

ST. JOHNS COUNTY
RESOLUTION NO. 2015- 372

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

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

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

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

WHEREAS, the Board of County Commissioners has reviewed the NOPC and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held Dec. 1, 2015 after required notice.

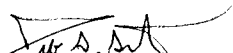
**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:**

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

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

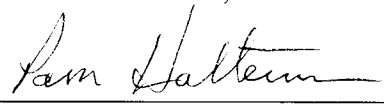
PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 1st DAY OF December, 2015.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA


Jeb S. Smith, Chair

Rendition Date: 12/3/15

Attest: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

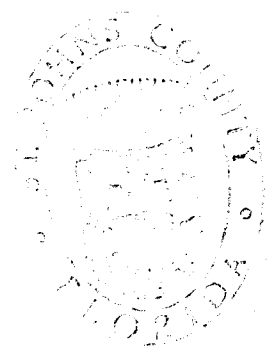


Exhibit "A" to Resolution

Legal Description

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

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

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

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

PROSSER

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 Fax 904.739.3115
 www.prosser.com
 Florida Certificate of Authorization
 Number: 00040620

Julington Creek Plantation

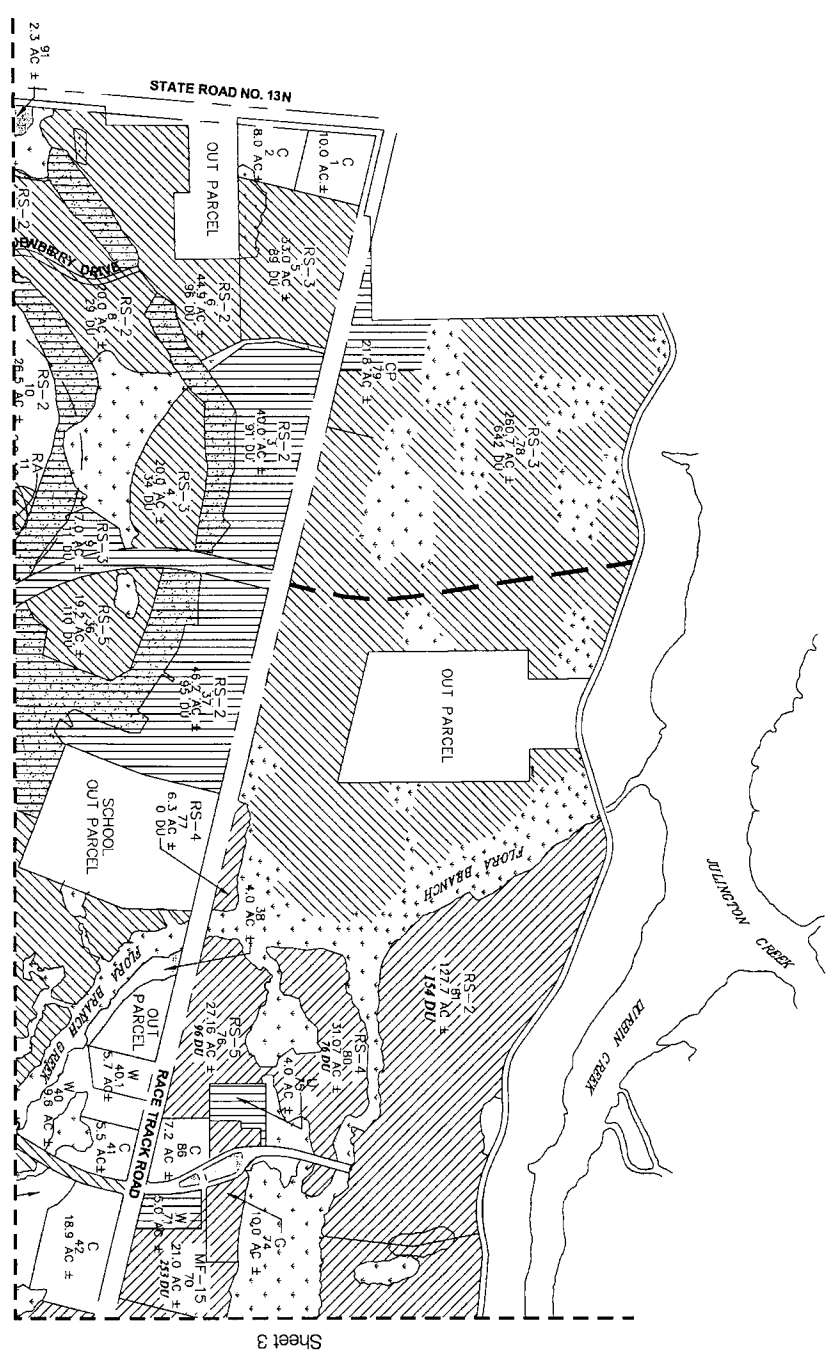
Exhibit "B" Map H and Master Development Plan (DRI MOD 2015-04)

