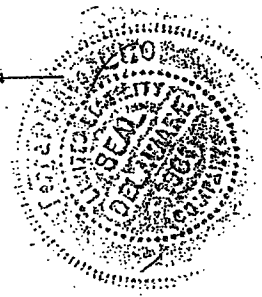
Signed and sealed in the presence of:

Kathryn P. Terwilliger  
KATHRYN P. TERWILLIGER (Print)  
Kathleen Baker  
KATHLEEN BAKER (Print)

TERRAPOINTE LLC

By: J.M. Stackpoole  
James M. Stackpoole  
Its: Vice President

Attest: Tracy K. Arthur  
Tracy K. Arthur  
Its: Assistant Secretary



STATE OF FLORIDA  
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me this 25<sup>th</sup> day of January 2006, by James M. Stackpoole, as Vice President and Tracy K. Arthur, Assistant Secretary, respectively, of TERRAPOINTE LLC, a Delaware limited liability company, and who are personally known to me.

Kathia Pinto  
Print Name: Kathia Pinto  
Notary Public, State of Florida  
My Commission Expires:  
Commission No.:

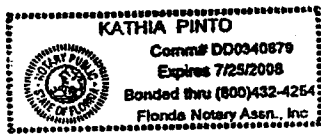


EXHIBIT A

A PARCEL OF LAND, BEING A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

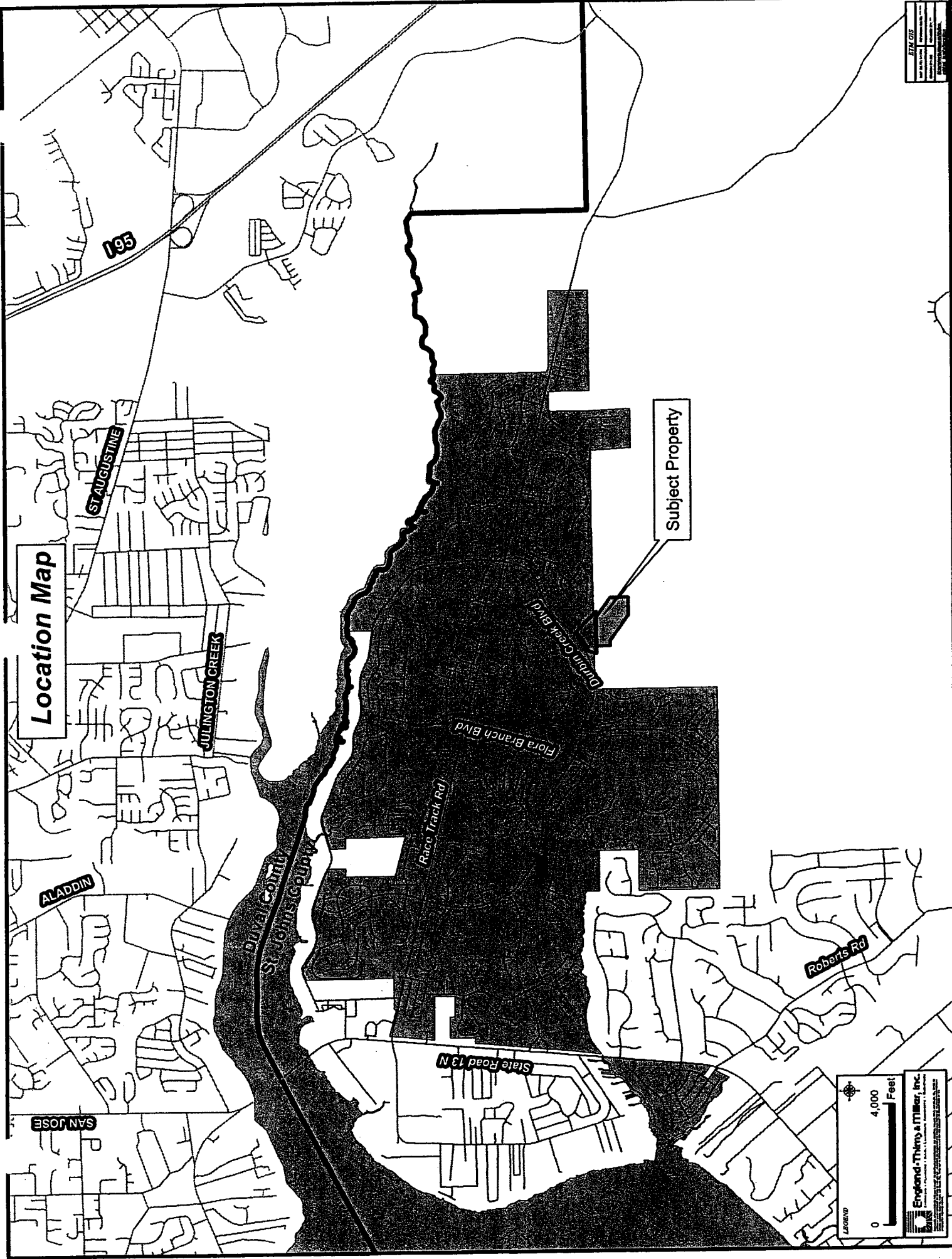
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE NORTH 89°13'35" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, (ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST), A DISTANCE OF 1,500.000 FEET, TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THE T QUIT CLAIM DEED BETWEEN RAYONIER TIMBERLANDS OPERATING COMPANY, L.P. TO ABERDEEN DEVELOPMENT, L.L.C., RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1221 OF THE CURRENT PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 89°13'35" EAST, ALONG AFORESAID NORTH LINE OF SAID SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, (ALSO BEING THE SOUTH LINE OF SAID SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST), A DISTANCE OF 955.32 FEET, TO A POINT; RUN THENCE SOUTH 54°12'47" EAST, A DISTANCE OF 777.71 FEET, TO A POINT; RUN THENCE SOUTH 00°46'25" EAST, A DISTANCE OF 590.74 FEET, TO A POINT; RUN THENCE SOUTH 89°13'35" WEST, A DISTANCE OF 595.49 FEET, TO A POINT; RUN THENCE NORTH 54°08'17" WEST, A DISTANCE OF 1,023.03 FEET, TO A POINT; RUN THENCE SOUTH 89°10'40" WEST, A DISTANCE OF 163.26 FEET, TO A POINT ON THE AFORESAID EAST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1221 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 00°49'20" WEST, ALONG THE AFORESAID EAST LINE OF LAST SAID LANDS, A DISTANCE OF 443.68 FEET, TO THE AFORESAID NORTH LINE OF SAID SECTION 3, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,170,088 SQUARE FEET OR 26.86 ACRES, MORE OR LESS, IN AREA.

