

ST. JOHNS COUNTY
RESOLUTION NO. 2000-98

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

WHEREAS, Julington Partners Limited Partnership (the Owners/Developers) have submitted a Notification of a Proposed Change to the Julington Creek Plantation Development of Regional Impact (DRI) by letter dated May 3, 2000 (Notification), requesting modification of the master plan and phasing schedule map and table for the DRI; and

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

WHEREAS, the Board of County Commissioners has reviewed the Notification and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held on July 18, 2000, after required notice.

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

1. The following facts are determined in connection with this Resolution:
 - a. The proposed development, as modified herein, is consistent with the 1990-2005 St. Johns County Comprehensive Plan adopted September 14, 1990, in Ordinance No. 90-53.
 - b. The proposed development, as modified herein, is consistent with the Land Development Code of St. Johns County.
2. The Notification and other evidence received provides clear and convincing evidence that the requested modification does not constitute a substantial deviation to the DRI.
3. The 1993 Julington Creek Plantation Restated DRI Development Order (Resolution No. 93-159) is hereby modified, as follows:

Additions are underlined and deletions are stricken through.

The revised Master Development Plan (Map H) and Master Phasing Plan (Map H-1) attached hereto are substituted for former Development Order Exhibits A and B. The revised Table 12B.a, Master Phasing Schedule, attached hereto is substituted for former Development Order Exhibit C. The revised Written Narrative (Exhibit D), a Master Development chart indicating the proposed changes to each parcel (Exhibit E) and the Wetlands/ Natural Areas comparison indicating the upland acreage for each parcel based on final wetland determinations (Exhibit F) also are hereby incorporated into the development order.

4. Except as modified by this Resolution, the existing St. Johns County Julington Creek Plantation DRI 1993 Restated Development Order, as previously amended, shall remain in full force and effect.

5. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within 10 days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs and the Northeast Florida Regional Planning Council.

6. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA, THIS 18th DAY OF July, 2000

BOARD OF COUNTY COMMISSIONER OF
ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant

ATTEST: Clerk

By: Patricia DeGrande
Deputy Clerk

Adopted Regular Meeting 07-18-00

Effective: 07-18-00

1993 Restated DRI Development Order

Revised Exhibits A, B,C, D, E & F

**EXHIBIT C - TALE T242
JLINGTON CREEK MASTER PHASING SCHEDULE**

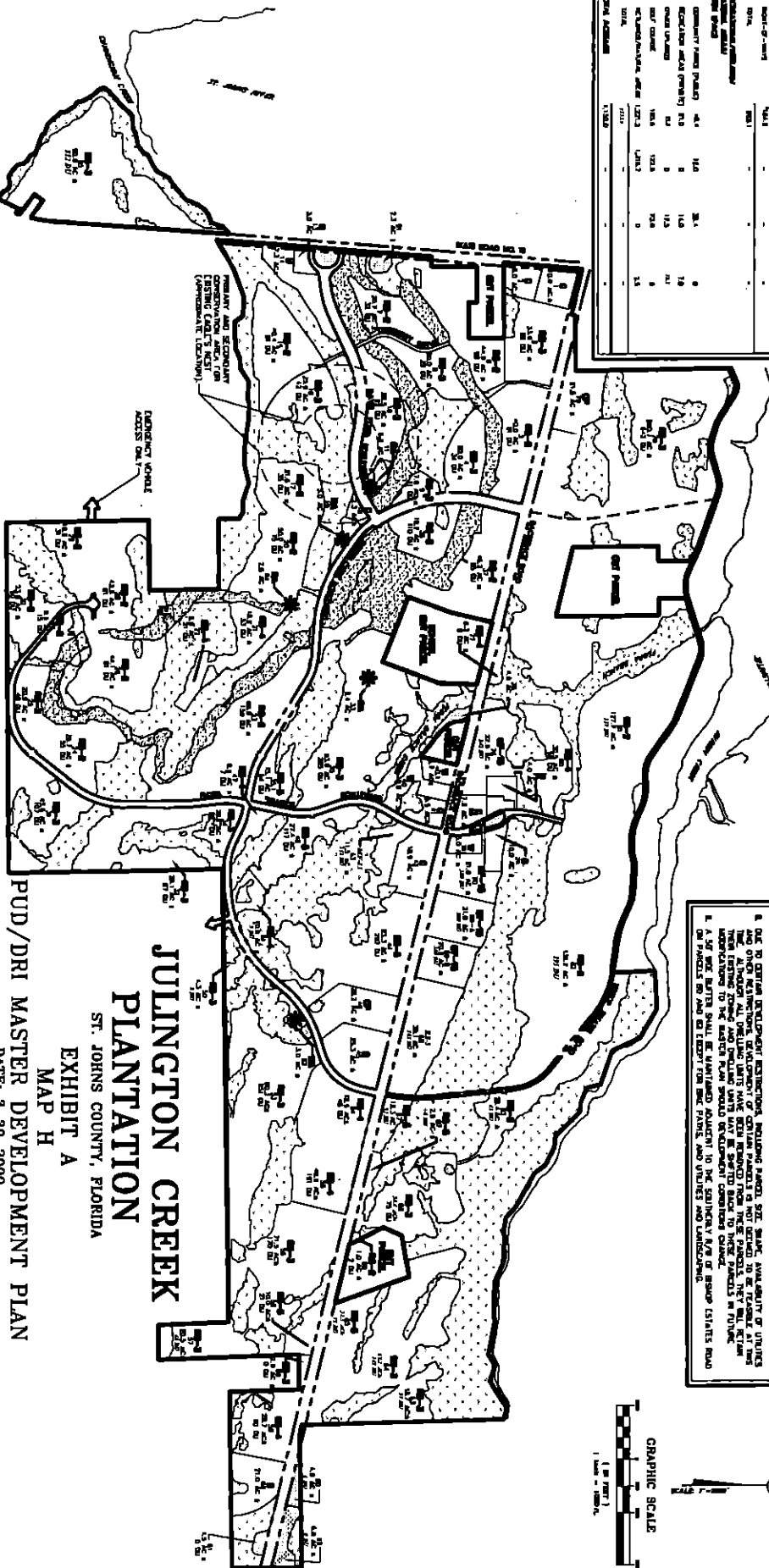
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NOTES
1. PAPER

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GRAPHIC SCALE

1. **Test - 100%**

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

EXHIBIT A

DATE: 3-30-2006

AS AMENDED BY RESOLUTION _____ AND PUD RESOLUTION _____

PASSED BY ST. JOHNS COUNTY B.C.C.,

MOD MASTER DEVELOPMENT PLAN

**JULINGTON CREEK PLANTATION
JULINGTON PARTNERS LIMITED PARTNERSHIP
ST. JOHNS COUNTY, FLORIDA**

CTN 102 1 09-10

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NEWSPAPER:
JULY 7, 1968, ADDED NOTE B FOR ST. JOHN
COUNTY DEPARTMENT.

Fineland-Thoms & Miller Inc.

ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

14775 HY. AUBURN ROAD AUBURNVILLE, FLORIDA 32006

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1993-1994 (1994) 1994-1995 (1995) 1995-1996 (1996) 1996-1997 (1997)

EXHIBIT C - TABLE 12B.a

JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 - 1990	PHASE II ^{1,5} 1991 - 2001	PHASE III ² 2000-2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	2219.8	⁴ 126	2,001	3,019	5,146
MULTI-FAMILY (du's)	97.3	0	295	959	1,254
TOTAL	2317.1	126	2,296	3,978	6,400
COMMERCIAL (sf)					
COMMERCIAL	-	100,000	80,000	171,950	351,950
OFFICE	-	0	³ 5,000	³ 35,000	³ 40,000
TOTAL	51.9	100,000	85,000	206,950	391,950
INSTITUTIONAL (ac)					
WORSHIP CENTER	20.3	5.0	15.3	0	
UTILITIES	21.3	21.3	0	0	
GOVERNMENT SITE	⁶ 13.0	-	-	-	
SCHOOLS	⁶ 46.3	-	-	-	
RIGHT-OF-WAYS	⁶ 164.2	-	-	-	
TOTAL	265.1	-	-	-	
RECREATIONAL/WETLAND/ NATURAL AREAS/ OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	21.0	0	14.0	7.0	
OTHER UPLANDS	29.8	0	17.5	12.3	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,221.2	1,218.7	0	2.5	
TOTAL	1515.9	-	-	-	
TOTAL ACREAGE	4,150.0	-	-	-	

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

Julington Creek Plantation PUD is an ongoing development which consists of approximately 4,150 acres of land on both the north and south sides of Race Track Road, south of Durbin and Julington Creeks, on the east side of S.R.13 and north of Cunningham Creek.

