256

ORDINANCE NUMBER: 2006-12

Public Records of
St. Johns County, FL
Clerk # 2006015394,
O.R. 2652 PG 610-865
03/01/2006 at 09:35 AM,
REC. $1025.00 SUR. $1152.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE JULINGTON CREEK PLANTATION PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 82-14, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS Rogers, Towers, P.A., on behalf of DR Horton, Inc, the owners of lands described herein, and incorporated by reference as Exhibit "B" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2005-13 for a Major Modification to the Julington Creek Plantation Ordinance 82-14, as amended, dated May 13, 2005, as described hereinafter, and after required notice was published, a public hearing was held on the 7th day of February, 2006, at 9:00AM on said application.

SECTION 1. That development of lands within the Julington Creek Plantation PUD shall proceed in accordance with Ordinance 82-14, as amended, including the Application for Major Modification dated May 13, 2005 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Julington Creek Plantation PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.

2. As modified, the Julington Creek Plantation PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.

3. As modified, the Julington Creek Plantation PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the Julington Creek Plantation PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the Julington Creek Plantation PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Julington Creek Plantation PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

Parker - Y. King
BCC Secty

SECTION 3. That all other provisions of Ordinance 82-14, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Julington Creek Plantation PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 7 **DAY OF** February **2006.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James K. Bryant

James Bryant
Chairman

RENDITION DATE 02/08/06

ATTEST: CHERYL STRICKLAND, CLERK

BY: Deanne King
Deputy Clerk

EFFECTIVE DATE: 02/10/06

ST. JOHNS COUNTY
Application For Major Modification
to a Planned Unit Development (PUD) or Planned Rural Development (PRD)

Date: 05/13/05

Project Name: Julington Creek Plantation Parcels 50 and 52

Owner/Applicant: DR Horton, Inc.

Address: c/o Rogers Towers; 170 Malaga Street, Suite A

St. Augustine, Florida 32084

Phone: (904) 824-0879 **Fax:** (904) 825-4070

E-mail Address: ashea@rtlaw.com

Planning Engineering Firm: England-Thims & Miller, Inc.

Address: 14775 St. Augustine Road

Jacksonville, Florida 32258

Phone: N/A **Fax:** N/A

E-mail Address: N/A

Person To Receive Comments: Anna C. Shea

Name of PUD/PRD: Julington Creek Plantation

List Requested Changes to Approved PUD/PRD (additional sheets maybe attached)

See Attached.

Property Appraiser's Parcel No. 249000-9050, 249000-9009, 249000-9014

Census Tract: 208 **Pro. Appraiser's Map Sheet:** 2B/35X **Comp. Plan Dsgn:** DRI

Location: Durbin Creek Blvd. within Julington Creek Plantation

911 Address (if Known): 950 Davis Pond Blvd

Name of Overlay District if applicable: N/A

Please list below any applications currently under review or recently approved which may assist in the review of this application:

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signature:

Printed or typed name(s): Anna C. Shea

RECEIVED
MAY 13 2005
ST. JOHNS COUNTY
PLANNING DEPARTMENT

482182

NOV 0 7 2005

Proposed Modification to the PUD

1. Amend the land use on Parcel 50 from RS-3 to RA. By doing so, this will allow for the construction of a new amenity center that will serve the residents of the Julington Creek Plantation. The lands designated RA on the Master Development Plan will 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.

2. Amend the land use on Parcel 52 from Recreation to RS-2. Upon amending the land use on this parcel, we propose the transfer of 6 surplus multi-family dwelling units from Parcel 70 to be developed on Parcel 52 and 2 surplus single-family dwelling units from Parcel 50 to be developed on Parcel 52 in order to construct 4 single-family dwelling units on Parcel 52. DR Horton, Inc. is the owner of these surplus units and affected parcels.

3. The Applicant is requesting a waiver from Section 6.02.01.D.2 of the St. Johns County Land Development Code to construct the combined driveway for Lots 1 and 2, the driveway for Lot 3, and the driveway for Lot 4 onto Durbin Creek Boulevard. The orientation of the lots makes it impossible to develop the lots without the driveways onto Durbin Creek Boulevard. Ample room exists within the lots for the vehicles to turn around on the lots without backing onto Durbin Creek Boulevard. The driveways are spaced widely apart with a minimum distance between the driveways of three hundred and seventy feet (370').

4. The Applicant is requesting a waiver from Section 4.01.06.B.2 of the St. Johns County Land Development Code. The Applicant is requesting a ten (10) foot building setback for Lots 3 and 4, as depicted on the Conceptual Site Plan. The orientation of the lots and the extensive wetland areas surrounding the lots makes it impossible to develop the lots without the reduced building setback to the upland buffer. The Applicant will provide the averaged twenty-five (25) foot natural undisturbed upland buffer, with no less than ten (10) feet in any one area, adjacent to the contiguous wetlands in accordance with Section 4.01.06.B.1 of the St. Johns County Land Development Code.

2
20

Public Records of
St. Johns County, FL
Clerk# 02-003511
O.R. 1705 PG 1342
12:07PM 01/17/2002
REC $105.00 SUR $13.50
Doc Stamps $77,440.30

Prepared by and return to:
Linda Connor Kane, Esquire
Holland & Knight LLP
50 North Laura, Suite 3900
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of January, 2002, by **JULINGTON PARTNERS LIMITED PARTNERSHIP, a Delaware limited partnership,** whose post office address is 100 Congress Avenue, Suite 1590, Austin, Texas 78701 ("GRANTOR"), to **D. H. HORTON, INC. - JACKSONVILLE,** a Delaware corporation, whose address is 11217 San Jose Boulevard, Jacksonville, Florida 32223 ("Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, all the land only lying in the County of St. Johns, State of Florida, more fully described as follows ("Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED IN AND MADE A PART HEREOF.

~~Tax Parcel Numbers: See Exhibit "B" attached hereto and by~~ reference made a part hereof.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO all covenants, restrictions and easements set forth in Exhibit "C" attached hereto and made a part hereof.

The Grantor does hereby covenant with Grantee that it is lawfully seized of the Property in fee simple and that it has good right and lawful authority to sell and convey the Property to Grantee, and will defend title against all persons, claiming through Grantor but none other.

COPY

EXHIBIT
tabbies
A

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

Signed, sealed and delivered in the presence of:

Print Name: SCOTT MILLS

Print Name: LINDA L. SHIRLEY

JULINGTON PARTNERS LIMITED PARTNERSHIP

By: JULINGTON-CYPRESS LIMITED PARTNERSHIP, its sole general partner

By: JULINGTON-CYPRESS, INC., its sole general partner

By: Nader G. M. Salour as Senior Vice President
Nader G. M. Salour
Its Senior Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
: ss.
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 15th day of January, 2002, by Nader G. M. Salour, the Senior Vice President of Julington-Cypress, Inc., a Delaware corporation, sole general partner of Julington-Cypress Limited Partnership, a Delaware Limited Partnership, sole general partner of Julington Partners Limited Partnership, a Delaware Limited Partnership, authorized to do business in Florida, on behalf of the limited partnership, who is known to me or who produced _____ as identification.

(Signature of Notary Public)
LINDA L. SHIRLEY
(Print Name of Notary Public)
NOTARY PUBLIC in and for the State and County aforesaid.
My Commission expires:
Commission No.:

JAX1-642335

LINDA L. SHIRLEY
MY COMMISSION # CC 889195
EXPIRES: January 16, 2004
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

PARCEL A:

LOT 7, JULINGTON CREEK PLANTATION **PARCEL 10,** according to plat thereof recorded in Map Book 37, pages 4 through 8, of the public records of St. Johns County, Florida.

PARCEL B:

LOT 262, JULINGTON CREEK PLANTATION **PARCEL 24 – 25,** according to plat thereof recorded in Map Book 34, pages 82 through 90, of the public records of St. Johns County, Florida.

PARCEL C:

LOTS 1, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 19, 20, 26, 27, 39, 43, 45, 49, 72, 74, 83, 86 and 95; and LOT 96 excepting therefrom that portion described in Quit Claim Deed recorded in Official Records Book 1512, page 1592; JULINGTON CREEK PLANTATION **PARCEL 26 – 27,** according to plat thereof recorded in Map Book 36, pages 81 through 96, of the public records of St. Johns County, Florida.

PARCEL D:

LOTS 1, 3, 10, 17, 19, 20, 21, 22, 23, 25, 27, 28, 29, 31, 32, 35, 41, 44, 45, 50, 51, 63, 64, 65, 71, 74, 82, 87, 88, 93, 96, 100, 101, 106, and 107, JULINGTON CREEK PLANTATION **PARCEL 28 – 29,** according to plat thereof recorded in Map Book 39, pages 46 through 54, of the public records of St. Johns County, Florida.

PARCEL E:

LOTS 167, 168, 170, 173, 178, 180, 182, 183, 186, 187, 188, 189, 190, 191, 194, 196, 198 through 203, 206, 218, 220, 222, 223, 224, 232, 233, 234, 235, 236, 238, 239,240, 242, 243, 244, 246, 248, 328, 330, 331, 337, 339, 340 and 344, JULINGTON CREEK PLANTATION **PARCEL 53 PHASE 1,** according to plat thereof recorded in Map Book 41, pages 1 through 8, of the public records of St. Johns County, Florida.

PARCEL F:

LOTS 656, 660, 661, 662, 664, 666, 668, 670, 671, 672, 673, 674, 677, 678, 680, 682; 684 through 690; 692, 694, 697, 699, 701, 702, 703, 705, 706, 707, 709, and 712, 714, 716, 718, 720, 721, 722, and 724, JULINGTON CREEK PLANTATION **PARCEL 55 PHASE 3,** according to plat thereof recorded in Map Book 42, pages 19 through 23, of the public records of St. Johns County, Florida.

PARCEL G:

LOTS 437, 542 through 562; 563A, 563B, 564, 565, 567, 568, 570, 572, 574; 576, 577, 578, 579, 580, 581, 582, 583, 584, 585; 588, 589, 591 through 604; 612 through 618, 620, 621; 624, 625, 626, 628, 629; 631 through 642, 644, 645, 646, 647 and 648, JULINGTON CREEK PLANTATION **PARCEL 56 PHASE 1,** according to plat thereof recorded in Map Book 41, pages 83 through 91, of the public records of St. Johns County, Florida.

PARCEL H:

UNDEVELOPED PARCEL 2

A parcel of land lying in Sections 26, 27, 34 and 35, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Six, Map Book 17, Pages 22 through 52, now vacated by Resolution Number 95-150 recorded in Official Records Volume 1131, Page 644, of the Public Records of said St. Johns County, Florida; together with those parts of Tracts "E" and "F" of the non-vacated portion of said Julington Creek Unit Six, 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 Beginning, commence at a point lying in the Easterly right of way line of Bishop Estates Road, as now established for a width of 60 feet, said point being the most Southerly corner of Julington Creek Plantation Parcel 83 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 69 through 74, of the aforementioned Public Records of St. Johns County, Florida; thence South 05° 58' 58" East, along said Easterly right of way line of Bishop Estates Road, a distance of 1234.76 feet to the most Northerly corner of Julington Creek Plantation Parcel 67, according to the plat thereof recorded in Map Book 42, Pages 29 through 34, Public Records, said County; thence along and with the boundary of said Julington Creek Plantation Parcel 67 as follows: South 57° 43' 18" East, 2552.15 feet; thence North 73° 31' 56" East, 145.99 feet; thence South 13° 37' 06" West, a distance of 166.86 feet to a point lying in the Northeasterly boundary of Tract "D" of the aforementioned Julington Creek Unit Six, said Northeasterly boundary being in a line lying parallel with and 100.00 feet Northeasterly of the centerline of Racetrack Road, when measured at right angles thereto; thence South 76° 22' 54" East, along said parallel line and along said Northeasterly boundary of Tract "D", a distance of 497.66 feet to a point lying in the Westerly line of lands described and recorded in Official Records Volume 910, Page 1091, Public Records, said County, the same also being common with the boundary of the aforementioned Julington Creek Unit Six at this point; thence along and with said boundary of Julington Creek Unit Six as follows: North 26° 53' 09" West, 714.47 feet; thence North 24° 22' 07" East, 373.30 feet; thence North 80° 11' 45" East, 789.00 feet; thence South 19° 54' 07" East, a distance of 1467.73 feet to a point of intersection with the aforementioned line lying parallel with and 100.00 feet Northeasterly of the centerline of Racetrack Road, said point of intersection being the Northwesterly corner of the aforementioned Tract "E" of Julington Creek Unit Six; thence along said line lying parallel with the centerline of Racetrack Road, and along the Northeasterly boundary of the aforementioned Tracts "E" and "F" of Julington Creek Unit Six, run South 76° 22' 54" East, a distance of 2361.11 feet to a point lying in the Easterly boundary of said Julington Creek Unit Six; thence North 01° 31' 46" West, along said Easterly boundary, a distance of 3682 feet, more or less, to the Mean High Water Line of Durbin Creek; thence in a generally Northwesterly direction, along the meanderings of said Mean High Water Line, a distance of 5950 feet, more or less, to its intersection with the Southeasterly boundary of the aforementioned Julington Creek Plantation Parcel 83 Phase 1; thence South 23° 59' 45" West, along said Southeasterly boundary, a distance of 1085 feet, more or less, to an angle point therein; thence South 84° 01' 02" West, along the Southerly boundary of said Julington Creek Plantation Parcel 83 Phase 1, a distance of 475.98 feet to the Point of Beginning.

LESS AND EXCEPT:

PARCELS 83 PHASE 2 AND 66

A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34, AND 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT SIX, MAP BOOK 17, PAGES 22 THROUGH 52, NOW VACATED BY RESOLUTION NUMBER 95-150 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 644, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 54 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 56, OF THE AFOREMENTIONED PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID NORTHWESTERLY CORNER LYING IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THAT CERTAIN PORTION OF ADDITIONAL RIGHT OF WAY FOR RACETRACK ROAD, AS SHOWN ON THE PLAT OF JULINGTON CREEK PLANTATION FLORA BRANCH BOULEVARD AND DURBIN CREEK BOULEVARD EXTENSIONS RECORDED IN MAP BOOK 36, PAGES 40 THROUGH 47, PUBLIC RECORDS, SAID COUNTY; THENCE NORTH 76°22'54" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THAT PORTION OF ADDITIONAL RIGHT OF WAY FOR RACETRACK ROAD, A DISTANCE OF 62.50 FEET TO THE CENTERLINE OF DURBIN CREEK BOULEVARD, AS SHOWN ON THE LAST MENTIONED RECORD PLAT; THENCE NORTH 13°37'06" EAST, ALONG THE NORTHEASTERLY PROLONGATION OF SAID CENTERLINE OF DURBIN CREEK BOULEVARD, A DISTANCE OF 100.00 FEET TO THE CENTERLINE OF SAID RACETRACK ROAD, AS NOW ESTABLISHED; THENCE CONTINUE NORTH 13° 37' 06" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY OF SAID CENTERLINE OF RACETRACK ROAD, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 76°22'54" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 17.97 FEET TO A POINT ON A CURVE DEFINING THE EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET AT THIS POINT, SAID CURVE LYING CONCAVE WESTERLY, HAVING A RADIUS OF 2922.06 FEET, AND DEFINING THE WESTERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX, PORTIONS OF THE PLAT OF WHICH HAVE NOW BEEN VACATED, SAID CURVE ALSO DEFINING THE WESTERLY BOUNDARY OF JULINGTON CREEK PLANTATION PARCEL 67, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 42, PAGES 29 THROUGH 34, PUBLIC RECORDS, SAID COUNTY; THENCE NORTHERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 18°13'41", FOR AN ARC DISTANCE OF 929.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE MOST NORTHERLY CORNER OF SAID JULINGTON CREEK PLANTATION PARCEL 67, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 03°07'52" EAST, 925.70 FEET; CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD AND BOUNDARY OF JULINGTON CREEK UNIT SIX, RUN NORTH 05°58'58" WEST, TANGENT TO THE LAST MENTIONED CURVE, A DISTANCE OF 1234.76 FEET TO THE MOST SOUTHERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 41, PAGES 69 THROUGH 74, PUBLIC RECORDS, SAID COUNTY; THENCE NORTH 84°01'02" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, A DISTANCE OF 475.98 FEET TO AN ANGLE POINT

THEREIN, SAID ANGLE POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RETURN SOUTH 84°01'02" WEST, ALONG THE SOUTHERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, A DISTANCE OF 475.98 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER LYING IN THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AND THE WESTERLY BOUNDARY OF JULINGTON CREEK UNIT SIX; THENCE SOUTH 05°58'58" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY BOUNDARY, A DISTANCE OF 1234.76 FEET TO THE AFOREMENTIONED MOST NORTHERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 67; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 67, SOUTH 57°43'18" EAST, A DISTANCE OF 2552.15 FEET; THENCE NORTH 73°31'56" EAST, A DISTANCE OF 145.99 FEET TO THE NORTHEASTERLY CORNER OF SAID JULINGTON CREEK PLANTATION PARCEL 67; THENCE SOUTH 13°37'06" WEST, CONTINUING ALONG THE BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 67, A DISTANCE OF 166.86 FEET TO A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "D", AS SHOWN ON THE AFOREMENTIONED PLAT OF JULINGTON CREEK UNIT SIX, SAID TRACT "D" HAVING BEEN CONVEYED TO ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1048, PAGE 1369, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE NORTHEASTERLY BOUNDARY OF SAID TRACT "D" LYING 100.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RACETRACK ROAD, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 76°22'54" EAST, ALONG SAID NORTHEASTERLY BOUNDARY OF TRACT "D", A DISTANCE OF 74.17 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 192.79 FEET; THENCE NORTH 64°08'47" EAST, 74.33 FEET; THENCE NORTH 10°45'07" WEST, 126.84 FEET; THENCE NORTH 03°24'07" EAST, 98.28 FEET; THENCE NORTH 28°22'30" EAST, A DISTANCE OF 45.82 FEET TO A POINT LYING IN THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 910, PAGE 1091, PUBLIC RECORDS, SAID COUNTY, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX AT THIS POINT; THENCE NORTH 26°53'09" WEST, ALONG SAID COMMON WESTERLY LINE AND BOUNDARY OF JULINGTON CREEK UNIT SIX, A DISTANCE OF 61.34 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 24°22'07" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 373.30 FEET; CONTINUING ALONG THE BOUNDARY OF SAID JULINGTON CREEK UNIT SIX, RUN THENCE NORTH 80°11'45" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 910, PAGE 1091, AND ALSO ALONG THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, PUBLIC RECORDS, SAID COUNTY, FOR A DISTANCE OF 300.00 FEET; THENCE NORTH 17°12'09" WEST, DEPARTING SAID COMMON BOUNDARY LINE, A DISTANCE OF 636.32 FEET; THENCE NORTH 22°03'41" WEST, A DISTANCE OF 800.01 FEET; THENCE NORTH 00°22'47" WEST, A DISTANCE OF 517 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE IN A GENERALLY NORTHWESTERLY DIRECTION, ALONG THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, A DISTANCE OF 2120 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, SAID

SOUTHEASTERLY BOUNDARY BEARING NORTH 23°59'45" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 23°59'45" WEST, ALONG SAID SOUTHEASTERLY BOUNDARY, A DISTANCE OF 1085 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

PARCELS 64 AND 65 PHASE 1

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING COMPRISED OF A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT SIX, MAP BOOK 17, PAGES 22 THROUGH 52, NOW VACATED BY RESOLUTION NUMBER 95-150 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 644, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH THOSE PARTS OF TRACTS "E" AND "F" OF THE NON-VACATED PORTION OF SAID JULINGTON CREEK UNIT SIX, AS DESCRIBED IN DEED OF CONVEYANCE FROM ST. JOHNS COUNTY RECORDED IN OFFICIAL RECORDS VOLUME 1465, PAGE 1614, PUBLIC RECORDS, SAID COUNTY, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "D", AS SHOWN ON THE AFOREMENTIONED PLAT OF JULINGTON CREEK UNIT SIX, 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 JULINGTON CREEK PLANTATION PARCEL 67, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 42, PAGES 29 THROUGH 34, PUBLIC RECORDS, SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF TRACT "D" AND ALONG SAID LINE LYING PARALLEL WITH THE CENTERLINE OF RACETRACK ROAD, SOUTH 76°22'54" EAST, A DISTANCE OF 1637.75 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, PUBLIC RECORDS, SAID COUNTY, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF SAID JULINGTON CREEK UNIT SIX AT THIS POINT, SAID POINT OF INTERSECTION BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED TRACT "E" OF JULINGTON CREEK UNIT SIX, AND ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID LINE LYING PARALLEL WITH THE CENTERLINE OF RACETRACK ROAD, AND ALONG THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED TRACTS "E" AND "F" OF JULINGTON CREEK UNIT SIX, SOUTH 76°22' 54" EAST, A DISTANCE OF 1399.09 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING THE NORTHEASTERLY BOUNDARY OF SAID TRACT "F", A DISTANCE OF 527.01 FEET TO THE POINT OF CURVATURE OF A CURVE LYING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY THEREOF, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS

NORTH 58°37'06" EAST, 35.36 FEET; THENCE SOUTH 76°22'54" EAST, TANGENT TO SAID CURVE, A DISTANCE OF 40.64 FEET; THENCE NORTH 13°37'06" EAST, A DISTANCE OF 166.14 FEET; THENCE NORTH 79°36'00" EAST, A DISTANCE OF 311.73 FEET; THENCE NORTH 23°34'00" WEST, 783.93 FEET; THENCE NORTH 40°50'45" WEST, 969.50 FEET; THENCE NORTH 05°00'00" EAST, 257.52 FEET; THENCE NORTH 85°00'00" WEST, 840.00 FEET; THENCE NORTH 64°44'30" WEST, 468.17 FEET; THENCE SOUTH 70°40'30" WEST, 245.00 FEET; THENCE NORTH 79°18'15" WEST, 635.00 FEET; THENCE SOUTH 14°18'10" EAST, A DISTANCE OF 1145.00 FEET TO A POINT LYING IN THE NORTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX, PORTIONS OF THE PLAT OF WHICH HAVE NOW BEEN VACATED; THENCE NORTH 80°11'45" EAST, ALONG SAID COMMON NORTHERLY LINE AND BOUNDARY OF JULINGTON CREEK UNIT SIX, A DISTANCE OF 364.00 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 19°54'07" EAST, ALONG SAID COMMON BOUNDARY, A DISTANCE OF 1467.73 FEET TO THE POINT OF BEGINNING.

COPY

PARCEL I:

UNDEVELOPED PARCEL 3

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° 11' 36" West, along the Northerly boundary of said Northerly portion of Julington Creek Unit Seven, a distance of 322.35 feet to the Northwesterly corner of lands described and recorded in Official Records Volume 705, Page 1752, of the aforementioned Public Records of St. Johns County, Florida, said Northwesterly corner being the Point of Beginning for this description.

From the Point of Beginning thus described, thence South 00° 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° 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° 11' 36" East, along said Northerly boundary, a distance of 1947.10 feet to the Point of Beginning.

COPY

PARCEL J:

UNDEVELOPED PARCEL 4

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 a part of Tracts "D" and "E" 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 Beginning, commence at a Southeasterly corner of that portion of the aforementioned Julington Creek Unit Seven which lies Southwesterly of Racetrack Road as now established, said corner being the intersection of the most Easterly boundary of said Julington Creek Unit Seven and the Southerly boundary of the aforementioned Section 36, as shown on said plat of Julington Creek Unit Seven recorded in Map Book 18, Pages 6 through 32, Public Records, said County; thence South 89° 13' 19" West, along the Southerly boundary of said Julington Creek Unit Seven, a distance of 777.72 feet to the Southeasterly corner of lands identified and described as School Site - Parcel 60 in Official Records Volume 1100, Page 158, Public Records, said County; thence along and with the Easterly boundary of said lands as follows: North 18° 15' 51" West, a distance of 93.49 feet; thence North 24° 40' 12" West, 30.39 feet; thence North 15° 53' 22" West, 115.84 feet; thence North 09° 19' 05" West, 81.63 feet; thence North 06° 57' 15" West, 99.00 feet; thence North 05° 05' 07" West, 109.41 feet; thence North 05° 48' 15" West, 110.18 feet; thence North 07° 47' 21" West, 106.90 feet; thence North 10° 18' 50" West, a distance of 32.32 feet to a point of intersection with a line lying parallel with and 100.00 feet Southwesterly of the centerline of Racetrack Road as now established, when measured at right angles thereto; thence along said parallel line and departing the aforementioned Easterly boundary of lands described in Official Records Volume 1100, Page 158, run South 76° 22' 54" East a distance of 938.88 feet to its point of intersection with the aforementioned most Easterly boundary of Julington Creek Unit Seven; thence South 00° 33' 34" East, along said Easterly boundary, a distance of 531.36 feet to the Point of Beginning.

COPY

PARCEL K:

UNDEVELOPED PARCEL 5

A parcel of land lying in Sections 34, 35, and 36, Township 4 South, Range 27 East, and in Section 2, Township 5 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Six, Map Book 17, Pages 22 through 52, now vacated by Resolution Number 95-150 recorded in Official Records Volume 1131, Page 644, of the Public Records of said St. Johns County, Florida, and 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, Public Records, said County; together with a part of Tract "B" of the non-vacated portion of said Julington Creek Unit Six, and a part of Tracts "E" and "F" of the non-vacated portion of said Julington Creek Unit Seven, all 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 Beginning, commence at a point lying in the Southwesterly boundary of the aforementioned Tract "B" of Julington Creek Unit Six, said point being in a line lying parallel with and 100.00 feet Southwesterly of the centerline of Racetrack Road as now established, when measured at right angles thereto, and the point referred to being the Northeasterly corner of Julington Creek Plantation Parcel 56 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 83 through 91, of the aforementioned Public Records of St. Johns County, Florida; thence South 76° 22' 54" East, along said parallel line, a distance of 3242.22 feet to its point of intersection with the Westerly boundary of lands identified and described as School Site - Parcel 60 in Official Records Volume 1100, Page 158, Public Records, said County; thence South 01° 36' 48" East, along said Westerly boundary of lands described in Official Records Volume 1100, Page 158, a distance of 1034.69 feet to the Southwesterly corner thereof, said Southwesterly corner lying in a Southerly boundary of the aforementioned Julington Creek Unit Seven; thence South 89° 13' 19" West, along said Southerly boundary, a distance of 713.13 feet to an angle point therein; thence continue along and with said boundary of Julington Creek Unit Seven as follows: South 89° 15' 04" West, 660.28 feet; thence North 01° 36' 48" West, 1320.37 feet; thence South 89° 13' 37" West, 664.62 feet; thence South 01° 47' 18" East, 1320.15 feet; thence South 02° 14' 04" East, 1340.96 feet; thence South 89° 33' 39" West, 662.34 feet; thence North 02° 10' 39" West, 1336.69 feet; thence South 89° 12' 29" West, 660.57 feet; thence South 89° 13' 36" West, 2641.92 feet; thence South 89° 14' 24" West, a distance of 1111.37 feet to the Southeasterly corner of Julington Creek Plantation Parcel 53 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 1 through 8, Public Records, said County; departing the aforementioned boundary of Julington Creek Unit Seven, run thence along and with the Easterly boundary of said Julington Creek Plantation Parcel 53 Phase 1 as follows: North 00° 45' 36" West, 311.82 feet; thence North 39° 00' 48" East, 110.00 feet; thence South 50° 59' 12" East, a distance of 20.93 feet to the point of curvature of a curve lying concave Northeasterly and having a radius of 225.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 11° 20' 52", for an arc distance of 44.56 feet to a point on said curve, said arc being subtended by a chord which bears South 56° 39' 38" East, 44.49 feet; thence North 27° 39' 56" East, a distance of 50.00 feet to a point on a curve lying concave Northeasterly, said curve having a radius of 175.00 feet and being concentric with the last mentioned curve; thence Northwesterly, around the arc of said curve and through a central angle of 11° 20' 52", for an arc distance of 34.66 feet to the point of tangency of said curve, said arc being subtended by a chord which bears North 56° 39' 38" West, 34.60 feet; thence North 50° 59' 12" West, tangent to said curve, a distance of 38.52 feet;

thence North 39° 00' 48" East, a distance of 151.22 feet to a point on a curve lying concave Northeasterly and having a radius of 250.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 22° 24' 48", for an arc distance of 97.80 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 64° 57' 33" East, 97.17 feet; thence South 76° 09' 57" East, tangent to said curve, a distance of 99.61 feet; thence South 77° 21' 12" East, 133.59 feet; thence South 80° 36' 53" East, a distance of 133.08 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 20.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 101° 23' 00", for an arc distance of 35.39 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 48° 41' 37" East, 30.95 feet; thence North 01° 59' 53" West, tangent to said curve, a distance of 30.21 feet to the point of curvature of a curve lying concave Southwesterly and having a radius of 20.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 62° 37' 42", for an arc distance of 21.86 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 33° 18' 44" West, 20.79 feet; thence North 64° 37' 35" West, tangent to said curve, a distance of 101.93 feet; thence North 66° 39' 00" West, 76.18 feet; thence North 66° 52' 45" West, a distance of 337.80 feet to the point of curvature of a curve lying concave Northeasterly and having a radius of 479.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 42° 09' 29", for an arc distance of 352.45 feet to a point on said curve, said arc being subtended by a chord which bears North 45° 48' 01" West, 344.55 feet; thence North 24° 00' 22" East, departing said curve, a distance of 81.79 feet; thence North 72° 38' 30" East, a distance of 146.00 feet to a point on a curve lying concave Northeasterly and having a radius of 275.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 17° 26' 02", for an arc distance of 83.68 feet to a point on said curve, said arc being subtended by a chord which bears North 08° 38' 29" West, 83.35 feet; thence South 89° 55' 28" East, departing said curve. A distance of 125.00 feet; thence North 03° 59' 22" East, 63.86 feet; thence North 11° 40' 16" East, a distance of 70.35 feet to a point in the common boundary between said Julington Creek Plantation Parcel 53 Phase 1, and Julington Creek Plantation Parcel 54 Phase 1, according to the plat thereof recorded in Map Book 38, Pages 51 through 56, Public Records, said County; thence North 17° 22' 54" East, along the Easterly boundary of said Julington Creek Plantation Parcel 54 Phase 1, a distance of 147.63 feet to the most Westerly corner of Julington Creek Plantation Parcel 55 Phase 2, according to the plat thereof recorded in Map Book 40, Pages 19 through 23, Public Records, said County; thence South 72° 37' 06" East, along the Southerly boundary of said Julington Creek Plantation Parcel 55 Phase 2, a distance of 223.08 feet; thence South 68° 53' 00" East, along said Southerly boundary, a distance of 513.69 feet to the most Westerly corner of Julington Creek Plantation Parcel 55 Phase 3, according to the plat thereof recorded in Map Book 42, Pages 19 through 23, Public Records, said County; thence South 69° 26' 07" East, along the Southerly boundary of said Julington Creek Plantation Parcel 55 Phase 3, a distance of 1182.08 feet to a point on the common boundary between said Julington Creek Plantation Parcel 55 Phase 3, and the aforementioned Julington Creek Plantation Parcel 56 Phase 1; thence along and with the Southerly and Easterly boundary of said Julington Creek Plantation Parcel 56 Phase 1 as follows: South 73° 26' 12" East, 891.01 feet; thence North 56° 52' 35" East, 218.23 feet; thence North 68° 59' 06" East, 173.02 feet; thence North 61° 28' 00" East, 81.28 feet; thence North 52° 06' 51" East, 160.00 feet; thence South 37° 53' 09" East, 160.00 feet; thence North 52° 06' 51" East, a distance of 11.50 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 525.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 03° 47' 31", for an arc distance of 34.75 feet to a point on said curve, said arc being subtended by a chord which bears North 50° 13' 05" East, 34.74 feet; thence South 41° 40' 40" East, departing said curve, a distance of 137.42 feet; thence North 30° 35'

00" East, a distance of 115.71 feet to a point on a curve lying concave Northeasterly and having a radius of 325.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 11° 03' 58", for an arc distance of 62.77 feet to a point on said curve, said arc being subtended by a chord which bears South 64° 56' 59" East, 62.67 feet; thence North 19° 31' 02" East, departing said curve, a distance of 95.00 feet; thence North 65° 29' 39" West, 40.00 feet; thence North 29° 29' 40" East, 56.45 feet; thence North 19° 57' 49" East, 93.32 feet; thence North 12° 06' 07" East, 93.25 feet; thence North 23° 46' 55" East, 278.92 feet; thence North 02° 03' 25" East, 164.15 feet; thence North 08° 28' 53" West, a distance of 436.38 feet to the Point of Beginning.

COPY

PARCEL L:

UNDEVELOPED PARCEL 6

A parcel of land lying in Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, being 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, and a portion of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now entirely vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at an angle point in the Southerly boundary of the aforementioned Julington Creek Unit Seven, said angle point also being the Southwesterly corner of Julington Creek Plantation Parcel 53 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 1 through 8, of the aforementioned Public Records of St. Johns County, Florida; departing said Southerly boundary of Julington Creek Unit Seven, run thence along and with the Westerly boundary of said Julington Creek Plantation Parcel 53 Phase 1 as follows: North 44° 55' 55" West, 771.56 feet; thence North 56° 46' 03" East, 990.52 feet; thence North 57° 44' 36" West, departing said Westerly boundary of Julington Creek Plantation Parcel 53 Phase 1, a distance of 248.59 feet; thence South 38° 51' 50" West, 330.25 feet; thence North 49° 40' 00" West, a distance of 190.29 feet to a point lying in the Southerly boundary of Julington Creek Plantation Parcel 44 Phase 1A, according to the plat thereof recorded in Map Book 34, Pages 19 through 27, Public Records, said County; thence along said Southerly boundary and along the Southerly right of way line of Durbin Creek Boulevard, a 125 foot right of way shown on said plat of Julington Creek Plantation Parcel 44 Phase 1A, run South 40° 20' 00" West, a distance of 247.47 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 2575.00 feet; thence Southwesterly, around the arc of said curve and through a central angle of 48° 54' 24", for an arc distance of 2197.97 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 64° 47' 12" West, 2131.85 feet; thence South 89° 14' 24" West, tangent to said curve, a distance of 260.53 feet to the Northeasterly corner of Julington Creek Plantation Parcels 32 and 34 Phase 2, according to the plat thereof recorded in Map book 35, Pages 22 through 31, Public Records, said County; thence departing said Southerly right of way line and Southerly boundary of Julington Creek Plantation Parcel 44 Phase 1A, run South 00° 48' 07" East, along the Easterly boundary of the aforementioned Julington Creek Plantation Parcels 32 and 34 Phase 2, a distance of 22.28 feet to the most Northern Southerly boundary of the aforementioned Julington Creek Unit Eight, the plat of which has now been vacated; thence North 89° 14' 31" East, along said Southerly boundary, a distance of 1258.94 feet to the Southerly corner common to said Julington Creek Unit Eight and the aforementioned Julington Creek Unit Seven, portions of the plat of which have now been vacated; thence North 89° 14' 31" East, along the Southerly boundary of said Julington Creek Unit Seven, a distance of 1369.31 feet to the Point of Beginning.

PARCEL M:

UNDEVELOPED PARCEL 7

A parcel of land lying in Sections 33 and 34, 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, and also being a part of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now entirely vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at a point on a curve in the boundary of Julington Creek Plantation Parcel 44 Phase 1A, according to the plat thereof recorded in Map Book 34, Pages 19 through 27, of the aforementioned Public Records of St. Johns County, Florida, said point on a curve being the most Southerly point of that portion of common boundary between the Northerly right of way line of Durbin Creek Boulevard, a 125 foot right of way as now established, and the boundary of Tract T-3, both being shown on said plat of Julington Creek Plantation Parcel 44 Phase 1A; thence along said boundary of Julington Creek Plantation Parcel 44 Phase 1A and along said Northerly right of way line of Durbin Creek Boulevard, run Southwesterly around the arc of a curve lying concave Northwesterly and having a radius of 2450.00 feet and a central angle of 45° 55' 11", for an arc distance of 1963.55 feet to the point of tangency of said curve, said arc being subtended by a chord which bears South 66° 16' 48" West, 1911.42 feet; continuing along said boundary and Northerly right of way line of Durbin Creek Boulevard, and tangent to the last mentioned curve, thence South 89° 14' 24" West, a distance of 291.85 feet to the point of curvature of a curve lying concave Northeasterly, said curve having a radius of 925.00 feet and also defining said boundary of Julington Creek Plantation Parcel 44 Phase 1A and Northerly right of way line of Durbin Creek Boulevard; thence Northwesterly, around the arc of said curve and through a central angle of 10° 29' 04", for an arc distance of 169.26 feet to a point on said curve, said arc being subtended by a chord which bears North 85° 31' 04" West, a distance of 169.03 feet to the point on said curve, said point lying in an Easterly boundary of Julington Creek Plantation Parcel 34 Phase 1, according to the plat thereof recorded in Map Book 32, Pages 62 through 70, Public Records, said County; thence North 09° 43' 28" East, along said Easterly boundary of Julington Creek Plantation Parcel 34 Phase 1, for a distance of 266.29 feet to the Northeasterly corner thereof, said Northeasterly corner lying in the Southwesterly boundary of Julington Creek Plantation Parcel 48 Phase 2, according to the plat thereof recorded in Map Book 35, Pages 12 through 16, Public Records, said County; thence South 50° 43' 00" East, along said Southwesterly boundary, for a distance of 72.45 feet to the most Southerly corner of said Julington Creek Plantation Parcel 48 Phase 2; thence North 51° 34' 28" East, along the Southeasterly boundary of said Julington Creek Plantation Parcel 48 Phase 2, a distance of 902.98 feet to the most Easterly corner thereof, said most Easterly corner also being the most Southerly corner of Julington Creek Plantation Parcel 44 Phase 1B, according to the plat thereof recorded in Map Book 35, Pages 5 through 11, Public Records, said County, and also being the most Westerly corner of the aforementioned Tract T-3 as shown on the plat of Julington Creek Plantation Parcel 44 Phase 1A; thence along and with the boundary of said Julington Creek Plantation Parcel 44 Phase 1A and along the boundary of said Tract T-3 as follows: South 83° 43' 03" East, 730.27 feet; thence North 69° 26' 43" East, 566.49 feet; thence South 46° 40' 47" East, a distance of 200.00 feet to the Point of Beginning.