**EXHIBIT C**  
**LOCATION MAP**

ETM GIS
Map File Name
Map Scale
Map Date
Map Author
Map Reviewer
Map Project



Location Map

Subject Property

LEGEND

0 4,000 Feet

England, Thibault & Miller, Inc.  
 10000 Highway 100, Suite 100  
 Baton Rouge, LA 70801  
 Phone: (504) 783-1111  
 Fax: (504) 783-1112  
 Email: info@etm.com

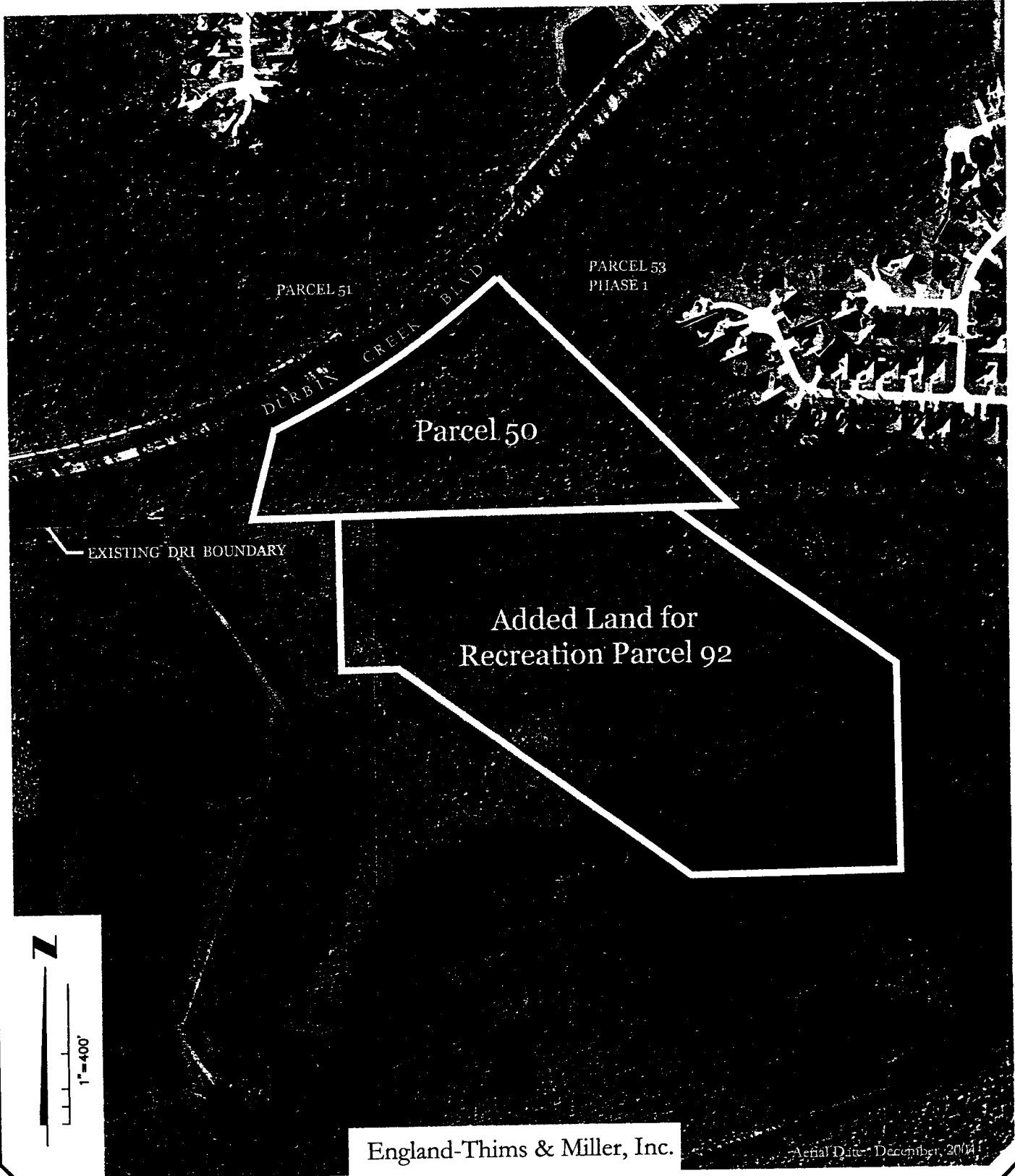
**EXHIBIT D**  
**AERIAL MAP**

# JULINGTON CREEK PLANTATION DRI

## Notice of Proposed Change

### Aerial

May 16, 2006



England-Thims & Miller, Inc.

Aerial Date: December, 2004

**EXHIBIT E**  
**ENVIRONMENTAL ASSESSMENT**



ENVIRONMENTAL SERVICES, INC.  
7220 FINANCIAL WAY, SUITE 100  
JACKSONVILLE, FLORIDA 32256  
904-470-2200 • FAX 904-470-2112  
[www.esinc.cc](http://www.esinc.cc)

16 May 2006

Ms. Jan Brewer  
St. Johns County Planning Department  
4020 Lewis Speedway  
St. Augustine, Florida 32095

**RE: Julington Creek Plantation CDD Recreation Parcel  
St. Johns County, Florida**

Dear Ms. Brewer:

Environmental Services, Inc. (ESI) has spent several days on the above-referenced property delineating the extent of the on-site wetlands. During our site review we also examined the property for any Significant Natural Communities regulated by St. Johns County and for the presence of species listed as endangered, threatened or species of special concern with the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (FWS).


Given the current use of the property, no Significant Natural Communities occur onsite. The uplands on the property comprise pine plantation, with a canopy of slash pine (*Pinus elliottii*) and understory and groundcover of saw palmetto (*Serenoa repens*), bitter gallberry (*Ilex glabra*), and bracken fern (*Pteridium aquilinum*). Wetlands on-site include predominantly wet pine plantation, with smaller areas of mixed forested wetland. The mixed forested wetland comprises such species as slash pine, cypress (*Taxodium sp.*), and red maple (*Acer rubrum*), with a groundcover of Virginia chainfern (*Woodwardia virginica*), yellow-eyed grass (*Xyris sp.*), and cinnamon fern (*Osmunda cinnamomea*).

Based on our field review of the property, no Significant Natural Communities (as defined by St. Johns County) occur on the site. In addition, no evidence of threatened or endangered species or species of special concern was observed on the property.

I trust that this information satisfies the requirements of Section 4.01.07 and 4.01.08 of the Land Development Code. Please call me with any questions or if you need additional information.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.