The Julington Creek Plantation Development of Regional Impact Restated Development Order was approved and adopted by the St. Johns County Board of County Commissioners in September, 1993, as Resolution 93-159 and Ordinance 93-43. Several modifications have since been approved, the most recent being Resolution 2000-10 and Resolution 00-002 (Approved January 25, 2000).

St. Johns County is in the process of widening Racetrack Road through the Julington Creek Plantation project from Bishop Estates Road eastward. The county has requested from Julington Creek Plantation certain areas of land in order to provide the required stormwater management pond, wetland mitigation area, and relocation of existing Bell South easement, which will be necessary in order for St. Johns County to construct the intended roadway widening.

Julington Creek Plantation is prepared to provide these lands, but in order to do so, must reallocate dwelling units which are assigned to those developable parcels to other developable parcels within the PUD/DRI boundaries.

In order to accommodate this road widening, all dwelling units have been removed from Parcels 61, 62 and 90 and these parcels have been redesignated from single family (RS-4) to open space/other uplands so that they can be utilized by the county for wetland mitigation sites. The required stormwater management pond will be located within Parcel 65, which together with Parcels 63 through 66 have been reconfigured in order to provide the required pond site and depict the final wetland boundaries as determined by the US Army Corps of Engineers.

The resulting shift in units and land use acreage, which are proposed in order to accommodate the Race Track Road widening, are depicted on the Master Development Plan Map (Exhibit A), Phasing Map (Exhibit B), Master Phasing Schedule (Exhibit C) and in the attached charts (Exhibits E and F). The revised Master 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.

Additionally, as requested in public hearings related to the changes adopted by St. Johns County November 9, 1999 (Resolution No. 99-172 and Ordinance No. 99-65), access from Parcels 81 and 82 to Bishop Estates Road have been removed from the plan.

The changes described herein do not have any adverse impacts on the approved PUD/DRI as a whole. The total numbers of dwelling units (including the total number of single family and multi-family dwelling units), the total acreage of the PUD/DRI, the overall phasing, the phasing of residential units and the overall plan of development have not changed.

EXHIBIT E
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
June 15, 2000

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

		Current Approved PUD St. Johns County Resolutions 2000-10 and 00-002 Approved January 25, 2000			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
1	10.0	C							
2	8.0	C							
3	40.0	RS-2	91	2.3					
4	20.0	RS-3	34	1.7					
5	33.0	RS-3	89	2.7					
6	44.9	RS-2	96	2.1					
7	20.7	RS-2	32	1.5					
8	20.0	RS-2	29	1.5					
9	7.0	RS-3	11	1.6					
10	26.5	RS-2	25	0.9					
11	6.8	RA							
13	3.0	G							
14	17.3	U							
15	40.4	RS-2	91	2.3					
16	25.9	RS-2	42	1.6					
17	21.6	RS-2	35	1.6					
18	2.3	C							
19	5.0	RA							
20	50.0	RS-2	75	1.5					
21	18.8	RS-4	53	2.8					
22	6.8	RS-4	21	3.1					
23	69.9	RS-2	150	2.1					
24	29.7	RS-2	55	1.9					
25	20.9	RS-2	46	2.2					
26	44.1	RS-2	81	1.8					
27	8.5	RS-2	15	1.8					
28	43.3	RS-2	81	1.9					

**Current Approved PUD
St. Johns County Resolutions 2000-
10 and 00-002
Approved January 25, 2000**

PROPOSED MASTER PLAN

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
29	18.2	RS-2	31	1.7					
30	23.8	RS-2	50	2.1					
31	45.6	RS-3	107	2.3					
32	28.1	RS-3	87	3.1					
33	3.4	RA							
34	28.1	RS-3	86	3.1					
35	93.9	RS-3	285	3.0					
35.1	15.1	RS-5	54	3.6					
36	19.2	RS-5	110	5.7					
37	46.2	RS-2	95	2.1					
38	4.0	OS	0						
40	9.6	W							
40.1	5.7	W							
41	5.5	C							
42	18.9	C							
43	11.5	RS-5	28	2.4	MF-15		112		+84
44	83.3	RS-5	297	3.6					
45	25.3	S							
46	26.2	CP							
47	6.6	RS-4	7	1.1					
48	27.4	RS-5	117	4.3					
50	4.3	RS-3	0	0			2		+2
51	10.0	RS-4	0	0			3		+3
52	3.0	RA							
53	90.3	RS-3	260	2.9			251		-9
54	18.5	RS-4	46	2.5					
55	49.2	RS-4	192	3.9			191		-1
56	71.5	RS-3	172	2.4			170		-2
57	20.5	RS-3	38	1.9			46	2.0	+8
58	10.0	RS-5	20	2.0			21		+1
59	28.7	RS-4	80	2.8					
60	21.0	S							
61	1.5	MF-8	0	8.0	OS				