PARCEL N:

SALES CENTER

A parcel of land lying in Section 32, Township 4 South, Range 27 East, St. Johns County, Florida, being a part of that certain portion of Julington Creek Unit Nine, Map Book 18, Pages 77 through 121, now vacated by Resolution Number 94-19 recorded in Official Records Volume 1039, Page 493, of the Public Records of said St. Johns County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Julington Creek Unit One, according to the plat thereof recorded in Map Book 16, Pages 35 through 51, of the aforementioned Public Records of St. Johns County, Florida; thence along and with the Southerly boundary of said Julington Creek Unit One as follows: South 53° 52' 19" West, a distance of 200.00 feet to a point on a curve lying concave to the South, said curve having a radius of 25.00 feet and defining the common boundary of said Julington Creek Unit One, and the Northerly boundary of lands described and recorded in Official Records Volume 1513, Page 373, Public Records, said County; thence Northwesterly along said common boundary, around the arc of said curve and through a central angle of 87° 23' 13", for an arc distance of 38.13 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 79° 48' 49" West, a distance of 34.54 feet to said point of tangency, the same also being the most Easterly corner of the Sixth Replat in Julington Creek Unit One, according to the plat thereof recorded in Map Book 27, Pages 52 through 56, Public Records, said County; thence tangent to the last mentioned curve, and along the common boundary of said Sixth Replat in Julington Creek Unit One and lands described in Official Records Volume 1513, Page 373, South 56° 30' 03" West, a distance of 185.95 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 1700.00 feet; thence Southwesterly along said common boundary, and around the arc of said curve and through a central angle of 01° 33' 45", for an arc distance of 46.36 feet to the most Westerly corner of said lands described in Official Records Volume 1513, Page 373, said arc being subtended by a chord which bears South 57° 16' 56" West, a distance of 46.36 feet to said most Westerly corner, the same also being the Point of Beginning for this description.

From the Point of Beginning thus described, and departing the aforementioned common boundary between Julington Creek Unit One and the Sixth Replat in Julington Creek Unit One, run thence along and with the boundary of said lands described in Official Records Volume 1513, Page 373, as follows: South 26° 49' 01" East, a distance of 128.72 feet to the point of curvature of a curve lying concave Westerly and having a radius of 140.00 feet; thence Southerly, around the arc of said curve and through a central angle of 48° 18' 03", for an arc distance of 118.02 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 02° 40' 00" East, 114.56 feet; thence South 21° 29' 02" West, tangent to said curve, a distance of 39.23 feet; thence South 67° 09' 45" East, a distance of 69.80 feet to the most Southerly corner of said lands described in Official Records Volume 1513, Page 373; thence departing the boundary of said lands; run South 19° 27' 00" West, a distance of 24.92 feet; thence North 67° 09' 45" West, a distance of 47.59 feet to an angle point in the Northerly boundary of lands identified and described as Conservation Easement W-1, in Official Records Volume 929, Page 684, Public Records, said County; thence along and with the Northerly boundary of said Conservation Easement W-1 as follows: North 65° 31' 13" West, 69.04 feet; North 76° 43' 47" West, 47.78 feet; North 88° 19' 46" West, 34.25 feet; North 56° 10' 36" West, 53.78 feet; North 73° 18' 13" West, 91.92 feet; North 70° 19' 16" West, 51.63 feet; thence North 82° 02' 23"

West, a distance of 98.59 feet to a point lying in the aforementioned 1700.00 foot radius curve defining the common boundary between Julington Creek Unit One and the Sixth Replat in Julington Creek Unit One; thence Northeasterly along said common boundary, around the arc of said curve and through a central angle of 13° 29' 23", for an arc distance of 400.25 feet, said arc being subtended by a chord which bears North 64° 48' 30" East, a distance of 399.33 feet to the Point of Beginning.

COPY

PARCEL O:

UNDEVELOPED PARCEL 9

A parcel of land lying in Section 4, Township 5 South, Range 27 East, St. Johns County, Florida, being a part of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, of the Public Records of said St. Johns County, Florida, and being more particularly described as follows:

For a Point of Beginning, commence at a point lying in the Southerly boundary of the aforementioned Julington Creek Unit Eight, said point being the Southeasterly corner of Julington Creek Plantation Parcel 30, according to the plat thereof recorded in Map Book 38, Pages 1 through 7, of the aforementioned Public Records of St. Johns County, Florida; thence North 00° 28' 26" West, along the Easterly boundary of said Julington Creek Plantation Parcel 30, a distance of 252.66 feet to a point on a curve lying concave Northeasterly and having a radius of 1075.00 feet, said curve defining the Southerly right of way line of Flora Branch Boulevard and Southerly boundary of Julington Creek Plantation Parcel 26-27, according to the plat thereof recorded in Map Book 36, Pages 81 through 96, Public Records, said County; thence along said Southerly right of way line and Southerly boundary, run Southeasterly around the arc of the aforementioned 1075.00 foot radius curve and through a central angle of 40° 00' 27", for an arc distance of 750.63 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 70° 26' 04" East, 735.48 feet; thence North 89° 33' 43" East, continuing along said Southerly right of way line and Southerly boundary, and tangent to the last mentioned curve, for a distance of 338.64 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 1075.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 09° 16' 01", for an arc distance of 173.87 feet to a point on said curve, said arc being subtended by a chord which bears North 84° 55' 42" East, a distance of 173.68 feet to a point on the common boundary between said Julington Creek Plantation Parcel 26-27 and Julington Creek Plantation Parcel 31 Phase 1, according to the plat thereof recorded in Map Book 33, Pages 37 through 44, Public Records, said County; thence along said Southerly right of way line of Flora Branch Boulevard, run Northeasterly along the boundary of said Julington Creek Plantation Parcel 31 Phase 1, continuing around the arc of the last mentioned 1075.00 foot radius curve and through a central angle of 18° 04' 15", for an arc distance of 339.05 feet to a Westerly boundary of said Julington Creek Plantation Parcel 31 Phase 1, said arc being subtended by a chord which bears North 71° 15' 34" East, 337.65 feet; thence South 00° 24' 06" East, along said Westerly boundary of Julington Creek Plantation Parcel 31 Phase 1, a distance of 121.12 feet to a point lying in the aforementioned Southerly boundary of Julington Creek Unit Eight, the plat of which has now been vacated; thence South 89° 35' 54" West, along said Southerly boundary, a distance of 91.24 feet to an angle point therein; thence South 89° 33' 43" West, along said Southerly boundary, a distance of 1328.72 feet; thence South 89° 31' 34" West, along said Southerly boundary, a distance of 103.23 feet to the Point of Beginning.

PARCEL P:

PARCEL 69A

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING COMPRISED OF A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT FOUR, MAP BOOK 16, PAGES 89 THROUGH 111, NOW VACATED BY RESOLUTION NUMBER 95-148 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 633, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PART OF TRACT "B" OF THE NON-VACATED PORTION OF SAID JULINGTON CREEK UNIT FOUR AS DESCRIBED IN DEED OF CONVEYANCE FROM ST. JOHNS COUNTY RECORDED IN OFFICIAL RECORDS VOLUME 1465, PAGE 1614, PUBLIC RECORDS, SAID COUNTY, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH 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, SAID PARALLEL LINE NOW BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RACETRACK ROAD; THENCE ALONG SAID PARALLEL LINE AND NORTHEASTERLY RIGHT OF WAY LINE, AND ALSO ALONG THE NORTHEASTERLY BOUNDARY OF TRACTS "C" AND "B" OF THE AFOREMENTIONED JULINGTON CREEK UNIT FOUR, ALL OR PORTIONS OF SAID TRACTS HAVING BEEN CONVEYED TO ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1048, PAGE 1369, PUBLIC RECORDS, SAID COUNTY, RUN NORTH 76°22'54" WEST, A DISTANCE OF 3569.13 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE AFOREMENTIONED PARALLEL LINE AND NORTHEASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD, AND ALONG THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED TRACT "B" OF JULINGTON CREEK UNIT FOUR, NORTH 76°22'54" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD, A DISTANCE OF 1196.96 FEET; THENCE SOUTH 75°13'14" EAST, A DISTANCE OF 384.69 FEET; THENCE SOUTH 13°37'06" WEST, A DISTANCE OF 1189.16 FEET TO THE POINT OF BEGINNING

JAX1 #642652 v3

EXHIBIT "B"

Tax Parcel Numbers

249024-2620 (affecting Lot, 262, Parcel 24 – 25);

249026-0010, 249026-0040, 249026-0050, 249026-0060, 249026-0070, 249026-0080, 249026-0090, 249026-0120, 249026-0130, 249026-0140, 249026-0150, 249026-0190, 249026-0200, 249026-0260, 249026-0270, 249026-0390, 249026-0430, 249026-0450, 249026-0490, 249026-0720, 249026-0740, 249026-0830, 249026-0860, 249026-0950, 249026-0960 (affecting Lots in Parcel 26 – 27);

249010-0070 (affecting Lot 7, Parcel 10);

249028-0010, 249028-0030, 249028-0100, 249028-0170, 249028-0190, 249028-0200, 249028-0210, 249028-0220, 249028-0230, 249028-0250, 249028-0270, 249028-0280, 249028-0290, 249028-0310, 249028-0320, 249028-0350, 249028-0410, 249028-0440, 249028-0450, 249028-0500, 249028-0510, 249028-0630, 249028-0640, 249028-0650, 249028-0710, 249028-0740, 249028-0820, 249028-0870, 249028-0880, 249028-0930, 249028-0960, 249028-1000, 249028-1010, 249028-1060, 249028-1070, (affecting Lots in Parcel 28 – 29);

249000-3000, 249000-7000 and 249000-9000.

COPY

EXHIBIT "C"

Permitted Encumbrances

1. Taxes for the year 2002 and taxes or assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1 of each year, but are not due and payable until November 1 of that same year, pursuant to Section 197.333 F.S.

2. Any claim that any part of said land is owned by the State of Florida by right of sovereignty and riparian rights, if any (affecting UNDEVELOPED PARCELS 2 & 8).

3. Any and all rights of the United States of America over any lands now or formerly lying under navigable waters, arising by reason of the authority of the United States of America to control navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas (affecting UNDEVELOPED PARCELS 2 & 8).

4. Development Order and Notice (s) Of Adoption Of Development Order recorded in Official Records Book 535, page 247, Official Records Book 537, page 91, Official Records Book 701, page 1776, Official Records Book 740, page 430, Official Records Book 777, page 1757, Official Records Book 967, page 884, Official Records Book 967, page 888, Resolution (s) recorded in Official Records Book 739, page 1493, Official Records Book 742, page 342 and Official Records Book 1085, page 1, Notice Of Amendment Of Development Order For A Development Of Regional Impact Known As The Julington Creek DRI recorded in Official Records Book 1020, page 1512, Resolution recorded in Official Records Book 1140, page 1763, Notice Of Adoption Of An Amendment To A Development Order For The Julington Creek Plantation Development Of Regional Impact recorded in Official Records Book 1227, page 468; Official Records Book 1462, page 890, Official Records Book 1488, page 356, Official Records Book 1529, page 1586, recorded in Official Records Book 1583, page 818 and Official Records Book 1666, page 955, all of the public records of St. Johns County, Florida.

5. Paragraphs 13 and 14 contained in the Declaration (s) of Restrictions recorded in Official Records Book 649, page 538, Official Records Book 649, page 544, Official Records Book 649, page 550, Official Records Book 649, page 556, Official Records Book 649, page 562, Official Records Book 649, page 568, Official Records Book 665, page 601, Official Records Book 665, page 606, Official Records Book 673, page 2150, and Partial Rescission of Declaration of Restrictions recorded in Official Records Book 1004, page 1850, Official Records Book 1026, page 1958, Official Records Book 1026, page 1960, Official Records Book 1026, page 1962, Official Records Book 1004, page 1854, Official Records Book 1026, page 1964, Official Records Book 1026, page 1966, Official Records Book 1026, page 1968 and Official Records Book 1026, page 1970; ASSIGNMENT AND ASSUMPTION OF RESERVED INTEREST recorded in Official Records Book 1177, page 1176 and ASSIGNMENT OF CERTAIN RESERVED RIGHTS recorded in Official Records Book 1428, page 889, of the public records of St. Johns County, Florida.

6. CONSERVATION EASEMENT recorded in Official Records Book 929, page 684 and RELEASE AND AMENDMENT TO DEED OF CONSERVATION EASEMENT recorded in Official Records Book 1380, page 1271, of the public records of St. Johns County, Florida (affecting Undeveloped Parcel 8).

7. ASSIGNMENT OF WATER RIGHTS recorded in Official Records Book 929, page 729, of the public records of St. Johns County, Florida (affecting Undeveloped Parcel 8).

8. RECIPROCAL EASEMENT AGREEMENT recorded in Official Records Book 929, page 750, AMENDMENT recorded in Official Records Book 990, page 1481 and PARTIAL TERMINATION AND GRANT OF EFFLUENT TRANSMISSION LINE EASEMENTS recorded in Official Records Book 1428, page 851, of the public records of St. Johns County, Florida.

9. AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS OF JULINGTON CREEK PLANTATION OWNER'S ASSOCIATION, INC. recorded in Official Records Book 1004, page 1823, Amendment thereto recorded in Official Records Book 1313, page 412 and Second Amendment thereto recorded in Official Records Book 1377, page 1860; ASSIGNMENT AND ASSUMPTION OF RESERVED INTEREST recorded in Official Records Book 1177, page 1176, ASSIGNMENT AND ASSUMPTION OF DEVELOPER RIGHTS between Atlantic Gulf Communities Corporation, a Delaware corporation and Julington Partners Limited Partnership, a Delaware limited partnership, recorded in Official Records Book 1177, page 1186; Supplemental Declaration recorded in Official Records Book 1004, page 1858 and Addendum thereto in Official Records Book 1016, page 1330, First Amendment thereto, recorded in Official Records Book 1074, page 1747, all (First Replat in Unit One "Oak Pointe – Phase 1"); Supplemental Declaration recorded in Official Records Book 1004, page 1870 and Addendum thereto recorded in Official Records Book 1016, page 1343, First Amendment To Supplemental Declarations, recorded in Official Records Book 1074, page 1747 (First Replat in Unit One "Timber Trace Phase 1"; Supplemental Declaration recorded in Official Records Book 1010, page 1062 and First Amendment thereto recorded in Official Records Book 1077, page 1245 (Second Replat in Unit One "Brook Hollow"); Supplemental Declaration recorded in Official Records Book 1010, page 1074, First Amendment thereto recorded in Official Records Book 1074, page 1747 (Third Replat in Unit One "Willow Pond Phase 1"); Supplemental Declaration recorded in Official Records Book 1010, page 1086, First Amendment thereto recorded in Official Records Book 1067, page 556 and Second Amendment thereto recorded in Official Records Book 1074, page 1745 (Fourth Replat in Unit One "Oak Pointe Phase II"); Supplemental Declaration recorded in Official Records Book 1021, page 573, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Timber Trace Phase II"); Supplemental Declaration recorded in Official Records Book 1065, page 655, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Creekside Phase I"); Supplemental Declaration recorded in Official Records Book 1065, page 668, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Willow Pond Phase II"); Supplemental Declaration recorded in Official Records Book 1022, page 178 ("SummerChase"); Supplemental Declaration recorded in Official Records Book 1098, page 1425 (Parcel 35-Phase 1 "Maplewood Phase I"); Supplemental Declaration recorded in Official Records Book 1098, page 1437 and First Amendment thereto recorded in Official Records Book 1236, page 366 (Parcel 35 "Bayberry Phase I"); Supplemental Declaration recorded in Official Records Book 1128, page 740 (Parcel 35-Phase 2 "Maplewood Phase II"); Supplemental Declaration recorded in Official Records Book 1135, page 217 (Parcel 23-Phase 1 "Edgewater Phase I"); Supplemental Declaration recorded in Official Records Book 1133, page 1345 and First Amendment thereto recorded in Official Records Book 1149, page 1533 Parcel 20-Phase 1 "Deer Run Phase I"); Supplemental Declaration recorded in Official Records Book 1168, page 1462 and Consent And Joinder recorded in Official Records Book 1171, page 1031 (Parcel 21-Phase 1 "Fox Creek Phase I"); Supplemental Declaration recorded in Official Records Book 1168, page 1474 (Parcel 35.1-Phase 6 "Durbin Crossing"); Supplemental Declaration recorded in Official Records Book 1168, page 1486 (Parcel 35-Phase 3 "Bayberry Phase II"); Supplemental Declaration recorded in Official

Records Book 1195, page 1012 and First Amendment thereto recorded in Official Records Book 1202, page 1420 (Parcel 35 Phase 4B "Maplewood Phase III"); Supplemental Declaration recorded in Official Records Book 1215, page 1764; (Parcel 23 Phase II "Edgewater-Phase II"); Supplemental Declaration recorded in Official Records Book 1331, page 1004 and First Amendment thereto recorded in Official Records Book 1367, page 206 (Parcel 44 Phase 1 "Silver Creek, Phase 1"); Supplemental Declaration recorded in Official Records Book 1240, page 338 (Parcel 48, Phase 1 "Grovewood Phase I"); Supplemental Declaration recorded in Official Records Book 1240, page 1943 (Parcel 35 Phase 4A "Maplewood Phase IV"); Supplemental Declaration recorded in Official Records Book 1240, page 1957 (Parcel 20 Phase II "Deer Run Phase II"); Supplemental Declaration recorded in Official Records Book 1264, page 378, First Amendment thereto recorded in Official Records Book 1331, page 1000, and "First" Amendment thereto recorded in Official Records Book 1367, page 203 (Parcel 34, Phase I "Sawmill Pointe, Phase 1"); Supplemental Declaration recorded in Official Records Book 1292, page 757 and First Amendment thereto recorded in Official Records Book 1367, page 209 (Parcel 31 Phase I "Woodbridge, Phase I"); Supplemental Declaration recorded in Official Records Book 1361, page 735 (Parcel 24/25, Phase 1 "Southwood-Phase 1; Supplemental Declaration recorded in Official Records Book 1390, page 234, and First Amendment recorded in Official Records Book 1428, page 1241 (Parcel 21 Phase II "Fox Creek Phase II"); Supplemental Declaration recorded in Official Records Book 1405, page 1049 (Parcel 32 and 34, Phase 2 "Sawmill Pointe, Phase II); Supplemental Declaration recorded in Official Records Book 1405, page 1063 (Parcel 48, Phase 2 "Grovewood, Phase II); Supplemental Declaration recorded in Official Records Book 1414, page 191 (Parcel 44, Phase 2A "Stonebridge, Phase I); Supplemental Declaration (Plantation Cove/East Gate- Parcel 26/27) recorded in Official Records Book 1453, page 759; Supplemental Declaration (Woodbridge Phase II - Parcel 31 Phase 2) recorded in Official Records Book 1461, page 30; Supplemental Declaration (The Meadows – Parcel 30) recorded in Official Records Book 1474, page 1256; Supplemental Declaration (Pine Crossing, Phase I - Parcel 54 Phase 1) recorded in Official Records Book 1476, page 1517; Supplemental Declaration (Plantation Island - Parcel 10) recorded in Official Records Book 1492, page 1148; Supplemental Declaration (Stonebridge, Phase II - Parcel 44, Phase 2B)recorded in Official Records Book 1505, page 1634, Supplemental Declaration (Westgate, Parcel 28/29) recorded in Official Records Book 1536, page 644; Supplemental Declaration (Pine Crossing, Phase III, Parcel 55-II) recorded in Official Records Book 1536, page 658; Supplemental Declaration (Whispering Pines, Phase I, Parcel 53-I) recorded in Official Records Book 1560, page 702; Supplemental Declaration (Pine Chase, Phase 1, Parcel 56, Phase 1) recorded in Official Records Book 1643, page 301; Supplemental Declaration (Pine Crossing, Phase IV, Parcel 55-III) recorded in Official Records Book 1648, page 1419, Supplemental Declaration (East Branch, Parcel 67) recorded in Official Records Book 1674, page 50, and Supplemental Declaration (Durbin Estates, Parcel 83, Phase 1) recorded in Official Records Book 1676, page 1191, all of the public records of St. Johns County, Florida. Supplemental Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. Creating a Neighborhood and Establishing Neighborhood Assessments recorded in Official Records Book 1240, Page 1933; Declaration of Covenants, Conditions, Restrictions and Easements for Julington Creek Plantation Commercial Parcels recorded in Official Records Book 1284, Page 1421; First Amendment to Supplemental Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. Relating to Certain Assessments and Fees recorded in Official Records Book 1386, page 48; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Oak Pointe - Phase I)** recorded in Official Records Book 1028, page 828; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions Of Julington Creek Plantation Owners' Association, Inc. **(Oak Pointe**

– **Phase II)** recorded in Official Records Book 1028, page 840; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Timber Trace - Phase I)** recorded in Official Records Book 1028, page 831; Terminations of Amended and Restated Declaration of Covenants and Restrictions Of Julington Creek Plantation Owners' Association, Inc. Supplemental Declaration To Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners Association, Inc. **(Timber Trace Phase II)** recorded in Official Records Book 1284, page 1418; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Brook Hollow)** recorded in Official Records Book 1028, page 834; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Willow Pond - Phase I)** recorded in Official Records Book 1028, page 837; First Amendment to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners Association, Inc. **(Bayberry Phase I) (Parcel 35)** recorded in Official Records Book 1236, page 366; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes)** recorded in Official Records Book 1099, page 666; First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase One)** MB 28, pages 98 – 101 recorded in Official Records Book 1124, page 66; Supplemental Declaration To Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Two-B)** recorded in Official Records Book 1193, Page 1020; Supplemental Declaration to Amended and Restated Declaration of Covenants And Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Two-B)** recorded in Official Records Book 1228, Page 542; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. And First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Three)** recorded in Official Records Book 1266, page 1703; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Four)** recorded in Official Records Book 1358, Page 1822; First Amendment to Supplemental Declaration to Amended and Restated Declaration of Covenants And Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Fox Creek – Phase II)** (Parcel 21, Phase II) recorded in Official Records Book 1428, page 1241; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Silver Creek, Phase II) (Parcel 44 1B)** recorded in Official Records Book 1396, page 1011; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Pine Crossing, Phase II) (Parcel 55-I)** recorded in Official Records Book 1511, page 1; Declaration of Covenants, Conditions, Restrictions and Easements for Plantation Island at Julington Creek Plantation **(Plantation Island)** recorded in Official Records Book 1492, page 1086; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Plantation Island – Parcel 10)** recorded in Official Records Book 1492, page 1148; First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Plantation Island at

Julington Creek Plantation recorded in Official Records Book 1508, page 657; Supplemental Declaration **(The Meadows – Parcel 30)** recorded in Official Records Book 1474, page 1256,

10. GRANT OF EASEMENT recorded in Official Records Book 1028, page 843, of the public records of St. Johns County, Florida.

11. Impact Fee Credit Agreement (s) recorded in Official Records Book 1048, page 1373, Official Records Book 1048 page 1380, Official Records Book 1048, page 1385, Official Records Book 1085, page 4, Official Records Book 1085, page 9 and Official Records Book 1085, page 14, of the public records of St. Johns County, Florida.

12. Notice of Establishment of the Julington Creek Plantation Community Development District recorded in Official Records Book 1082, page 889, of the public records of St. Johns County, Florida.

13. Validation Of Julington Creek Plantation Community Development District (St. Johns County, Florida) Special Assessment Bonds In The Aggregate Principal Amount Not To Exceed $7,225,000, recorded in Official Records Book 1209, page 126 of the public records of St. Johns County, Florida.

14. CONSERVATION EASEMENT recorded in Official Records Book 1235, page 1116, of the public records of St. Johns County, Florida.

15. EASEMENT AGREEMENT recorded in Official Records Book 1427, page 1203, of the public records of St. Johns County, Florida.

16. GRANT OF SEWER EASEMENT recorded in Official Records Book 1428, page 884, of the public records of St. Johns County, Florida.

17. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLANTATION ISLAND AT JULINGTON CREEK PLANTATION recorded in Official Records Book 1492, page 1086 and FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLANTATION ISLAND AT JULINGTON CREEK PLANTATION recorded in Official Records Book 1508, page 657, of the public records of St. Johns County, Florida (affecting Parcel 10, Map Book 37, pages 4 through 8).

18. DECLARATION OF EASEMENT FOR WALL AND LANDSCAPING recorded in Official Records Book 1512, page 1596, of the public records of St. Johns County, Florida (affecting Lot 1, Parcel 26-27, Map Book 36, pages 81 through 96).

19. DECLARATION OF EASEMENT FOR WALL AND LANDSCAPING recorded in Official Records Book 1512, page 1601, of the public records of St. Johns County, Florida (affecting Lot 15, Parcel 26-27, Map Book 36, pages 81 through 96).

20. TEMPORARY GRANT OF EASEMENT recorded in Official Records Book 1602, page 1565, of the public records of St. Johns County, Florida.

21. All matters contained on the following plats:

JULINGTON CREEK PLANTATION PARCEL 24 – 25, according to plat thereof recorded in Map Book 34, pages 82 through 90;

JULINGTON CREEK PLANTATION PARCEL 26 – 27, according to plat thereof recorded in Map Book 36, pages 81 through 96;

JULINGTON CREEK PLANTATION PARCEL 10, according to plat thereof recorded in Map Book 37, pages 4 through 8;

JULINGTON CREEK PLANTATION PARCEL 28 – 29, according to plat thereof recorded in Map Book 39, pages 46 through 54;

JULINGTON CREEK PLANTATION PARCEL 53 PHASE 1, according to plat thereof recorded in Map Book 41, pages 1 through 8;

JULINGTON CREEK PLANTATION PARCEL 56 PHASE 1, according to plat thereof recorded in Map Book 41, pages 83 through 91;

JULINGTON CREEK PLANTATION PARCEL 55 PHASE 3, according to plat thereof recorded in Map Book 42, pages 19 through 23; and

22. Survey by Robert M. Angas Associates, Inc., File No. 01E-6410-1, reflects a trail road approximately 8-10 feet wide traversing a portion of subject property.

23. Any assessments due the Julington Creek Plantation Community Development District from and after September 30, 2002.

COPY

LAND AMERICA

(26) 9193

Public Records of
St. Johns County, FL
Clerk# 02-006189
O.R. 1711 PG 704
02:19PM 01/31/2002
REC $105.00 SUR $13.50

Prepared by and return to:
Linda Connor Kane, Esquire
Holland & Knight LLP
50 North Laura, Suite 3900
Jacksonville, Florida 32202

THIS DEED IS BEING RE-EXECUTED AND RE-RECORDED TO CORRECT THE NAME OF THE GRANTEE IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 1342, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. DOCUMENTARY STAMP TAX IN THE PROPER AMOUNT WAS PAID ON SAID DEED; THEREFORE, NO DOCUMENTARY STAMP TAX IS DUE HEREON.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of January, 2002, by **JULINGTON PARTNERS LIMITED PARTNERSHIP, a Delaware limited partnership,** whose post office address is 100 Congress Avenue, Suite 1590, Austin, Texas 78701 ("GRANTOR"), to **D. R. HORTON, INC. - JACKSONVILLE,** a Delaware corporation, whose address is 11217 San Jose Boulevard, Jacksonville, Florida 32223 ("Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, all the land only lying in the County of St. Johns, State of Florida, more fully described as follows ("Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED IN AND MADE A PART HEREOF.

Tax Parcel Numbers: See Exhibit "B" attached hereto and by reference made a part hereof.

118.50

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO all covenants, restrictions and easements set forth in Exhibit "C" attached hereto and made a part hereof.

The Grantor does hereby covenant with Grantee that it is lawfully seized of the Property in fee simple and that it has good right and lawful authority to sell and convey the Property to Grantee, and will defend title against all persons, claiming through Grantor but none other.

EXHIBIT
A

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

Signed, sealed and delivered in the presence of:

Print Name: John H. Tiffany

Print Name: Donna M. Cesaro-Pengue

JULINGTON PARTNERS LIMITED PARTNERSHIP

By: JULINGTON-CYPRESS LIMITED PARTNERSHIP, its sole general partner

By: JULINGTON-CYPRESS, INC., its sole general partner

By: _____
Nader G. M. Salour
Its Senior Vice President

(CORPORATE SEAL)

STATE OF Florida)
: ss.
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 24 day of January, 2002, by Nader G. M. Salour, the Senior Vice President of Julington-Cypress, Inc., a Delaware corporation, sole general partner of Julington-Cypress Limited Partnership, a Delaware Limited Partnership, sole general partner of Julington Partners Limited Partnership, a Delaware Limited Partnership, authorized to do business in Florida, on behalf of the limited partnership, who is known to me or who produced _____ as identification.

Donna M. Cesaro-Pengue
(Signature of Notary Public)

DONNA MARIA CESARO-PENGUE
Notary Public - State of Florida
My Commission Expires Mar 27, 2003
Commission # CC 816193

(Print Name of Notary Public)
NOTARY PUBLIC in and for the State and County aforesaid.
My Commission expires:
Commission No.:

JAX1-642335

EXHIBIT "A"

PARCEL A:

LOT 7, JULINGTON CREEK PLANTATION **PARCEL 10,** according to plat thereof recorded in Map Book 37, pages 4 through 8, of the public records of St. Johns County, Florida.

PARCEL B:

LOT 262, JULINGTON CREEK PLANTATION **PARCEL 24 – 25,** according to plat thereof recorded in Map Book 34, pages 82 through 90, of the public records of St. Johns County, Florida.

PARCEL C:

LOTS 1, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 19, 20, 26, 27, 39, 43, 45, 49, 72, 74, 83, 86 and 95; and LOT 96 excepting therefrom that portion described in Quit Claim Deed recorded in Official Records Book 1512, page 1592; JULINGTON CREEK PLANTATION **PARCEL 26 – 27,** according to plat thereof recorded in Map Book 36, pages 81 through 96, of the public records of St. Johns County, Florida.

PARCEL D:

LOTS 1, 3, 10, 17, 19, 20, 21, 22, 23, 25, 27, 28, 29, 31, 32, 35, 41, 44, 45, 50, 51, 63, 64, 65, 71, 74, 82, 87, 88, 93, 96, 100, 101, 106, and 107, JULINGTON CREEK PLANTATION **PARCEL 28 – 29,** according to plat thereof recorded in Map Book 39, pages 46 through 54, of the public records of St. Johns County, Florida.

PARCEL E:

LOTS 167, 168, 170, 173, 178, 180, 182, 183, 186, 187, 188, 189, 190, 191, 194, 196, 198 through 203, 206, 218, 220, 222, 223, 224, 232, 233, 234, 235, 236, 238, 239,240, 242, 243, 244, 246, 248, 328, 330, 331, 337, 339, 340 and 344, JULINGTON CREEK PLANTATION **PARCEL 53 PHASE 1,** according to plat thereof recorded in Map Book 41, pages 1 through 8, of the public records of St. Johns County, Florida.

PARCEL F:

LOTS 656, 660, 661, 662, 664, 666, 668, 670, 671, 672, 673, 674, 677, 678, 680, 682; 684 through 690; 692, 694, 697, 699, 701, 702, 703, 705, 706, 707, 709, and 712, 714, 716, 718, 720, 721, 722, and 724, JULINGTON CREEK PLANTATION **PARCEL 55 PHASE 3,** according to plat thereof recorded in Map Book 42, pages 19 through 23, of the public records of St. Johns County, Florida.

PARCEL G:

LOTS 437, 542 through 562; 563A, 563B, 564, 565, 567, 568, 570, 572, 574; 576, 577, 578, 579, 580, 581, 582, 583, 584, 585; 588, 589, 591 through 604; 612 through 618, 620, 621; 624, 625, 626, 628, 629; 631 through 642, 644, 645, 646, 647 and 648, JULINGTON CREEK PLANTATION **PARCEL 56 PHASE 1,** according to plat thereof recorded in Map Book 41, pages 83 through 91, of the public records of St. Johns County, Florida.

PARCEL H:

UNDEVELOPED PARCEL 2

A parcel of land lying in Sections 26, 27, 34 and 35, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Six, Map Book 17, Pages 22 through 52, now vacated by Resolution Number 95-150 recorded in Official Records Volume 1131, Page 644, of the Public Records of said St. Johns County, Florida; together with those parts of Tracts "E" and "F" of the non-vacated portion of said Julington Creek Unit Six, 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 Beginning, commence at a point lying in the Easterly right of way line of Bishop Estates Road, as now established for a width of 60 feet, said point being the most Southerly corner of Julington Creek Plantation Parcel 83 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 69 through 74, of the aforementioned Public Records of St. Johns County, Florida; thence South 05° 58' 58" East, along said Easterly right of way line of Bishop Estates Road, a distance of 1234.76 feet to the most Northerly corner of Julington Creek Plantation Parcel 67, according to the plat thereof recorded in Map Book 42, Pages 29 through 34, Public Records, said County; thence along and with the boundary of said Julington Creek Plantation Parcel 67 as follows: South 57° 43' 18" East, 2552.15 feet; thence North 73° 31' 56" East, 145.99 feet; thence South 13° 37' 06" West, a distance of 166.86 feet to a point lying in the Northeasterly boundary of Tract "D" of the aforementioned Julington Creek Unit Six, said Northeasterly boundary being in a line lying parallel with and 100.00 feet Northeasterly of the centerline of Racetrack Road, when measured at right angles thereto; thence South 76° 22' 54" East, along said parallel line and along said Northeasterly boundary of Tract "D", a distance of 497.66 feet to a point lying in the Westerly line of lands described and recorded in Official Records Volume 910, Page 1091, Public Records, said County, the same also being common with the boundary of the aforementioned Julington Creek Unit Six at this point; thence along and with said boundary of Julington Creek Unit Six as follows: North 26° 53' 09" West, 714.47 feet; thence North 24° 22' 07" East, 373.30 feet; thence North 80° 11' 45" East, 789.00 feet; thence South 19° 54' 07" East, a distance of 1467.73 feet to a point of intersection with the aforementioned line lying parallel with and 100.00 feet Northeasterly of the centerline of Racetrack Road, said point of intersection being the Northwesterly corner of the aforementioned Tract "E" of Julington Creek Unit Six; thence along said line lying parallel with the centerline of Racetrack Road, and along the Northeasterly boundary of the aforementioned Tracts "E" and "F" of Julington Creek Unit Six, run South 76° 22' 54" East, a distance of 2361.11 feet to a point lying in the Easterly boundary of said Julington Creek Unit Six; thence North 01° 31' 46" West, along said Easterly boundary, a distance of 3682 feet, more or less, to the Mean High Water Line of Durbin Creek; thence in a generally Northwesterly direction, along the meanderings of said Mean High Water Line, a distance of 5950 feet, more or less, to its intersection with the Southeasterly boundary of the aforementioned Julington Creek Plantation Parcel 83 Phase 1; thence South 23° 59' 45" West, along said Southeasterly boundary, a distance of 1085 feet, more or less, to an angle point therein; thence South 84° 01' 02" West, along the Southerly boundary of said Julington Creek Plantation Parcel 83 Phase 1, a distance of 475.98 feet to the Point of Beginning.