  
Michelle Hendryx  
Senior Scientist

AMH/ri/EJ03120.00/wildlife let.doc  
S:pf051606f

**EXHIBIT F**  
**EXISTING MAP H**

**EXHIBIT C - TABLE 22A**  
**JULINGTON CREEK MASTER PHASING SCHEDULE**

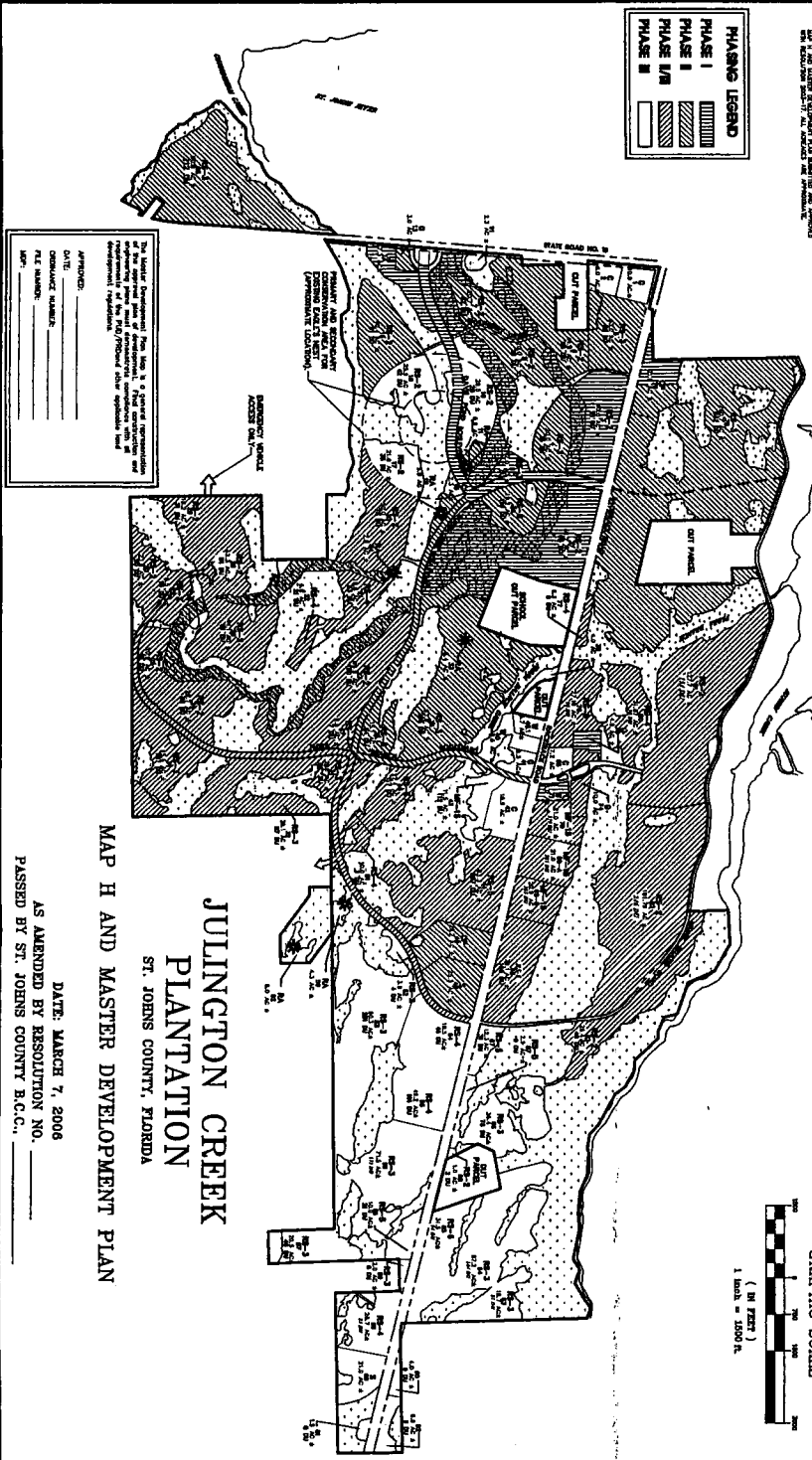
PHASE	ACRES	START DATE	END DATE	STATUS
PHASE I	128	2006	2006	Completed
PHASE II	128	2007	2007	Completed
PHASE III	128	2008	2008	Completed
PHASE IV	128	2009	2009	Completed
PHASE V	128	2010	2010	Completed
PHASE VI	128	2011	2011	Completed
PHASE VII	128	2012	2012	Completed
PHASE VIII	128	2013	2013	Completed
PHASE IX	128	2014	2014	Completed
PHASE X	128	2015	2015	Completed
PHASE XI	128	2016	2016	Completed
PHASE XII	128	2017	2017	Completed
PHASE XIII	128	2018	2018	Completed
PHASE XIV	128	2019	2019	Completed
PHASE XV	128	2020	2020	Completed
PHASE XVI	128	2021	2021	Completed
PHASE XVII	128	2022	2022	Completed
PHASE XVIII	128	2023	2023	Completed
PHASE XIX	128	2024	2024	Completed
PHASE XX	128	2025	2025	Completed
PHASE XXI	128	2026	2026	Completed
PHASE XXII	128	2027	2027	Completed
PHASE XXIII	128	2028	2028	Completed
PHASE XXIV	128	2029	2029	Completed
PHASE XXV	128	2030	2030	Completed

**LEGEND**

1	Water Course
2	Government
3	State
4	Utility
5	Open Space
6	Open Space
7	Open Space
8	Open Space
9	Open Space
10	Open Space
11	Open Space
12	Open Space
13	Open Space
14	Open Space