**Current Approved PUD
St. Johns County Resolutions 2000-
10 and 00-002
Approved January 25, 2000**

PROPOSED MASTER PLAN

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
62	6.8	RS-4	26	3.8	OS		0		-26
63	18.7	RS-3	40	2.1			57	3.0	+17
64	78.2	RS-3	172	2.2		67.2	143	2.1	-29
65	12.5	RS-5	35	2.8		31.5	75	2.4	+40
66	44.4	RS-3	75	1.7		36.4		2.1	
67	12.3	RS-5	61	5.0			31	2.4	-30
68	39.1	RS-4	118	3.0	RS-5		165	4.2	+47
69.A	21.0	MF-15	315	15.0			300		-15
69.B	20.9	MF-15	314	15.0			300		-14
70	21.0	MF-15	315	15.0			300		-15
71	5.0	W							
74	10.0	G							
75	4.0	U							
76	22.9	MF-15	310	13.5			242		-68
77	6.3	RS-4	0	0					
78	260.7	RS-3	642	2.4					
79	21.8	CP							
80	30.5	RS-4	59	1.9					
81	127.7	RS-2	140	1.1			157	1.2	+17
82	136.2	RS-2	185	1.3			195	1.4	+10
83	26.4	RS-2	41	1.4			45	1.7	+4
84	2.8	RA							
85	90.8	RS-3	212	2.3					
86	7.2	C							
87	2.5	RS-5	12	4.8			0		-12
88	1.0	RS-2	2	2.0					
89	2.0	RS-3	0	2.5					
90	4.0	RS-4	12	3.0	OS		0		-12
91	2.3	OS							
TOTALS			6,400						0.0

EXHIBIT F
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
(Map H)
June 15, 2000

WETLANDS/NATURAL AREAS COMPARISON

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

CURRENTLY APPROVED MASTER PLAN St. Johns County Ordinance 98-55 and Resolution 98-171, Approved September 8, 1998 and Resolution 98-72, Approved December 3, 1998			CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
1	C	10.0			
2	C	8.0			
3	RS-2	40.0			
4	RS-2	20.0			
5	RS-3	33.0			
6	RS-2	44.9			
7	RS-2	20.7			
8	RS-2	20.0			
9	RS-3	7.0			
10	RS-2	26.5			
11	RA				
12					
13	G	3.0			
14	U	17.3			
15	RS-2	40.4			
16	RS-2	25.9			
17	RS-2	21.6			
18	C	2.3			
19	RA				
20	RS-2	50.0			
21	RS-4	18.8			
22	RS-4	6.8			
23	RS-2	69.9			
24	RS-2	29.7			
25	RS-2	20.9			

CURRENTLY APPROVED MASTER PLAN St. Johns County Ordinance 98-55 and Resolution 98-171, Approved September 8, 1998 and Resolution 98- 72, Approved December 3, 1998			CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
27	RS-2	8.5			
28	RS-2	43.3			
29	RS-2	18.2			
30	RS-2	23.8			
31	RS-3	45.6			
32	RS-3	28.1			
33	RA				
34	RS-3	28.1			
35	RS-3	93.9			
35.1	RS-5	15.1			
36	RS-5	19.2			
37	RS-2	46.2			
38	RS-4	4.0			
39	O.S.				
40	W	9.6			
40.1	W	5.7			
41	C	5.5			
42	C	18.9			
43	RS-5	11.5	MF-15		
44	RS-5	83.3			
45	S	25.3			
46	CP	26.2			
47	RS-4	6.6			
48	RS-5	27.4			
49					
50	RS-3	4.3			
51	RS-4	10.0			
52	RA				
53	RS-3	90.3			
54	RS-4	18.5			
55	RS-4	49.2			
56	RS-3	71.5			
57	RS-3	20.5			
58	RS-5	10.0			
59	RS-4	28.7			