DATE: September 10, 2015
 PROJECT NO.: 11984131
 DESIGNED BY: _____
 DRAWN BY: _____
 SCALE: AS NOTED

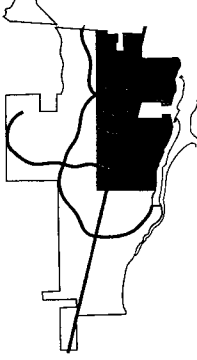
No.	Date	Revision

The Master Development Plan Map is a plan of development of the site and shall be used to determine the final development conditions with all applicable and developer regulations.

APPROVED: _____
 DATE: _____
 ENDORSE NUMBER: _____
 FILE NUMBER: _____



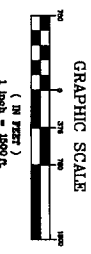
KEY MAP



PHASING LEGEND

PHASE I
 PHASE II
 PHASE III

- LEGEND**
- RS-1 Single Family, 1/4000 S.F. (Min)
 - RS-2 Single Family, 1/2000 S.F. (Min)
 - RS-3 Single Family, 1/1000 S.F. (Min)
 - RS-4 Single Family, 1/500 S.F. (Min)
 - RS-5 Multi-Family, 1/2000 S.F. (Min)
 - RS-6 Multi-Family, 1/1000 S.F. (Min)
 - RS-7 Multi-Family, 1/500 S.F. (Min)
 - RS-8 Multi-Family, 1/2000 S.F. (Min)
 - RS-9 Multi-Family, 1/1000 S.F. (Min)
 - RS-10 Multi-Family, 1/500 S.F. (Min)
 - RS-11 Multi-Family, 1/2000 S.F. (Min)
 - RS-12 Multi-Family, 1/1000 S.F. (Min)
 - RS-13 Multi-Family, 1/500 S.F. (Min)
 - RS-14 Multi-Family, 1/2000 S.F. (Min)
 - RS-15 Multi-Family, 1/1000 S.F. (Min)
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 - RS-22 Multi-Family, 1/500 S.F. (Min)
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 - RS-26 Multi-Family, 1/2000 S.F. (Min)
 - RS-27 Multi-Family, 1/1000 S.F. (Min)
 - RS-28 Multi-Family, 1/500 S.F. (Min)
 - RS-29 Multi-Family, 1/2000 S.F. (Min)
 - RS-30 Multi-Family, 1/1000 S.F. (Min)
 - RS-31 Multi-Family, 1/500 S.F. (Min)
 - RS-32 Multi-Family, 1/2000 S.F. (Min)
 - RS-33 Multi-Family, 1/1000 S.F. (Min)
 - RS-34 Multi-Family, 1/500 S.F. (Min)
 - RS-35 Multi-Family, 1/2000 S.F. (Min)
 - RS-36 Multi-Family, 1/1000 S.F. (Min)
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 - RS-53 Multi-Family, 1/2000 S.F. (Min)
 - RS-54 Multi-Family, 1/1000 S.F. (Min)
 - RS-55 Multi-Family, 1/500 S.F. (Min)
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 - RS-71 Multi-Family, 1/2000 S.F. (Min)
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 - RS-74 Multi-Family, 1/2000 S.F. (Min)
 - RS-75 Multi-Family, 1/1000 S.F. (Min)
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 - RS-77 Multi-Family, 1/2000 S.F. (Min)
 - RS-78 Multi-Family, 1/1000 S.F. (Min)
 - RS-79 Multi-Family, 1/500 S.F. (Min)
 - RS-80 Multi-Family, 1/2000 S.F. (Min)
 - RS-81 Multi-Family, 1/1000 S.F. (Min)
 - RS-82 Multi-Family, 1/500 S.F. (Min)
 - RS-83 Multi-Family, 1/2000 S.F. (Min)
 - RS-84 Multi-Family, 1/1000 S.F. (Min)
 - RS-85 Multi-Family, 1/500 S.F. (Min)
 - RS-86 Multi-Family, 1/2000 S.F. (Min)
 - RS-87 Multi-Family, 1/1000 S.F. (Min)
 - RS-88 Multi-Family, 1/500 S.F. (Min)
 - RS-89 Multi-Family, 1/2000 S.F. (Min)
 - RS-90 Multi-Family, 1/1000 S.F. (Min)
 - RS-91 Multi-Family, 1/500 S.F. (Min)
 - RS-92 Multi-Family, 1/2000 S.F. (Min)
 - RS-93 Multi-Family, 1/1000 S.F. (Min)
 - RS-94 Multi-Family, 1/500 S.F. (Min)
 - RS-95 Multi-Family, 1/2000 S.F. (Min)
 - RS-96 Multi-Family, 1/1000 S.F. (Min)
 - RS-97 Multi-Family, 1/500 S.F. (Min)
 - RS-98 Multi-Family, 1/2000 S.F. (Min)
 - RS-99 Multi-Family, 1/1000 S.F. (Min)
 - RS-100 Multi-Family, 1/500 S.F. (Min)