15	Open Space
16	Open Space
17	Open Space
18	Open Space
19	Open Space
20	Open Space
21	Open Space
22	Open Space
23	Open Space
24	Open Space
25	Open Space
26	Open Space
27	Open Space
28	Open Space
29	Open Space
30	Open Space
31	Open Space
32	Open Space
33	Open Space
34	Open Space
35	Open Space
36	Open Space
37	Open Space
38	Open Space
39	Open Space
40	Open Space
41	Open Space
42	Open Space
43	Open Space
44	Open Space
45	Open Space
46	Open Space
47	Open Space
48	Open Space
49	Open Space
50	Open Space

**NOTES**

1. PHASE I - 12/15/2006
2. PHASE II - 12/15/2006
3. PHASE III - 12/15/2006
4. PHASE IV - 12/15/2006
5. PHASE V - 12/15/2006
6. PHASE VI - 12/15/2006
7. PHASE VII - 12/15/2006
8. PHASE VIII - 12/15/2006
9. PHASE IX - 12/15/2006
10. PHASE X - 12/15/2006
11. PHASE XI - 12/15/2006
12. PHASE XII - 12/15/2006
13. PHASE XIII - 12/15/2006
14. PHASE XIV - 12/15/2006
15. PHASE XV - 12/15/2006
16. PHASE XVI - 12/15/2006
17. PHASE XVII - 12/15/2006
18. PHASE XVIII - 12/15/2006
19. PHASE XIX - 12/15/2006
20. PHASE XX - 12/15/2006
21. PHASE XXI - 12/15/2006
22. PHASE XXII - 12/15/2006
23. PHASE XXIII - 12/15/2006
24. PHASE XXIV - 12/15/2006
25. PHASE XXV - 12/15/2006
26. PHASE XXVI - 12/15/2006
27. PHASE XXVII - 12/15/2006
28. PHASE XXVIII - 12/15/2006
29. PHASE XXIX - 12/15/2006
30. PHASE XXX - 12/15/2006