LESS AND EXCEPT:

PARCELS 83 PHASE 2 AND 66

A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34, AND 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT SIX, MAP BOOK 17, PAGES 22 THROUGH 52, NOW VACATED BY RESOLUTION NUMBER 95-150 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 644, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 54 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 56, OF THE AFOREMENTIONED PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID NORTHWESTERLY CORNER LYING IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THAT CERTAIN PORTION OF ADDITIONAL RIGHT OF WAY FOR RACETRACK ROAD, AS SHOWN ON THE PLAT OF JULINGTON CREEK PLANTATION FLORA BRANCH BOULEVARD AND DURBIN CREEK BOULEVARD EXTENSIONS RECORDED IN MAP BOOK 36, PAGES 40 THROUGH 47, PUBLIC RECORDS, SAID COUNTY; THENCE NORTH 76°22'54" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THAT PORTION OF ADDITIONAL RIGHT OF WAY FOR RACETRACK ROAD, A DISTANCE OF 62.50 FEET TO THE CENTERLINE OF DURBIN CREEK BOULEVARD, AS SHOWN ON THE LAST MENTIONED RECORD PLAT; THENCE NORTH 13°37'06" EAST, ALONG THE NORTHEASTERLY PROLONGATION OF SAID CENTERLINE OF DURBIN CREEK BOULEVARD, A DISTANCE OF 100.00 FEET TO THE CENTERLINE OF SAID RACETRACK ROAD, AS NOW ESTABLISHED; THENCE CONTINUE NORTH 13° 37' 06" EAST, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY OF SAID CENTERLINE OF RACETRACK ROAD, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 76°22'54" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 17.97 FEET TO A POINT ON A CURVE DEFINING THE EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET AT THIS POINT, SAID CURVE LYING CONCAVE WESTERLY, HAVING A RADIUS OF 2922.06 FEET, AND DEFINING THE WESTERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX, PORTIONS OF THE PLAT OF WHICH HAVE NOW BEEN VACATED, SAID CURVE ALSO DEFINING THE WESTERLY BOUNDARY OF JULINGTON CREEK PLANTATION PARCEL 67, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 42, PAGES 29 THROUGH 34, PUBLIC RECORDS, SAID COUNTY; THENCE NORTHERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 18°13'41", FOR AN ARC DISTANCE OF 929.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE MOST NORTHERLY CORNER OF SAID JULINGTON CREEK PLANTATION PARCEL 67, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 03°07'52" EAST, 925.70 FEET; CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD AND BOUNDARY OF JULINGTON CREEK UNIT SIX, RUN NORTH 05°58'58" WEST, TANGENT TO THE LAST MENTIONED CURVE, A DISTANCE OF 1234.76 FEET TO THE MOST SOUTHERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 41, PAGES 69 THROUGH 74, PUBLIC RECORDS, SAID COUNTY; THENCE NORTH 84°01'02" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, A DISTANCE OF 475.98 FEET TO AN ANGLE POINT

THEREIN, SAID ANGLE POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RETURN SOUTH 84°01'02" WEST, ALONG THE SOUTHERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, A DISTANCE OF 475.98 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER LYING IN THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AND THE WESTERLY BOUNDARY OF JULINGTON CREEK UNIT SIX; THENCE SOUTH 05°58'58" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY BOUNDARY, A DISTANCE OF 1234.76 FEET TO THE AFOREMENTIONED MOST NORTHERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 67; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 67, SOUTH 57°43'18" EAST, A DISTANCE OF 2552.15 FEET; THENCE NORTH 73°31'56" EAST, A DISTANCE OF 145.99 FEET TO THE NORTHEASTERLY CORNER OF SAID JULINGTON CREEK PLANTATION PARCEL 67; THENCE SOUTH 13°37'06" WEST, CONTINUING ALONG THE BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 67, A DISTANCE OF 166.86 FEET TO A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "D", AS SHOWN ON THE AFOREMENTIONED PLAT OF JULINGTON CREEK UNIT SIX, SAID TRACT "D" HAVING BEEN CONVEYED TO ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1048, PAGE 1369, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE NORTHEASTERLY BOUNDARY OF SAID TRACT "D" LYING 100.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RACETRACK ROAD, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 76°22'54" EAST, ALONG SAID NORTHEASTERLY BOUNDARY OF TRACT "D", A DISTANCE OF 74.17 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 192.79 FEET; THENCE NORTH 64°08'47" EAST, 74.33 FEET; THENCE NORTH 10°45'07" WEST, 126.84 FEET; THENCE NORTH 03°24'07" EAST, 98.28 FEET; THENCE NORTH 28°22'30" EAST, A DISTANCE OF 45.82 FEET TO A POINT LYING IN THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 910, PAGE 1091, PUBLIC RECORDS, SAID COUNTY, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX AT THIS POINT; THENCE NORTH 26°53'09" WEST, ALONG SAID COMMON WESTERLY LINE AND BOUNDARY OF JULINGTON CREEK UNIT SIX, A DISTANCE OF 61.34 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 24°22'07" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 373.30 FEET; CONTINUING ALONG THE BOUNDARY OF SAID JULINGTON CREEK UNIT SIX, RUN THENCE NORTH 80°11'45" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 910, PAGE 1091, AND ALSO ALONG THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, PUBLIC RECORDS, SAID COUNTY, FOR A DISTANCE OF 300.00 FEET; THENCE NORTH 17°12'09" WEST, DEPARTING SAID COMMON BOUNDARY LINE, A DISTANCE OF 636.32 FEET; THENCE NORTH 22°03'41" WEST, A DISTANCE OF 800.01 FEET; THENCE NORTH 00°22'47" WEST, A DISTANCE OF 517 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE IN A GENERALLY NORTHWESTERLY DIRECTION, ALONG THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, A DISTANCE OF 2120 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, SAID

SOUTHEASTERLY BOUNDARY BEARING NORTH 23°59'45" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 23°59'45" WEST, ALONG SAID SOUTHEASTERLY BOUNDARY, A DISTANCE OF 1085 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

PARCELS 64 AND 65 PHASE 1

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING COMPRISED OF A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT SIX, MAP BOOK 17, PAGES 22 THROUGH 52, NOW VACATED BY RESOLUTION NUMBER 95-150 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 644, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH THOSE PARTS OF TRACTS "E" AND "F" OF THE NON-VACATED PORTION OF SAID JULINGTON CREEK UNIT SIX, AS DESCRIBED IN DEED OF CONVEYANCE FROM ST. JOHNS COUNTY RECORDED IN OFFICIAL RECORDS VOLUME 1465, PAGE 1614, PUBLIC RECORDS, SAID COUNTY, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "D", AS SHOWN ON THE AFOREMENTIONED PLAT OF JULINGTON CREEK UNIT SIX, 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 JULINGTON CREEK PLANTATION PARCEL 67, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 42, PAGES 29 THROUGH 34, PUBLIC RECORDS, SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF TRACT "D" AND ALONG SAID LINE LYING PARALLEL WITH THE CENTERLINE OF RACETRACK ROAD, SOUTH 76°22'54" EAST, A DISTANCE OF 1637.75 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, PUBLIC RECORDS, SAID COUNTY, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF SAID JULINGTON CREEK UNIT SIX AT THIS POINT, SAID POINT OF INTERSECTION BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED TRACT "E" OF JULINGTON CREEK UNIT SIX, AND ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID LINE LYING PARALLEL WITH THE CENTERLINE OF RACETRACK ROAD, AND ALONG THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED TRACTS "E" AND "F" OF JULINGTON CREEK UNIT SIX, SOUTH 76°22' 54" EAST, A DISTANCE OF 1399.09 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING THE NORTHEASTERLY BOUNDARY OF SAID TRACT "F", A DISTANCE OF 527.01 FEET TO THE POINT OF CURVATURE OF A CURVE LYING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY THEREOF, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS

NORTH 58°37'06" EAST, 35.36 FEET; THENCE SOUTH 76°22'54" EAST, TANGENT TO SAID CURVE, A DISTANCE OF 40.64 FEET; THENCE NORTH 13°37'06" EAST, A DISTANCE OF 166.14 FEET; THENCE NORTH 79°36'00" EAST, A DISTANCE OF 311.73 FEET; THENCE NORTH 23°34'00" WEST, 783.93 FEET; THENCE NORTH 40°50'45" WEST, 969.50 FEET; THENCE NORTH 05°00'00" EAST, 257.52 FEET; THENCE NORTH 85°00'00" WEST, 840.00 FEET; THENCE NORTH 64°44'30" WEST, 468.17 FEET; THENCE SOUTH 70°40'30" WEST, 245.00 FEET; THENCE NORTH 79°18'15" WEST, 635.00 FEET; THENCE SOUTH 14°18'10" EAST, A DISTANCE OF 1145.00 FEET TO A POINT LYING IN THE NORTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX, PORTIONS OF THE PLAT OF WHICH HAVE NOW BEEN VACATED; THENCE NORTH 80°11'45" EAST, ALONG SAID COMMON NORTHERLY LINE AND BOUNDARY OF JULINGTON CREEK UNIT SIX, A DISTANCE OF 364.00 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 19°54'07" EAST, ALONG SAID COMMON BOUNDARY, A DISTANCE OF 1467.73 FEET TO THE POINT OF BEGINNING.

COPY

PARCEL I:

UNDEVELOPED PARCEL 3

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° 11' 36" West, along the Northerly boundary of said Northerly portion of Julington Creek Unit Seven, a distance of 322.35 feet to the Northwesterly corner of lands described and recorded in Official Records Volume 705, Page 1752, of the aforementioned Public Records of St. Johns County, Florida, said Northwesterly corner being the Point of Beginning for this description.

From the Point of Beginning thus described, thence South 00° 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° 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° 11' 36" East, along said Northerly boundary, a distance of 1947.10 feet to the Point of Beginning.

COPY

PARCEL J:

UNDEVELOPED PARCEL 4

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 a part of Tracts "D" and "E" 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 Beginning, commence at a Southeasterly corner of that portion of the aforementioned Julington Creek Unit Seven which lies Southwesterly of Racetrack Road as now established, said corner being the intersection of the most Easterly boundary of said Julington Creek Unit Seven and the Southerly boundary of the aforementioned Section 36, as shown on said plat of Julington Creek Unit Seven recorded in Map Book 18, Pages 6 through 32, Public Records, said County; thence South 89° 13' 19" West, along the Southerly boundary of said Julington Creek Unit Seven, a distance of 777.72 feet to the Southeasterly corner of lands identified and described as School Site - Parcel 60 in Official Records Volume 1100, Page 158, Public Records, said County; thence along and with the Easterly boundary of said lands as follows: North 18° 15' 51" West, a distance of 93.49 feet; thence North 24° 40' 12" West, 30.39 feet; thence North 15° 53' 22" West, 115.84 feet; thence North 09° 19' 05" West, 81.63 feet; thence North 06° 57' 15" West, 99.00 feet; thence North 05° 05' 07" West, 109.41 feet; thence North 05° 48' 15" West, 110.18 feet; thence North 07° 47' 21" West, 106.90 feet; thence North 10° 18' 50" West, a distance of 32.32 feet to a point of intersection with a line lying parallel with and 100.00 feet Southwesterly of the centerline of Racetrack Road as now established, when measured at right angles thereto; thence along said parallel line and departing the aforementioned Easterly boundary of lands described in Official Records Volume 1100, Page 158, run South 76° 22' 54" East a distance of 938.88 feet to its point of intersection with the aforementioned most Easterly boundary of Julington Creek Unit Seven; thence South 00° 33' 34" East, along said Easterly boundary, a distance of 531.36 feet to the Point of Beginning.

COPY

PARCEL K:

UNDEVELOPED PARCEL 5

A parcel of land lying in Sections 34, 35, and 36, Township 4 South, Range 27 East, and in Section 2, Township 5 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Six, Map Book 17, Pages 22 through 52, now vacated by Resolution Number 95-150 recorded in Official Records Volume 1131, Page 644, of the Public Records of said St. Johns County, Florida, and 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, Public Records, said County; together with a part of Tract "B" of the non-vacated portion of said Julington Creek Unit Six, and a part of Tracts "E" and "F" of the non-vacated portion of said Julington Creek Unit Seven, all 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 Beginning, commence at a point lying in the Southwesterly boundary of the aforementioned Tract "B" of Julington Creek Unit Six, said point being in a line lying parallel with and 100.00 feet Southwesterly of the centerline of Racetrack Road as now established, when measured at right angles thereto, and the point referred to being the Northeasterly corner of Julington Creek Plantation Parcel 56 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 83 through 91, of the aforementioned Public Records of St. Johns County, Florida; thence South 76° 22' 54" East, along said parallel line, a distance of 3242.22 feet to its point of intersection with the Westerly boundary of lands identified and described as School Site - Parcel 60 in Official Records Volume 1100, Page 158, Public Records, said County; thence South 01° 36' 48" East, along said Westerly boundary of lands described in Official Records Volume 1100, Page 158, a distance of 1034.69 feet to the Southwesterly corner thereof, said Southwesterly corner lying in a Southerly boundary of the aforementioned Julington Creek Unit Seven; thence South 89° 13' 19" West, along said Southerly boundary, a distance of 713.13 feet to an angle point therein; thence continue along and with said boundary of Julington Creek Unit Seven as follows: South 89° 15' 04" West, 660.28 feet; thence North 01° 36' 48" West, 1320.37 feet; thence South 89° 13' 37" West, 664.62 feet; thence South 01° 47' 18" East, 1320.15 feet; thence South 02° 14' 04" East, 1340.96 feet; thence South 89° 33' 39" West, 662.34 feet; thence North 02° 10' 39" West, 1336.69 feet; thence South 89° 12' 29" West, 660.57 feet; thence South 89° 13' 36" West, 2641.92 feet; thence South 89° 14' 24" West, a distance of 1111.37 feet to the Southeasterly corner of Julington Creek Plantation Parcel 53 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 1 through 8, Public Records, said County; departing the aforementioned boundary of Julington Creek Unit Seven, run thence along and with the Easterly boundary of said Julington Creek Plantation Parcel 53 Phase 1 as follows: North 00° 45' 36" West, 311.82 feet; thence North 39° 00' 48" East, 110.00 feet; thence South 50° 59' 12" East, a distance of 20.93 feet to the point of curvature of a curve lying concave Northeasterly and having a radius of 225.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 11° 20' 52", for an arc distance of 44.56 feet to a point on said curve, said arc being subtended by a chord which bears South 56° 39' 38" East, 44.49 feet; thence North 27° 39' 56" East, a distance of 50.00 feet to a point on a curve lying concave Northeasterly, said curve having a radius of 175.00 feet and being concentric with the last mentioned curve; thence Northwesterly, around the arc of said curve and through a central angle of 11° 20' 52", for an arc distance of 34.66 feet to the point of tangency of said curve, said arc being subtended by a chord which bears North 56° 39' 38" West, 34.60 feet; thence North 50° 59' 12" West, tangent to said curve, a distance of 38.52 feet;

thence North 39° 00' 48" East, a distance of 151.22 feet to a point on a curve lying concave Northeasterly and having a radius of 250.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 22° 24' 48", for an arc distance of 97.80 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 64° 57' 33" East, 97.17 feet; thence South 76° 09' 57" East, tangent to said curve, a distance of 99.61 feet; thence South 77° 21' 12" East, 133.59 feet; thence South 80° 36' 53" East, a distance of 133.08 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 20.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 101° 23' 00", for an arc distance of 35.39 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 48° 41' 37" East, 30.95 feet; thence North 01° 59' 53" West, tangent to said curve, a distance of 30.21 feet to the point of curvature of a curve lying concave Southwesterly and having a radius of 20.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 62° 37' 42", for an arc distance of 21.86 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 33° 18' 44" West, 20.79 feet; thence North 64° 37' 35" West, tangent to said curve, a distance of 101.93 feet; thence North 66° 39' 00" West, 76.18 feet; thence North 66° 52' 45" West, a distance of 337.80 feet to the point of curvature of a curve lying concave Northeasterly and having a radius of 479.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 42° 09' 29", for an arc distance of 352.45 feet to a point on said curve, said arc being subtended by a chord which bears North 45° 48' 01" West, 344.55 feet; thence North 24° 00' 22" East, departing said curve, a distance of 81.79 feet; thence North 72° 38' 30" East, a distance of 146.00 feet to a point on a curve lying concave Northeasterly and having a radius of 275.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 17° 26' 02", for an arc distance of 83.68 feet to a point on said curve, said arc being subtended by a chord which bears North 08° 38' 29" West, 83.35 feet; thence South 89° 55' 28" East, departing said curve. A distance of 125.00 feet; thence North 03° 59' 22" East, 63.86 feet; thence North 11° 40' 16" East, a distance of 70.35 feet to a point in the common boundary between said Julington Creek Plantation Parcel 53 Phase 1, and Julington Creek Plantation Parcel 54 Phase 1, according to the plat thereof recorded in Map Book 38, Pages 51 through 56, Public Records, said County; thence North 17° 22' 54" East, along the Easterly boundary of said Julington Creek Plantation Parcel 54 Phase 1, a distance of 147.63 feet to the most Westerly corner of Julington Creek Plantation Parcel 55 Phase 2, according to the plat thereof recorded in Map Book 40, Pages 19 through 23, Public Records, said County; thence South 72° 37' 06" East, along the Southerly boundary of said Julington Creek Plantation Parcel 55 Phase 2, a distance of 223.08 feet; thence South 68° 53' 00" East, along said Southerly boundary, a distance of 513.69 feet to the most Westerly corner of Julington Creek Plantation Parcel 55 Phase 3, according to the plat thereof recorded in Map Book 42, Pages 19 through 23, Public Records, said County; thence South 69° 26' 07" East, along the Southerly boundary of said Julington Creek Plantation Parcel 55 Phase 3, a distance of 1182.08 feet to a point on the common boundary between said Julington Creek Plantation Parcel 55 Phase 3, and the aforementioned Julington Creek Plantation Parcel 56 Phase 1; thence along and with the Southerly and Easterly boundary of said Julington Creek Plantation Parcel 56 Phase 1 as follows: South 73° 26' 12" East, 891.01 feet; thence North 56° 52' 35" East, 218.23 feet; thence North 68° 59' 06" East, 173.02 feet; thence North 61° 28' 00" East, 81.28 feet; thence North 52° 06' 51" East, 160.00 feet; thence South 37° 53' 09" East, 160.00 feet; thence North 52° 06' 51" East, a distance of 11.50 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 525.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 03° 47' 31", for an arc distance of 34.75 feet to a point on said curve, said arc being subtended by a chord which bears North 50° 13' 05" East, 34.74 feet; thence South 41° 40' 40" East, departing said curve, a distance of 137.42 feet; thence North 30° 35'

00" East, a distance of 115.71 feet to a point on a curve lying concave Northeasterly and having a radius of 325.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 11° 03' 58", for an arc distance of 62.77 feet to a point on said curve, said arc being subtended by a chord which bears South 64° 56' 59" East, 62.67 feet; thence North 19° 31' 02" East, departing said curve, a distance of 95.00 feet; thence North 65° 29' 39" West, 40.00 feet; thence North 29° 29' 40" East, 56.45 feet; thence North 19° 57' 49" East, 93.32 feet; thence North 12° 06' 07" East, 93.25 feet; thence North 23° 46' 55" East, 278.92 feet; thence North 02° 03' 25" East, 164.15 feet; thence North 08° 28' 53" West, a distance of 436.38 feet to the Point of Beginning.

COPY

PARCEL L:

UNDEVELOPED PARCEL 6

A parcel of land lying in Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, being 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, and a portion of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now entirely vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at an angle point in the Southerly boundary of the aforementioned Julington Creek Unit Seven, said angle point also being the Southwesterly corner of Julington Creek Plantation Parcel 53 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 1 through 8, of the aforementioned Public Records of St. Johns County, Florida; departing said Southerly boundary of Julington Creek Unit Seven, run thence along and with the Westerly boundary of said Julington Creek Plantation Parcel 53 Phase 1 as follows: North 44° 55' 55" West, 771.56 feet; thence North 56° 46' 03" East, 990.52 feet; thence North 57° 44' 36" West, departing said Westerly boundary of Julington Creek Plantation Parcel 53 Phase 1, a distance of 248.59 feet; thence South 38° 51' 50" West, 330.25 feet; thence North 49° 40' 00" West, a distance of 190.29 feet to a point lying in the Southerly boundary of Julington Creek Plantation Parcel 44 Phase 1A, according to the plat thereof recorded in Map Book 34, Pages 19 through 27, Public Records, said County; thence along said Southerly boundary and along the Southerly right of way line of Durbin Creek Boulevard, a 125 foot right of way shown on said plat of Julington Creek Plantation Parcel 44 Phase 1A, run South 40° 20' 00" West, a distance of 247.47 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 2575.00 feet; thence Southwesterly, around the arc of said curve and through a central angle of 48° 54' 24", for an arc distance of 2197.97 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 64° 47' 12" West, 2131.85 feet; thence South 89° 14' 24" West, tangent to said curve, a distance of 260.53 feet to the Northeasterly corner of Julington Creek Plantation Parcels 32 and 34 Phase 2, according to the plat thereof recorded in Map book 35, Pages 22 through 31, Public Records, said County; thence departing said Southerly right of way line and Southerly boundary of Julington Creek Plantation Parcel 44 Phase 1A, run South 00° 48' 07" East, along the Easterly boundary of the aforementioned Julington Creek Plantation Parcels 32 and 34 Phase 2, a distance of 22.28 feet to the most Northern Southerly boundary of the aforementioned Julington Creek Unit Eight, the plat of which has now been vacated; thence North 89° 14' 31" East, along said Southerly boundary, a distance of 1258.94 feet to the Southerly corner common to said Julington Creek Unit Eight and the aforementioned Julington Creek Unit Seven, portions of the plat of which have now been vacated; thence North 89° 14' 31" East, along the Southerly boundary of said Julington Creek Unit Seven, a distance of 1369.31 feet to the Point of Beginning.

PARCEL M:

UNDEVELOPED PARCEL 7

A parcel of land lying in Sections 33 and 34, 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, and also being a part of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now entirely vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at a point on a curve in the boundary of Julington Creek Plantation Parcel 44 Phase 1A, according to the plat thereof recorded in Map Book 34, Pages 19 through 27, of the aforementioned Public Records of St. Johns County, Florida, said point on a curve being the most Southerly point of that portion of common boundary between the Northerly right of way line of Durbin Creek Boulevard, a 125 foot right of way as now established, and the boundary of Tract T-3, both being shown on said plat of Julington Creek Plantation Parcel 44 Phase 1A; thence along said boundary of Julington Creek Plantation Parcel 44 Phase 1A and along said Northerly right of way line of Durbin Creek Boulevard, run Southwesterly around the arc of a curve lying concave Northwesterly and having a radius of 2450.00 feet and a central angle of 45° 55' 11", for an arc distance of 1963.55 feet to the point of tangency of said curve, said arc being subtended by a chord which bears South 66° 16' 48" West, 1911.42 feet; continuing along said boundary and Northerly right of way line of Durbin Creek Boulevard, and tangent to the last mentioned curve, thence South 89° 14' 24" West, a distance of 291.85 feet to the point of curvature of a curve lying concave Northeasterly, said curve having a radius of 925.00 feet and also defining said boundary of Julington Creek Plantation Parcel 44 Phase 1A and Northerly right of way line of Durbin Creek Boulevard; thence Northwesterly, around the arc of said curve and through a central angle of 10° 29' 04", for an arc distance of 169.26 feet to a point on said curve, said arc being subtended by a chord which bears North 85° 31' 04" West, a distance of 169.03 feet to the point on said curve, said point lying in an Easterly boundary of Julington Creek Plantation Parcel 34 Phase 1, according to the plat thereof recorded in Map Book 32, Pages 62 through 70, Public Records, said County; thence North 09° 43' 28" East, along said Easterly boundary of Julington Creek Plantation Parcel 34 Phase 1, for a distance of 266.29 feet to the Northeasterly corner thereof, said Northeasterly corner lying in the Southwesterly boundary of Julington Creek Plantation Parcel 48 Phase 2, according to the plat thereof recorded in Map Book 35, Pages 12 through 16, Public Records, said County; thence South 50° 43' 00" East, along said Southwesterly boundary, for a distance of 72.45 feet to the most Southerly corner of said Julington Creek Plantation Parcel 48 Phase 2; thence North 51° 34' 28" East, along the Southeasterly boundary of said Julington Creek Plantation Parcel 48 Phase 2, a distance of 902.98 feet to the most Easterly corner thereof, said most Easterly corner also being the most Southerly corner of Julington Creek Plantation Parcel 44 Phase 1B, according to the plat thereof recorded in Map Book 35, Pages 5 through 11, Public Records, said County, and also being the most Westerly corner of the aforementioned Tract T-3 as shown on the plat of Julington Creek Plantation Parcel 44 Phase 1A; thence along and with the boundary of said Julington Creek Plantation Parcel 44 Phase 1A and along the boundary of said Tract T-3 as follows: South 83° 43' 03" East, 730.27 feet; thence North 69° 26' 43" East, 566.49 feet; thence South 46° 40' 47" East, a distance of 200.00 feet to the Point of Beginning.

PARCEL N:

SALES CENTER

A parcel of land lying in Section 32, Township 4 South, Range 27 East, St. Johns County, Florida, being a part of that certain portion of Julington Creek Unit Nine, Map Book 18, Pages 77 through 121, now vacated by Resolution Number 94-19 recorded in Official Records Volume 1039, Page 493, of the Public Records of said St. Johns County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Julington Creek Unit One, according to the plat thereof recorded in Map Book 16, Pages 35 through 51, of the aforementioned Public Records of St. Johns County, Florida; thence along and with the Southerly boundary of said Julington Creek Unit One as follows: South 53° 52' 19" West, a distance of 200.00 feet to a point on a curve lying concave to the South, said curve having a radius of 25.00 feet and defining the common boundary of said Julington Creek Unit One, and the Northerly boundary of lands described and recorded in Official Records Volume 1513, Page 373, Public Records, said County; thence Northwesterly along said common boundary, around the arc of said curve and through a central angle of 87° 23' 13", for an arc distance of 38.13 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 79° 48' 49" West, a distance of 34.54 feet to said point of tangency, the same also being the most Easterly corner of the Sixth Replat in Julington Creek Unit One, according to the plat thereof recorded in Map Book 27, Pages 52 through 56, Public Records, said County; thence tangent to the last mentioned curve, and along the common boundary of said Sixth Replat in Julington Creek Unit One and lands described in Official Records Volume 1513, Page 373, South 56° 30' 03" West, a distance of 185.95 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 1700.00 feet; thence Southwesterly along said common boundary, and around the arc of said curve and through a central angle of 01° 33' 45", for an arc distance of 46.36 feet to the most Westerly corner of said lands described in Official Records Volume 1513, Page 373, said arc being subtended by a chord which bears South 57° 16' 56" West, a distance of 46.36 feet to said most Westerly corner, the same also being the Point of Beginning for this description.

From the Point of Beginning thus described, and departing the aforementioned common boundary between Julington Creek Unit One and the Sixth Replat in Julington Creek Unit One, run thence along and with the boundary of said lands described in Official Records Volume 1513, Page 373, as follows: South 26° 49' 01" East, a distance of 128.72 feet to the point of curvature of a curve lying concave Westerly and having a radius of 140.00 feet; thence Southerly, around the arc of said curve and through a central angle of 48°18' 03", for an arc distance of 118.02 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 02° 40' 00" East, 114.56 feet; thence South 21° 29' 02" West, tangent to said curve, a distance of 39.23 feet; thence South 67° 09' 45" East, a distance of 69.80 feet to the most Southerly corner of said lands described in Official Records Volume 1513, Page 373; thence departing the boundary of said lands; run South 19° 27' 00" West, a distance of 24.92 feet; thence North 67° 09' 45" West, a distance of 47.59 feet to an angle point in the Northerly boundary of lands identified and described as Conservation Easement W-1, in Official Records Volume 929, Page 684, Public Records, said County; thence along and with the Northerly boundary of said Conservation Easement W-1 as follows: North 65° 31' 13" West, 69.04 feet; North 76° 43' 47" West, 47.78 feet; North 88° 19' 46" West, 34.25 feet; North 56° 10' 36" West, 53.78 feet; North 73° 18' 13" West, 91.92 feet; North 70° 19' 16" West, 51.63 feet; thence North 82° 02' 23"

West, a distance of 98.59 feet to a point lying in the aforementioned 1700.00 foot radius curve defining the common boundary between Julington Creek Unit One and the Sixth Replat in Julington Creek Unit One; thence Northeasterly along said common boundary, around the arc of said curve and through a central angle of 13° 29' 23", for an arc distance of 400.25 feet, said arc being subtended by a chord which bears North 64° 48' 30" East, a distance of 399.33 feet to the Point of Beginning.

COPY

PARCEL O:

UNDEVELOPED PARCEL 9

A parcel of land lying in Section 4, Township 5 South, Range 27 East, St. Johns County, Florida, being a part of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, of the Public Records of said St. Johns County, Florida, and being more particularly described as follows:

For a Point of Beginning, commence at a point lying in the Southerly boundary of the aforementioned Julington Creek Unit Eight, said point being the Southeasterly corner of Julington Creek Plantation Parcel 30, according to the plat thereof recorded in Map Book 38, Pages 1 through 7, of the aforementioned Public Records of St. Johns County, Florida; thence North 00° 28' 26" West, along the Easterly boundary of said Julington Creek Plantation Parcel 30, a distance of 252.66 feet to a point on a curve lying concave Northeasterly and having a radius of 1075.00 feet, said curve defining the Southerly right of way line of Flora Branch Boulevard and Southerly boundary of Julington Creek Plantation Parcel 26-27, according to the plat thereof recorded in Map Book 36, Pages 81 through 96, Public Records, said County; thence along said Southerly right of way line and Southerly boundary, run Southeasterly around the arc of the aforementioned 1075.00 foot radius curve and through a central angle of 40° 00' 27", for an arc distance of 750.63 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 70° 26' 04" East, 735.48 feet; thence North 89° 33' 43" East, continuing along said Southerly right of way line and Southerly boundary, and tangent to the last mentioned curve, for a distance of 338.64 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 1075.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 09° 16' 01", for an arc distance of 173.87 feet to a point on said curve, said arc being subtended by a chord which bears North 84° 55' 42" East, a distance of 173.68 feet to a point on the common boundary between said Julington Creek Plantation Parcel 26-27 and Julington Creek Plantation Parcel 31 Phase 1, according to the plat thereof recorded in Map Book 33, Pages 37 through 44, Public Records, said County; thence along said Southerly right of way line of Flora Branch Boulevard, run Northeasterly along the boundary of said Julington Creek Plantation Parcel 31 Phase 1, continuing around the arc of the last mentioned 1075.00 foot radius curve and through a central angle of 18° 04' 15", for an arc distance of 339.05 feet to a Westerly boundary of said Julington Creek Plantation Parcel 31 Phase 1, said arc being subtended by a chord which bears North 71° 15' 34" East, 337.65 feet; thence South 00° 24' 06" East, along said Westerly boundary of Julington Creek Plantation Parcel 31 Phase 1, a distance of 121.12 feet to a point lying in the aforementioned Southerly boundary of Julington Creek Unit Eight, the plat of which has now been vacated; thence South 89° 35' 54" West, along said Southerly boundary, a distance of 91.24 feet to an angle point therein; thence South 89° 33' 43" West, along said Southerly boundary, a distance of 1328.72 feet; thence South 89° 31' 34" West, along said Southerly boundary, a distance of 103.23 feet to the Point of Beginning.

PARCEL P:

PARCEL 69A

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING COMPRISED OF A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT FOUR, MAP BOOK 16, PAGES 89 THROUGH 111, NOW VACATED BY RESOLUTION NUMBER 95-148 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 633, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PART OF TRACT "B" OF THE NON-VACATED PORTION OF SAID JULINGTON CREEK UNIT FOUR AS DESCRIBED IN DEED OF CONVEYANCE FROM ST. JOHNS COUNTY RECORDED IN OFFICIAL RECORDS VOLUME 1465, PAGE 1614, PUBLIC RECORDS, SAID COUNTY, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH 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, SAID PARALLEL LINE NOW BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RACETRACK ROAD; THENCE ALONG SAID PARALLEL LINE AND NORTHEASTERLY RIGHT OF WAY LINE, AND ALSO ALONG THE NORTHEASTERLY BOUNDARY OF TRACTS "C" AND "B" OF THE AFOREMENTIONED JULINGTON CREEK UNIT FOUR, ALL OR PORTIONS OF SAID TRACTS HAVING BEEN CONVEYED TO ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1048, PAGE 1369, PUBLIC RECORDS, SAID COUNTY, RUN NORTH 76°22'54" WEST, A DISTANCE OF 3569.13 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE AFOREMENTIONED PARALLEL LINE AND NORTHEASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD, AND ALONG THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED TRACT "B" OF JULINGTON CREEK UNIT FOUR, NORTH 76°22'54" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD, A DISTANCE OF 1196.96 FEET; THENCE SOUTH 75°13'14" EAST, A DISTANCE OF 384.69 FEET; THENCE SOUTH 13°37'06" WEST, A DISTANCE OF 1189.16 FEET TO THE POINT OF BEGINNING

JAX1 #642652 v3

EXHIBIT "B"

Tax Parcel Numbers

249024-2620 (affecting Lot, 262, Parcel 24 – 25);

249026-0010, 249026-0040, 249026-0050, 249026-0060, 249026-0070, 249026-0080, 249026-0090, 249026-0120, 249026-0130, 249026-0140, 249026-0150, 249026-0190, 249026-0200, 249026-0260, 249026-0270, 249026-0390, 249026-0430, 249026-0450, 249026-0490, 249026-0720, 249026-0740, 249026-0830, 249026-0860, 249026-0950, 249026-0960 (affecting Lots in Parcel 26 – 27);

249010-0070 (affecting Lot 7, Parcel 10);

249028-0010, 249028-0030, 249028-0100, 249028-0170, 249028-0190, 249028-0200, 249028-0210, 249028-0220, 249028-0230, 249028-0250, 249028-0270, 249028-0280, 249028-0290, 249028-0310, 249028-0320, 249028-0350, 249028-0410, 249028-0440, 249028-0450, 249028-0500, 249028-0510, 249028-0630, 249028-0640, 249028-0650, 249028-0710, 249028-0740, 249028-0820, 249028-0870, 249028-0880, 249028-0930, 249028-0960, 249028-1000, 249028-1010, 249028-1060, 249028-1070, (affecting Lots in Parcel 28 – 29);

249000-3000, 249000-7000 and 249000-9000.

COPY

EXHIBIT "C"

Permitted Encumbrances

1. Taxes for the year 2002 and taxes or assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1 of each year, but are not due and payable until November 1 of that same year, pursuant to Section 197.333 F.S.

2. Any claim that any part of said land is owned by the State of Florida by right of sovereignty and riparian rights, if any (affecting UNDEVELOPED PARCELS 2 & 8).

3. Any and all rights of the United States of America over any lands now or formerly lying under navigable waters, arising by reason of the authority of the United States of America to control navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas (affecting UNDEVELOPED PARCELS 2 & 8).

4. Development Order and Notice (s) Of Adoption Of Development Order recorded in Official Records Book 535, page 247, Official Records Book 537, page 91, Official Records Book 701, page 1776, Official Records Book 740, page 430, Official Records Book 777, page 1757, Official Records Book 967, page 884, Official Records Book 967, page 888, Resolution (s) recorded in Official Records Book 739, page 1493, Official Records Book 742, page 342 and Official Records Book 1085, page 1, Notice Of Amendment Of Development Order For A Development Of Regional Impact Known As The Julington Creek DRI recorded in Official Records Book 1020, page 1512, Resolution recorded in Official Records Book 1140, page 1763, Notice Of Adoption Of An Amendment To A Development Order For The Julington Creek Plantation Development Of Regional Impact recorded in Official Records Book 1227, page 468; Official Records Book 1462, page 890, Official Records Book 1488, page 856, Official Records Book 1529, page 1586, recorded in Official Records Book 1583, page 818 and Official Records Book 1666, page 955, all of the public records of St. Johns County, Florida.

5. Paragraphs 13 and 14 contained in the Declaration (s) of Restrictions recorded in Official Records Book 649, page 538, Official Records Book 649, page 544, Official Records Book 649, page 550, Official Records Book 649, page 556, Official Records Book 649, page 562, Official Records Book 649, page 568, Official Records Book 665, page 601, Official Records Book 665, page 606, Official Records Book 673, page 2150, and Partial Rescission of Declaration of Restrictions recorded in Official Records Book 1004, page 1850, Official Records Book 1026, page 1958, Official Records Book 1026, page 1960, Official Records Book 1026, page 1962, Official Records Book 1004, page 1854, Official Records Book 1026, page 1964, Official Records Book 1026, page 1966, Official Records Book 1026, page 1968 and Official Records Book 1026, page 1970; ASSIGNMENT AND ASSUMPTION OF RESERVED INTEREST recorded in Official Records Book 1177, page 1176 and ASSIGNMENT OF CERTAIN RESERVED RIGHTS recorded in Official Records Book 1428, page 889, of the public records of St. Johns County, Florida.

6. CONSERVATION EASEMENT recorded in Official Records Book 929, page 684 and RELEASE AND AMENDMENT TO DEED OF CONSERVATION EASEMENT recorded in Official Records Book 1380, page 1271, of the public records of St. Johns County, Florida (affecting Undeveloped Parcel 8).

7. ASSIGNMENT OF WATER RIGHTS recorded in Official Records Book 929, page 729, of the public records of St. Johns County, Florida (affecting Undeveloped Parcel 8).

8. RECIPROCAL EASEMENT AGREEMENT recorded in Official Records Book 929, page 750, AMENDMENT recorded in Official Records Book 990, page 1481 and PARTIAL TERMINATION AND GRANT OF EFFLUENT TRANSMISSION LINE EASEMENTS recorded in Official Records Book 1428, page 851, of the public records of St. Johns County, Florida.

9. AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS OF JULINGTON CREEK PLANTATION OWNER'S ASSOCIATION, INC. recorded in Official Records Book 1004, page 1823, Amendment thereto recorded in Official Records Book 1313, page 412 and Second Amendment thereto recorded in Official Records Book 1377, page 1860; ASSIGNMENT AND ASSUMPTION OF RESERVED INTEREST recorded in Official Records Book 1177, page 1176, ASSIGNMENT AND ASSUMPTION OF DEVELOPER RIGHTS between Atlantic Gulf Communities Corporation, a Delaware corporation and Julington Partners Limited Partnership, a Delaware limited partnership, recorded in Official Records Book 1177, page 1186; Supplemental Declaration recorded in Official Records Book 1004, page 1858 and Addendum thereto in Official Records Book 1016, page 1330, First Amendment thereto, recorded in Official Records Book 1074, page 1747, all (First Replat in Unit One "Oak Pointe – Phase 1"); Supplemental Declaration recorded in Official Records Book 1004, page 1870 and Addendum thereto recorded in Official Records Book 1016, page 1343, First Amendment To Supplemental Declarations, recorded in Official Records Book 1074, page 1747 (First Replat in Unit One "Timber Trace Phase 1"; Supplemental Declaration recorded in Official Records Book 1010, page 1062 and First Amendment thereto recorded in Official Records Book 1077, page 1245 (Second Replat in Unit One "Brook Hollow"); Supplemental Declaration recorded in Official Records Book 1010, page 1074, First Amendment thereto recorded in Official Records Book 1074, page 1747 (Third Replat in Unit One "Willow Pond Phase 1"); Supplemental Declaration recorded in Official Records Book 1010, page 1086, First Amendment thereto recorded in Official Records Book 1067, page 556 and Second Amendment thereto recorded in Official Records Book 1074, page 1745 (Fourth Replat in Unit One "Oak Pointe Phase II"); Supplemental Declaration recorded in Official Records Book 1021, page 573, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Timber Trace Phase II"); Supplemental Declaration recorded in Official Records Book 1065, page 655, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Creekside Phase I"); Supplemental Declaration recorded in Official Records Book 1065, page 668, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Willow Pond Phase II"); Supplemental Declaration recorded in Official Records Book 1022, page 178 ("SummerChase"); Supplemental Declaration recorded in Official Records Book 1098, page 1425 (Parcel 35-Phase 1 "Maplewood Phase I"); Supplemental Declaration recorded in Official Records Book 1098, page 1437 and First Amendment thereto recorded in Official Records Book 1236, page 366 (Parcel 35 "Bayberry Phase I"); Supplemental Declaration recorded in Official Records Book 1128, page 740 (Parcel 35-Phase 2 "Maplewood Phase II"); Supplemental Declaration recorded in Official Records Book 1135, page 217 (Parcel 23-Phase 1 "Edgewater Phase I"); Supplemental Declaration recorded in Official Records Book 1133, page 1345 and First Amendment thereto recorded in Official Records Book 1149, page 1533 Parcel 20-Phase 1 "Deer Run Phase I"); Supplemental Declaration recorded in Official Records Book 1168, page 1462 and Consent And Joinder recorded in Official Records Book 1171, page 1031 (Parcel 21-Phase 1 "Fox Creek Phase I"); Supplemental Declaration recorded in Official Records Book 1168, page 1474 (Parcel 35.1-Phase 6 "Durbin Crossing"); Supplemental Declaration recorded in Official Records Book 1168, page 1486 (Parcel 35-Phase 3 "Bayberry Phase II"); Supplemental Declaration recorded in Official

Records Book 1195, page 1012 and First Amendment thereto recorded in Official Records Book 1202, page 1420 (Parcel 35 Phase 4B "Maplewood Phase III"); Supplemental Declaration recorded in Official Records Book 1215, page 1764; (Parcel 23 Phase II "Edgewater-Phase II"); Supplemental Declaration recorded in Official Records Book 1331, page 1004 and First Amendment thereto recorded in Official Records Book 1367, page 206 (Parcel 44 Phase 1 "Silver Creek, Phase 1"); Supplemental Declaration recorded in Official Records Book 1240, page 338 (Parcel 48, Phase 1 "Grovewood Phase I"); Supplemental Declaration recorded in Official Records Book 1240, page 1943 (Parcel 35 Phase 4A "Maplewood Phase IV"); Supplemental Declaration recorded in Official Records Book 1240, page 1957 (Parcel 20 Phase II "Deer Run Phase II"); Supplemental Declaration recorded in Official Records Book 1264, page 378, First Amendment thereto recorded in Official Records Book 1331, page 1000, and "First" Amendment thereto recorded in Official Records Book 1367, page 203 (Parcel 34, Phase I "Sawmill Pointe, Phase 1"); Supplemental Declaration recorded in Official Records Book 1292, page 757 and First Amendment thereto recorded in Official Records Book 1367, page 209 (Parcel 31 Phase I "Woodbridge, Phase I"); Supplemental Declaration recorded in Official Records Book 1361, page 735 (Parcel 24/25, Phase 1 "Southwood-Phase 1; Supplemental Declaration recorded in Official Records Book 1390, page 234, and First Amendment recorded in Official Records Book 1428, page 1241 (Parcel 21 Phase II "Fox Creek Phase II"); Supplemental Declaration recorded in Official Records Book 1405, page 1049 (Parcel 32 and 34, Phase 2 "Sawmill Pointe, Phase II); Supplemental Declaration recorded in Official Records Book 1405, page 1063 (Parcel 48, Phase 2 "Grovewood, Phase II); Supplemental Declaration recorded in Official Records Book 1414, page 191 (Parcel 44, Phase 2A "Stonebridge, Phase I); Supplemental Declaration (Plantation Cove/East Gate- Parcel 26/27) recorded in Official Records Book 1453, page 759; Supplemental Declaration (Woodbridge Phase II - Parcel 31 Phase 2) recorded in Official Records Book 1461, page 30; Supplemental Declaration (The Meadows – Parcel 30) recorded in Official Records Book 1474, page 1256; Supplemental Declaration (Pine Crossing, Phase I - Parcel 54 Phase 1) recorded in Official Records Book 1476, page 1517; Supplemental Declaration (Plantation Island - Parcel 10) recorded in Official Records Book 1492, page 1148; Supplemental Declaration (Stonebridge, Phase II - Parcel 44, Phase 2B)recorded in Official Records Book 1505, page 1634, Supplemental Declaration (Westgate, Parcel 28/29) recorded in Official Records Book 1536, page 644; Supplemental Declaration (Pine Crossing, Phase III, Parcel 55-II) recorded in Official Records Book 1536, page 658; Supplemental Declaration (Whispering Pines, Phase I, Parcel 53-I) recorded in Official Records Book 1560, page 702; Supplemental Declaration (Pine Chase, Phase 1, Parcel 56, Phase 1) recorded in Official Records Book 1643, page 301; Supplemental Declaration (Pine Crossing, Phase IV, Parcel 55-III) recorded in Official Records Book 1648, page 1419, Supplemental Declaration (East Branch, Parcel 67) recorded in Official Records Book 1674, page 50, and Supplemental Declaration (Durbin Estates, Parcel 83, Phase 1) recorded in Official Records Book 1676, page 1191, all of the public records of St. Johns County, Florida. Supplemental Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. Creating a Neighborhood and Establishing Neighborhood Assessments recorded in Official Records Book 1240, Page 1933; Declaration of Covenants, Conditions, Restrictions and Easements for Julington Creek Plantation Commercial Parcels recorded in Official Records Book 1284, Page 1421; First Amendment to Supplemental Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. Relating to Certain Assessments and Fees recorded in Official Records Book 1386, page 48; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Oak Pointe - Phase I)** recorded in Official Records Book 1028, page 828; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions Of Julington Creek Plantation Owners' Association, Inc. **(Oak Pointe**

– **Phase II)** recorded in Official Records Book 1028, page 840; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Timber Trace - Phase I)** recorded in Official Records Book 1028, page 831; Terminations of Amended and Restated Declaration of Covenants and Restrictions Of Julington Creek Plantation Owners' Association, Inc. Supplemental Declaration To Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners Association, Inc. **(Timber Trace Phase II)** recorded in Official Records Book 1284, page 1418; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Brook Hollow)** recorded in Official Records Book 1028, page 834; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. **(Willow Pond - Phase I)** recorded in Official Records Book 1028, page 837; First Amendment to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners Association, Inc. **(Bayberry Phase I) (Parcel 35)** recorded in Official Records Book 1236, page 366; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes)** recorded in Official Records Book 1099, page 666; First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase One)** MB 28, pages 98 – 101 recorded in Official Records Book 1124, page 66; Supplemental Declaration To Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Two-B)** recorded in Official Records Book 1193, Page 1020; Supplemental Declaration to Amended and Restated Declaration of Covenants And Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Two-B)** recorded in Official Records Book 1228, Page 542; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. And First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Three)** recorded in Official Records Book 1266, page 1703; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation **(The Parkes) (Phase Four)** recorded in Official Records Book 1358, Page 1822; First Amendment to Supplemental Declaration to Amended and Restated Declaration of Covenants And Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Fox Creek – Phase II)** (Parcel 21, Phase II) recorded in Official Records Book 1428, page 1241; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Silver Creek, Phase II) (Parcel 44 1B)** recorded in Official Records Book 1396, page 1011; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Pine Crossing, Phase II) (Parcel 55-I)** recorded in Official Records Book 1511, page 1; Declaration of Covenants, Conditions, Restrictions and Easements for Plantation Island at Julington Creek Plantation **(Plantation Island)** recorded in Official Records Book 1492, page 1086; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. **(Plantation Island – Parcel 10)** recorded in Official Records Book 1492, page 1148; First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Plantation Island at

Julington Creek Plantation recorded in Official Records Book 1508, page 657; Supplemental Declaration **(The Meadows – Parcel 30)** recorded in Official Records Book 1474, page 1256,

10. GRANT OF EASEMENT recorded in Official Records Book 1028, page 843, of the public records of St. Johns County, Florida.

11. Impact Fee Credit Agreement (s) recorded in Official Records Book 1048, page 1373, Official Records Book 1048 page 1380, Official Records Book 1048, page 1385, Official Records Book 1085, page 4, Official Records Book 1085, page 9 and Official Records Book 1085, page 14, of the public records of St. Johns County, Florida.

12. Notice of Establishment of the Julington Creek Plantation Community Development District recorded in Official Records Book 1082, page 889, of the public records of St. Johns County, Florida.

13. Validation Of Julington Creek Plantation Community Development District (St. Johns County, Florida) Special Assessment Bonds In The Aggregate Principal Amount Not To Exceed $7,225,000, recorded in Official Records Book 1209, page 126 of the public records of St. Johns County, Florida.

14. CONSERVATION EASEMENT recorded in Official Records Book 1235, page 1116, of the public records of St. Johns County, Florida.

15. EASEMENT AGREEMENT recorded in Official Records Book 1427, page 1203, of the public records of St. Johns County, Florida.

16. GRANT OF SEWER EASEMENT recorded in Official Records Book 1428, page 884, of the public records of St. Johns County, Florida.

17. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLANTATION ISLAND AT JULINGTON CREEK PLANTATION recorded in Official Records Book 1492, page 1086 and FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLANTATION ISLAND AT JULINGTON CREEK PLANTATION recorded in Official Records Book 1508, page 657, of the public records of St. Johns County, Florida (affecting Parcel 10, Map Book 37, pages 4 through 8).

18. DECLARATION OF EASEMENT FOR WALL AND LANDSCAPING recorded in Official Records Book 1512, page 1596, of the public records of St. Johns County, Florida (affecting Lot 1, Parcel 26-27, Map Book 36, pages 81 through 96).

19. DECLARATION OF EASEMENT FOR WALL AND LANDSCAPING recorded in Official Records Book 1512, page 1601, of the public records of St. Johns County, Florida (affecting Lot 15, Parcel 26-27, Map Book 36, pages 81 through 96).

20. TEMPORARY GRANT OF EASEMENT recorded in Official Records Book 1602, page 1565, of the public records of St. Johns County, Florida.

21. All matters contained on the following plats:

JULINGTON CREEK PLANTATION PARCEL 24 – 25, according to plat thereof recorded in Map Book 34, pages 82 through 90;

JULINGTON CREEK PLANTATION PARCEL 26 – 27, according to plat thereof recorded in Map Book 36, pages 81 through 96;

JULINGTON CREEK PLANTATION PARCEL 10, according to plat thereof recorded in Map Book 37, pages 4 through 8;

JULINGTON CREEK PLANTATION PARCEL 28 – 29, according to plat thereof recorded in Map Book 39, pages 46 through 54;

JULINGTON CREEK PLANTATION PARCEL 53 PHASE 1, according to plat thereof recorded in Map Book 41, pages 1 through 8;

JULINGTON CREEK PLANTATION PARCEL 56 PHASE 1, according to plat thereof recorded in Map Book 41, pages 83 through 91;

JULINGTON CREEK PLANTATION PARCEL 55 PHASE 3, according to plat thereof recorded in Map Book 42, pages 19 through 23; and

22. Survey by Robert M. Angas Associates, Inc., File No. 01E-6410-1, reflects a trail road approximately 8-10 feet wide traversing a portion of subject property

23. Any assessments due the Julington Creek Plantation Community Development District from and after September 30, 2002.

COPY

OWNER'S AUTHORIZATION FOR AGENT

RECEIVED
NOV 0 - 2005

ROGERS TOWERS, 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:

☒	Rezoning/Modification	☐	Special Use Permit
☐	Zoning Variance	☐	Non-Zoning Variance
☐	Appeal	☐	Overlay District Review
☐	Concurrency	☒	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 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: _____

Kathryn C. Bateman
My Commission DD185850
Expires February 20, 2007

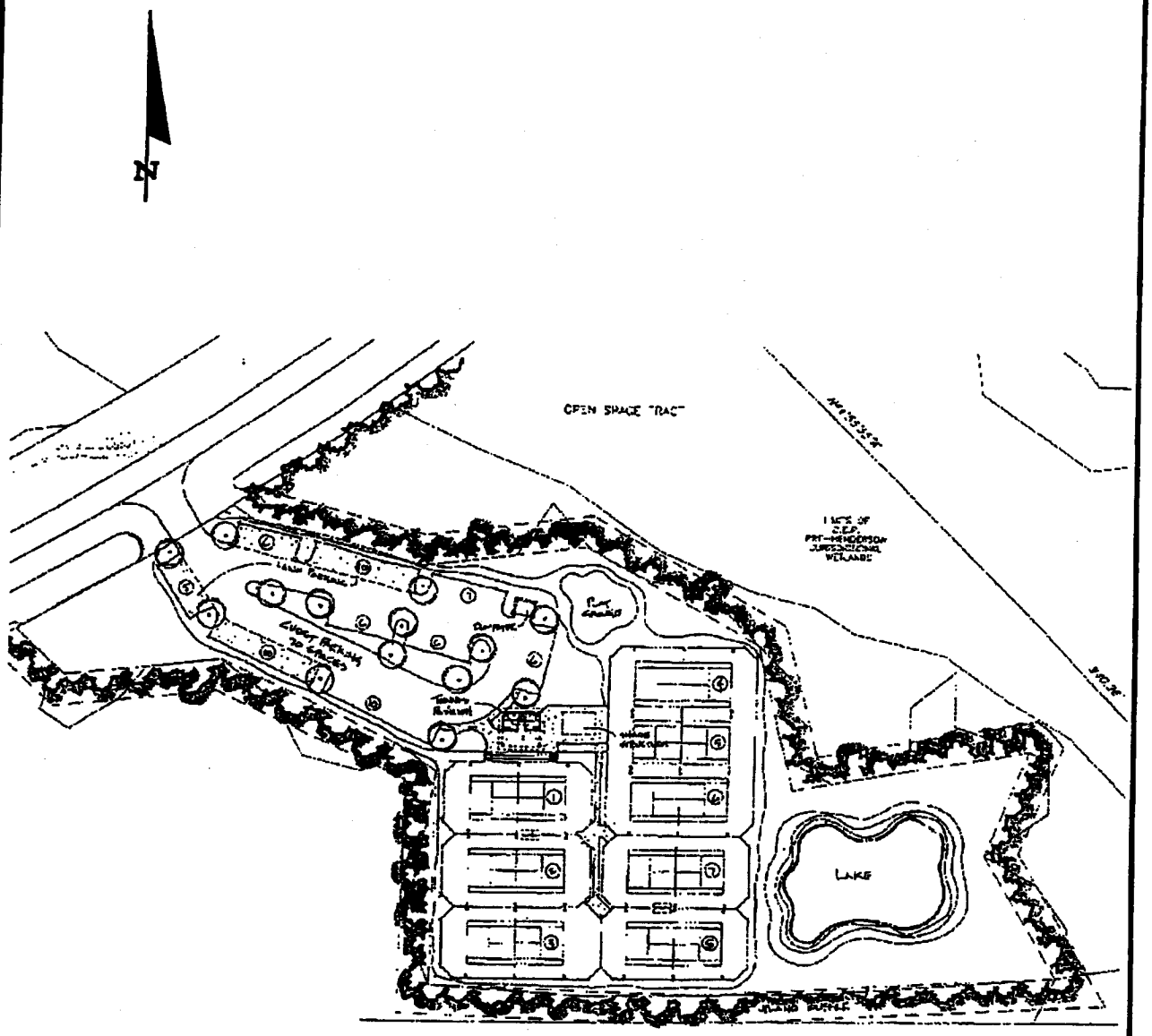
My Commission Expires _____
My Commission Number is: _____

EXHIBIT
B

EXHIBIT

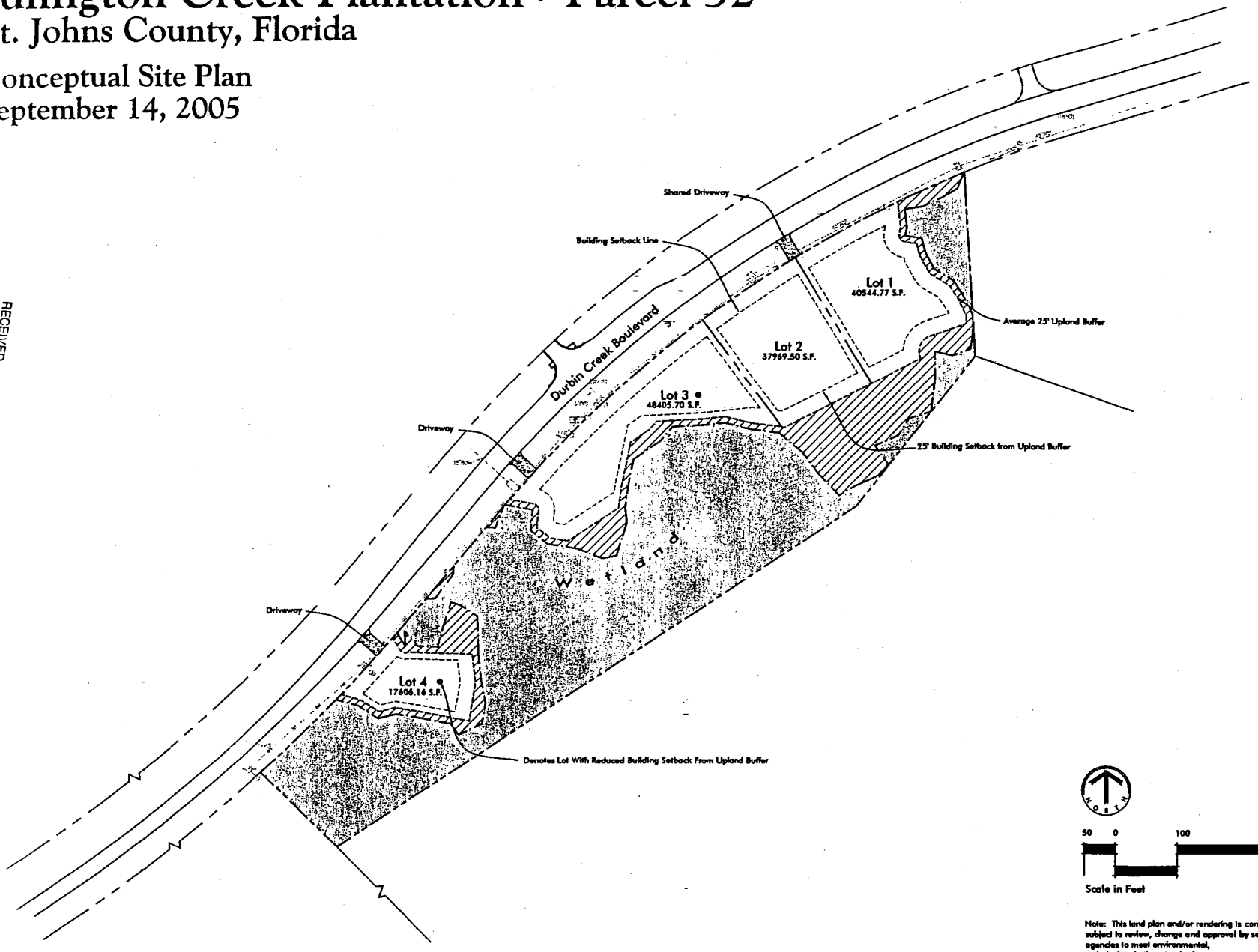
tabbies A-3

JULINGTON CREEK PLANTATION
PARCEL 50
CONCEPT I - TENNIS COMPLEX



Julington Creek Plantation - Parcel 32
St. Johns County, Florida

Conceptual Site Plan
September 14, 2005

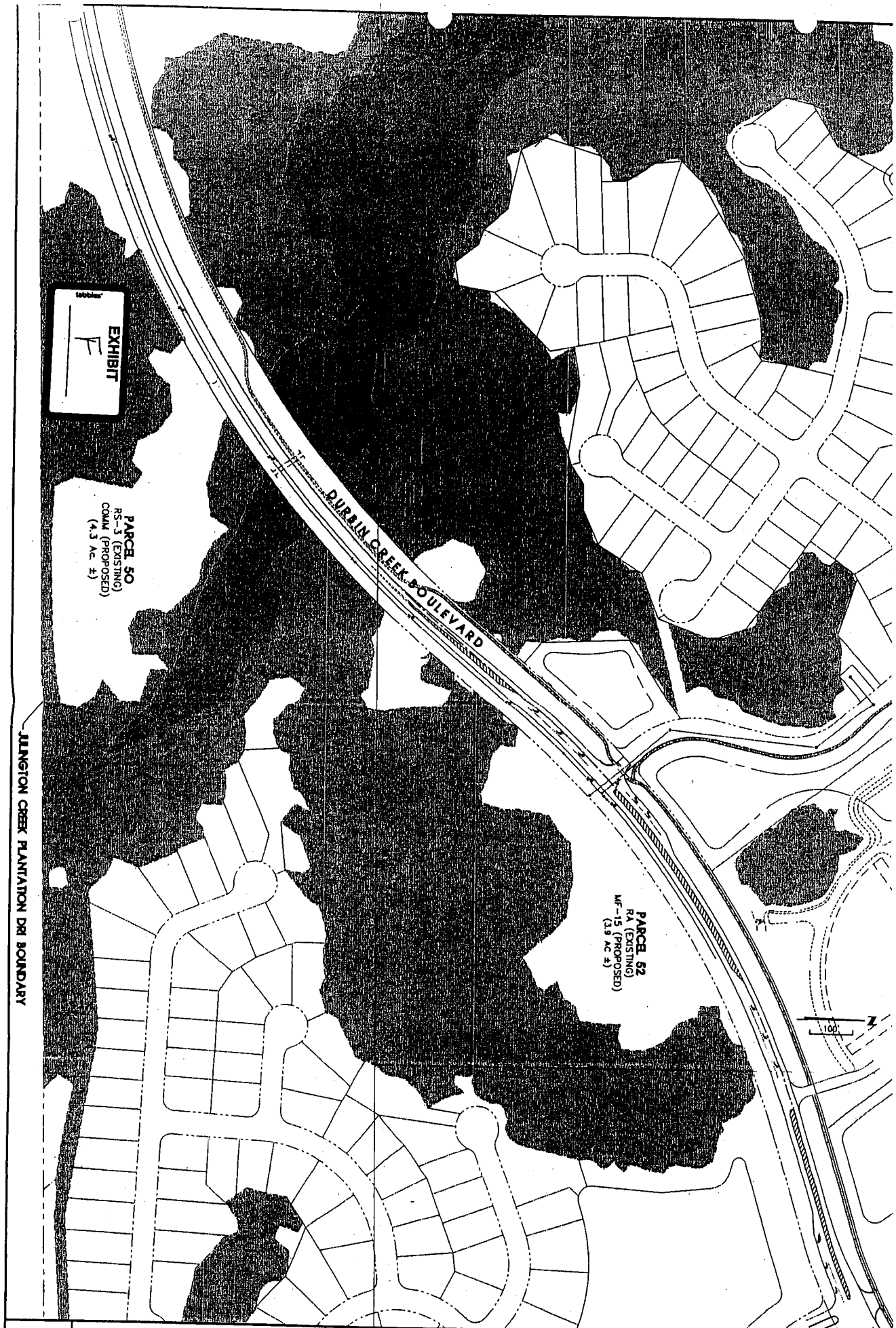


RECEIVED

ORDINANCE BOOK 39 PAGE 386

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards.

This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.



England-Thims & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER
PHONE NUMBER (904) 646-8900 FAX NUMBER (904) 646-9485

AFFECTED PARCELS
JULINGTON CREEK PLANTATION
PARCELS 50 AND 52
ST. JOHNS COUNTY, FLORIDA

ORDINANCE BOOK 39 PAGE 387

ETM NO.
DRAWN BY: S.M.D.
DESIGNED BY: S.M.D.
CHECKED BY: S.M.D.
DATE: JULY 15, 2003

REVISIONS:

Revised July 6, 2005
December 13, 2004

Work Order No. 04-288.00
Julington Creek Plantation
Parcel 52

SURVEYOR'S DESCRIPTION

A portion of Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 34; thence South 89°13'40" West, along the Southerly line of said Section 34, a distance of 2674.09 feet to the Southwest corner of those lands shown on the plat of Julington Creek Plantation, Parcel 53, Phase 1, as recorded in Map Book 41, Pages 1 through 8, of the Public Records of said St. Johns County, Florida; thence North 45°01'07" West, along a Westerly line of said lands, 772.66 feet to the Westerly most corner of said lands, and the Point of Beginning.

From said Point of Beginning, thence continue North 45°01'07" West, departing said Westerly line, 168.80 feet to a point lying on the Southeasterly right of way line of Durbin Creek Boulevard, a 125 foot right of way, as shown on the plat of Julington Creek Plantation, Parcel 44, Phase 1A, as recorded in Map Book 34, Pages 19 through 27 of said Public Records, said point also being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of 07°12'48", an arc length of 324.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°54'57" East, 323.96 feet; thence North 40°18'33" East, along said Southeasterly right of way line, 247.47 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1925.00 feet; thence Northeasterly, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of 27°17'51", an arc length of 917.13 feet to a point on said curve, said point also being the Northwest corner of those lands shown on the plat of Julington Creek Plantation, Parcel 54, Phase 1, as recorded in Map Book 38, Pages 51 through 56 of said Public Records, said arc being subtended by a chord bearing and distance of North 53°57'29" East, 908.48 feet; thence South 03°33'43" East, along the Westerly line of said lands, 295.08 feet to the Northwest corner of said lands shown on the plat of Julington Creek Plantation, Parcel 53, Phase 1; thence Southwesterly, along the Westerly line of said lands the following two courses: Course 1, thence South 38°36'56" West, 305.04 feet; Course 2, thence South 56°44'15" West, 990.16 feet to the Point of Beginning.

Containing 9.40 acres, more or less.

EXHIBIT
Exhibit B

Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

September 17, 2004

Work Order No. 04-238.00
Julington Creek Parcel 50

A portion of Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1711, Page 704 of the Public Records, of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 34; thence North 89°13'35" East, along the Southerly line of said Section 34, a distance of 1258.94 feet to the Point of Beginning.

From said Point of Beginning, thence North 14°08'44" East, departing said Southerly line, 263.55 feet to a point lying on the Southeasterly right of way line of Durbin Creek Boulevard, a 125 foot right of way, as now established, also being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of 17°12'12", an arc length of 773.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°06'00" East, 770.25 feet; thence South 44°56'51" East, along the Northwesterly prolongation of the Westerly Boundary line of Julington Creek Plantation, Parcel 53, Phase 1, as recorded in Map Book 41, Pages 1 through 8, said Public Records, and along said Westerly boundary line, a distance of 941.96 feet to a point lying on said Southerly line of Section 34; thence South 89°13'35" West, along said Southerly line, 1369.31 feet to the Point of Beginning.

Containing 11.83 acres, more or less.

EXHIBIT
B

ORDINANCE NUMBER: 99-65
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING MASTER DEVELOPMENT PLAN, INCORPORATED INTO ORDINANCE NO.: 93-43 AS AMENDED AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT, IDENTIFIED IN SAID ORDINANCE AS THE JULINGTON CREEK PLANTATION PUD, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; PROVIDING AN EFFECTIVE DATE.

RECEIVED
NOV 07 2005
ST. JOHNS COUNTY
PLANNING DEPARTMENT

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Section 1. That as requested by Julington Partners Ltd., Partnership on behalf of the record title owners, in its application with supporting documents for zoning hearing dated 10/21/99, concerning lands described on attached legal description, attached hereto, (hereinafter the "PUD Modification"), the Master Development Plan incorporated into Ordinance Number 93-43 as amended is hereby modified as set forth in the attached exhibits hereto.

Section 2. That development of lands within the PUD shall proceed in accordance with Ordinance Number 93-43, including the Application for Zoning Hearing, (The PUD Modification) dated 6/15/99, attached hereto, and made a part hereof.

Section 3. That the need and justification for modification of the PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, where:

a. The PUD, as modified, does not adversely affect the orderly development of St. Johns County as embodied in the Land Development Code and in the Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners;

b. The PUD, as modified, will not adversely affect the health, safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood;

c. The PUD, as modified, is consistent with the development trends of the surrounding area and with the goals, policies and objectives of the Comprehensive Plan; and

d. At the public hearings on 10/21/99, the Planning and Zoning Agency recommended approval.

Section 4. That all other provisions of Ordinance Number: 93-43, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 5. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency

Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

EXHIBIT C - TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 - 1990	PHASE II 1991 - 1999	PHASE III 2000 - 2009	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	961	961
TOTAL	*2,342.86*	126	2,001	4,161	6,288
COMMERCIAL (sf)					
COMMERICAL	-	84,590	38,543	228,817	351,950
OFFICE	-	0	5,000	35,000	40,000
TOTAL	51.9	84,590	43,543	263,817	391,950
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	-	-	-	
RIGHT-OF-WAYS	164.2	-	-	-	
TOTAL	265.1	-	-	-	
RECREATIONAL/WETLAND NATURAL AREAS/OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	

NOV 0 = 2005

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	-	-	-

		Current Approved PUD St. Johns County Ordinance 98-55 and Resolution 98-171 Approved September 8, 1998 and Resolution 98-72 Approved December 3, 1998			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE +-	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE +-	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
28	43.3	RS-2	80	1.8					
29	18.2	RS-2	30	1.6					
30	23.8	RS-2	55	2.3					
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						

NOV 0 3 2005

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					
44	83.3	RS-5	295	3.5					
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	RA	0	0		4.3	0	0	-4
51	10.0	RS-4	0	0					
52	3.9	MF-15	60	15		3.9	4	1.02	+4
53	110.5	RS-3	220	2.0					
54	13.1	RS-4	30	2.3					
55	43.0	RS-4	140	3.3					
56	57.7	RS-3	150	2.6					
57	20.7	RS-3	48	2.3					
58	9.3	RS-5	33	3.5					
59	35.6	RS-4	80	2.2					
60	21.0	S							
61	1.5	MF-8	0	8.0					
62	6.8	RS-4	26	3.8					
63	18.7	RS-3	40	2.1					
64	78.2	RS-3	172	2.2					
65	12.5	RS-5	35	2.8					
66	44.4	RS-3	100	2.3					
67	12.3	RS-5	61	5.0					

NOV 0 = 2005

68	40.2	RS-4	128	3.2					
69.A	20.9	MF-15	264	14.4					
69.B	20.9	MF-15	300	14.4					
70	20.0	MF-15	246	14.3		21.0	279	13.28	-6
71	5.0	W							
74	10.0	G							
75	4.0	U							
76	22.9	MF-15	295	12.8					
77	6.3	RS-4	0	0					
78	260.7	RS-3	642	2.4					
79	21.8	CP							
80	30.5	MF-15	59	15	RS-4				
81	127.7	RS-2	199	1.6					
82	136.2	RS-2	176	1.3					
83	26.4	RS-2	46	1.7					
84	2.8	RA							
85	90.8	RS-3	213	2.2					
86	7.2	C							
87	2.5	RS-5	12	4.8					
88	1.0	RS-2	2	2.0					
89	2.0	RS-3	5	2.5					
90	4.0	RS-4	12	3.0					
91	2.3	OS							
TOTALS			6,400						0.0

	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			
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	RA	4.3	RA	4.3	
51	RS-4	10.0			
52	MF-15	3.9	RS-2	3.9	
53	RS-3	110.5			
54	RS-4	13.1			
55	RS-4	43.0			
56	RS-3	57.7			
57	RS-3	20.7			
58	RS-5	9.3			
59	RS-4	35.6			
60	S	21.0			
61	MF-8	1.5			
62	RS-4	6.8			
63	RS-3	18.7			
64	RS-3	78.2			
65	RS-5	12.5			
66	RS-3	44.4			

NOV 0 x 2005

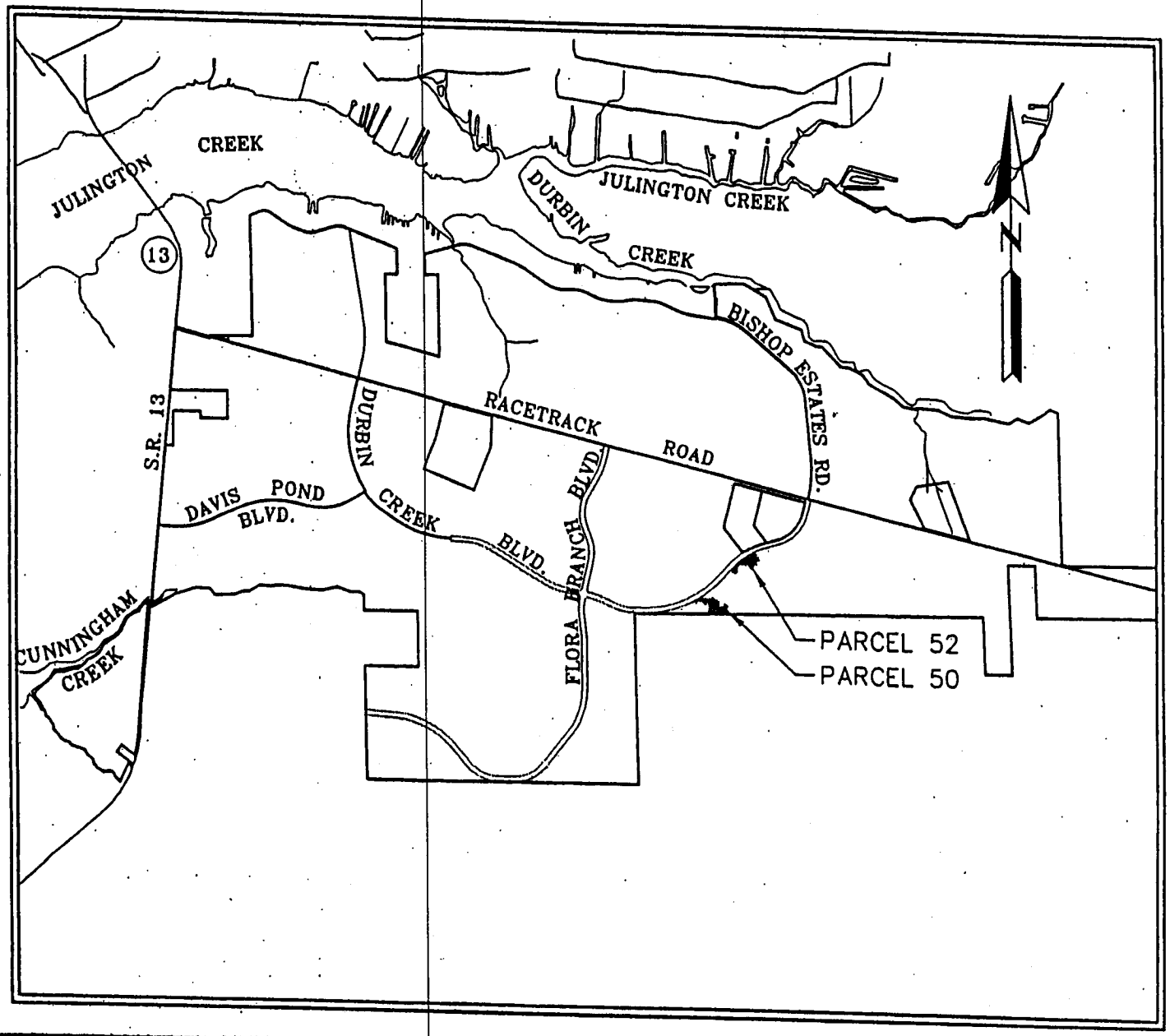
67	RS-5	12.3			
68	RS-4	40.2			
69A	MF-15	21			
69B	MF-15	20.9			
70	MF-15	21			
71	W	5.0			
72					
73					
74	G	10.0			
75	U	4.0			
76	MF-15	22.9			
77	RS-4	6.3			
78	RS-3	260.7			
79	CP	21.8			
80	MF-15	30.5	RS-4		
81	RS-2	127.7			
82	RS-2	136.2			
83	RS-2	26.4			
84	RA				
85	RS-3	90.8			
86	C	7.2			
87	RS-5	2.5			
88	RS-2	1.0			
89	RS-3	2.0			

90	RS-4	4.0			
91	O.S.	2.3			
			TOTAL UPLANDS LOST		0

SUMMARY					
	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		
LAND USE CATEGORY	ZONING	ACREAGE +-	ZONING	ACREAGE +-	NET GAIN/LOSS
RESIDENTIAL					
	Single-Family	2,273.12	Single-Family	2,268.82	-4.3
	Multi-Family	70.14	Multi-Family	74.04	3.9
	Subtotal	2,343.26	Subtotal	2,342.86	-.4
COMMERCIAL					
	Commercial	-	Commercial	-	
	Office	-	Office	-	
	Subtotal	51.9	Subtotal	51.9	0.0

INSTITUTIONAL					
	Worship Center	20.3	Worship Center	20.3	0.0
	Utilities	21.3	Utilities	21.3	0.0
	Government Site	13.0	Government Site	13.0	0.0
	Schools	46.3	Schools	46.3	0.0
	Rights-of-Way	164.2	Rights of Way	164.2	0.0
	Subtotal	265.1	Subtotal	265.1	0.0
RECREATIONAL/ WETLAND/NATURAL AREAS/OPEN SPACE					
	Community Parks (Public)	48.4	Community Parks (Public)	48.4	0.0
	Recreation Areas (Private)	21.0	Recreation Areas (Private)	22.3	1.3
	Other Uplands	29.8	Other Uplands	29.8	0.0
	Golf Course	195.5	Golf Course	195.5	0.0
	Wetlands/ Natural Areas	1,221.2	Wetlands/ Natural Areas	1,220.3	-.9
	Subtotal	1,515.9	Subtotal	1,517.2	1.3
	TOTAL	4,176.16	TOTAL	4,176.16	0.0

APPROVED
NOV 0 7 2005



tabbies

EXHIBIT

E

ORDINANCE BOOK 39 PAGE 4000

England-Thims & Miller, Inc.
ENGINEERS - PLANNERS
SURVEYORS - LANDSCAPE ARCHITECTS
14775 St. Augustine Road
Jacksonville, Florida 32258
Certificate of Authorization No.:2584
Phone No. (904) 642-8990
Fax No. (904) 646-9485

DRI LOCATION MAP

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

ETM. NO. 94-117-46
DATE: SEPTEMBER 2004
DRAWN BY: S.M.D.

EXHIBIT
tabbies
G

P.U.D. OFF. REC.
BOOK N PAGE 544

ORDINANCE NUMBER: 99-65

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING MASTER DEVELOPMENT PLAN, INCORPORATED INTO ORDINANCE NO: 93-43 AS AMENDED AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT, IDENTIFIED IN SAID ORDINANCE AS THE JULINGTON CREEK PLANTATION PUD, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. That as requested by Julington Partners Ltd., Partnership on behalf of the record title owners, in its application with supporting documents for zoning hearing dated 10-21-99, concerning lands described on attached legal description, attached hereto, (hereinafter the "PUD Modification"), the Master Development Plan incorporated into Ordinance Number 93-43 as amended is hereby modified as set forth in the attached exhibits hereto.

SECTION 2. That development of lands within the PUD shall proceed in accordance with Ordinance Number 93-43, including the Application for Zoning Hearing, (The PUD Modification) dated 6-15-99, attached hereto and made a part hereof.

SECTION 3. That the need and justification for modification of the PUD has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

a. ~~The PUD, as modified, does not adversely affect the orderly development of St. Johns County as~~ embodied in the Land Development Code and in the Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners;

b. The PUD, as modified, will not adversely affect the health, safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood;

c. The PUD, as modified, is consistent with the development trends of the surrounding area and with the goals, policies and objectives of the Comprehensive Plan; and,

d. At the public hearing on 10-21-99, the Planning and Zoning Agency recommended approval.