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

Community • Autogest • Clarity • Relationships
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Florida Certificate of Authorization
Number: 00004050

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

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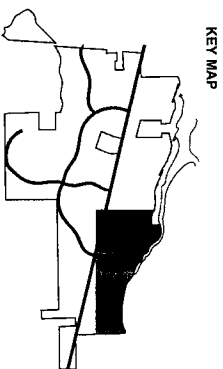
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/OPD and other applicable and development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____



KEY MAP

NOTE: ADEA/AGE'S SPONSOR HAVE COLLECTED PROPOSALS CONTAINED ON THE M AND MASTER DEVELOPMENT PLAN SUBMITTED AND APPROVED WITH REGISTRATION 2003-17 ALL ADEA/AGE'S ARE APPROXIMATE.

PHASING LEGEND

PHASE I **GRADUATE**

PHASE II

PHASE III	
PHASE III	

104

1

LEGEND

RS-2

R5-3

 文部科学省

10-3

MF-1

2

CM

1

GRAPH

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(M)

1 inch

Date: Septe

ENDED BY

100

1

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Julington Creek Plantation

Exhibit "B"

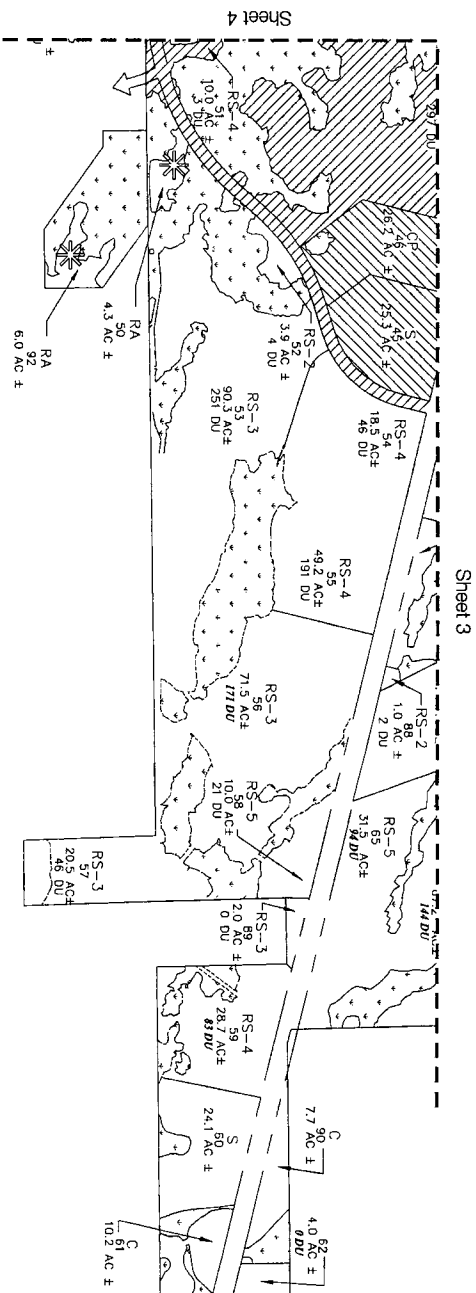
Map H and Master Development Plan

(DRI MOD 2015-04)

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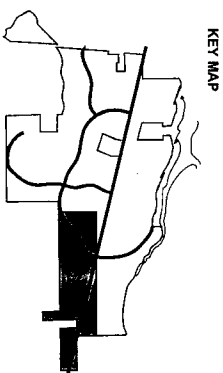
The Master Development Plan Must be a
 Final product of the approved
 plan of development.
 Final construction and engineering plans
 must demonstrate compliance with all
 requirements of the PLUPRD and other
 applicable and development regulations.

APPROVED: _____
 DATE: _____
 ORDINANCE NUMBER: _____
 FILE NUMBER: _____



Sheet 3

Sheet 4



KEY MAP

NOTES: ACRZATIONS SHOWN HAVE CORRECTED ERRORS CONTAINED ON MAP H AND MASTER DEVELOPMENT PLAN SUBMITTED AND APPROVED.