**England, Thim & Miller, Inc.**  
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS  
14770 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32208  
CERTIFICATE OF AUTHORIZATION NUMBER: 8884  
PHONE NUMBER (904) 642-9890 FAX NUMBER (904) 646-9486

**PROPOSED MAP H AND MDP**  
**JULINGTON CREEK PLANTATION**  
**JULINGTON CREEK PLANTATION CDD**  
**ST. JOHNS COUNTY, FLORIDA**

ETL NO. E 04-117-48  
DRAWN BY: E.B.C.  
DESIGNED BY: S.M.D.  
CHECKED BY: S.M.D., M.S.M.  
DATE: MARCH 7, 2006

REVISIONS:  
6/12/06 - ADDED NOTE PER ST. JOHNS COUNTY COMMENTS

DRAWING NO. **1 of 1**

**EXHIBIT G**  
**PROPOSED MAP H**

**EXHIBIT C - TABLE 201A  
JULINGTON CREEK MASTER PHASING SCHEDULE**

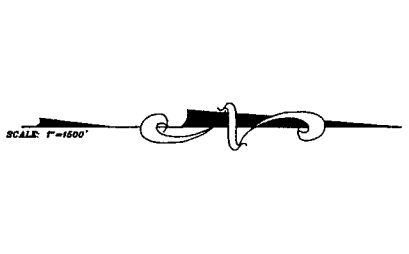
LAND OR CULDEVERT	TOTAL AREA	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII	PHASE IX	PHASE X	PHASE XI	PHASE XII	PHASE XIII	PHASE XIV	PHASE XV	PHASE XVI	PHASE XVII	PHASE XVIII	PHASE XIX	PHASE XX
IMPROVED	1,247.76	726	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
UNIMPROVED	1,247.76	726	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
TOTAL	2,495.52	1,452	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400

**LEGEND**

1	Best Quality (A1/A2) (St. 100)	2	Woods
3	Best Quality (A1/A2) (St. 100)	4	Shrub
5	Best Quality (A1/A2) (St. 100)	6	Open Space
7	Best Quality (A1/A2) (St. 100)	8	Open Space
9	Best Quality (A1/A2) (St. 100)	10	Open Space
11	Best Quality (A1/A2) (St. 100)	12	Open Space
13	Best Quality (A1/A2) (St. 100)	14	Open Space
15	Best Quality (A1/A2) (St. 100)	16	Open Space
17	Best Quality (A1/A2) (St. 100)	18	Open Space
19	Best Quality (A1/A2) (St. 100)	20	Open Space
21	Best Quality (A1/A2) (St. 100)	22	Open Space
23	Best Quality (A1/A2) (St. 100)	24	Open Space
25	Best Quality (A1/A2) (St. 100)	26	Open Space
27	Best Quality (A1/A2) (St. 100)	28	Open Space
29	Best Quality (A1/A2) (St. 100)	30	Open Space
31	Best Quality (A1/A2) (St. 100)	32	Open Space
33	Best Quality (A1/A2) (St. 100)	34	Open Space
35	Best Quality (A1/A2) (St. 100)	36	Open Space
37	Best Quality (A1/A2) (St. 100)	38	Open Space
39	Best Quality (A1/A2) (St. 100)	40	Open Space
41	Best Quality (A1/A2) (St. 100)	42	Open Space
43	Best Quality (A1/A2) (St. 100)	44	Open Space
45	Best Quality (A1/A2) (St. 100)	46	Open Space
47	Best Quality (A1/A2) (St. 100)	48	Open Space
49	Best Quality (A1/A2) (St. 100)	50	Open Space
51	Best Quality (A1/A2) (St. 100)	52	Open Space
53	Best Quality (A1/A2) (St. 100)	54	Open Space
55	Best Quality (A1/A2) (St. 100)	56	Open Space
57	Best Quality (A1/A2) (St. 100)	58	Open Space
59	Best Quality (A1/A2) (St. 100)	60	Open Space
61	Best Quality (A1/A2) (St. 100)	62	Open Space
63	Best Quality (A1/A2) (St. 100)	64	Open Space
65	Best Quality (A1/A2) (St. 100)	66	Open Space
67	Best Quality (A1/A2) (St. 100)	68	Open Space
69	Best Quality (A1/A2) (St. 100)	70	Open Space
71	Best Quality (A1/A2) (St. 100)	72	Open Space
73	Best Quality (A1/A2) (St. 100)	74	Open Space
75	Best Quality (A1/A2) (St. 100)	76	Open Space
77	Best Quality (A1/A2) (St. 100)	78	Open Space
79	Best Quality (A1/A2) (St. 100)	80	Open Space
81	Best Quality (A1/A2) (St. 100)	82	Open Space
83	Best Quality (A1/A2) (St. 100)	84	Open Space
85	Best Quality (A1/A2) (St. 100)	86	Open Space
87	Best Quality (A1/A2) (St. 100)	88	Open Space
89	Best Quality (A1/A2) (St. 100)	90	Open Space
91	Best Quality (A1/A2) (St. 100)	92	Open Space
93	Best Quality (A1/A2) (St. 100)	94	Open Space
95	Best Quality (A1/A2) (St. 100)	96	Open Space
97	Best Quality (A1/A2) (St. 100)	98	Open Space
99	Best Quality (A1/A2) (St. 100)	100	Open Space