SECTION 4. That all other provisions of Ordinance Number: 93-43, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

SECTION 6. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the Official Records of St. Johns County, Florida, and indexed under the name of the property owner listed in Section 1 hereof.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY THIS 9th DAY OF November 1999.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

by: Mark Jealous
It's Chair

Attest: CHERYL STRICKLAND

By: Patricia DeGrande
Deputy Clerk

Adopted: 11-09-99

Effective: 11-19-99

ORDINANCE BOOK 23 PAGE 53
24

98-216.ORD

ORDINANCE BOOK 39 PAGE 402

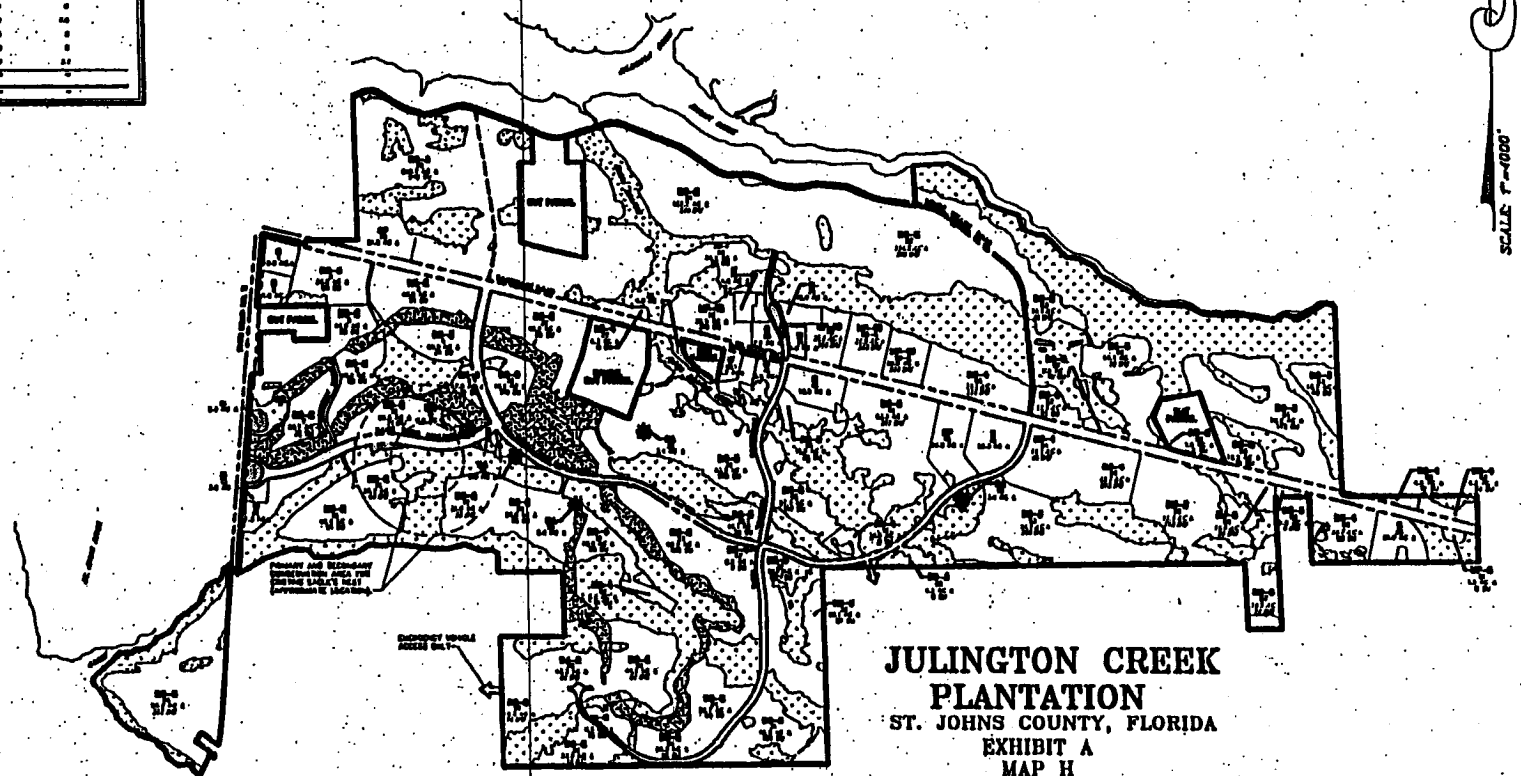
ORDINANCE BOOK 39 PAGE 403

ORDINANCE BOOK 23 PAGE 54
24

P.U.D. OFF. REC.
BOOK N PAGE 546

EXHIBIT C – TABLE 128.a
JULINGTON CREEK MASTER PHASING SCHEDULE

NOTES



LEGEND

JULINGTON CREEK PLANTATION

ST. JOHNS COUNTY, FLORIDA
EXHIBIT A
MAP H
PUD/DRI MASTER DEVELOPMENT PLAN
DATE: 10-22-99
AS AMENDED BY RESOLUTION _____ ORDINANCE #_____
PASSED BY ST. JOHNS COUNTY B.C.C., _____

England-Thims & Miller, Inc.
ENGINEERS - PLANNERS
SURVEYORS - LANDSCAPE ARCHITECTS
3131 St. Johns Bluff Road South
Jacksonville, Florida
Phone No. (904) 642-8990
Fax No. (904) 646-9485

MOD MASTER DEVELOPMENT PLAN

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

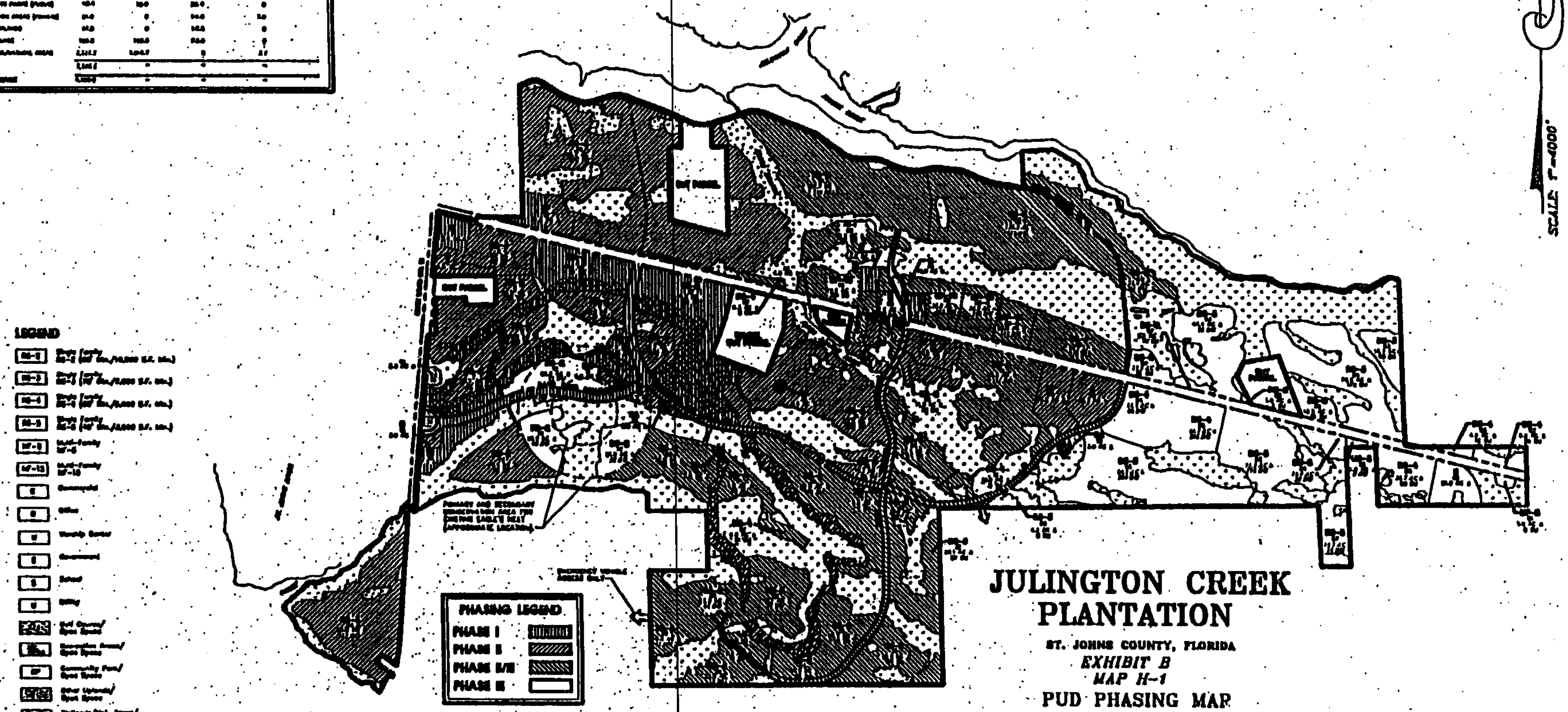
ETM. NO.	E 98-216
DATE:	OCT. 22, 1999
DRAWN BY:	R.B.P.
DRAW NO:	1

1999-10-26 16:45:05 F:\JCP\97-159\PUD-Mod\JULBASE99.dwg

P.U.D. OFF. REC.
BOOK N PAGE 547

EXHIBIT C – TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE

NOTES



JULINGTON CREEK PLANTATION

ST. JOHNS COUNTY, FLORIDA

EXHIBIT B

MAP H-1

PUD PHASING MAP

DATE: 10-22-99

AS AMENDED BY ORDINANCE # ______

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

England-Thims & Miller, Inc.
ENGINEERS - PLANNERS
SURVEYORS - LANDSCAPE ARCHITECTS
3131 St. Johns Bluff Road South
Jacksonville, Florida
Phone No. (904) 642-8990
Fax No. (904) 646-9485

MOD MASTER DEVELOPMENT PLAN

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

ETM. NO.	E 98-216
DATE:	OCT. 22, 1999
DRAWN BY:	R.B.P.
DRAW NO:	1

ORDINANCE BOOK 23 PAGE 55

ORDINANCE BOOK 39 PAGE 404 / 24

1999-10-26 16:42:20 F:\JCP\97-169\PUD-Mod\JULBASE99.dwg

EXHIBIT C – TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 – 1990	PHASE II[1,5] 1991 – 1999	PHASE III[2] 2000–2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	*2,242.1*	[4]126	2,001	3,019	5,146
MULTI–FAMILY (du's)	*87.3*	0	295	959	1,254
TOTAL	*2,329.4*	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	17.5	0	17.5	0	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	*1,221.2*	1,218.7	0	*2.5*	
TOTAL	*1,503.6*	–	–	–	
TOTAL ACREAGE	4,150.0	–	–	–	

1998-10-28 16:33:08 F:\JCP\97-158\PUD-Mod\JULBASE98.dwg

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

P. U. D. OFF. REC.
BOOK N PAGE 549

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 98-171 and Ordinance 98-55 (Major Modification approved September 8, 1998) and Resolution 98-72 (Minor Modification approved December 17, 1998).

The proposed changes to the DRI/PUD Master Plan include a re-distribution of dwelling units throughout the project area and a rezoning of Parcel 80 from multi-family (MF-15) to single family residential (RS-4). A 50 foot wide natural vegetated buffer shall be provided along the Southerly right-of-way of Bishop Estates Road, adjacent to Parcels 81 and 82 (excluding locations of access points for roadways, sidewalks, bike paths, and/or emergency vehicles). Proposed changes to each parcel are depicted on the Master Development Plan (Exhibit A/Map) and in the attached chart (Exhibit E). 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.

The changes described herein do not have any adverse impacts on the approved PUD/DRI as a whole. The numbers of dwelling units, the total acreage of the PUD/DRI, the phasing and the overall plan of development have not changed.

EXHIBIT E
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
October 25, 1999

P.U.D. OFF. REC. BOOK N PAGE 550

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

		Current Approved PUD St. Johns County Ordinance 98-55 and Resolution 98-171 Approved September 8, 1998 and Resolution 98-72 Approved December 3, 1998			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-2	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	56	2.1			25	0.9	-31
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	53	2.0			42	1.6	-11
17	21.6	RS-2	63	2.9			35	1.6	-28
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	80	1.8			81	1.8	+1
27	8.5	RS-2	15	1.8					

BOOK N PAGE 551

		Current Approved PUD St. Johns County Ordinance 98-55 and Resolution 98-171 Approved September 8, 1998 and Resolution 98-72 Approved December 3, 1998			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
28	43.3	RS-2	80	1.8			81	1.9	+1
29	18.2	RS-2	30	1.6			31	1.7	+1
30	23.8	RS-2	55	2.3			50	2.1	-5
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					
44	83.3	RS-5	295	3.5			297	3.6	+2
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					
51	10.0	RS-4	0	0					
52	3.0	RA							
53	110.5	RS-3	220	2.0		90.3	260	2.9	+40
54	13.1	RS-4	30	2.3		18.5	46	2.5	+16
55	43.0	RS-4	140	3.3		49.2	192	3.9	+52
56	57.7	RS-3	150	2.6		71.5	172	2.4	+22
57	20.7	RS-3	48	2.3		20.5	38	1.9	-10
58	9.3	RS-5	33	3.5		10.0	20	2.0	-13
59	35.6	RS-4	80	2.2		28.7		2.8	

		Current Approved PUD St. Johns County Ordinance 98-55 and Resolution 98-171 Approved September 8, 1998 and Resolution 98-72 Approved December 3, 1998			BOOK N PAGE 532 PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
60	21.0	S							
61	1.5	MF-8	0	8.0					
62	6.8	RS-4	26	3.8					
63	18.7	RS-3	40	2.1					
64	78.2	RS-3	172	2.2					
65	12.5	RS-5	35	2.8					
66	44.4	RS-3	100	2.3			75	1.7	-25
67	12.3	RS-5	61	5.0					
68	40.2	RS-4	128	3.2		39.1	118	3.0	-10
69.A	20.9	MF-15	300	14.4		21.0	315	15.0	+15
69.B	20.9	MF-15	300	14.4			314	15.0	+14
70	20.0	MF-15	300	14.3		21.0	315	15.0	+15
71	5.0	W							
74	10.0	G							
75	4.0	U							
76	22.9	MF-15	295	12.8			310	13.5	+15
77	6.3	RS-4	0	0					
78	260.7	RS-3	642	2.4					
79	21.8	CP							
80	30.5	MF-15	59	15	RS-4			1.9	
81	127.7	RS-2	199	1.6			140	1.1	-59
82	136.2	RS-2	176	1.3			185	1.3	+9
83	26.4	RS-2	46	1.7			41	1.4	-5
84	2.8	RA							
85	90.8	RS-3	213	2.2			212	2.3	-1
86	7.2	C							
87	2.5	RS-5	12	4.8					
88	1.0	RS-2	2	2.0					
89	2.0	RS-3	5	2.5			0		-5
90	4.0	RS-4	12	3.0					
91	2.3	OS							
TOTALS			6,400						0.0

EXHIBIT F
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
(Map H)
October 25, 1999

P.U.D. OFF. REC. BOOK N PAGE 553

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			
26	RS-2	44.1			

ORDINANCE BOOK 23 PAGE 61
24

ORDINANCE BOOK 39 PAGE 410

	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~~			
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	110.5		90.3	-20.2
54	RS-4	13.1		18.5	5.4
55	RS-4	43.0		49.2	6.2
56	RS-3	57.7		71.5	13.8
57	RS-3	20.7		20.5	-0.2
58	RS-5	9.3		10.0	0.7
59	RS-4	35.6		28.7	-6.9

P. U.D. OFF. REC.
BOOK N PAGE 555

	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			
62	RS-4	6.8			
63	RS-3	18.7			
64	RS-3	78.2			
65	RS-5	12.5			
66	RS-3	44.4			
67	RS-5	12.3			
68	RS-4	40.2		39.1	-1.1
69A	MF-15	20.9		21.0	0.1
69B	MF-15	20.9			
70	MF-15	20.0		21.0	1
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	RS-4		
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			
91	O.S.	2.3			
			TOTAL UPLANDS LOST		-1.2

EXH-F1025.wpd

ORDINANCE BOOK 39 PAGE 412

ORDINANCE BOOK 24 23 PAGE 63

P.U.D. OFF. REC. BOOK N PAGE 556

SUMMARY

	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		
LAND USE CATEGORY	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET GAIN/LOSS
RESIDENTIAL					
	Single-Family	2,213.9	Single-Family	2,242.1	28.2
	Multi-Family	116.7	Multi-Family	87.3	-29.4
	Subtotal	**2,330.6**	**Subtotal**	**2,329.4**	**-1.2**
COMMERCIAL					
	Commercial	-	Commercial	-	
	Office	-	Office	-	
	Subtotal	**51.9**	**Subtotal**	**51.9**	**0.0**
INSTITUTIONAL					
	Worship Center	20.3	Worship Center	20.3	0.0
	Utilities	21.3	Utilities	21.3	0.0
	Government Site	13.0	Government Site	13.0	0.0
	Schools	46.3	Schools	46.3	0.0
	Rights-of-Way	164.2	Rights-of-Way	164.2	0.0
	Subtotal	**265.1**	**Subtotal**	**265.1**	**0.0**
RECREATIONAL/ WETLAND/NATURAL AREAS/OPEN SPACE					
	Community Parks (Public)	48.4	Community Parks (Public)	48.4	0.0
	Recreation Areas (Private)	21.0	Recreation Areas (Private)	21.0	0.0
	Other Uplands	17.5	Other Uplands	17.5	0.0
	Golf Course	195.5	Golf Course	195.5	0.0
	Wetlands/Natural Areas	1,220.0	Wetlands/Natural Areas	1,221.2	1.2
	Subtotal	**1,502.4**	**Subtotal**	**1,503.6**	**1.2**
	TOTAL	**4,150.0**	**TOTAL**	**4,150.0**	**0.0**

STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK N PAGE 557

I, CHERYL STRICKLAND, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

ORDINANCE NO. 99-65

adopted at a regular meeting of the Board of County Commissioners of St. Johns County, Florida on November 9, 1999.

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FL
99 DEC 16 PM 1:48
CHERYL STRICKLAND CLERK OF COURTS

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 7th day of December 1999.

(seal)

CHERYL STRICKLAND,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: Patricia DeGrande
Patricia DeGrande, Deputy Clerk

P.U.D. OFF. REC.
BOOK M PAGE 297

ORDINANCE NUMBER: 98-55

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING MASTER DEVELOPMENT PLAN, INCORPORATED INTO ORDINANCE NO: 93-43 AS AMENDED AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT, IDENTIFIED IN SAID ORDINANCE AS THE JULINGTON CREEK PLANTATION PUD, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; PROVIDING AN EFFECTIVE DATE.

IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

CTION 1. That as requested by Julington Partners Ltd., Partnership on behalf of the record title owners, in its lication with supporting documents for zoning hearing dated January 12, 1998 concerning lands described on ached legal description, attached hereto, (hereinafter the "PUD Modification"), the Master Development Plan orporated into Ordinance Number 93-43 as amended is hereby modified as set forth in the attached exhibits eto.

CTION 2. That development of lands within the PUD shall proceed in accordance with Ordinance Number 93- including the Application for Zoning Hearing, (The PUD Modification) dated January 12, 1998, attached hereto made a part hereof.

CTION 3. That the need and justification for modification of the PUD has been considered in accordance with tion 11-10-4 of the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan, whereby:

a. The PUD, as modified, does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and in the Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners;

b. The PUD, as modified, will not adversely affect the health, safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood;

c. The PUD, as modified, will accomplish the objectives and will meet the standards and criteria of Section 8-4 of the Zoning Ordinance;

d. The PUD, as modified, is consistent with the development trends of the surrounding area and with the goals, policies and objectives of the Comprehensive Plan; and,

e. At the public hearing on August 20, 1998, the Planning and Zoning Agency recommended approval by a unanimous vote.

TION 4. That all other provisions of Ordinance Number 93-43, as amended, not in conflict with the provisions is Ordinance shall remain in full force and effect.

TION 5. Except to the extent that they conflict with specific provisions of the approved development plan or) Ordinance, all building code, zoning Ordinance, and other land use and development regulations of St. Johns nty, including without limitation, any Concurrency Management Ordinances and the St. Johns County prehensive Plan, as may be amended from time to time shall be applicable to this development, except ification to approved development plans by variance or exception shall be prohibited.

TION 6. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

P.U.D. OFF. REC.
BOOK M PAGE 298

SECTION 7. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the Official Records of St. Johns County, Florida, and indexed under the name of the property owner listed in Section 1 hereof.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY THIS 8th DAY OF September, 1998.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Joseph R Floyd
It's Chair

Attest: CHERYL STRICKLAND

By: Patricia DeGrande
Deputy Clerk

Adopted: 09-08-98

Effective: 09-14-98

Ordinance Book 21 Page 503

ORDINANCE BOOK 39 PAGE 416

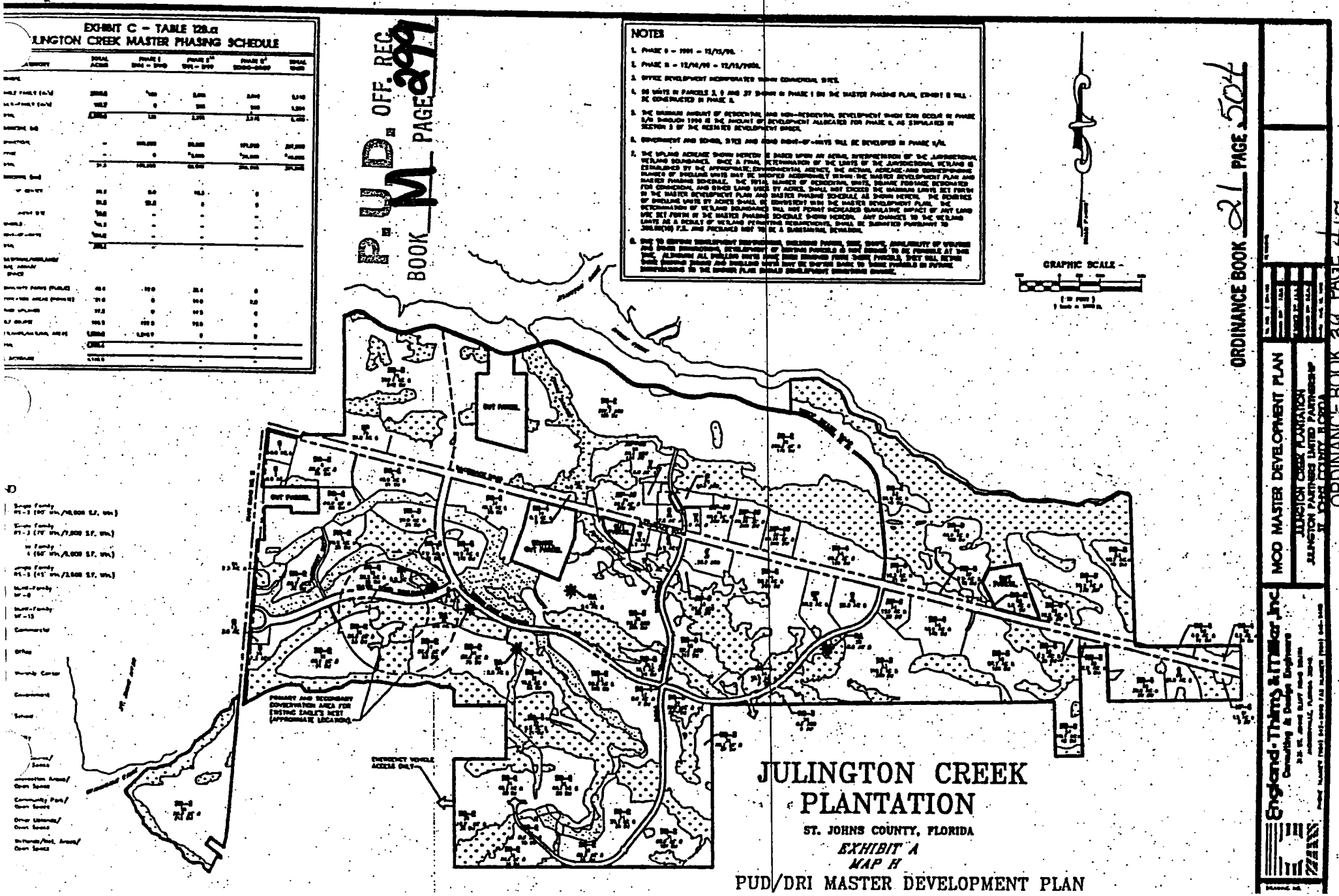


EXHIBIT C – TABLE 12B.(1)
JULINGTON CREEK MASTER PHASING SCHEDULE
NOTES
GRAPHIC SCALE –
P.U.D. OFF. REC. BOOK M PAGE 299
ORDINANCE BOOK 21 PAGE 504
ORDINANCE BOOK 34 PAGE 47
MOD MASTER DEVELOPMENT PLAN
JULINGTON CREEK FORMATION
JULINGTON PARTNERS LIMITED PARTNERSHIP
ST. JOHNS COUNTY, FLORIDA
England-Thims & Miller, Inc.
Consulting & Design Engineers
JULINGTON CREEK
PLANTATION
ST. JOHNS COUNTY, FLORIDA
EXHIBIT A
MAP H
PUD/DRI MASTER DEVELOPMENT PLAN

P.U.D. OFF. REC. BOOK M PAGE 300

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;

Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 369, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;

Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State Road 13 described as follows: the East ½ of Government Lot 1, less the North 500 feet thereof; and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32; less and except the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, and that portion of Government Lot 13 lying South of Cunningham Creek.

JULINGTON CREEK PLANTATION

P.U.D. OFF. REC. BOOK M PAGE 301

Section 33, Township 4 South, Range 27 East

All of Section 33; less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 196, Page 514, Official Record Book 237, Page 199, and Official Record Book 328, Page 644; and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record Book 443, Page 451.

Section 34, Township 4 South, Range 27 East

All of Section 34; less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 309, Page 550.

Section 35, Township 4 South, Range 27 East

All of Section 35 South of Durbin Creek; less and except Racetrack Road, the West ½ of the Southeast 1/4 of the Southeast 1/4, and that certain parcel lying adjacent to and North of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence North 77° 26' 50" West along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence North 20° 50' 50" West, 1546.5 feet; thence South 79° 00' 40" West, 789 feet; thence South 23° 33' 10" West, 373 feet; thence South 27° 56' 50" East, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence South 77° 26' 50" East along said Northerly right-of-way line of Racetrack Road to the Point of Beginning, as recorded in Official Records Book 41, Page 186.

Section 36, Township 4 South, Range 27 East

The South ½ of the Southwest 1/4 of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Records Book 2, Pages 285 and 286.

JULINGTON CREEK PLANTATION

P.U.D. OFF. REC. BOOK M PAGE 302

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying Westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East ½ of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North ½ the North ½ of the Southeast 1/4, and the North ½ of the Southwest 1/4.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1, less the North 1/2,

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

Section 39, Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West, 102.67 feet along said

P.U.L. OFF. REC.
BOOK M PAGE 303

JULINGTON CREEK PLANTATION

Northerly line of Section 39; thence South 26° 16' 55" West, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a Northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 42 (Rebecca Pengree Grant) lying Westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West along said Southeasterly line of Section 42, 945.12 feet; thence North 26° 16' 55" East, 471.92 feet; thence South 53° 25' 45" East, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence Northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence North 53° 25' 45" West, 471.92 feet; thence North 36° 35' 15" East, 200 feet; thence South 53° 25' 45" East 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a Southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres, more or less.

FEE: $1500.00

St. Johns County
Planning & Zoning Department
4020 Lewis Speedway
St. Augustine, Florida 32095
(904) 823-2470

P.U.D. OFF. REC. BOOK M PAGE 304

APPLICATION FOR MAJOR MODIFICATION

PUD/PSD/PRD File No._____ Receipt No._____ Date January, 1998

Ordinance No._____ FDP Resolution No._____

1. Applicant Name: Susan Green, Director of Planning Telephone: (904)642-8990
   England Thims & Miller, Inc.
   Street Address: 3131 St. Johns Bluff Rd. S. City: Jacksonville, FL 32246
2. Owner of Property: Julington Partners Limited Partnership Telephone: (904)287-4180
   Street Address: 950 Davis Pond Blvd. City: Jacksonville, FL
3. Legal Description of Property: attached
   Size of Property: 4,150 Ac
4. Address of Property/or General Location: Julington Creek Plantation DRI.
5. Concurrency Determination**: Vested Required (File No:_____) _____ Not Required
6. Present Use of Property: See attached Exhibit
7. Requested Modification: See attached Exhibit
8. Statement of facts supporting requested change: See attached exhibit
9. The application for minor modification to PUD a (PUD/PSD/PRD/FDP) is presented pursuant to Section 8-2-4 / 8-2-4(a) in that the modification requested herein does not increase the total number of dwelling units or floor area, decrease or relocate the open space, increase the building height or floor area, or change the course or width of the roads within the (PUD/PSD/PRD/FDP) and thus qualifies as a minor modification as defined by St. Johns County Zoning Code.
10. Attach the following to this application: (If instructed by staff, it is a requirement.)
    a. List of adjacent property owners within 300 feet of the above described legal description showing name, address and brief form legal description from current tax rolls; set of envelopes addressed to each owner, stamped with appropriate postage;
    b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
    c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.
    d. Prepared Resolution to be considered (see sample).
    e. 18 copies of all attachments and letters must be submitted.

I HEREBY CERTIFY THAT ALL INFORMATION IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE:

Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): Susan Green, Director of Planning, England Thims & Miller, Inc.

Signature(s): Susan Green

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Susan Green Telephone: (904)642-8990

Mailing Address: 3131 St. Johns Bluff Rd., S. Jacksonville, FL 32246

OWNER'S AUTHORIZATION
FOR AGENT

P.U.D. OFF. REC.
BOOK M PAGE 305

England Thims & Miller, Inc. is hereby authorized to act on behalf of Julington Partners Limited Partnership, owner(s) of the property described in the foregoing application, and as described in attached deed or other proof of ownership, in applying to St. Johns County, Florida, for a Zoning Hearing: ☒ Rezoning ☐ Variance ☐ Exception ☐ Other

and in making representations to St. Johns County related to the application. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

By: Stephen M. Pierce
Signature of Owner(s)

Signature of Owner(s)

Julington Partners Limited Partnership
A Delaware Limited Partnership

By: Julington-Cypress Limited Partnership,
A Delaware Limited Partnership,
Its Sole General Partner

By: Julington-Cypress, Inc.,
A Delaware Corporation,
Its Sole General Partner

Stephen M. Pierce
Print Name(s) as Signed Above

950 Davis Pond Blvd
Address

Jacksonville FL 32259

904 287 4180
Telephone Number

State of Florida

County of St Johns

Signed and sworn to before me on the 6th day of January, 1998,
by Stephen M. Pierce.

Identification Presented: Personally Known
Oath taken: ____ Yes ✓ No

(Seal)

Comm Exp. 12/10/99
Bonded By Service Ins
No. CC514682

Mary Ann Lichney
Notary Signature

My commission expires: 12/10/99

ORDINANCE BOOK 21 PAGE 510

FORM 908

EXHIBIT D
JULINGTON CREEK PLANTATION
MAJOR MODIFICATION TO THE PUD
WRITTEN NARRATIVE

P.U.D. OFF. REC. BOOK M PAGE 306

Julington Creek Plantation PUD is an ongoing development which consists of more than 4,000 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 SR 13 and north of Cunningham Creek. This PUD was amended in Ordinance 93-43. A Major Modification to the PUD was approved at the Board of County Commissioners on October 24, 1995, as Ordinance 95-54. A Minor Modification was approved by the Planning and Zoning Agency on February 11, 1997, as Ordinance 97-7.

The purpose of this proposed amendment is to redistribute dwelling units among several parcels of land in the overall development. This re-distribution of dwelling units is depicted on the attached chart (Exhibit E/PUD Modification Chart) and on the Master Development Plan (Exhibit A/Map H). The chart depicts on one set of columns each parcel as it is currently approved in the PUD and another set of columns depicts the proposed changes. In addition, the revised Master Development Plan depicts these changes on a parcel by parcel basis.

The attached Exhibit A (Master Development Plan/Map H) dated January 8, 1998, depicts (in italics) each of the parcels/changes within Julington Creek Plantation. The purpose of this Minor Modification is to create a Town Center at the intersection of Flora Branch Boulevard and Race Track Road. In so doing, the parcels within the Town Center are now more clearly defined as the government uses, multi-family dwellings, and the commercial parcels which support this theme of a Town Center within the PUD. The adjustment of single family dwelling units and commercial acreages throughout the PUD are to accommodate the relocation of commercial and multi family uses to the Town Center.

The changes described herein do not have any adverse impacts on the approved PUD as a whole. The numbers of dwelling units, the total acreage of the PUD, the acreage of the parcel have not changed.