CURRENTLY APPROVED MASTER PLAN St. Johns County Ordinance 98-55 and Resolution 98-171, Approved September 8, 1998 and Resolution 98- 72, Approved December 3, 1998			CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
60	S	21.0			
61	MF-8	1.5	OS		
62	RS-4	6.8	OS		
63	RS-3	18.7			
64	RS-3	78.2		67.2	-11.0
65	RS-5	12.5		31.5	+19.0
66	RS-3	44.4		36.4	-8.0
67	RS-5	12.3			
68	RS-4	39.1	RS-5		
69A	MF-15	21.0			
69B	MF-15	20.9			
70	MF-15	21.0			
71	W	5.0			
72					
73					
74	G	10.0			
75	U	4.0			
76	MF-15	22.9			
77	RS-4	6.3			
78	RS-3	260.7			
79	CP	21.8			
80	MF-15	30.5			
81	RS-2	127.7			
82	RS-2	136.2			
83	RS-2	26.4			
84	RA				
85	RS-3	90.8			
86	C	7.2			
87	RS-5	2.5			
88	RS-2	1.0			
89	RS-3	2.0			
90	RS-4	4.0	OS		
91	O.S.	2.3			
			TOTAL UPLANDS LOST		0

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY AFTERNOON 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 (NOPC)

in the matter of **DEVELOPMENT OF REGIONAL IMPACT**

JULINGTON CREEK PLANTATION (DRI)

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

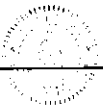
JUNE 21, 2000

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 **21ST** day of **JUNE** 2000,

by Linda Y. Murray who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss
MY COMMISSION NO. 00041814 EXPIRES
06/21/2004
BURNED FROM THE FIRM (Seal) INC.

Zoe Ann Moss

NOTICE OF PROPOSED CHANGE (NOPC) TO JULINGTON CREEK PLANTATION DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER. NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency and the Board of County Commissioners of St. Johns County will consider a Notice of Proposed Change to the previously approved Julington Creek Plantation DRI Development of Regional Impact. THE PLANNING AND ZONING AGENCY HEARING will be held on the 6th day of July, 2000, at 1:30 p.m. to consider and make recommendations to the Board of County Commissioners on whether the proposed change(s) constitutes a Substantial Deviation to the Development Order and will require further review. It is anticipated that one or more members of the Board of County Commissioners of St. Johns County may attend and participate in this meeting. THE BOARD OF COUNTY COMMISSIONERS HEARING will be held on the 18th day of July, 2000, at 9:00 a.m. to consider and take action on a Resolution of the County of St. Johns, State of Florida, modifying the Julington Creek Plantation DRI Development Order as previously approved; finding the modifications are consistent with St. Johns County Comprehensive Plan 1990-2003, Ordinance 2000-34, as amended and consistent with the St. Johns County Land Development Code, Ordinance 99-51; finding that the modifications do not constitute a substantial deviation; and providing for an effective date. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, (County Road 16-A) and US 1 North, St. Augustine, Florida. The Julington Creek Plantation DRI is an existing development located at State Route 13 and Racetrack Road within Sections 2,3,10,11,14,15,18,19,31,38,43 and 44, Township 6 South, Range 28 East; Sections 26,27,28,29,31,33,34,35,36,40,49 and 54, Township 4 South, Range 27 East; and all or portions of Sections 2,4,5,38,39 and 42, Township 5 South, Range 27 East (See General Location Map Exhibit A). The proposed changes to be considered are designed to accommodate St. Johns County's request that the developer provide land to the county for drainage and wetland mitigation related to the widening of Racetrack Road in the eastern portion of the DRI. The Julington Creek Plantation DRI Notice of Proposed Change file is available for review by the public in the Planning Department located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US 1 North), St. Augustine, Florida, and may be examined by interested parties prior to said public hearing, and all interested parties shall be granted an opportunity to be heard at 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 a 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, 32095. For hearing impaired individuals: Florida Relay Service: 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. Interested parties should limit contact with the County Commissioners and Planning & 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 Department, P.O. Drawer 349, St. Augustine, Florida, 32095. PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA
BY: DON HOUSE, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, CLERK
L1015, June 21, 2000