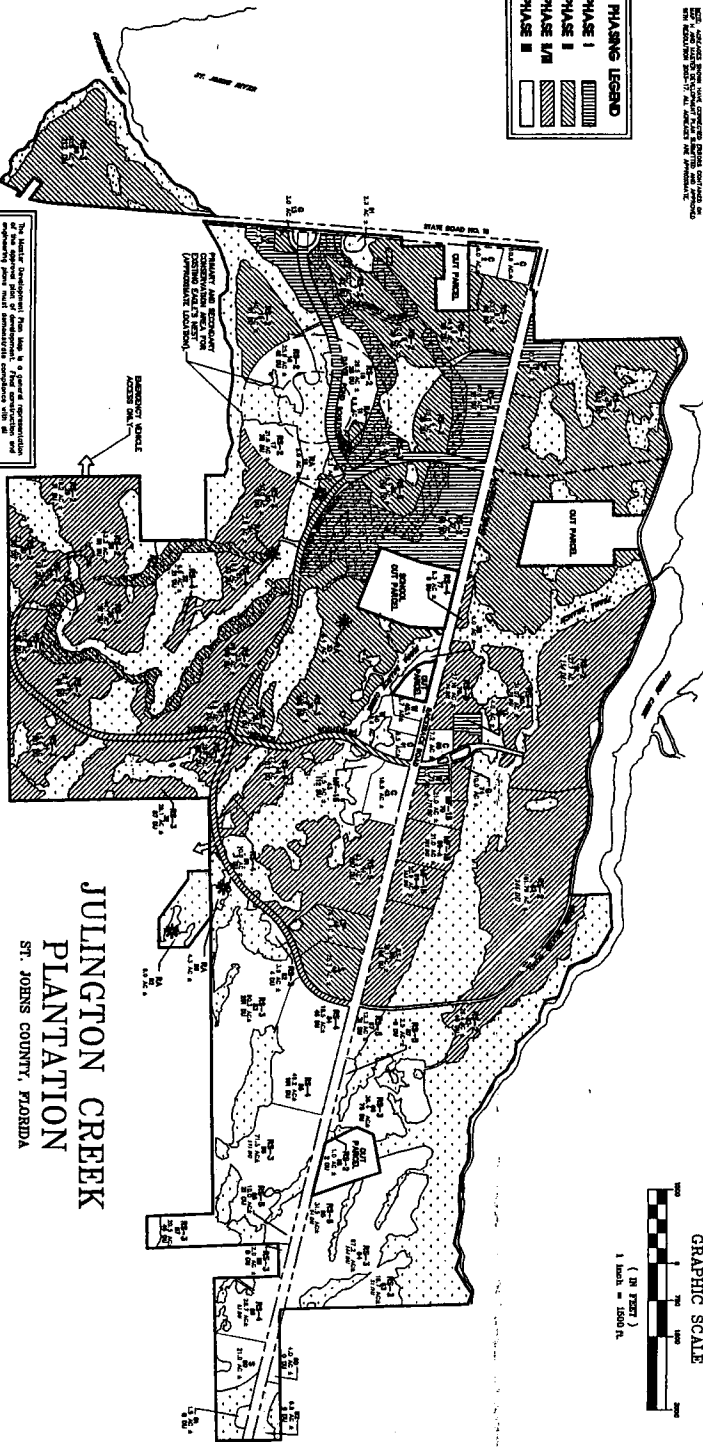
**NOTES**

1. PHASE I - 1/31/2006
2. PHASE II - 12/1/06 - 12/1/2006
3. PHASE III - 12/1/06 - 12/1/2006
4. PHASE IV - 12/1/06 - 12/1/2006
5. PHASE V - 12/1/06 - 12/1/2006
6. PHASE VI - 12/1/06 - 12/1/2006
7. PHASE VII - 12/1/06 - 12/1/2006
8. PHASE VIII - 12/1/06 - 12/1/2006
9. PHASE IX - 12/1/06 - 12/1/2006
10. PHASE X - 12/1/06 - 12/1/2006
11. PHASE XI - 12/1/06 - 12/1/2006
12. PHASE XII - 12/1/06 - 12/1/2006
13. PHASE XIII - 12/1/06 - 12/1/2006
14. PHASE XIV - 12/1/06 - 12/1/2006
15. PHASE XV - 12/1/06 - 12/1/2006
16. PHASE XVI - 12/1/06 - 12/1/2006
17. PHASE XVII - 12/1/06 - 12/1/2006
18. PHASE XVIII - 12/1/06 - 12/1/2006
19. PHASE XIX - 12/1/06 - 12/1/2006
20. PHASE XX - 12/1/06 - 12/1/2006