97-160

EXHIBIT E
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
July 6, 1998

P.U.D. OFF. REC. BOOK M PAGE 307

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

		Current Approved PUD St. Johns County Ordinance 97-7 Approved February 11, 1997			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/L
1	10.0	C							
2	8.0	C							
3	40.0	RS-2	91	2.3					
4	20.0	RS-2	34	1.7					
5	37.2	RS-3	89	2.4		33.0		-2.7	
6	47.8	RS-2	96	2.0		44.9		-2.1	
7	25.0	RS-2	32	1.3		20.7		-1.5	
8	20.0	RS-2	29	1.5					
9	7.0	RS-3	11	1.6					
10	26.5	RS-2	56	2.1					
11	6.8	RA							
13	3.0	G							
14	17.3	U							
15	41.7	RS-2	91	2.2		40.4		2.3	
16	25.3	RS-2	53	2.1		25.9		2.0	
17	29.8	RS-2	63	2.1		21.6		2.9	
18	2.3	C							
19	5.0	RA							
20	41.1	RS-2	75	1.8		50.0		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	21.3	RS-2	46	2.1		20.9		2.2	
26	44.1	RS-2	80	1.8					
27	7.0	RS-2	15	2.1		8.5		1.8	
28	43.3	RS-2	80	1.8					
29	16.9	RS-2	30	1.8		18.2		1.6	

		Current Approved PUD St. Johns County Ordinance 97-7 Approved February 11, 1997			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
30	30.3	RS-2	55	1.8		23.8		2.3	
31	48.3	RS-3	107	2.2		45.6		2.3	
32	29.4	RS-3	87	2.9		28.1		3.1	
33	3.4	RA							
34	29.4	RS-3	86	2.9		28.1		3.1	
35	94.5	RS-3	285	3.0		93.9		3.0	
35.1	15.1	RS-5	54	3.6		15.1			
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	12.0	C			C	18.9			+6.9 AC
43	18.4	MF-15	240	13.0	RS-5	11.5	28	2.4	-212 DUs
44	83.3	RS-5	295	3.5					
45	25.3	S							
46	26.2	CP							
47	7.0	RS-4	7	1.0		6.6		1.1	
48	41.3	RS-5	117	2.8		27.4		4.3	
50	8.4	RS-3	12	1.4		4.3	0	0	-12 DU's
51	10.0	RS-4	4	0.4			0	0	-4
52	3.0	RA							
53	110.5	RS-3	220	2.0					
54	13.1	C			RS-4		30	2.3	-13.1 AC (com +30 DUs
55	43.0	RS-4	140	3.3					
56	57.7	RS-3	150	2.6					
57	20.7	RS-3	48	2.3					
58	9.3	RS-5	33	3.5					
59	35.6	RS-4	100	2.8			80	2.2	-20 DUs
60	21.0	S							

P.U.D. OFFICIAL REC. BOOK M PAGE 309

		Current Approved PUD St. Johns County Ordinance 97-7 Approved February 11, 1997			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOS
62	6.8	RS-4	26	3.8					
63	18.7	RS-3	40	2.1					
64	78.2	RS-3	185	2.4			172	2.2	-13 DUs
65	12.5	RS-5	44	3.5			35	2.8	-9 DUs
66	44.4	RS-3	100	2.3					
67	12.3	RS-5	61	5.0					
68	44.7	RS-4	128	2.9		40.2		3.2	
69.A	24.3	MF-15	365	15.0	MF-15	20.9	300	14.4	-65
69.B					MF-15	20.9	300	14.4	+300
70	24.3	MF-15	365	15.0		21.0	300	14.3	-65
71	5.0	W							
74	8.0	G			G				
75	4.6	U			U	4			-0.6 (U)
76	23.9	MF-15	191	8	MF-15		200	8.4	+9
77	6.3	RS-4	0	0					
78	260.7	RS-3	642	2.4					
79	21.8	CP							
80	17.1	MF-15	81	4.7		30.5	154	15	+73
81	132.5	RS-2	199	1.5		127.7			
82	115.9	RS-2	176	1.5		136.2			
83	26.4	RS-2	46	1.7				1.5	
84	2.8	RA							
85	103.6	RS-3	213	2.2		90.8			
86	1.0	C			C	7.2			+6.2 AC(com
87	2.5	RS-5	12	4.8					
88	1.0	RS-2	2	2.0					
89	2.0	RS-3	5	2.5					
90	4.0	RS-4	12	3.0					
91	2.3	OS							
TOTALS			6,400						

ORDINANCE BOOK 39 PAGE 427 ORDINANCE BOOK 21 PAGE 514

97-161

EXHIBIT F
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
(Map H)
July 6, 1998

P.U.D. OFF. REC. BOOK M PAGE 310

WETLANDS/NATURAL AREAS COMPARISON

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

	Amended and Restated Development Order St. Johns County Res. 93-159 Adopted September 28, 1993		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	37.2		33.0	-4.2
6	RS-2	47.8		44.9	-2.9
7	RS-2	25.0		20.7	-4.3
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	41.7		40.4	-1.3
16	RS-2	25.3		25.9	0.6
17	RS-2	29.8		21.6	-8.2
18	C	1.7		2.3	0.6
19	RA				
20	RS-2	41.1		50.0	8.9
21	RS-2	18.8	RS-4		
22	RS-2	6.8	RS-4		
23	RS-2	69.9			
24	RS-2	29.7			
25	RS-2	21.3		20.9	-0.4
26	RS-2	44.1			
27	RS-2	7.0		8.5	1.5
28	RS-2	43.3			

	Amended and Restated Development Order St. Johns County Res. 93-159 Adopted September 28, 1993		CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
29	RS-2	16.9		18.2	1.3
30	RS-2	30.3		23.8	-6.5
31	RS-3	48.2		45.6	-2.6
32	RS-3	29.4		28.1	-1.3
33	RA				
34	RS-3	29.4		28.1	-1.3
35	RS-3	109.6		93.9	-15.7
35.1			RS-5	15.1	15.1
36	RS-5	19.2			
37	RS-2	46.2			
38	RS-4	4.0	O.S.		
39					
40	MF-8	9.6	W		
40.1	W	5.7			
41	C	4.1		5.5	1.4
42	C	14.0		18.9	4.9
43	MF-8	18.4	RS-5	11.5	-6.9
44	RS-4	60.4	RS-5	83.3	22.9
45	S	25.3			
46	CP	26.2			
47	RS-3	22.9	RS-4	6.6	-16.3
48	RS-3	41.3	RS-5	27.4	-13.9
49					
50	RS-3	8.4		4.3	-4.1
51	RS-4	10.0			
52	RA				
53	RS-3	110.5			
54	C	13.1	RS-4		
55	RS-4	43.0			
56	RS-3	57.7			
57	RS-3	20.7			
58	MF-8	9.3	RS-5		
59	RS-4	35.6			
60	S	21.0			
61	MF-8	1.5			
62	RS-4	6.8			
63	RS-3	18.7			

	Amended and Restated Development Order St. Johns County Res. 93-159 Adopted September 28, 1993		CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
64	RS-3	78.2			
65	MF-8	12.5	RS-5		
66	RS-2	44.4	RS-3		
67	RS-5	12.3			
68	RS-4	28.0		40.2	12.2
69	MF-15	33.5		41.8	8.3
70	MF-15	31.8		21.0	-10.8
71	W	5.0			
72					
73					
74	G	8.0			
75	U	4.6		4.0	-0.6
76	RS-5	23.9	MF-15		
77	RS-4	6.3			
78	RS-3	260.7			
79	CP	21.8			
80	RS-5	17.1	MF-15	30.5	13.4
81	RS-2	132.5		127.7	-4.8
82	RS-2	115.9		136.2	20.3
83	RS-2	26.4			
84	RA				
85	RS-3	103.6		90.8	-12.8
86	C	1.0		7.2	6.2
87	RS-5	2.5			
88	RS-2	1.0			
89	RS-3	2.0			
90	RS-4	4.0			
91	W	2.3	O.S.		
				TOTAL UPLANDS LOST	-1.3
				(Added to Wetland/Natural Areas)	

SUMMARY

LAND USE CATEGORY	Amended and Restated Development Order St. Johns County Res. 93-159 Adopted September 28, 1993		Currently Proposed Plan		
	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET GAIN/LO
RESIDENTIAL					
	Single-Family	2,230.3	Single-Family	2,213.9	-16.4
	Multi-Family	116.6	Multi-Family	118.7	2.1
	Subtotal	2,346.9	Subtotal	2,332.6	-14.3
COMMERCIAL					
	Commercial	-	Commercial	-	
	Office	-	Office	-	
	Subtotal	51.9	Subtotal	51.9	0.0
INSTITUTIONAL					
	Worship Center	13.0	Worship Center	20.3	7.3
	Utilities	21.9	Utilities	21.3	-0.6
	Government Site	11.0	Government Site	11.0	0.0
	Schools	46.3	Schools	46.3	0.0
	Rights-of-Way	164.2	Rights-of-Way	164.2	0.0
	Subtotal	256.4	Subtotal	263.1	6.7
RECREATIONAL/ WETLAND/NATURAL AREAS/OPEN SPACE					
	Community Parks (Public)	48.4	Community Parks (Public)	48.4	0.0
	Recreation Areas (Private)	21.0	Recreation Areas (Private)	21.0	0.0
	Other Uplands	11.2	Other Uplands	17.5	6.3
	Golf Course	195.5	Golf Course	195.5	0.0
	Wetlands/Natural Areas	1,218.7 ✓	Wetlands/Natural Areas	1,220.0	1.3
	Subtotal	1,494.8	Subtotal	1,502.4	7.6
	TOTAL	4,150.0	TOTAL	4,150.0	0.0

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 Sandra D, Oliver **who on oath says that she is** 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** Julington Creek NOPC **in the** _____ **Court, was published in said newspaper in the issues of** Aug 3, 1998

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, Florida, for a period of one year next 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 3 **day of** Aug **, 19** 98
by Sandra D Oliver **who is personally known to me or who has produced** Personally Known **(Type of Identification) as identification.**

Zoe Ann Moss
MY COMMISSION # CC641814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

Zoe Ann Moss
(Signature of Notary Public) **(Seal)**

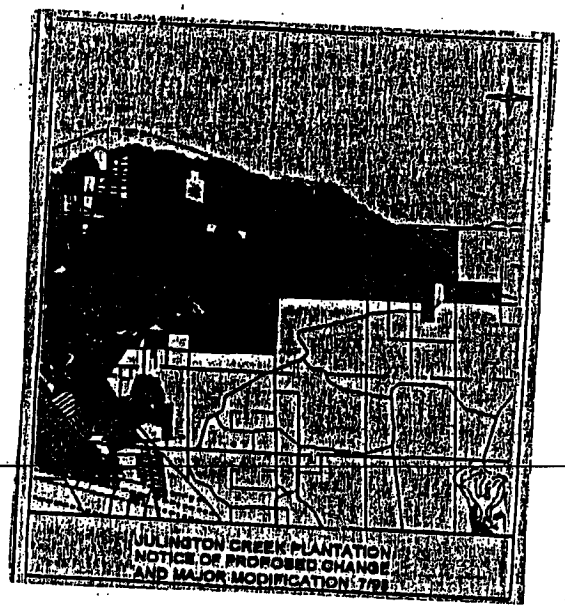
Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED CHANGE (NOPC) TO
JULINGTON CREEK PLANTATION
DEVELOPMENT OF REGIONAL IMPACT
(DRI) DEVELOPMENT ORDER AND A
MAJOR MODIFICATION TO ORDINANCE 95-54

NOTICE IS HEREBY GIVEN that the Planning & Zo
Agency and the Board of County Commissioners o
Johns County, Florida will hold public hearings on a N
of Proposed Change to the previously approved Julin
Creek Plantation as approved by St. Johns County
nance Number 93-43 and Resolution 93-159. The applic
Eastland, Thims & Miller, Inc. are proposing an am
ment to the Development of Regional Impact. Public
ings will take place Thursday, August 20, 1998 at 1:30
before the Planning and Zoning Agency. The Boar
County Commissioners hearing will take place on Tues
September 8, 1998 at 1:30 p.m. Said hearing will be he
the County Auditorium, County Administration Buil
4020 Lewis Speedway (County Road 16-A) and US1 N
St. Augustine, Florida. At such hearings, comments
the public will be heard and the Boards will consider w
er the proposed changes constitutes a Substantial Devi
to the Development Order and will require further re
The Board of County Commissioners will also conside
take action on the following Resolution
A Resolution of the County of St. Johns, State of F
da, modifying the Julington Creek Plantation PUD D
opment Order as previously approved by St. Johns Co
Resolution Number 93-159, finding the modification
consistent with St. Johns County Comprehensive
1990-2005, Ordinance 90-53 and consistent with the St.
County Zoning Ordinance, finding that the modificati
not constitute a substantial deviation, and providing f
effective date.
At such hearings, a Major Modification to Ordi
95-54 will also be considered. The Board of County Con
sioners will take action on the following Ordinance
An Ordinance of the County of St. Johns, State of
da, approving a Major Modification to Ordinance
which is the Ordinance approving a Planned Unit Dev
ment identified in said Ordinance as the Julington C
Plantation, providing finding of fact, and providing f
effective date.
The proposed changes to be considered are as fol
the redistribution of dwelling units, changes in the U
acreage and roadway extension.
The subject property is located at 903 State Ro
North. The subject property is located in Sections 26
36, 49, 54, and 57, Township 4 South, and Range 27 Eas
Sections 2, 4, 5, 38, 39, and 42 Township 5 South, and R
29 East. (A complete legal description is available
Planning Department.) As generally depicted on the
below.
The number JULINGTON CREEK NOPC & MA
MOD. TO JULINGTON CREEK PLANTATION PU
available for review at the St. Johns County Plannin
partment.
BOARD OF COUNTY COMMISSIO
OF ST. JOHNS COUNTY, FLO
BY Cheryl Stric
If a person decides to appeal any decision made
Board of County Commissioners with respect to any m
considered at the meeting or hearing, he will need a r
of the proceedings and for such purpose he may need
sure that a verbatim record of the proceedings is
which record includes the testimony and evidence
which appeal is to be based.
Interested parties may appear at the meeting
heard with respect to the proposed request.
County documents specifically related to this m
are) available for public inspection and reproductio
cost) in the office of the St. Johns County Planning D
ment.
Notice to persons needing special accommodatio
to all hearing impaired persons in accordance wi
Americans with Disabilities Act, persons needing a s
accommodations or an interpreter to participate in thi
ceeding should contact David Halstead, ADA Coordi
at (904) 823-2500 or at the County Administration Bui
4020 Lewis Speedway, St. Augustine, Florida 32095,
ter than 5 days prior to the date of this meeting.
This matter is subject to court imposed quasi-j
rules of procedures. Interested parties should limit c
with the County Commissioners and Planning &
Agency members on this topic except with comp
with Resolution 95-126 to properly noticed public he
or to written communication care of St. Johns County
ning Department, P.O. Drawer 349, St. Augustine, F
32085.
Subject to a proper and timely objection of a pa
the beginning of the hearing, the record of the Plan
Zoning Agency hearing of this matter including th
recording of the proceedings before the Planning &
Agency shall be part of the record and file of this
submitted to the Board of County Commissioners
consideration in this hearing.
The Planning & Zoning Agency record and file
case is available for review by the public in the Pl
Department and/or office of the Clerk to the County
mission located at the St. Johns County Adminis
Complex, 4020 Lewis Speedway (County Road 16-A) a
North), St. Augustine, Florida.
517 Aug

Ordinance Book 21 Page 519
ORDINANCE BOOK 39 PAGE 432



Ordinance Book 21 Page 520

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET

HISTORIC PRESERVATION BOARDS
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County Preservation Board
RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS

FILED

'98 SEP 17 A11 :00

CHERYL STRICKLAND
CLERK OF CIRCUIT COURT
ST JOHNS COUNTY FL

September 14, 1998

Honorable Cheryl Strickland
Clerk to Board of County Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Dear Mr. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated September 10, 1998 and certified copy of St. Johns County Ordinance No. 98-55, which was filed in this office on September 14, 1998.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Ordinance Book 21 Page 521

BUREAU OF ADMINISTRATIVE CODE
The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: **http://www.dos.state.fl.us** • E-Mail: *election@mail.dos.state.fl.us*

ORDINANCE BOOK 39 PAGE 434

P.U.D. OFF. REC. BOOK K PAGE 159

ORDINANCE NUMBER: 97-7
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING MASTER DEVELOPMENT PLAN, INCORPORATED INTO ORDINANCE NO: 93-43 AS AMENDED AN ORDINANCE REZONING CERTAIN LANDS DESCRIBED THEREIN TO PLANNED UNIT DEVELOPMENT; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. That as requested by Julington Partners Ltd., Partnership on behalf of the record title owners, in its application with supporting documents for zoning hearing dated September 27, 1996, concerning lands described on attached Exhibit "F", the legal description, attached hereto, (hereinafter the "PUD Modification"), the Master Development Plan incorporated into Ordinance Number 93-43 as amended is hereby modified as set forth in the attached exhibits hereto.

SECTION 2. That development of lands within the PUD shall proceed in accordance with Ordinance Number 93-43, including the Application for Zoning Hearing, (The PUD Modification) dated September 27, 1996, attached hereto and made a part hereof.

SECTION 3. That the need and justification for modification of the PUD has been considered in accordance with Section 11-10-4 of the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan, whereby:

a. The PUD, as modified, does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and in the Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners;

b. The PUD, as modified, will not adversely affect the health, safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood;

c. The PUD, as modified, will accomplish the objectives and will meet the standards and criteria of Section 8-4 of the Zoning Ordinance;

d. The PUD, as modified, is consistent with the development trends of the surrounding area and with the goals, policies and objectives of the Comprehensive Plan; and,

e. At the public hearing on November 21, 1996, the Planning and Zoning Agency recommended approval by _____.

SECTION 6. That all other provisions of Ordinance Number : *93-43*, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Furthermore, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in this Ordinance or the incorporated PUD Ordinance

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this Section shall be deemed to : (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any Concurrency certificate or Concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this Section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United State Constitutions.

SECTION 8. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 9. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the Official Records of St. Johns County, Florida, and indexed under the name of the property owner listed in Section 1 hereof.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY THIS 11th DAY OF February 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

by: _____
Its Chair David J. Bruner

Attest: CHERYL STRICKLAND

By: _____
Deputy Clerk

Adopted: February 11, 1997

Effective: February 21, 1997

ST. JOHNS COUNTY FLORIDA

Ordinance Book 19 Page 59

Ordinance Book 19 Page 60

P.U.D. OFF. REC. BOOK K PAGE 61

ORDINANCE BOOK 39 PAGE 184

EXHIBIT C – TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	PHASE I ACRES	PHASE I D UNITS / SQ FT	PHASE II* UNITS / SQ FT	PHASE III* UNITS / SQ FT	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY DETACHED	1,000±	400	2,000	1,000	3,400
MULTI-FAMILY	100±	0	200	200	400
TOTAL	1,100±	400	2,200	1,200	3,800
NON-RESIDENTIAL					
COMMERCIAL	100±	50,000	100,000	100,000	250,000
OFFICE	50±	50,000	100,000	100,000	250,000
TOTAL	150±	100,000	200,000	200,000	500,000
RECREATIONAL					
GOLF COURSE	200±	18 HOLES	18 HOLES	18 HOLES	54 HOLES
CLUBHOUSE	10±	10,000	10,000	10,000	30,000
TENNIS	10±	4 COURTS	4 COURTS	4 COURTS	12 COURTS
OTHER	50±				
TOTAL	270±				
OPEN SPACE					
WETLANDS	1,000±				
UPLAND BUFFER	100±				
TOTAL	1,100±				

NOTES

1. PHASE I – 1991 – 12/31/95.
2. PHASE II – 12/31/95 – 12/31/2000.
3. OFFICE DEVELOPMENT INCORPORATED WITHIN COMMERCIAL AREA.
4. 50 UNITS IN PARCELS 3, 5 AND 29 SHOWN IN PHASE I ON THE MASTER PHASING PLAN, EXHIBIT B, WILL BE CONSTRUCTED IN PHASE II.
5. THE MAXIMUM AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE I OR SUBSEQUENT PHASES IS THE AMOUNT OF DEVELOPMENT ALLOCATED FOR PHASE I, AS EXPLAINED IN SECTION 5 OF THE DEVELOPMENT ORDER.
6. GOVERNMENT AND SCHOOL SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE I/II.
7. THE WETLAND ACREAGE SHOWN HEREON IS BASED UPON AN AERIAL INTERPRETATION OF THE JURISDICTIONAL WETLAND BOUNDARIES. ONCE A FINAL DETERMINATION OF THE LIMITS OF THE JURISDICTIONAL WETLANDS IS ESTABLISHED BY THE APPROPRIATE ENVIRONMENTAL AGENCY, THE WETLAND ACREAGE AND CORRESPONDING NUMBER OF DEVELOPING UNITS MAY BE MODIFIED ACCORDINGLY WITHIN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE. THE TOTAL NUMBER OF RESIDENTIAL UNITS, SQUARE FOOTAGE DESIGNATED FOR COMMERCIAL AND OTHER LAND USES BY ACRES, SHALL NOT EXCEED THE MAXIMUM LIMITS SET FORTH IN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE AS SHOWN HEREON. THE MEANING OF DEVELOPING UNITS BY ACRES SHALL BE CONSISTENT WITH THE MASTER DEVELOPMENT PLAN AND DEVELOPMENT ORDER. IN NO EVENT SHALL THE NUMBER OF WETLAND ACRES BE USED TO PERMIT INCREASED DENSITIES BEYOND THE LIMITS SET FORTH IN THE MASTER PHASING SCHEDULE SHOWN HEREON. ANY CHANGES TO THE WETLAND LIMITS AS A RESULT OF WETLAND PERMITTING REQUIREMENTS, SHALL BE SUBMITTED PURSUANT TO 380.06(19) F.S. AND PURSUANT NOT TO BE A SUBSTANTIAL DEVIATION.

GRAPHIC SCALE

ATLANTIC GULF COMMUNITIES

LEGEND

JULINGTON CREEK PLANTATION

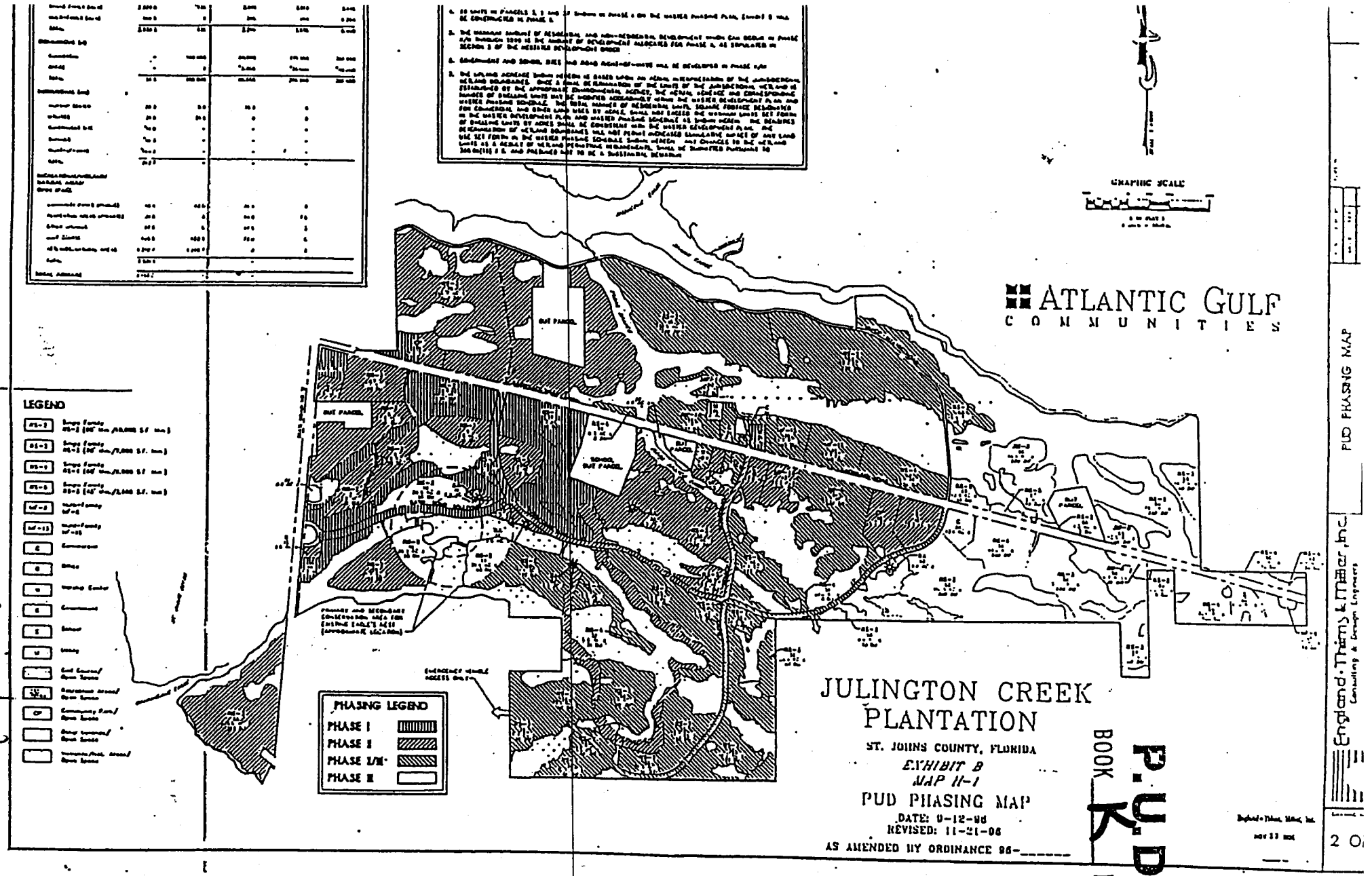
ST. JOHNS COUNTY, FLORIDA

EXHIBIT A
MAP H

MOD MASTER DEVELOPMENT PLAN

JULINGTON CREEK PLANTATION
ATLANTIC GULF COMMUNITIES

England-Thims & Miller, Inc.
Consulting & Design Engineers



ORDINANCE BOOK 34 PAGE 438

Ordinance Book 19 Page 61

P.U.D. OFF. REC. BOOK K PAGE 163

EXHIBIT C – TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE

ND USE CATEGORY	TOTAL ACRES	PHASE I 1984 – 1990	PHASE II[1,5] 1991 – 1999	PHASE III[2] 2000–2009	TOTAL UNITS
IDENTIAL					
SINGLE FAMILY (du's)	2,223.8	[4]126	2,001	3,019	5,146
MULTI–FAMILY (du's)	109.5	0	295	959	1,254
TOTAL	2,333.3	126	2,296	3,978	6,400
MMERCIAL (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
ITITUTIONAL (ac)					
WORSHIP CENTER	20.3	5.0	15.3	0	
UTILITIES	21.9	21.9	0	0	
GOVERNMENT SITE	[6]11.0	–	–	–	
SCHOOLS	[6]46.3	–	–	–	
RIGHT–OF–WAYS	[6]164.2	–	–	–	
TOTAL	263.7	–	–	–	
REATIONAL/WETLAND/ TURAL AREAS/ EN SPACE					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	21.0	0	14.0	7.0	
OTHER UPLANDS	17.5	0	17.5	0	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,218.7	1,218.7	0	0	
TOTAL	1,501.1	–	–	–	
AL ACREAGE	4,150.0	–	–	–	

Ordinance Book 19 Page 62

ORDINANCE BOOK 39 PAGE 439

NOTES

1. PHASE II – 1991 – 12/15/99.
2. PHASE III – 12/16/99 – 12/15/2009.
3. OFFICE DEVELOPMENT INCORPORATED WITHIN COMMERCIAL SITES.
4. 69 UNITS IN PARCELS 3, 9 AND 37 SHOWN IN PHASE I ON THE MASTER PHASING PLAN, EXHIBIT B WILL BE CONSTRUCTED IN PHASE II.
5. THE MAXIMUM AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE II/III THROUGH 1999 IS THE AMOUNT OF DEVELOPMENT ALLOCATED FOR PHASE II, AS STIPULATED IN SECTION 5 OF THE RESTATED DEVELOPMENT ORDER.
6. GOVERNMENT AND SCHOOL SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE II/III.
7. THE UPLAND ACREAGE SHOWN HEREON IS BASED UPON AN AERIAL INTERPRETATION OF THE JURISIDCTIONAL WETLAND BOUNDARIES. ONCE A FINAL DETERMINATION OF THE LIMITS OF THE JURISDICTIONAL WETLAND IS ESTABLISHED BY THE APPROPRIATE ENVIRONMENTAL AGENCY, THE ACTUAL ACREAGE AND CORRESPONDING NUMBER OF DWELLING UNITS MAY BE MODIFIED ACCORDINGLY WITHIN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE. THE TOTAL NUMBER OF RESIDENTIAL UNITS, SQUARE FOOTAGE DESIGNATED FOR COMMERCIAL AND OTHER LAND USES BY ACRES, SHALL NOT EXCEED THE MAXIMUM LIMITS SET FORTH IN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE AS SHOWN HEREIN. THE DENSITIES OF DWELLING UNITS BY ACRES SHALL BE CONSISTENT WITH THE MASTER DEVELOPMENT PLAN. THE DETERMINATION OF WETLAND BOUNDARIES WILL NOT PERMIT INCREASED CUMULATIVE IMPACT OF ANY LAND USE SET FORTH IN THE MASTER PHASING SCHEDULE SHOWN HEREON. ANY CHANGES TO THE WETLAND LIMITS AS A RESULT OF WETLAND PERMITTING REQUIREMENTS, SHALL BE SUBMITTED PURSUANT TO 380.06(19) F.S. AND PRESUMED NOT TO BE A SUBSTANTIAL DEVIATION.

ORDINANCE BOOK 39 PAGE 440

Ordinance Book 19 Page 63

P.U.D. OFF. REC. BOOK K PAGE 164

JULINGTON CREEK PLANTATION
MAJOR MODIFICATION TO THE PUD
WRITTEN NARRATIVE

P.U.D. OFF. REC. BOOK K PAGE 165

Julington Creek Plantation PUD is an ongoing development which consists of more than 4,000 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 SR 13 and north of Cunningham Creek. This PUD was last amended in Ordinance 95-54.

The purpose of this proposed amendment is to redistribute dwelling units, and to change a worship site to *other uplands*. Additionally, we are relocating a recreational area. No additional dwelling units, square footages or acreages of commercial are proposed. The only additional acreage is in *other uplands*, which is replacing a worship site.

The attached chart depicts in one set of columns each parcel as it is currently approved in the PUD and another set of columns depicts the proposed changes. In addition, the revised Master Plan attached hereto, depicts these changes on a parcel by parcel basis.

The reason for the requested change is a result of market demand for development of various parcels within the PUD. In addition, in several cases, the residential dwellings are being relocated due to the fact that wetland lines have now been determined and must be accommodated. Additionally, the additional acreage in *other uplands* is to accommodate the pond for the SR 13 widening. We are not requesting to relocate the worship site at this time. Please also be aware that Parcel 84 in its entirety has been relocated near Parcels 20 and 21.

The changes proposed herein do not have any adverse impacts on the approved PUD as a whole.

JULINGTON CREEK PLANTATION
DRI AND PUD
MASTER DEVELOPMENT PLAN
MODIFICATION TABLE
November 21, 1996

P.U.D. OFF. REC.
BOOK K PAGE 166

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

		CURRENTLY APPROVED PUD			PROPOSED MASTER PLAN			
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	DWELLING UNITS	DENSITY DU/AC	NET GAIN (LOS
1	10.0	C						
2	8.0	C						
3	40.0	RS-2	91					
4	20.0	RS-3	34					
5	37.2	RS-3	89					
6	47.8	RS-2	96					
7	25.0	RS-2	32					
8	20.0	RS-2	29					
9	7.0	RS-3	11					
10	26.5	RS-2	56	2.1				
11	6.8	RA						
13	3.0	G						
14	17.3	U						
15	41.7	RS-2	91					
16	25.3	RS-2	53	2.1				
17	29.8	RS-2	63	2.1				
18	2.3	C						
19	5.0	RA						
20	41.1	RS-2	75					
21	18.8	RS-4	53					
22	6.8	RS-4	21					
23	69.9	RS-2	150					
24	29.7	RS-2	55	1.9				
25	21.3	RS-2	46	2.1				
26	44.1	RS-2	84	1.9		80	1.8	-4
27	7.0	RS-2	13	1.9		15	2.1	+2
28	43.3	RS-2	82	1.9		80	1.8	-2
29	16.9	RS-2	32	1.9		30	1.8	-2

Ordinance Book 19 Page 65

ORDINANCE BOOK 39 PAGE 442

		CURRENTLY APPROVED PUD			PROPOSED MASTER PLAN			
ARCEL NO.	ACREAGE	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	DWELLING UNITS	DENSITY DU/AC	NET GAIN (LOSS
30	30.3	RS-2	58	1.9		55	1.8	-3
31	48.2	RS-3	107	2.2				
32	29.4	RS-3	87	2.9				
33	3.4	RA						
34	29.4	RS-3	86	2.9				
35	94.5	RS-3	286			285		-1
35.1	15.1	RS-5	54					
36	19.2	RS-5	110					
37	46.2	RS-2	95					
38	4.0	RS-4	12	3.0	OS	0		-12
40	9.6	W						
40.1	5.7	W						
41	5.5	C						
42	12.0	C						
43	18.4	MF-8	147	8.0	MF-15	240		+93
44	83.3	RS-4	267	3.2	RS-5	295	3.5	+28
45	25.3	S						
46	26.2	CP						
47	7.0	RS-4	7	1.0				
48	41.3	RS-5	121	2.9		117	2.8	-4
50	8.4	RS-3	12	1.4				
51	10.0	RS-4	4	0.4				
52	3.0	RA						
53	110.5	RS-3	276	2.5		220	2.0	-56
54	13.1	C						
55	43.0	RS-4	122	2.8		140	3.3	+18
56	57.7	RS-3	120	2.1		150	2.6	+30
57	20.7	RS-3	52	2.5		48	2.3	-4
58	9.3	MF-8	74	8.0	RS-5	33	3.5	-41
59	35.6	RS-4	100	2.8				
60	21.0	S						
61	1.5	MF-8	12	8.0				
62	6.8	RS-4	26	3.8				
63	18.7	RS-3	47	2.5		40	2.1	-7

		CURRENTLY APPROVED PUD			PROPOSED MASTER PLAN			
PARCEL NO.	ACREAGE	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	DWELLING UNITS	DENSITY DU/AC	NET GAIN (LO
64	78.2	RS-3	196	2.5		185	2.4	-11
65	12.5	MF-8	100	8.0	RS-5	44	3.5	-56
66	44.4	RS-2	75	1.7	RS-3	100	2.3	+25
67	12.3	RS-5	61	5.0				
68	44.7	RS-4	128	2.9				
69	24.3	MF-15	365	15.0				
70	24.3	MF-15	365	15.0				
71	5.0	W						
74	8.0	G						
75	4.6	U						
76	23.9	MF-8	191	8.0	MF-15	191		0
77	6.3	RS-4	20	3.2		0		-20
78	260.7	RS-3	630	2.4		642		+12
79	21.8	CP						
80	17.1	RS-5	81	4.7	MF-15	81		0
81	132.5	RS-2	193	1.5		199	1.5	+6
82	115.9	RS-2	168	1.4		176	1.5	+8
83	26.4	RS-2	45	1.7		46	1.7	+1
84	2.8	RA			Move near Parcel 20 - 21			
85	103.6	RS-3	213	2.2				
86	1.0	C						
87	2.5	RS-5	12	4.8				
88	1.0	RS-2	2	2.0				
89	2.0	RS-3	5	2.5				
90	4.0	RS-4	12	3.0				
91	2.3	W			OS			
TOTALS			6,400			6,400		0

P.U.D. OFF. REC.
BOOK K PAGE 168

JULINGTON CREEK PLANTATION
Exhibit F

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

P.U.D. OFF. REC.
BOOK K PAGE 169

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;

Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 369, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;

Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State Road 13 described as follows: the East ½ of Government Lot 1, less the North 500 feet thereof; and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32; less and except the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, and

JULINGTON CREEK PLANTATION
Exhibit F

that portion of Government Lot 13 lying South of Cunningham Creek.

P.U.D. OFF. REC. BOOK K PAGE 170

Section 33, Township 4 South, Range 27 East

All of Section 33; less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 196, Page 514, Official Record Book 237, Page 199, and Official Record Book 328, Page 644; and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record Book 443, Page 451.

Section 34, Township 4 South, Range 27 East

All of Section 34; less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 309, Page 550.

Section 35, Township 4 South, Range 27 East

All of Section 35 South of Durbin Creek; less and except Racetrack Road, the West ½ of the Southeast 1/4 of the Southeast 1/4, and that certain parcel lying adjacent to and North of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence North 77° 26' 50" West along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence North 20° 50' 50" West, 1546.5 feet; thence South 79° 00' 40" West, 789 feet; thence South 23° 33' 10" West, 373 feet; thence South 27° 56' 50" East, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence South 77° 26' 50" East along said Northerly right-of-way line of Racetrack Road to the Point of Beginning, as recorded in Official Records Book 41, Page 186.

Section 36, Township 4 South; Range 27 East

The South ½ of the Southwest 1/4 of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Records Book 2, Pages 285 and 286.

JULINGTON CREEK PLANTATION
Exhibit F

P.U.D. OFF. REC. BOOK K PAGE 171

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying Westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East ½ of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North ½ the North ½ of the Southeast 1/4, and the North ½ of the Southwest 1/4.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1, less the North 1/2.

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

Section 39; Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcel:

JULINGTON CREEK PLANTATION
Exhibit F

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West, 102.67 feet along said Northerly line of Section 39; thence South 26° 16' 55" West, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a Northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 42 (Rebecca Pengree Grant) lying Westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West along said Southeasterly line of Section 42, 945.12 feet; thence North 26° 16' 55" East, 471.92 feet; thence South 53° 25' 45" East, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence Northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence North 53° 25' 45" West, 471.92 feet; thence North 36° 35' 15" East, 200 feet; thence South 53° 25' 45" East 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a Southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres, more or less.

COPY OF ADVERTISEMENT

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 Sandra D. Oliver who on oath says that she is 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 Public Hearing in the matter of Major Modification in the ____ Court, was published in said newspaper in the issues of Nov 20, 1996

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, Florida, for a period of one year next 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 20 day of Nov, 19 96, by Sandra D. Oliver who is personally known to me or who has produced Personally Known (Type of Identification) as identification.

Zoe Ann Moss
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES AUGUST 22, 1998
CC 302651
(Seal)

(Signature of Notary Public)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

PLANNING & ZONING DEPARTMENT
NOV 21 1996
ST. JOHNS COUNTY FLORIDA

Ordinance Book 18 Page 72

ORDINANCE BOOK 39 PAGE 449

NOTICE OF PUBLIC HEARING ON PROPOSED MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT

Notice is hereby given that a public hearing for Major Modification to Ordinance 93-43, as amended; an Ordinance modifying lands within Planned Development will be heard by the Board of County Commissioners of St. Johns County, Florida, to consider the following: a redistribution of dwelling units on remaining undeveloped areas; change a worship site located on SR#13 to "other uplands"; relocation of recreational area on the following described lands located in St. Johns County, Florida:

JULINGTON CREEK PLANTATION
Exhibit F

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;

Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 369, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;

Less and except the right-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State road 13 described as follows: the East ½ of Government Lot 1, less the North 500 feet thereof; and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32, less and except the Northwest ¼ of the Northwest ¼ of the Northwest ¼; and that portion of Government Lot 13 lying South of Cunningham Creek.

Section 33, Township 4 South, Range 27 East

All of Section 33, less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County, and recorded in Official Record Book 196, Page 514, Official Record Book 237, Page 199, and Official Records 328, Page 644, and [illegible] foot road right-of-[illegible]ed to St. Johns Co[illegible] recorded in Official [illegible] Book 443,

South, Range 27 East.

All of Section 34, less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 309, Page 550.

Section 35, Township 4 South, Range 27 East.

All of Section 39 South of Durbin Creek, less and except Racetrack Road, the West 1/4 of the Southeast 1/4 of the Southeast 1/4 and that certain parcel lying adjacent to and North of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence North 77° 26' 50" West along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence North 20° 50' 50" West 1546.5 feet; thence South 79° 00' 40" West 789 feet; thence South 23° 33' 10" West 373 feet; thence South 27° 56' 50" East 800 feet to the Northerly right-of-way line of said Racetrack Road; thence South 77° 26' 50" East along said Northerly right-of-way line of Racetrack Road to the Point of Beginning, as recorded in Official Records Book 41, Page 186.

Section 36, Township 4 South, Range 27 East.

The South 1/2 of the Southwest 1/4 of Section 36, less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East (James James Donation).

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road, less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Records Book 2, Pages 285 and 286.

Section 54, Township 4 South, Range 27 East (Constance McFee Grant).

All of that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East (Rebecca Pendree Grant).

That portion of Section 57 (Rebecca Pendree Grant) lying Westerly of State Road 13.

Section 2, Township 5 South, Range 27 East.

That portion of Section 2 being the East 1/2 of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East.

That portion of Section 4 being the North 1/2 of the North 1/2 of the Southeast 1/4 and the Northerly 1/2 of the Southwest 1/4 of the Northeast 1/4.

Section 5, Township 5 South, Range 27 East.

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1 lying North of Durbin Creek.

Section 38, Township 5 South, Range 27 East (William Harvey Grant).

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

Section 39, Township 5 South, Range 27 East (Francis P. Fatio Grant).

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek, less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West 102.67 feet along said Northerly line of Section 39; thence South 26° 16' 55" West 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a Northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East (Rebecca Pengree Grant).

That portion of Section 42 (Rebecca Pengree Grant) lying Westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West along said Southeasterly line of Section 42, 945.12 feet; thence North 26° 16' 55" East, 471.92 feet; thence South 53° 25' 45" East, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence Northeasterly along curve being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence North 53° 25' 45" West 471.92 feet; thence North 36° 35' 15" East 200 feet; thence South 53° 25' 45" East 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a Southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and containing 4,150 acres more or less.

Said land being located North and south sides of Race Track Road, south of Durbin and Julington Creeks, on the East side of SR13, north of Cunningham Creek.

That Board of County Commissioners will hear the request on the 10th day of December, 1996 at 1:30 P.M. Said hearing to be held in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida.

The Modification FILE NUMBER Major Modification to Julington Creek Planned Unit Development Ordinance 93-43, is maintained in the Planning Office, County Administration Building, 4020 Lewis Speedway (County Road 16-A), St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
CARL "BUD" MARKEL, CLERK OF COURTS

If a person decides to appeal any decision made by the Board of County Commissioners 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 of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

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, not later than 5 days prior to the date of this meeting.

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.

L625 Nov 20, 1996

PLANNING & ZONING
DEPARTMENT

DEC 19 1996

ST. JOHNS COUNTY
FLORIDA

COPY OF ADVERTISEMENT

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 Sandra D. Oliver who on oath says that she is 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 Continued Hearing in the matter of Jan 14, 1997 1:30 pm

in the _____ Court, was published in said newspaper in the issues of Dec 14, 1996

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, Florida, for a period of one year next 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 16 day of Dec, 19 96, by Sandra D Oliver who is personally known to me or who has produced Personally Known (Type of Identification) as identification.

ZOE ANN MOSS
MY COMMISSION EXPIRES
AUGUST 22, 1997
#CC 302651
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

Zoe Ann Moss
(Signature of Notary Public) (Seal)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

NOTICE OF A CONTINUED PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 14TH DAY OF JANUARY, 1997, AT 1:30 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE FOLLOWING REQUEST, WHICH WAS CONTINUED FROM THE MEETING OF DECEMBER 10, 1996:

Major Modification to Planned Unit Development, redistribution of units within undeveloped areas, redesignation of worship site, relocation of recreation site, changes to accommodate retention pond for widening of SR 13, Julington Creek Plantation Planned Unit Development.