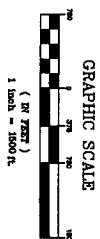
LEGEND

PHASING LEGEND

PHASE I	
PHASE II	
PHASE III/III	
PHASE III	

[illegible]

	W	Walls
	G	Government
	S	School
	U	Utility
	B/C	Back Courtyard/ Open Space
	R	Recreation Area/ Open Space
	C	Community Park/ Open Space
	O	Other Library/ Open Space



Date: September 10, 2015

AS AMENDED BY RESOLUTION NO. 2015 -

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

Exhibit "C" to Resolution
Revised Master Phasing Schedule

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

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984-1990	PHASE II 1991-1999	PHASE III 2000-2017	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	2,268.82	126	2,001	3,200	5,327
MULTI-FAMILY (du's)	74.04	0	0	770	770
TOTAL	2,342.86	126	2,001	3,970	6,097
COMMERCIAL (sf)					
MINI-WAREHOUSE	-	0	0	120,000	120,000
COMMERCIAL	-	84,590	38,543	233,855	356,988
OFFICE	-	0	5,000	81,417	86,417
TOTAL	51.9	84,590	43,543	435,272	563,405
INSTITUTIONAL (ac)					
WORSHIP CENTER	20.3	5.0	0	15.3	
UTILITIES	21.3	21.3	0	0	
GOVERNMENT SITE	13.0	-	-	-	
SCHOOLS	46.3	-	-	-	
RIGHTS-OF-WAY	164.2	-	-	-	
TOTAL	265.1	-	-	-	
RECREATIONAL/WETLAND NATURAL AREAS/OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	22.3	0	15.2	7.1	
OTHER UPLANDS	29.8	0	17.5	12.3	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,220.3	1,218.7	0	2.5	
TOTAL	1,517.2	-	-	-	
TOTAL ACREAGE	4,176.16	-	-	-	

Exhibit “D” to Resolution
Land Use Conversion Table

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

Converting From

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

Converting To

Notes:

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

Examples:

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