**PHASING LEGEND**

PHASE I	[Pattern]
PHASE II	[Pattern]
PHASE III	[Pattern]
PHASE IV	[Pattern]
PHASE V	[Pattern]
PHASE VI	[Pattern]
PHASE VII	[Pattern]
PHASE VIII	[Pattern]
PHASE IX	[Pattern]
PHASE X	[Pattern]
PHASE XI	[Pattern]
PHASE XII	[Pattern]
PHASE XIII	[Pattern]
PHASE XIV	[Pattern]
PHASE XV	[Pattern]
PHASE XVI	[Pattern]
PHASE XVII	[Pattern]
PHASE XVIII	[Pattern]
PHASE XIX	[Pattern]
PHASE XX	[Pattern]



By Master Development Plan, this map is a general representation of the proposed development and is not intended to be a final plan. The Master Development Plan shall be the final authority in all matters relating to the development of the site. The Master Development Plan shall be subject to the approval of the St. Johns County Board of Commissioners.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWING NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_  
JOB: \_\_\_\_\_

**JULINGTON CREEK  
PLANTATION  
ST. JOHNS COUNTY, FLORIDA**

**MAP H AND MASTER DEVELOPMENT PLAN**

DATE: MARCH 7, 2006  
AS AMENDED BY RESOLUTION NO. \_\_\_\_\_  
PASSED BY ST. JOHNS COUNTY B.C.C.

**England, Thim & Miller, Inc.**  
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS  
14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256  
CERTIFICATE OF AUTHORIZATION NUMBER 2084  
PHONE NUMBER (904) 646-8890 FAX NUMBER (904) 646-8485

DRAWING NO. **1 OF 1**

**PROPOSED MAP H AND MDP**

**JULINGTON CREEK PLANTATION  
JULINGTON CREEK PLANTATION CDD  
ST. JOHNS COUNTY, FLORIDA**

ETM. NO. E 84-117-46  
DRAWN BY: E.B.C.  
DESIGNED BY: S.M.D.  
CHECKED BY: S.M.D., M.S.M.  
DATE: MARCH 7, 2006

REVISIONS:  
4/7/2006 - ADDED NOTE PER ST. JOHNS COUNTY COMMENTS

**EXHIBIT H**  
**SUBSTANTIAL DEVIATION CHART**

**SUBSTANTIAL DEVIATION DETERMINATION CHART**

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking spaces	N.A.	N.A.	N.A.
	# Spectators	N.A.	N.A.	N.A.
	# Seats	N.A.	N.A.	N.A.
Airports	Site locational changes	N.A.	N.A.	N.A.
	Acreage, including drainage, ROW, easements, etc.	N.A.	N.A.	N.A.
	External vehicle trips	N.A.	N.A.	N.A.
	D.O. conditions	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.
	Runway (length)	N.A.	N.A.	N.A.
	Runway (strength)	N.A.	N.A.	N.A.
	Terminal (gross square feet)	N.A.	N.A.	N.A.
	# Parking spaces	N.A.	N.A.	N.A.
	# Gates	N.A.	N.A.	N.A.
Hospitals	Apron Area (gross square feet)	N.A.	N.A.	N.A.
	Site locational changes	N.A.	N.A.	N.A.
	Airport acreage, including drainage, ROW, easements, etc.	N.A.	N.A.	N.A.
	# External vehicle trips	N.A.	N.A.	N.A.
	D.O. conditions	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.
	# Beds	N.A.	N.A.	N.A.
	# Parking spaces	N.A.	N.A.	N.A.
	Building (gross square feet)	N.A.	N.A.	N.A.
	Site locational changes	N.A.	N.A.	N.A.
Acreage, including drainage,	N.A.	N.A.	N.A.	

	ROW, easements, etc.				
	External vehicle trips	N.A.	N.A.	N.A.	N.A.
	D.O. Conditions	N.A.	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.	N.A.
Industrial	Acreage, including drainage, ROW, easements, etc.	N.A.	N.A.	N.A.	N.A.
	# Parking spaces	N.A.	N.A.	N.A.	N.A.
	Building (gross square feet)	N.A.	N.A.	N.A.	N.A.
	# Employees	N.A.	N.A.	N.A.	N.A.
	Chemical storage (barrels and pounds)	N.A.	N.A.	N.A.	N.A.
	Site locational changes	N.A.	N.A.	N.A.	N.A.
	# External vehicle trips	N.A.	N.A.	N.A.	N.A.
	D. O. conditions	N.A.	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.	N.A.
	Acreage mined (year)	N.A.	N.A.	N.A.	N.A.
Mining Operations	Water withdrawal (gal/day)	N.A.	N.A.	N.A.	N.A.
	Size of mine (acres), including drainage, ROW, easements, etc.	N.A.	N.A.	N.A.	N.A.
	Site locational changes	N.A.	N.A.	N.A.	N.A.
	# External vehicle trips	N.A.	N.A.	N.A.	N.A.
	D. O. conditions	N.A.	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.	N.A.
	Acreage, including drainage, ROW, easements, etc.	31 acres	61 acres	61 acres	N.A.
	Building (gross square feet)	300,000 sq.ft.	600,000 sq.ft.	600,000 sq.ft.	N.A.
	# Parking spaces	1,215	2,430	2,430	N.A.
	# Employees	1,230	2,460	2,460	N.A.
Office	Site locational changes	N.A.	N.A.	N.A.	N.A.
	# External vehicle trips	N.A.	N.A.	N.A.	N.A.
	D. O. conditions	N.A.	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.	N.A.