General Location of Property: Julington Creek Plantation off SR 13.

File Number: Julington Creek PUD.

The aforementioned application and supporting documents are maintained in the office of Zoning, County Administration building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing and all parties in interest shall be granted an opportunity to be heard at said public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting 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 the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons. In accordance with the American with Disabilities Act persons needing a special accommodation 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, not later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
CARL "BUD" MARKEL
ITS CLERK
1773 Dec 14, 1996

Ordinance Book 19 Page 74

ORDINANCE BOOK 39 PAGE 451

COPY OF ADVERTISEMENT

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 Sandra D. Oliver who on oath says that she is 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 Hearing

in the matter of Jan 28, 1997 1:30pm

in the _____ Court, was published in said newspaper in the issues of Jan 17, 1997

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, Florida, for a period of one year next 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 17 day of Jan, 19 97, by Sandra D Oliver who is personally known to me or who has produced Perosnally Known (Type of Identification) as identification.

Zoe Ann Moss
(Signature of Notary Public) (Seal)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

ZOE ANN MOSS
NOTARY PUBLIC, STATE OF FLORIDA
#CC 302051

NOTICE OF A CONTINUED PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY FLORIDA

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 28TH DAY OF JANUARY, 1997 AT 1:30 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY, ST. AUGUSTINE, FLORIDA WILL CONSIDER THE FOLLOWING REQUEST WHICH WAS CONTINUED FROM THE MEETING OF JANUARY 14, 1997.

Major Modification to Planned Unit Development, redistribution of units within undeveloped areas, redesignation of worship site, relocation of recreation site, changes to accommodate retention pond for widening of SR13, Julington Creek Plantation Planned Unit Development.

General Location of Property: Julington Creek Plantation off SR13.

File Number: Julington Creek PUD/DRI.

The aforementioned application and supporting documents are maintained in the office of Zoning County Administration Building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing and all parties in interest shall be granted an opportunity to be heard at said public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting 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 the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation 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, not later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND
L004 Jan. 17, 1997

Ordinance Book 19 Page 75

ORDINANCE BOOK 39 PAGE 452

COPY OF ADVERTISEMENT

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 Sandra D. Oliver who on oath says that she is 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 Hearing in the matter of Feb 11, 1997 1:30pm in the ____ Court, was published in said newspaper in the issues of Jan 31, 1997

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, Florida, for a period of one year next 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 31 day of Jan, 19 97, by Sandra D Oliver who is personally known to me or who has produced Personally Known (Type of Identification) as identification.

ZOE ANN MOSS
MY COMMISSION EXPIRES
AUGUST 22, 1997
#CC 302651
Bonded thru Tropic Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Zoe Ann Moss
(Signature of Notary Public) (Seal)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

NOTICE OF A CONTINUED PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 11TH DAY OF FEBRUARY, 1997 AT 1:30 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY, ST. AUGUSTINE, FLORIDA WILL CONSIDER THE FOLLOWING REQUEST, WHICH WAS CONTINUED FROM THE MEETING OF JANUARY 28, 1997.

Major Modification to Planned Unit Development, redistribution of units within undeveloped parcels, redesignation of worship site, relocation of recreation site, changes to accommodate retention pond, for widening of SR 13, Julington Creek Plantation Unit 1 Development.

General location of Property: Julington Creek Plantation/SR #13.

File Number: Julington Creek PUD/DRI 4-96.

The aforementioned application and supporting documents are maintained in the office of Zoning, County Administration Building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing and all parties in interest shall be granted an opportunity to be heard at said public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting 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 the appeal is to be based.

Notice to persons needing special accommodations and to all hearing impaired persons in accordance with the American with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Haisley, ADA Coordinator (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway St. Augustine, Florida 32095, not later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
s/ CHERYL STRICKLAND
L121 Jan. 31, 1997

P.U.D. OFF. REC. BOOK I PAGE 298

ORDINANCE 95-54

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO ORDINANCE 93-43, WHICH IS THE ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT, IDENTIFIED IN SAID ORDINANCE AS THE JULINGTON CREEK PLANTATION PUD, PROVIDING A SAVINGS CLAUSE; PROVIDING FINDINGS OF FACT; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to a request by Atlantic Gulf Communities for a Major Modification to PUD Ordinance 93-43, said Ordinance is hereby modified as hereinafter described.

SECTION 2. The property included in the requested modification is described on the legal attached hereto as Exhibit F.

SECTION 3. The Major Modification is hereby approved in accordance with the terms of the application dated July 18, 1995, submitted by England-Thims and Miller, Inc., the authorized agent for Atlantic Gulf Communities, and all exhibits attached to the said application which are incorporated herein by reference.

SECTION 4. The Major Modification as approved amends Ordinance 93-43 as follows:

1. The Written Narrative, as modified, as Exhibit D.
2. The Master Development Plan Modification Table, as Exhibit E.
3. The Master Development Plan, Map H, as Exhibit A.
4. The Master Development Phasing Plan, Map H-1, as Exhibit B.
5. The Master Phasing Schedule, Table 12B.a, as Exhibit C.

All other attachments and provisions of the PUD remain as previously approved.

SECTION 5. The need and justification for approval of the Major Modification has been considered in accordance with the Zoning Code and the St. Johns County Comprehensive Plan, whereby it is found that the:

In a Rot: K Lewis, min. & Rec. Remain in P.U.D.

1. The requested modification has been fully considered after public hearing pursuant to legal notice duly published as required by Law and the St. Johns County Zoning Ordinance.

2. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on August 17, 1995.

3. The Major Modification is consistent with the development trend of the surrounding area and is compatible with the desired future development of the area.

4. The requested modification is consistent with St. Johns County Comprehensive Plan.

5. The proposed PUD modification does not affect adversely the orderly development of St. Johns County as embodies in this Zoning Ordinance and in any Comprehensive Plan or portion thereof adopted by the St. Johns County of County Commissioners.

6. The proposed PUD modification will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or general neighborhood.

SECTION 6. SAVINGS CLAUSE

(a) ~~Except to the extent that they conflict with specific provisions of the~~ approved development plan or PUD Ordinance, all building codes, zoning ordinance, and other land use and development regulations or St. Johns County, including, without limitation, any Concurrency Management Ordinances, and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in the Ordinance or the incorporated PUD narrative.

(b) Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (i) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida Law or that may be provided in any such

future building code, zoning ordinance, or other land use and development regulations; or (ii) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time or issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's rights to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

SECTION 7. BERT HARRIS STATEMENT

In the event a request for relief under the Bert J. harris, Jr., Private Property Protection Act (Florida 1995) is timely file against St. Johns County based in whole or in part on the County's enactment of this Ordinance and such request for relief ultimately proceeds to or results in a final (all available appeals having been taken or waived) court order, opinion or judgement that adversely affects the County or that modifies this Ordinance, this Ordinance may be further modified by the St. Johns County Board of County Commissioners to the minimum extent necessary to alleviate or remedy the inordinate burden to real property that the final judgement, order or opinion determines was created by the Ordinance . Such modifications if made, shall comply with or mirror the court, opinion or judgement to the extent such modifications are set out, described, or implied in or by such court order, opinion, or judgement. The owner's reliance or use of this Ordinance to the benefit of the owner shall constitute the owner's waiver of all claims of the owner against St. Johns County that may be based in whole or in part on such modifications.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 24th day of October, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Barbara L. Ward
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Rosemary Lewis
Deputy Clerk

Effective Date: November 6, 1995

EXHIBIT C – TABLE 1281.a
JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1994 – 1998	PHASE II* 1999 – 2009	PHASE II* 2000-2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (d/u)	3,888.2	136	2,488	2,488	2,648
MULTI-FAMILY (d/u)	194.8	0	388	388	1,554
TOTAL	2,387.2	136	2,344	2,876	4,188
COMMERCIAL (s)					
COMMERCIAL	-	100,000	50,000	150,000	200,000
OFFICE	-	0	25,000	25,000	25,000
TOTAL	51.0	100,000	75,000	275,000	225,000
INSTITUTIONAL (ac)					
HOSPITAL SITE	20.0	0.0	17.0	0	
UTILITIES	21.0	21.0	0	0	
GOVERNMENT SITE	5.0	0	0	0	
SCHOOLS	40.0	0	0	0	
RIGHT-OF-WAYS	144.2	0	0	0	
TOTAL	230.0	0	0	0	
RECREATIONAL/WETLAND/ NATURAL AREAS/ OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	66.1	12.0	36.1	0	
RECREATION AREAS (PRIVATE)	21.0	0	14.0	7.0	
OTHER UPLANDS	21.2	0	21.2	0	
GOLF COURSE	194.0	122.0	72.0	0	
WETLANDS/NATURAL AREAS	1,216.7	1,216.7	0	0	
TOTAL	1,519.0	0	0	0	
TOTAL ACREAGE	4,136.0	0	0	0	

NOTES

1. PHASE I – 1991 – 12/31/98.
2. PHASE II – 12/14/98 – 12/15/2009.
3. OFFICE DEVELOPMENT INCORPORATED WITHIN COMMERCIAL SITES.
4. 69 UNITS IN PARCELS 3, 5 AND 33 SHOWN IN PHASE I ON THE MASTER PHASING PLAN, EXHIBIT B WILL BE CONSTRUCTED IN PHASE II.
5. THE MAXIMUM AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE I/II THROUGH 1999 IS THE AMOUNT OF DEVELOPMENT ALLOCATED FOR PHASE I, AS STIPULATED IN SECTION 5 OF THE RESTATED DEVELOPMENT ORDER.
6. GOVERNMENT AND SCHOOL SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE I/II.
7. THE UPLAND ACREAGE SHOWN HEREON IS BASED UPON AN AERIAL INTERPRETATION OF THE JURISDICTIONAL WETLAND BOUNDARIES. ONCE A FINAL DETERMINATION OF THE LIMITS OF THE JURISDICTIONAL WETLAND IS ESTABLISHED BY THE APPROPRIATE ENVIRONMENTAL AGENCY, THE ACTUAL ACREAGE AND CORRESPONDING NUMBER OF DWELLING UNITS MAY BE MODIFIED ACCORDINGLY WITHIN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE. THE TOTAL NUMBER OF RESIDENTIAL UNITS, SQUARE FOOTAGE DESIGNATED FOR COMMERCIAL AND OTHER LAND USES BY ACRES, SHALL NOT EXCEED THE MAXIMUM LIMITS SET FORTH IN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE AS SHOWN HEREIN. THE DENSITIES OF DWELLING UNITS BY ACRES SHALL BE CONSISTENT WITH THE MASTER DEVELOPMENT PLAN. THE DETERMINATION OF WETLAND BOUNDARIES WILL NOT PERMIT INCREASED CUMULATIVE IMPACT OF ANY LAND USE NOT SET FORTH IN THE MASTER PHASING SCHEDULE SHOWN HEREON. ANY CHANGES TO THE WETLAND LIMITS AS A RESULT OF WETLAND PERMITTING REQUIREMENTS, SHALL BE SUBMITTED PURSUANT TO 380.06(19) F.S. AND PROVIDED NOT TO BE A SUBSTANTIAL DEVIATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 1000 ft.

P.U.D. BOOK 1 OFF. REC. PAGE 301

ATLANTIC GULF COMMUNITIES

Ordinance Book 16 Page 167

LEGEND

- RS-2 Single Family RS-2 (60' Min./10,000 S.F. Min.)
- RS-3 Single Family RS-3 (70' Min./7,000 S.F. Min.)
- RS-4 Single Family RS-4 (60' Min./5,000 S.F. Min.)
- RS-6 Single Family RS-6 (45' Min./3,900 S.F. Min.)
- MF-6 Multi-Family MF-6
- MF-10 Multi-Family MF-10
- C Commercial
- O Office
- W Worship Center
- G Government
- S School
- U Utility
- GC/OS Golf Course/ Open Space
- R/OS Recreation Areas/ Open Space
- CP Community Park/ Open Space
- OU/OS Other Uplands/ Open Space
- W/OS Wetlands/Nat. Areas/ Open Space

GUT PARCEL
SCHOOL GUT PARCEL
PRIMARY AND SECONDARY CONSERVATION AREA FOR EXISTING EAGLE'S NEST (APPROXIMATE LOCATION).

JULINGTON CREEK PLANTATION

ST. JOHNS COUNTY, FLORIDA

EXHIBIT A
MAP H

PUD MASTER DEVELOPMENT PLAN

DATE: 3-15-95
REVISION DATE: 7-18-95
AS AMENDED BY ORDINANCE 95-_____

PUD MASTER DEVELOPMENT PLAN
JULINGTON CREEK PLANTATION
ATLANTIC GULF COMMUNITIES
ST. JOHN COUNTY, FLORIDA

England-Thims & Miller Inc
Consulting & Design Engineers
3620 St. Johns Bluff Road South
Jacksonville, Florida 32224
Phone Number (904) 645-2990 Fax Number (904) 646-9485

1 OF 2

EXHIBIT C - TABLE 12B.(c)
JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1994 - 1998	PHASE II 1999 - 2003	PHASE III 2004-2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (d.u.)	2,000.0	750	1,500	1,000	3,250
MULTI-FAMILY (d.u.)	194.0	0	300	300	1,000
TOTAL	2,387.2	750	1,500	1,300	4,250
COMMERCIAL (s.f.)					
COMMERCIAL	-	100,000	100,000	175,000	375,000
OFFICE	-	0	75,000	150,000	225,000
TOTAL	31.1	100,000	175,000	325,000	600,000
INSTITUTIONAL (ac)					
HOSPITAL SITE	20.0	0.0	17.0	0	0
UTILITIES	31.0	31.0	0	0	0
GOVERNMENT SITE	0.0	0	0	0	0
SCHOOLS	0.0	0	0	0	0
RIGHTS-OF-WAYS	314.2	0	0	0	0
TOTAL	365.2	0	0	0	0
RECREATIONAL/WETLANDS/ NATURAL AREAS/ OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	66.1	12.0	34.1	0	
RECREATION AREAS (PRIVATE)	21.0	0	14.0	7.0	
OTHER OPEN AREAS	11.2	0	11.2	0	
GOLF COURSE	116.5	100.0	72.0	0	
WETLANDS/NATURAL AREAS	1,210.7	1,210.7	0	0	
TOTAL	1,444.0	0	0	0	
TOTAL ACREAGE	2,194.0	0	0	0	

NOTES

1. PHASE I - 1994 - 12/31/98.
2. PHASE II - 12/31/98 - 12/31/2009.
3. OFFICE DEVELOPMENT INCORPORATED WITHIN COMMERCIAL SITES.
4. 68 UNITS IN PARCELS 3, 8 AND 37 SHOWN IN PHASE I ON THE MASTER PHASING PLAN, EXHIBIT B WILL BE CONSTRUCTED IN PHASE II.
5. THE MAXIMUM AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE I/II THROUGH 1998 IS THE AMOUNT OF DEVELOPMENT ALLOCATED FOR PHASE II, AS STIPULATED IN SECTION 3 OF THE RESTATED DEVELOPMENT ORDER.
6. GOVERNMENT AND SCHOOL SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE I/II.
7. THE UPLAND ACREAGE SHOWN HEREIN IS BASED UPON AN AERIAL INTERPRETATION OF THE JURISDICTIONAL WETLAND BOUNDARIES. ONCE A FINAL DETERMINATION OF THE LIMITS OF THE JURISDICTIONAL WETLANDS IS ESTABLISHED BY THE APPROPRIATE ENVIRONMENTAL AGENCY, THE ACTUAL ACREAGE AND CORRESPONDING NUMBER OF DWELLING UNITS MAY BE MODIFIED ACCORDINGLY WITHIN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE. THE TOTAL NUMBER OF RESIDENTIAL UNITS, SQUARE FOOTAGE DESIGNATED FOR COMMERCIAL AND OTHER LAND USES BY ACRES, SHALL NOT EXCEED THE MAXIMUM LIMITS SET FORTH IN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE AS SHOWN HEREIN. THE DENSITIES OF DWELLING UNITS BY ACRES SHALL BE CONSISTENT WITH THE MASTER DEVELOPMENT PLAN. THE DETERMINATION OF WETLAND BOUNDARIES WILL NOT PERMIT INCREASED CUMULATIVE IMPACT OF ANY LAND USE SET FORTH IN THE MASTER PHASING SCHEDULE SHOWN HEREIN. ANY CHANGES TO THE WETLAND LIMITS AS A RESULT OF WETLAND PERMITTING REQUIREMENTS, SHALL BE SUBMITTED PURSUANT TO 380.06(19) F.S. AND PRESUMED NOT TO BE A SUBSTANTIAL DEVIATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 2000 ft.

ATLANTIC GULF COMMUNITIES

Ordinance Book 16 Page 168

P.U.D. OFF. REC. BOOK 1 PAGE 302

LEGEND

- RS-1 Single Family RS-1 (80' Min./10,000 S.F. Min.)
- RS-2 Single Family RS-2 (70' Min./7,000 S.F. Min.)
- RS-4 Single Family RS-4 (60' Min./5,000 S.F. Min.)
- RS-6 Single Family RS-6 (40' Min./3,600 S.F. Min.)
- MF-6 Multi-Family MF-6
- MF-15 Multi-Family MF-15
- C Commercial
- O Office
- W Worship Center
- G Government
- S School
- U Utility
- Golf Course/ Open Space
- Recreation Areas/ Open Space
- CP Community Park/ Open Space
- Other Uplands/ Open Space
- Wetlands/Nat. Areas/ Open Space

PHASING LEGEND

- PHASE I
- PHASE II
- PHASE I/II
- PHASE III

OUT PARCEL
SCHOOL OUT PARCEL
PRIMARY AND SECONDARY CONSERVATION AREA FOR EXISTING EAGLE'S NEST (APPROXIMATE LOCATION).

JULINGTON CREEK PLANTATION

ST. JOHNS COUNTY, FLORIDA

EXHIBIT B
MAP H-1

PUD PHASING MAP

DATE: 3-15-95
REVISION DATE: 7-18-95
AS AMENDED BY ORDINANCE 95-_____

Clyde-Thims & Miller Inc.
Consulting & Design Engineers

PUD PLAN MAP
JULINGTON CREEK PLANTATION

ORDINANCE BOOK 39 PAGE 458

2 OF

EXHIBIT C – TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE
AS AMENDED BY ORDINANCE 95-_____

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 – 1990	PHASE II[15] 1991 – 1999	PHASE III[2] 2000–2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	2,223.1	[4]126	2,001	3,019	5,148
MULTI-FAMILY (du's)	114.2	0	295	959	1,254
TOTAL	2,337.3	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	22.6	5.0	17.6	0	
UTILITIES	21.9	21.9	0	0	
GOVERNMENT SITE	[6]11.0	–	–	–	
SCHOOLS	[6]46.3	–	–	–	
RIGHT-OF-WAYS	[6]164.2	–	–	–	
TOTAL	266.0	–	–	–	
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	11.2	0	11.2	0	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,218.7	1,218.7	0	0	
TOTAL	1,494.8	–	–	–	
TOTAL ACREAGE	4,150.0	–	–	–	

P.U.D. OFF. REC. BOOK 4 PAGE 303

Ordinance Book 16 Page 169

ORDINANCE BOOK 39 PAGE 159

EXHIBIT D
JULINGTON CREEK PLANTATION
MAJOR MODIFICATION TO THE PUD
WRITTEN NARRATIVE

P.U.D. OFF. REC. BOOK I PAGE 304

Julington Creek Plantation PUD is an ongoing development which consists of more than 4,000 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 SR 13 and north of Cunningham Creek. This PUD was last amended in Ord. 93-43.

The purpose of this proposed amendment is to redistribute dwelling units and commercial acreage among several parcels of land, as well as add 9.6 acres of worship center to the approved Master Plan. No additional dwelling units, square footages or acreages of commercial are proposed. The only addition in acreage is to the worship center which is replacing residential acreages.

The attached chart depicts in one set of columns each parcel as it is currently approved in the PUD and another set of columns depicts the proposed changes. In addition, the revised Master Plan also attached hereto, depicts these changes on a parcel by parcel basis. The changes are reflected by the bold type.

We have filed an NOPC with the Department of Community Affairs in order to reflect these changes within the approved DRI.

The reason for the requested change is a result of market demand for development of various parcels within the overall PUD. In addition, in several cases, the residential dwellings are being relocated due to the fact that wetland lines have been altered to accommodate a different number of dwellings, the area in which they are currently approved to be developed has been platted for a lesser number, or another land use is being proposed for the parcel and the numbers of dwellings must be relocated.

The changes proposed herein do not have any adverse impacts on the approved PUD as a whole.

In addition, with this modification to the Julington Creek PUD, we would like to change the criteria for the RS-4 classification for residential lots, specifically regarding the side yard setbacks.

RS-4
Minimum lot width: 60ft
Minimum lot area: 6,000 ft.
Maximum lot coverage: 35%
Maximum height of structures:35 feet

Yard Requirements:
Front: 25 feet
Side: 5 feet
Rear: 10 feet

EXHIBIT E
JULINGTON CREEK PLANTATION
DRI AND PUD
MASTER DEVELOPMENT PLAN
MODIFICATION TABLE
REVISED 7-18-95

P.U.D. OFF. REC.
BOOK 1 PAGE 305

	CURRENTLY APPROVED PUD				PROPOSED PUD MODIFICATION				
PARCEL NO.	ZONING	DWELLING UNITS	ACREAGE +/-	DENSITY DU/AC	ZONING	DWELLING UNITS	ACREAGE +/-	DENSITY DU/AC	NET GAIN (LOSS)
1	C		10.00						
2	C		8.0						
3	RS-2	91	40.0	2.3					
4	RS-3	34	20.0	1.7					
5	RS-2	89	37.2	2.4					
6	RS-2	96	47.8	2.0					
7	RS-2	32	25.0	1.3					
8	RS-2	29	20.0	1.5					
9	RS-3	11	7.0	1.6					
10	RS-2	56	26.5	2.1					
11	RA								
12									
13	G		3.0						
14	U		17.3						
15	RS-2	91	41.7	2.2					
16	RS-2	53	25.3	2.1					
17	RS-2	63	29.8	2.1					
18	C		1.7				2.3		
19	RA								
20	RS-2	75	41.1	1.8					
21	RS-2	39	18.8	2.1	RS-4	53		2.8	+14
22	RS-2	14	6.8	2.1	RS-4	21		3.1	+7
23	RS-2	153	69.9	2.1		150		2.1	(-3)
24	RS-2	62	29.7	2.1					
25	RS-2	45	21.3	2.1					
26	RS-2	75	44.1	2.1		84		1.9	+9
27	RS-2	12	7.0	1.7		13		1.9	+1
28	RS-2	74	43.3	1.7		82		1.9	+8
29	RS-2	29	16.9	1.7		32		1.9	+3
30	RS-2	52	30.3	1.7		58		1.9	+6
31	RS-3	121	48.2	2.5					

	CURRENTLY APPROVED PUD				PROPOSED PUD MODIFICATION				
PARCEL NO.	ZONING	DWELLING UNITS	ACREAGE ±	DENSITY DU/AC	ZONING	DWELLING UNITS	ACREAGE	DENSITY DU/AC	NET GAIN (LOSS)
32	RS-3	74	29.4	2.5					
33	RA								
34	RS-3	74	29.4	2.5					
35	RS-3	312	109.6	2.5		286	94.5	2.8	(-26)
35.1					RS-5	54	15.1	3.6	+54
36	RS-5	110	19.2	5.7					
37	RS-2	95	46.2	2.1					
38	RS-4	12	4.0	3.0					
39									
40	MF-8	77	9.6	8	W	0	9.6		(-77)
40.1	W		5.7						
41	C		4.1				5.5		
42	C		14.0				12.0		
43	MF-8	147	18.4	8					
44	RS-4	193	60.4	3.2		267	83.3	3.2	+74
45	S		25.3						
46	CP		26.2						
47	RS-3	66	22.9	2.9	RS-4	22	7.0	3.2	(-44)
48	RS-3	103	41.3	2.5		90		2.2	(-13)
49									
50	RS-3	21	8.4	2.5					
51	RS-4	32	10.0	3.2					
52	RA								
53	RS-3	276	110.5	2.5					
54	C		13.1						
55	RS-4	122	43.0	2.8					
56	RS-3	120	57.7	2.1					
57	RS-3	52	20.7	2.5					
58	MF-8	74	9.3	8					
59	RS-4	100	35.6	3.1					
60	S		21.0						
61	MF-8	12	1.5	8					
62	RS-4	26	6.8	3.8					
63	RS-3	47	18.7	2.5					
64	RS-3	196	78.2	2.5					
65		100	12.5	8					

P.U.D. OFF. REC. BOOK I PAGE 306

ORDINANCE BOOK 39 PAGE 462 — 16 — Ordinance Book — p. 72

	CURRENTLY APPROVED PUD				PROPOSED PUD MODIFICATION				
PARCEL NO.	ZONING	DWELLING UNITS	ACREAGE ±	DENSITY DU/AC	ZONING	DWELLING UNITS	ACREAGE	DENSITY DU/AC	NET GAIN (LOSS)
66	RS-2	75	44.4	1.7					
67	RS-5	61	12.3	5					
68	RS-4	94	28.0	3.4		128	37.7	3.4	+34
69	MF-15	438	33.5	13		365	24.3	15	(-73)
70	MF-15	387	31.8	12.2		365	24.3	15	(-22)
71	W		5.0						
72									
73									
74	G		8.0						
75	U		4.6						
76	RS-5	110	23.9	4.6	MF-8	191	23.9	8	+81
77	RS-4	20	6.3	3.2					
78	RS-3	708	260.7	2.7					
79	CP		21.8						
80	RS-5	81	17.1	4.7					
81	RS-2	172	132.5	1.3		126		0.9	(-46)
82	RS-2	70	115.9	0.6		129		1.1	+59
83	RS-2	16	26.4	0.6		45		1.7	+29
84	RA								
85	RS-3	300	103.6	2.9		225		2.2	(-75)
86	C		1.0						
87	RS-5	12	2.5	4.8					
88	RS-2	2	1.0	2.0					
89	RS-3	5	2.0	2.5					
90	RS-4	12	4.0	3.0					
91	W		2.3						
RIGHTS-OF-WAY			164.2						
TOTALS		6,400	2703.2		TOTALS	6,400	2703.2		0

P.U.D. OFF. REC. BOOK 1 PAGE 307

Ordinance Book 16 Page 173

ORDINANCE BOOK 39 PAGE 463

JULINGTON CREEK PLANTATION
LAND USE ACREAGE SUMMARY
DRI AND PUD

P.U.D. OFF. REC. BOOK I PAGE 308

	CURRENTLY APPROVED PUD	PROPOSED PUD MODIFICATION
RESIDENTIAL	**2,346.9**	**2,337.3**
Single Family	2,230.3	2,223.1
Multi Family	116.6	114.2
COMMERCIAL/OFFICE	**51.9**	**51.9**
INSTITUTIONAL	**256.4**	**266.0**
Worship Center	13.0	22.6
Government	11.0	11.0
Schools	46.3	46.3
Utilities	21.9	21.9
Rights-of-Way	164.2	164.2
RECREATIONAL/OPEN SPACE	**1,494.8**	**1,494.8**
Wetlands/Natural Areas	1,218.7	1,218.7
Community Parks (Public)	48.4	48.4
Recreation Areas (Private)	21.0	21.0
Other Uplands	11.2	11.2
Golf Course	195.5	195.5
TOTAL ACREAGE	**4,150.0**	**4,150.0**

P.U.D. OFF. REC.
BOOK I PAGE 309

JULINGTON CREEK PLANTATION
Exhibit F

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;

Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 369, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;

Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State Road 13 described as follows: the East ½ of Government Lot 1, less the North 500 feet thereof; and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32; less and except the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, and that portion of Government Lot 13 lying South of Cunningham Creek.

JULINGTON CREEK PLANTATION
Exhibit F

P.U.D. OFF. REC. BOOK 1 PAGE 310

Section 33, Township 4 South, Range 27 East

All of Section 33; less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 196, Page 514, Official Record Book 237, Page 199, and Official Record Book 328, Page 644; and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record Book 443, Page 451.

Section 34, Township 4 South, Range 27 East

All of Section 34; less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 309, Page 550.

Section 35, Township 4 South, Range 27 East

All of Section 35 South of Durbin Creek; less and except Racetrack Road, the West ½ of the Southeast 1/4 of the Southeast 1/4, and that certain parcel lying adjacent to and North of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence North 77° 26' 50" West along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence North 20° 50' 50" West, 1546.5 feet; thence South 79° 00' 40" West, 789 feet; thence South 23° 33' 10" West, 373 feet; thence South 27° 56' 50" East, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence South 77° 26' 50" East along said Northerly right-of-way line of Racetrack Road to the Point of Beginning, as recorded in Official Records Book 41, Page 186.

Section 36, Township 4 South, Range 27 East

The South ½ of the Southwest 1/4 of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Records Book 2, Pages 285 and 286.

JULINGTON CREEK PLANTATION
Exhibit F

P.U.D. OFF. REC. BOOK I PAGE 311

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying Westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East ½ of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North ½ the North ½ of the Southeast 1/4, and the North ½ of the Southwest 1/4.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1, less the North 1/2.

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

Section 39; Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West, 102.67 feet along said

JULINGTON CREEK PLANTATION
Exhibit F

P.U.D. OFF. REC. BOOK I PAGE 312

Northerly line of Section 39; thence South 26° 16' 55" West, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a Northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 42 (Rebecca Pengree Grant) lying Westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10' 48" West along said Southeasterly line of Section 42, 945.12 feet; thence North 26° 16' 55" East, 471.92 feet; thence South 53° 25' 45" East, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence Northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence North 53° 25' 45" West, 471.92 feet; thence North 36° 35' 15" East, 200 feet; thence South 53° 25' 45" East 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a Southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres, more or less.

St. Johns County
Planning & Zoning Department
4020 Lewis Speedway
St. Augustine, Florida 32095
(904) 823-2470

P.U.D. OFF. REC. BOOK I PAGE 313

APPLICATION FOR ZONING HEARING

File No. major mod R-PUD-93-006 Receipt No. 95-009638 Date July 18, 1995

1. Applicant Name: Atlantic Gulf Communities Corp. Telephone: (904) 287-4180
   Street Address: 1111 Durbin Creek Blvd. City: Jacksonville, FL 32259
2. Owner of Property: Same Telephone:
   Street Address: City:
3. Legal Description of Property: See attached legal
   Size of Property: 4150± acres
4. Address of Property: 1111 Durbin Creek Blvd.
5. Engineering Department Comments*:
6. Jurisdictional Wetlands Map: Required Not Required By:
7. Concurrency Determination**: Vested Required (File No:) X Not Required
8. Current Zoning Classification: PUD 93-43
9. Present Use of Property: Mixed uses, as approved in 93-43
10. Comprehensive Plan Designation: DRI
11. Requested Change: See attached written narrative & exhibits
12. Reason Change is Requested: See attached written narrative & exhibits
13. Statement of facts supporting requested change:
    See attached written narrative & exhibits
14. Attach the following to this application:
    a. List of adjacent property owners within 300 feet showing name, address and brief form legal description from current tax rolls; Address one long envelope to each person on the list, no return address needed, but proper postage on each;
    b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
    c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): Susan E. Green, Director of Planning, ETM

Signature(s): Susan E. Green

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Susan E. Green, Director of Planning Telephone: (904) 642-8990

Mailing Address: England, Thims & Miller, Inc., 3131 St. Johns Bluff Rd. S., Jacksonville, FL 32246

* Engineering Department review is necessary before application is complete.

**If concurrency is required, request application form prior to filing this application; concurrency application must be deemed "complete" before this application is processed

ORDINANCE BOOK 39 PAGE 469 Ordinance Book 16 Page 179

OWNER'S AUTHORIZATION
FOR AGENT

P.U.D. OFF. REC.
BOOK I PAGE 314

England, Thims & Miller, Inc. is hereby authorized to act on behalf of Atlantic Gulf Communities Corp., owner(s) of the property described in the foregoing application, and as described in attached deed or other proof of ownership, in applying to St. Johns County, Florida, for a Zoning Hearing: ☒ Rezoning ☐ Variance ☐ Exception ☐ Other

and in making representations to St. Johns County related to the application. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

By: _____
Signature of Owner(s)

_____
Signature of Owner(s)

J. Thomas Gillette III
Print Name(s) as Signed Above

1111 Durbin Creek Blvd
Address

Jacksonville FL 32259

904-287-4180
Telephone Number

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA
95 NOV 20 PM 2:32
Carl "Bud" Markel
CLERK OF CIRCUIT COURT

State of Florida

County of St. Johns

Signed and sworn to before me on the 9th day of June, 1995, by J. Thomas Gillette III.

Identification Presented: Personally Known
Oath taken: ____ Yes ✓ No

(Seal) NOTARY PUBLIC STATE OF FLORIDA
SHARON HUDSON
My Comm. Exp. 12-11-95
Bonded By Service Ins. Co.

Sharon Hudson
Notary Signature

My commission expires: 12-11-95

ORDINANCE BOOK 39 PAGE 470
Ordinance Book 16 Page 18

FORM 904

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 _____

Julia Meeks who on oath says that she is

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 Application

in the matter of North & South side of RAceTrack Rd./R-PUD-96-006

in the Circuit Court, was published in said newspaper in the

issues of Sept. 7, 1995

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 her 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, Florida, for a period of one year next 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 7th day of Sept., 19 95,

by Julia Meeks who is personally

known to me or who has produced personally known as

(Type of Identification)

identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

ZOE ANN MOSS
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES AUGUST 22, 199
#CC 302651
Bonded thru Tain-Insurance
(Seal)

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT A MAJOR MODIFICATION TO PUD Ordinance 93-43 [illegible] ordinance rezoning lands to Planned Unit Development known as Julington Creek Plantation WILL BE HEARD BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THE 10TH DAY OF OCTOBER, 1995 AT 1:30 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY, ST. AUGUSTINE, FLORIDA.

THE FOLLOWING MAJOR MODIFICATION WILL BE CONSIDERED: redistribution of dwelling units and commercial acreage; add 9.6 acres of worship center, with no additional dwelling units, with the worship center replacing residential acreages. Also a change in the criteria for the RS-4 residential classification lots ON LANDS DESCRIBED AS FOLLOWS:

JULINGTON CREEK PLANTATION
Exhibit F

all that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James donations), 54 (Constance McFee Grant), 52 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East
All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South Range 27 East
All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;
Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 369, Page 550.

Section 28, Township 4 South, Range 27 East
All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East
All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;
Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East
All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East
All of Section 31 lying East of State Road 13 described as follows: the East ½ of Government Lot 1, less the North 500 feet thereof, and Government Lot 8.

Section 32, Township 4 South, Range 27 East
All of Section 32 less and except the Northwest ¼ of the Northwest ¼ of the Northwest ¼, and that portion of Government Lot 13 lying South of Cunningham Creek.

Section 33, Township 4 South, Range 27 East

Ordinance Book 16 Page 181

ORDINANCE BOOK 39 PAGE 471

All of Section 33; less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 196, Page 514, Official Record Book 237, Page 199, and Official Record Book 328, Page 644; and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record book 443, Page 451;

Section 34, Township 4 South, Range 27 East.

All of Section 34; less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 309, Page 550.

Section 35, Township 4 South, Range 27 East

All of Section 35 South of Durbin Creek, less and except Racetrack Road, the West ½ of the Southeast ¼ of the Southeast ¼, and that certain parcel lying adjacent to and North of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence North 77° 26' 50" West along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence North 20° 50'50" West, 1546.5 feet; thence South 77° 00'40" West, 789 feet; thence South 23° 33' 10" West, 373 feet; thence South 27° 56'50" East, 800 feet to the Northerly right-of-way line of said Race Track Road; thence South 77° 26' 50" East along said Northerly right-of-way line of Racetrack Road to the Point of Beginning, as recorded in Official Records Book 41, Page 186.

Section 36, Township 4 South, Range 27 East.

The South ½ of the Southwest ¼ of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East (James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belong to James Higginbotham as recorded in Official Records Book 2, Pages 285 and 286.

Section 54, Township 4 South, Range 27 East (Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East (Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying Westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East ½ of the Northwest ¼ of the Northeast ¼.

Section 4, Township 5 South, Range 27 East

(1) That portion of Section 4 being the North ½, the North ½ of the Southeast ¼, and the North ½ of the Southwest ¼.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast ¼ of the Southeast ¼ and Government Lot 1, less the North ½ Section 38, Township 5 South, Range 27 East (William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

Section 39, Township 5 South, Range 27 East (Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10'48" West, 102.67 feet along said Northerly line of Section 39; thence South 26° 16'55" West, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a Northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East (Rebecca Pengree Grant)

That portion of Section 42 (Rebecca Pengree Grant) lying Westerly of State Road 13, less and except the following parcels:

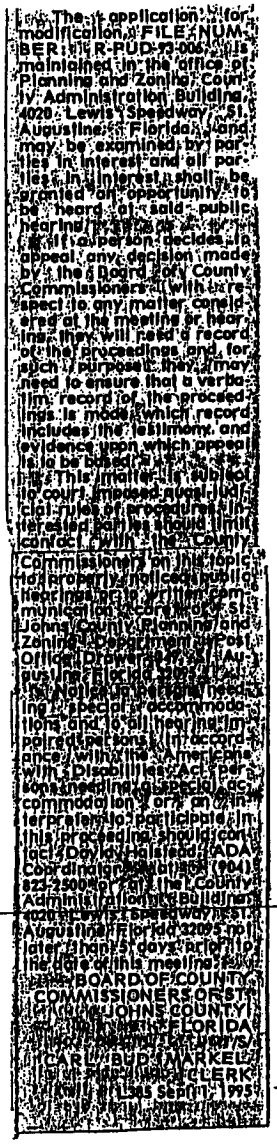
1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence North 40° 10'48" West along said Southeasterly line of Section 42, 945.12 feet; thence North 26° 16'55" East, 471.92 feet; thence South 53°25'45" East, 100.00 feet to the Westerly right-of-way line of State Road 13; said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning, said curve being the Westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence Northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence North 53° 25'45" West, 471.92 feet; thence North 36° 35'15" East, 200 feet; thence South 53° 25'45" East 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a Southwesterly direction, 212.83 feet to the Point of Beginning.