	ADA representations	N.A.	N.A.	N.A.	N.A.
Petroleum/Chemical Storage	Storage capacity (barrels and/or pounds)	N.A.	N.A.	N.A.	N.A.
	Distance to navigable waters (feet)	N.A.	N.A.	N.A.	N.A.
	Site locational changes	N.A.	N.A.	N.A.	N.A.
	Facility acreage, including drainage, ROW, easements, etc.	N.A.	N.A.	N.A.	N.A.
	# External vehicle trips	N.A.	N.A.	N.A.	N.A.
	D. O. Conditions	N.A.	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.	N.A.
Ports (Marinas)	# Boats, wet storage	N.A.	N.A.	N.A.	N.A.
	# Boats, dry storage	N.A.	N.A.	N.A.	N.A.
	Dredge and fill (cu. Yds.)	N.A.	N.A.	N.A.	N.A.
	Petroleum storage (gals.)	N.A.	N.A.	N.A.	N.A.
	Site locational changes	N.A.	N.A.	N.A.	N.A.
	Port acreage, including drainage, ROW, easements, etc.	N.A.	N.A.	N.A.	N.A.
	# External vehicle trips	N.A.	N.A.	N.A.	N.A.
	D. O. conditions	N.A.	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.	N.A.
Open space (all natural and vegetated non-impervious surfaces)	Acreage	160 acres	160 acres	160 acres	Reso. 2002-103 added lands and reduced maximum height of structures - 6/4/02
	Site locations changes	N.A.	N.A.	N.A.	N.A.
	Type of open space	Golf Course	Golf Course	Golf Course	N.A.
	D.O. conditions	N.A.	N.A.	N.A.	N.A.
	ADA representations	N.A.	N.A.	N.A.	N.A.
Preservation, buffer or special protection areas	Acreage	773 acres	346 acres	346 acres	Reso. 98-220 created enhanced wetland

preservation (cont.) Includes wetlands, upland buffers, etc.				buffers - 12/10/98
Site location changes	N.A.		N.A.	N.A.
Development site proposed	N.A.		N.A.	N.A.
D.O. conditions	N.A.		N.A.	N.A.
ADA representations	N.A.		N.A.	N.A.
#Dwelling units	2,774.		2,642	No Change
Type of dwelling units	MF 774		MF & SF	Mixture
# of lots	SF 2,000		N.A.	N.A.
Acreage, including drainage, ROW, easements, etc.	1,674 acres		760	N.A.
Site locational changes	N.A.		N.A.	N.A.
# External vehicle trips	N.A.		N.A.	N.A.
Acreage, including drainage, ROW, easements, etc.	45 acres		31 acres	N.A.
Floor space (gross square feet)	300,000		300,000	N.A.
# Parking spaces	1,500		1,500	N.A.
# Employees	750		750	N.A.
Site location changes	N.A.		N.A.	N.A.
# External vehicle trips	N.A.		N.A.	N.A.
D.O. conditions	N.A.		N.A.	N.A.
ADA representations	N.A.		N.A.	N.A.

**EXHIBIT I**  
**CONSISTENCY WITH COMPREHENSIVE PLAN**

## CONSISTENCY WITH COMPREHENSIVE PLAN POLICIES

**Parcel 92 has a land use designation of Rural Silviculture (R/S)**, which allows for Cultural/Institutional which may include private clubs, parks and recreation facilities with or without lighted fields and courts. Please see attached excerpts from the St. Johns County Land Development Code. The proposed uses on Parcel 92 include active and passive recreation. Teresa Bishop, Planning Director for St. Johns County and Lindsay Haga, Chief Planner/DRI Planner, have determined that a land use amendment is not required for this parcel in order to develop for recreational uses, which are ancillary to the residential development of Julington Creek Plantation.

corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated Wastewater land application disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

→ C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private.
2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

D. Neighborhood Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses typically require direct access to collectors, and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers.
2. Typical Uses in this category include commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; veterinary offices without outside boarding facilities and enclosed within a sound proof building; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County

**Objective A.1.11**  
**Provision of Efficient, Compact Development**

**The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.**

**Policies**

A.1.11.1 The land use designations, as depicted on the Future Land Use Map, shall permit the following land uses:

→ (a) **Agricultural-Intensive and Rural / Silviculture** shall mean those lands designated on the Future Land Use Map which are primarily intended for agriculture, silviculture, and other uses typical of rural areas. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Agricultural;
- Cultural / Institutional;
- Mining and Extraction;
- Outdoor/Passive;
- Neighborhood Public Service;
- Solid Waste and Correctional Facilities;
- Public elementary, middle schools and high schools, if located within two (2) miles of an existing Residential or Mixed Use District land use designation on the Future Land Use Map, or any new public school which is replacing an existing school serving the rural areas of the County;
- Residential uses, as permitted and regulated through the County's Land Development Regulations (LDRs), including Planned Rural Developments (PRD) as specified in the LDRs and as specified in policy A.1.6.2.;
- Other uses ancillary to, or supportive of, agricultural or silviculture uses or activities, and single family residential structures which are utilized by the owners of the agricultural or silviculture lands (or family members of such owners) as their primary residence;