All Official records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres, more or less.

WHICH ARE LOCATED, north and south sides of Race Track Road, south of Durbin and Julington Creeks, and on east side of State Road 13 and North of Cunningham Creek.



The application for modification, FILE NUMBER: R-PUD-93-006, is maintained in the office of Planning and Zoning, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by parties in interest and all parties in interest shall be granted an opportunity to be heard at said public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, they will need a record of the proceedings and, for such purpose, they 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 on this topic to property noticed public hearings or to written communication. Care of St. Johns County Planning and Zoning Department, Post Office Drawer 349, St. Augustine, Florida 32095.

Notice to persons needing special accommodations and to all hearing impaired persons. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact Davidy Halstead, ADA Coordinator, Nat'l (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095 not later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

/S/ CARL BUD MARKEL, CLERK

L385 Sept 1, 1995

COPY OF ADVERTISEMENT

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 _____

Julia Meeks who on oath says that she is

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 Public Hearing

in the matter of ~~93-43 on 10-24 @1:30 Julington Creek~~

_____

in the _____ Court, was published in said newspaper in the

issues of Oct 6, 1995

_____

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 her 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, Florida, for a period of one year next 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 6th day of Oct, 19 95,

by Julia Meeks who is personally

known to me or who has produced personally known as

(Type of Identification)

identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

ZOE ANN MOSS
MY COMMISSION EXPIRES
AUGUST 22, 1997
#CC 302651
Bonded thru Insurance
NOTARY PUBLIC, STATE OF FLORIDA
(Seal)

NOTICE OF A CONTINUED PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 24TH DAY OF OCTOBER, 1995 AT 1:30 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY, ST. AUGUSTINE, FLORIDA WILL CONSIDER THE FOLLOWING REQUEST, WHICH WAS CONTINUED FROM THE MEETING OF OCTOBER 10, 1995:

A Major Modification to Planned Unit Development Ordinance 93-43, which is the Ordinance adopting Julington Creek Plantation PUD. The Major Modification is a redistribution of dwelling units and commercial acreage; add 9.6 acres of worship center, with no additional dwelling units, with the worship center replacing residential acreages. Also a change in the criteria of the RS-4 classification.

On lands described as:

Julington Creek Plantation located within Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49, 54, 57, Township 4 South, Range 27 East and Sections 2, 4, 5, 38, 39, and 42 of Township 5 South, Range 27 East, St. Johns County, Florida.

The aforementioned application and supporting documents are maintained in the office of Zoning, County Administration Building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing and all parties in interest shall be granted an opportunity to be heard at said public hearing.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting 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 include the testimony and evidence upon which the appeal is to be based.

Notice to persons needing special accommodations and to all learning impaired persons in accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 829-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not later than 5 days prior to the date of this meeting.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA
s/ CARL "BUD" MARKEL, ITS CLERK
L578 Oct. 6, 1995

Ordinance Book 16 Page 185

ORDINANCE BOOK 39 PAGE 475

FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, Florida 32399-0250
(904) 488-8427

RECEIVED
95 NOV -6 P1:04
CLERK, COUNTY COMMISSION

November 1, 1995

Honorable Carl Markel
Clerk to Board of County Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Rosemary Lewis, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated October 27, 1995 and certified copy each of St. Johns County Ordinance Nos. 95-54 through 95-59, which were filed in this office on November 1, 1995.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

RECEIVED
95 NOV -6 P1:05
CLERK, COUNTY COMMISSION

P.U.D. OFF. RE
BOOK E PAGE 475

ORDINANCE NUMBER: 93-43 JULINGTON CREEK PLANTATION PUD

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA REZONING LANDS AS DESCRIBED HEREINAFTER FOR JULINGTON CREEK PLANTATION FROM THE PRESENT ZONING CLASSIFICATION OF PLANNED UNIT DEVELOPMENT TO PLANNED UNIT DEVELOPMENT.

NOW THEREFORE, BE IT RESOLVED BY the Board of County Commissioners of St. Johns County, Florida, that the following facts are determined in connection with this PUD Ordinance.

1. 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.

2. The proposed development, as modified herein, is consistent with the development laws of St. Johns County.

3. The proposed development is consistent with the DRI Development Order.

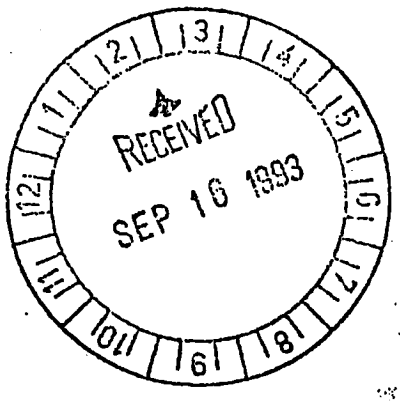
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

Section 1. That as requested by Atlantic Gulf Communities Corporation in its application with supporting documents for zoning change, dated May 4, 1993, and as amended by the BCC on September 28, 1993 (hereafter, the PUD Application), the zoning classification of the lands described in Attachment A is hereby changed from Planned Unit Development to Planned Unit Development.

Section 2. That development of the lands within the Julington Creek Plantation PUD shall proceed in accordance with the PUD Application and supporting documents which are incorporated by reference into and made a part of this ordinance as Attachment B, the Julington Creek Plantation PUD Description which incorporates the following List of Exhibits and as supplemented by the provisions of this ordinance. In the case of conflict between the Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

List of Exhibits

1. Exhibit A - PUD Master Plan
2. Exhibit B - Master Phasing Plan
3. Exhibit C - Master Phasing Schedule
4. Exhibit D - Recreation and Open Space Plan



C:\Harry\Ordinance.stj - September 15, 1993

5. Exhibit D-1 - Pedestrian/Bicycle Plan
6. Table A - Comparison Land Use Acreage
7. Exhibit E - Private Recreational Areas
8. Exhibit F - Bald Eagle Habitat Management Plan
9. Exhibit G - Bald Eagle Additional Conditions
10. Exhibit H - DRI Development Order

P.U.D. OFF. REC. BOOK E PAGE 476

Section 3. This Ordinance which includes the Julington Creek DRI Development Order, Exhibit H of the Ordinance shall constitute a land development regulation applicable to the entire property described on Attachment A and until modified shall be binding as a land development regulation in accordance with its terms on Developer, Atlantic Gulf Communities Corporation and all subsequent owners or developers of the property. In its contracts for sale of undeveloped land and other similar instruments entered into after the effective date of the second 1993 amendment to the Development Order, the Developer shall put subsequent owners and developers on notice that they are bound by Development Order and its conditions. Said subsequent owners and developers of subject property shall give same notice to the successor owners and developers.

Section 4. The Developer, Atlantic Gulf Communities Corporation and all subsequent owners or developers shall submit a final development plan for said Planned Unit Development, in accordance with the St. Johns County Zoning Code.

Section 5. The St. Johns County Building Department and Planning and Zoning Department are hereby authorized to issue building permits, certificates or other documents authorizing construction of said Planned Unit Development in accordance with the provisions of this Ordinance and the Final Development Plan after its approval pursuant to the Zoning Code.

Section 6. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Department of State to the Clerk of the Board of County Commissioners that same has been filed.

Section 7. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official public records of St. Johns County Florida, and indexed under the name(s) of the property owner(s) described in Section I hereof.

PASSED THIS 28th day of September 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Babcock
Chairman

C:\Harry\Ordinance.stj - September 15, 1993

Attachment A
Legal Description

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;
Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 309, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;
Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State Road 13 described as follows: the East 1/2 of Government Lot 1, less the North 500 feet thereof; and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32; less and except the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, and that portion of Government Lot 13 lying South of Cunningham Creek.

Section 33, Township 4 South, Range 27 East

All of Section 33; less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 198, Page 514, Official Record Book 237, Page 199, and Official Record Book 328, Page 644; and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record Book 443, Page 451.

Section 34, Township 4 South, Range 27 East

All of Section 34; less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 309, Page 550.

Ordinance Book 12 Page 15
ORDINANCE BOOK 39 PAGE 479
P.U.D. OFF. REC. BOOK E PAGE 478

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Jeanne Carter
Deputy Clerk

P.U.D. OFF. REC.
BOOK E PAGE 477

Adopted at the Board Of County Commissioner meeting September 28, 1993
Regular Meeting

Effective: October 19, 1993

Section 35, Township 4 South, Range 27 East

All of Section 35 south of Durbin Creek; less and except Racetrack Road, the West 1/2 of the Southeast 1/4 of the Southeast 1/4, and that certain parcel lying adjacent to and north of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence N 77° 26' 50" W along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence N 20° 56' 50" W, 1546.5 feet; thence S 70° 00' 40" W, 789 feet; thence S 23° 33' 10" W, 373 feet; thence S 27° 56' 50" E, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence S 77° 26' 50" E along said Northerly right-of-way line at Racetrack Road to the Point of Beginning, as recorded in Official Record Book 41, Page 186.

Section 36, Township 4 South, Range 27 East

The South 1/2 of the Southwest 1/4 of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Record Book 2, Pages 285 and 286.

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East 1/2 of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North 1/2, the North 1/2 of the Southeast 1/4, and the North 1/2 of the Southwest 1/4.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1, less the North 1/2.

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

P.U.D. OFF. REC. BOOK EE PAGE 479

ORDINANCE BOOK 39 PAGE 481

Ordinance Book 12 Page 506

Attachment A

Section 39, Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W, 102.67 feet along said Northerly line of Section 39; thence S 26° 16' 55" W, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 42 (Rebecca Pengree Grant) lying westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W along said Southeasterly line of Section 42, 945.12 feet; thence N 26° 16' 55" E, 471.92 feet; thence S 53° 25' 45" E, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence N 53° 25' 45" W, 471.92 feet; thence N 36° 35' 15" E, 200 feet; thence S 53° 25' 45" E, 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres more or less.

VERIFIED BY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
'88 APR 17 PM 3:46
CLERK OF CIRCUIT COURT

P.U.D. OFF. REC. BOOK 512 PAGE 480

Ordinance Book 12 Page 507

ORDINANCE BOOK 39 PAGE 482

ATTACHMENT B

JULINGTON CREEK PLANTATION
(formerly Julington Creek)
MATERIALS TO ACCOMPANY PETITION
REQUIRED BY SECTION 8-2-2

P.U.D. OFF. REC.
BOOK E PAGE 481

A. A copy of the proposed Julington Creek Plantation PUD Master Plan has been attached as Exhibit A. The PUD Master Plan is for a 4,150 acre tract generally located east of SR 13 and bisected by Racetrack Road in northwest St. Johns County. The intent of the PUD Master Plan and the accompanying materials is to rezone the property described in Exhibit A-3 from Planned Unit Development (PUD) to Planned Unit Development (PUD). As a result of discussions with planning staff it was determined that a rezoning from PUD to PUD rather than a PUD major modification was the cleanest alternative for making the proposed revisions to the project.

Julington Creek was approved as a mixed use PUD by Ordinance 82-14 on March 23, 1982 and was amended from time to time. Concurrent with the approval of the zoning the project was also approved as a Development of Regional Impact by Resolution 82-37. Since the projects approval Atlantic Gulf Communities Corporation (formerly known as General Development Corporation) has moved forward with substantial improvements for the project. As shown in the Master Plan (Exhibit A) single family development in parcels 3, 9 and 37 have been completed along with Davis Pond Boulevard, Durbin Creek Boulevard from Racetrack Road to Davis Pond Boulevard, the golf course and clubhouse, the 10 acre commercial tract at the intersection of SR 13 and Racetrack Road, the 5 acre worship tract on Racetrack Road, Mills Field Park, and the water and wastewater plant facilities. Substantial offsite improvements have also been completed including asphalt paving approximately 1.5 miles of Bishop Estates Road, signalization and intersection improvements at Racetrack Road and SR 13 and intersection improvements at Davis Pond Blvd. and SR 13. In addition land development is complete in portions of single family parcels 5 and 6 and underway in the remaining portion of Parcels 4, 6 and 7. Final permitting is currently being processed for the remaining portions of parcels 5 along with 4 and 8, 15, 36 and 85.

It should also be noted that Atlantic Gulf has received a substantial number of approvals throughout Julington Creek. These approvals cover approximately 80 percent of the projects land area and are referred to as Plat Units 1-9. Approvals have been received from the US Army Corp of Engineers, Department of Environmental Regulation, St. Johns River Water Management District, Florida Game and Fresh Water Fish Commission and the US Fish and Wildlife Service. The project has also received extensive local approvals including Final Development Plans construction plans and plat approvals.

Section 35, Township 4 South, Range 27 East

All of Section 35 south of Durbin Creek; less and except Racetrack Road, the West 1/2 of the Southeast 1/4 of the Southeast 1/4, and that certain parcel lying adjacent to and north of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence N 77° 26' 50" W along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence N 20° 56' 50" W, 1548.5 feet; thence S 70° 00' 40" W, 789 feet; thence S 23° 33' 10" W, 373 feet; thence S 27° 56' 50" E, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence S 77° 26' 50" E along said Northerly right-of-way line at Racetrack Road to the Point of Beginning, as recorded in Official Record Book 41, Page 186.

Section 36, Township 4 South, Range 27 East

The South 1/2 of the Southwest 1/4 of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Record Book 2, Pages 285 and 286.

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East 1/2 of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North 1/2, the North 1/2 of the Southeast 1/4, and the North 1/2 of the Southwest 1/4.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1, less the North 1/2.

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

P.U.D. OFF. REC. BOOK EE PAGE 479

ORDINANCE BOOK 39 PAGE 484

Ordinance Book 12 Page 506

Attachment A

Section 39, Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W, 102.67 feet along said Northerly line of Section 39; thence S 26° 16' 55" W, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

(Rebecca Pongree Grant)

That portion of Section 42 (Rebecca Pongree Grant) lying westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pongree Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W along said Southeasterly line of Section 42, 945.12 feet; thence N 26° 16' 55" E, 471.92 feet; thence S 53° 25' 45" E, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence N 53° 25' 45" W, 471.92 feet; thence N 36° 35' 15" E, 200 feet; thence S 53° 25' 45" E, 309.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres more or less.

VERIFIED BY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
'95 APR 17 PM 3:46

P.U.D. OFF. REC. BOOK 512 PAGE 480

Ordinance Book 12 Page 507

ORDINANCE BOOK 40 PAGE 485

ATTACHMENT B

JULINGTON CREEK PLANTATION
(formerly Julington Creek)
MATERIALS TO ACCOMPANY PETITION
REQUIRED BY SECTION 8-2-2

P.U.D. OFF. REC. BOOK E PAGE 481

A. A copy of the proposed Julington Creek Plantation PUD Master Plan has been attached as Exhibit A. The PUD Master Plan is for a 4,150 acre tract generally located east of SR 13 and bisected by Racetrack Road in northwest St. Johns County. The intent of the PUD Master Plan and the accompanying materials is to rezone the property described in Exhibit A-3 from Planned Unit Development (PUD) to Planned Unit Development (PUD). As a result of discussions with planning staff it was determined that a rezoning from PUD to PUD rather than a PUD major modification was the cleanest alternative for making the proposed revisions to the project.

Julington Creek was approved as a mixed use PUD by Ordinance 82-14 on March 23, 1982 and was amended from time to time. Concurrent with the approval of the zoning the project was also approved as a Development of Regional Impact by Resolution 82-37. Since the projects approval Atlantic Gulf Communities Corporation (formerly known as General Development Corporation) has moved forward with substantial improvements for the project. As shown in the Master Plan (Exhibit A) single family development in parcels 3, 9 and 37 have been completed along with Davis Pond Boulevard, Durbin Creek Boulevard from Racetrack Road to Davis Pond Boulevard, the golf course and clubhouse, the 10 acre commercial tract at the intersection of SR 13 and Racetrack Road, the 5 acre worship tract on Racetrack Road, Mills Field Park, and the water and wastewater plant facilities. Substantial offsite improvements have also been completed including asphalt paving approximately 1.5 miles of Bishop Estates Road, signalization and intersection improvements at Racetrack Road and SR 13 and intersection improvements at Davis Pond Blvd. and SR 13. In addition land development is complete in portions of single family parcels 5 and 6 and underway in the remaining portion of Parcels 4, 6 and 7. Final permitting is currently being processed for the remaining portions of parcels 5 along with 4 and 8, 15, 36 and 85.

It should also be noted that Atlantic Gulf has received a substantial number of approvals throughout Julington Creek. These approvals cover approximately 80 percent of the projects land area and are referred to as Plat Units 1-9. Approvals have been received from the US Army Corp of Engineers, Department of Environmental Regulation, St. Johns River Water Management District, Florida Game and Fresh Water Fish Commission and the US Fish and Wildlife Service. The project has also received extensive local approvals including Final Development Plans construction plans and plat approvals.

P.U.D. OFF. REC.
BOOK E PAGE 482

In the mid-1980's when Atlantic Gulf decided to move forward with the remaining golf holes or the golf holes located in Unit 9, it was found that the Unit 9 area could not be constructed the way the area was originally permitted and platted. This was primarily the result of expanded wetland jurisdiction by the U.S. Army Corp of Engineers. In 1987 the Corp decided to expand their jurisdiction to isolated wetlands and a new wetland delineation manual was created and implemented. As a result of this change in jurisdiction Atlantic Gulf proceeded to re-permit Unit 9 and obtained a jurisdictional determination for Unit 9 on May 2, 1989 (Permit # 88JF180199) from the Army Corp. This change in jurisdiction increased the amount of wetlands in Unit 9 by 155 acres and created substantial changes in the Unit 9 design. Atlantic Gulf proceeded to modify the SJRWMD and DER permits and zoning and final development plan approvals with St. Johns County. A Notice of Proposed Change was filed on June 5, 1991 and was approved by Resolution 91-129. The approved redesign resulted in a total reduction of 435 units or a 25 percent decrease in density.

Unit 9 is the first of nine units where this wetland issue exists. Atlantic Gulf has engaged a qualified biologist to determine the extent of jurisdictional wetlands throughout Julington Creek based on existing wetland criteria for determining the location of wetlands. In addition, through aerial interpretation and field visits, the Army Corp has verbally confirmed the proposed jurisdictional lines in several areas throughout the project. As a result of this intensive investigation, Atlantic Gulf has taken the new wetland locations and overlaid them on the original master plan (shown as Exhibit A-1). This re-analysis has resulted in an increase in wetlands from the 733 acres in the original master plan to 1219 acres or a 40% increase in natural areas.

After overlaying the proposed wetlands on the original master plan we found that a revised master planning effort was required since permitting would be virtually impossible. Attached as Exhibit A is the proposed Master Plan for Julington Creek Plantation. As shown, the plan attempts to keep the internal road network intact, but minimizes the number of wetland road crossings. Changes to the road network include: the portion of Durbin Creek Boulevard from Bishop Estates Boulevard to Racetrack Road on the eastern end of the project and Flora Branch Boulevard north of Racetrack Road has been deleted because of the wetland impacts. Durbin Creek Boulevard now ties in at the intersection of Bishop Estates Road and Racetrack Road. Also, the requirement to set aside right-of-way for Durbin Creek Boulevard north of Racetrack Road for the extension across Durbin and Julington Creeks has been deleted because of the significant environmental impacts associated with this improvement.

The significant increase in natural areas associated with the revised master planning has resulted in a major reduction in proposed dwelling units, a reduction from the 9,828 units originally approved to 6,400 proposed dwelling units, or a 35 percent decrease in density. This reduction in density has also resulted in reductions in all other land uses including commercial use with a 27 percent reduction in acres, from 74 acres with 644,700 square feet originally approved to 542 acres with 396 1,950 square feet proposed.

ORDINANCE BOOK 39 PAGE 487
Ordinance Book 12 Page 509

The attached Table A is a Comparison Land Use Summary that compares the Proposed, Original and Current acres by land use for the Julington Creek Master Plan.

As a result of General Development Corporation filing for Chapter 11 under the U.S. Bankruptcy Code, St. Johns County and Atlantic Gulf entered into a Settlement Agreement dated April 14, 1992 that protected the County as it related to the Corporate Bonds that assured completion of the plat improvements. All of the plats were placed into a 5 "Extended Development Period", where at the end of the period, the remaining plats at that time would be either vacated or the appropriate assurance would be established. Atlantic Gulf has committed to vacate any remaining undeveloped plats within 90 days of the "Extended Development Period" (March 31, 1997) because of inconsistencies between the proposed Master Plan and the recorded plats.

B. The proposed development to be known as Julington Creek Plantation (formerly known as Julington Creek) is planned as a mixed use community. The project will consist of 6,400 residential units including 5,165 single family units and 1,235 multifamily units, 542 acres of commercial, 13.0 acres of worship sites, an eighteen hole golf course, 48 acres of community parks, 11 acres of government and other ancillary uses. Attached as Table 12B.a is a Master Phasing Schedule (Exhibit C) that identifies all of the land uses. The PUD zoning classification was selected rather than traditional zoning because of the flexibility it provides for developments with more than one land use and to portray a community rather than an area of piecemeal land uses.

C. The above statements are supported in the Julington Creek Plantation PUD Master Plan, attached as Exhibit A.

1. The preliminary locations of all land uses are illustrated in the PUD Master Plan.

2. Julington Creek Plantation will be limited to 6,400 units including 5,165 single family units and 1,235 multifamily units. It is not possible at this time to determine the number of owner and renter occupied units, but it is anticipated that the majority of all of the residential units will be owner occupied.

3. Exhibit A illustrates the preliminary vehicular circulation system for Julington Creek Plantation except for Davis Pond Boulevard and Durbin Creek Boulevard between Racetrack Road and Davis Pond Boulevard which have been constructed. Also attached as Exhibit D is the Recreation and Open Space Plan that identifies a system of bicycle paths that will be constructed throughout the project connecting residential areas to commercial, schools and recreational areas. It should also be noted that the bicycle path adjacent to Davis Pond and the constructed portion of Durbin Creek Boulevard has already been constructed along with the path adjacent to Racetrack Road from the Commercial tract at SR 13 and Racetrack Road to the Julington Creek Elementary School. Pedestrian access within the development pods has not been identified in the PUD Master

Plan since this level of detail is not available at this time

4. Julington Creek Plantation is characterized best by the amount of open space that is included as part of the project including 1219 acres of natural areas, 11 acres of upland areas, a 196 acre 18 hole golf course, 48 acres of County regional park facilities, and 21 acres of Private Park Facilities. The total open space is 1,495 acres or 36 percent of the projects land area. The proposed change will result in a 31 percent increase in open space.

5. Attached as Exhibit A-2 is a topographic map of the site.

D. Maintenance and ownership of the common facilities within the PUD will be handled in one of four ways:

a. The developer or owner of the commercial and worship tracts will retain ownership and will be responsible for all maintenance obligations within the boundaries of these parcels.

b. Maintenance obligations for drainage outside of rights-of-way, landscaped areas, lighting, and signage in residential areas will be handled in one of three ways, through the existing MSTU, a Community Development District (CDD), or a POA.

c. Maintenance of paving and drainage within the road rights-of-way where curb and gutter is constructed will be the responsibility of the County. Swales will only be utilized on the major arterials (i.e. Davis Pond Boulevard, Durbin Creek Boulevard and Flora Branch Boulevard) and in residential areas where the minimum lot width is 125 feet or greater. The swale surface area will be maintained by either the MSTU, POA or CDD and drainage structures by the County.

d. The maintenance of the water and wastewater plants will be the responsibility of the owner/operator.

e. The maintenance of the golf course will be the responsibility of the golf course owner except for lakes which are included as part of the master stormwater management system which will be maintained by either the MSTU, CDD or POA.

f. Bicycle paths within the road rights-of-way shall be maintained by the MSTU, CDD or POA.

g. Maintenance of street lighting to be performed by JEA. Cost of electricity for street lighting to be paid by MSTU, CDD or POA.

h. All improvements within government tracts and community park tracts shall be maintained by County and school tracts by the St. Johns County School Board.

i. All improvements within the Private Recreation Areas will be maintained by the MSTU, CDD or POA and owned by the developer or the maintenance entity.

j. All developer signage and street traffic control signs installed by the developer, and irrigation, lighting and landscaping installed in the County rights-of-way will be maintained by the MSTU, CDD or POA and owned by the developer or maintenance entity.

k. All county standard street traffic control signs shall be maintained by the county.

l. Areas identified as other uplands on the Master Plan will be utilized for the following uses; drainage, signage and recreational areas. They will be owned and maintained by the Developer, or maintenance entity.

E. Phasing - The development of Julington Creek Plantation will occur in three phases, Phase I (1982-1990), Phase II (1991 - 12/15/99), Phase II/III (1991-12/15/2009), and Phase III (12/16/99 - 12/15/2009). The build-out date is 12/15/2009. Attached as Exhibit B is the Master Phasing Plan that identifies the areas for development by phase and controls the maximum residential units, commercial and office square feet that can be developed in any phase. The area identified as Phase I development has been completed except for 69 lots in parcels 3, 9 and 37 where single family homes will be constructed in Phase II.. A flex phase is shown (Phase II/III) that would permit development in the Phase II/III area during Phase II or III, but development in Phase II (1991-12/15/1999) could not exceed the number of residential units (2001 single family and 295 multi-family), and 80,000 square feet commercial and 2.3 acres of Worship as identified on the Master Phasing Table (Exhibit C). Any extension to the Phases shall be reviewed under the County's Ordinance and shall be subject to a Substantial Deviation Determination pursuant to Section 380.06 (19) F.S.

F. Commencement of Development/Build-out Date -

Phase I - development commenced with the construction of a welcome pavilion as of December 31, 1984.

Phase II - development commenced in 1991.

Phase II/III - development during Phase II commenced in 1991 and is limited to the amount of development approved in Phase II through 12/15/99. Development in Phase

III can commence 12/16/99.

P.U.D. OFF. REC. BOOK E PAGE 486

Phase III - shall commence on December 16, 1999.

Development in Flex Phase II/III shall not be considered commencement of development for Phase III.

Build-out date is 12/16/2009 which has been extended from 2002. Any further extension to the Phases shall be reviewed under the County's Ordinances and subject to a substantial deviation determination pursuant to Section 380.06 (19) F.S. as stated in Section 5 of the DRI Development Order. In the event the project is determined a substantial deviation, it shall be considered a major modification to the PUD.

G. Residential lots shall meet the requirements of the following classifications:

1. RS-2
   Minimum lot width: 90 feet
   Minimum lot area: 10,000 square feet
   Maximum lot coverage (all buildings): 35%
   Yard requirements: Front: 25 feet
   Side: 8 feet
   Rear: 10 feet
   Maximum height of structures: no portion shall exceed 35'

2. RS-3
   Minimum lot width: 70 feet
   Minimum lot area: 7,000 square feet
   ~~Maximum lot coverage (all buildings): 35%~~
   Yard requirements: Front: 25 feet
   Side: 7.5 feet
   Rear: 10 feet
   Maximum height of structures: no portion shall exceed 35'

3. RS-4
   Minimum lot width: 60 feet
   Minimum lot area: 6,000 square feet
   Maximum lot coverage (all buildings): 35%
   Yard requirements: Front: 25 feet
   Side: 7.5 feet
   Rear: 10 feet
   Maximum height of structures: no portion shall exceed 35'

4. RS-5
   Minimum lot width: 45 feet

P.U.D. OFF. REC. BOOK E PAGE 487

Minimum lot area: 3,600 square feet
Maximum lot coverage (all buildings): 50
Yard requirements: Front: 20 feet
Side: 10 7.5 feet minimum between buildings. Adjoining yards will add up to a minimum of 7.5 feet (i.e. 4' and 3.5' or 0' and 7.5'). All exterior walls of adjacent structure seperated by less then 10 feet shall be one hour rated with no openings, except as approved by the Fire Marshall's Office.
Rear: 10 feet
Maximum height of structures: no portion shall exceed 35'

5. MF-8
Maximum lot coverage (all buildings): 35%
Yard requirements: Front: 25 feet
(to property lines) Side: 10 feet
Rear: 10 feet
Maximum height of structures: no portion shall exceed 35'
Maximum Density: 8 du/per acre

6. MF-15
Maximum lot coverage (all buildings): 35%
Yard requirements: Front: 20 feet
Side: 10 feet
Rear: 10 feet
Maximum height of structures: no portion shall exceed 45'
Maximum Density: 15 du/per acre

Note: All setbacks are measured from the wall to the property line.

Commercial tracts shall be developed to conform to the Commercial General (CG) ~~zoning classification of St. Johns County~~ and shall include permitted uses as well as those uses permitted by exception. Buildings will be limited to 35 feet. Alcohol consumption and sales shall be consistent with St. Johns County Zoning Code. Connecting internal circulation will be provided on the commercial sites, to the extent possible.

Prior to the development of any portion of Julington Creek Plantation, the applicant, developer, or County shall submit a Final Development Plan to St. Johns County for their review and recommendation to the Board of County Commissioners.

H. Temporary construction and/or sales trailer(s) shall be permitted onsite throughout the construction period. Location and parking shall be depicted on the Final Development Plan(s).

I. Fire protection for Julington Creek Plantation will be provided by St. Johns County. All development shall conform to St. Johns County subdivision regulations which pertain to fire protection.

J. Signage within Julington Creek Plantation shall conform to St. Johns County sign

ORDINANCE BOOK 39 PAGE 492

Ordinance Book 12 Page 514

ordinance and the William Bartram Scenic Highway signage criteria where applicable and will be depicted on the Final Development Plans. Final Development Plans shall indicate the location, size, height, setback and lighting proposed for all temporary and permanent signs. Signage within rights-of-way dedicated to the County shall require a rights-of-way permit.

L. Savings Clause: All building code, zoning ordinance and land use development regulations of St. Johns County are applicable to Julington Creek Plantation, except those permitting variance and special exceptions and except to the extent that they will conflict with specific provisions of the approved development plan. Modifications to the approved development plans by variance or special exceptions shall be prohibited.

M. Flora Branch Boulevard - Flora Branch Boulevard shall be extended to the western property boundary of the project concurrent with the development of Parcels 26,27,28,29 or 30. An emergency barricade shall be constructed for emergency vehicle access only.

N. Parcels 81 and 82: Access to Parcels 81 and 82 shall be limited to one location across from Parcel 83. An emergency access may be required in the western portion of Parcel 81, to be determined by the County based on the final site plan. The Bicycle/Pedestrian Walkway which links Racetrack Road to Bishop Estates Road through Parcels 81 and 82 shall be constructed concurrently with the internal subdivision roads for Parcels 81 and 82 as shown on Exhibit D.

O. Bikeways/Pedestrian Walkways - The Developer shall be required to construct a bikeway as depicted in Figures 27 A-1 and 27 A-2, attached as Exhibit D and D-1 to the Development Order, respectively, linking residential areas to schools, churches, recreation, green spaces, shopping and employment areas. Bike trails shall be built by the Developer within the right-of-way of the collector roads and shall be built at the same time as the adjacent collector road is built. In the case of the Bikeway/Pedestrian Walkway which links Racetrack Road to Bishop Estates Road through Parcels 81 and 82 the bikepath shall be constructed concurrently with the internal subdivision roads for Parcels 81 and 82 see text shown on Exhibit D. In all events, the Developer shall construct the bikeway adjacent to Racetrack Road to the project's eastern boundary by December 15, 2005 or upon completion of the school facility at the project's easterly limits, if earlier.

Each Final Development Plan submitted for the collector roads shall include designs for bike paths/pedestrian walkways. Other bikeway/pedestrian circulation systems and facilities as may be provided shall be identified on the Final Development Plans.

P. Private Recreational Areas - Exhibit E lists the 21 acres of private recreational. The sites are listed with a minimum acreage and the Phase to be developed. Recreation areas will be developed by the developer, POA, CDD or MSTU.

Q. Development within Unit 9 and Unit 1 Julington Creek Subdivision, including the private Recreational areas #11 and 19 which are located within the Secondary Zone of the Eagle Management Plan area shall be subject to the Bald Eagle Habitat Management, Exhibit F and subject to the conditions attached as Exhibit G; attached hereto and incorporated within.

R. Development permits shall be reviewed for consistency with the Master PUD Map, which identifies the amount and type of development by parcel, Phasing Schedule, Recreation/Open Space Map, all other DRI Development Order conditions and attachments, and other applicable County and State rules and regulations. Building permits shall be issued consistent with the construction of the improvements to Racetrack Road and S.R. 13 as stipulated in Section 6 Transportation of the Julington Creek DRI Development Order attached as Exhibit H.

S. Construction of collector roads, local streets, and drainage improvements shall be consistent with the County's Subdivision Regulations and Paving/Drainage Ordinance 86-4 with revisions in effect as the time the plat showing the roadway is recorded and Section 6 Transportation of the DRI Development Order. The existing drainage on any and all lands, on-site and off-site shall not be adversely impacted by development activities.

T. Durbin Creek Boulevard - The section of Durbin Creek Boulevard between Racetrack Road and Bishop Estates Road not shown on the Master Plan shall be constructed as a two lane collector roadway based on the criteria established in the County's Paving and Drainage Ordinances (86-4 with revisions) with a minimum R.O.W. width of 100 feet and pavement width of 28 feet, not including curb and gutter width. If a swale section is used, a minimum R.O.W. width of 125 feet and pavement width of 28 feet shall be constructed. Facilities are to include a bikeway system.

The centerline intersection of Durbin Creek Boulevard and Racetrack Road shall remain as previously approved in Ordinance 82-37 as amended. The centerline intersection of Durbin Creek Boulevard and Bishop Estates Road shall be within 1,000 feet of the previously approved centerline intersection. The final alignment of Durbin Creek Boulevard may be modified to allow for the minimization of wetland impact.

No driveway cuts shall be permitted onto this roadway in accordance with the County's Paving and Drainage Ordinance.

U. Wetlands/Natural Areas

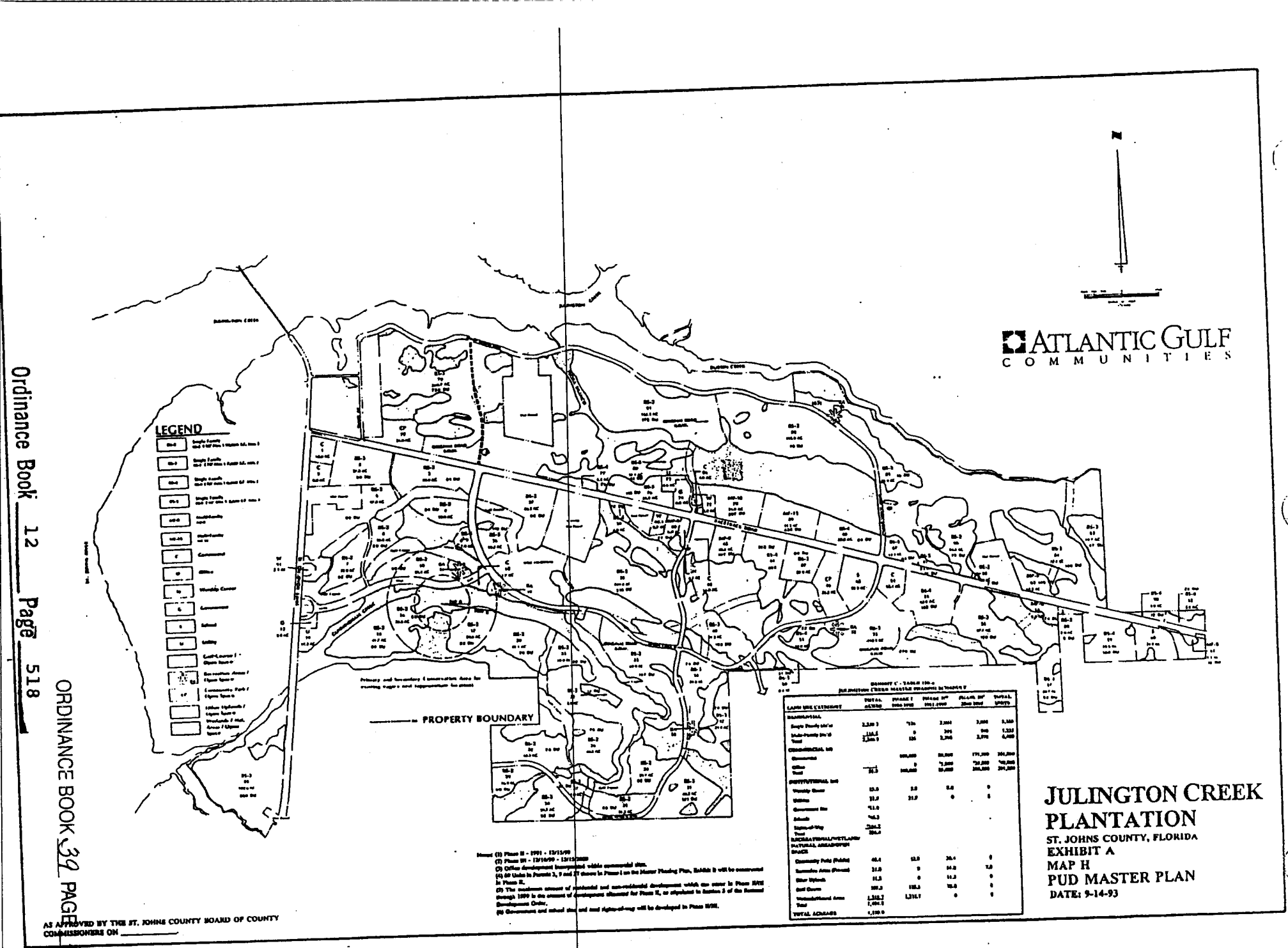
No fairway crossing shall be permitted in any state-regulated wetland vegetation areas. Golf cart crossing using trestle or span construction with a minimum of vegetation removal are acceptable. No filling of the state regulated wetlands located north and somewhat parallel to Cunningham Creek shall be allowed, except at road crossing

approved by the appropriate governmental entity. Wetland and upland acreage shown on the Master Plan are based on aerial interpretation. Final wetland jurisdiction shall be determined by the appropriate environmental agency. Jurisdictional wetlands shall be protected in accordance with permits issued by the appropriate environmental agency and identified as Open Space as presented in Exhibit C Table 12 B a., subject to the provisions of Section 380.06(19) F.S. (1991).

V. Wells. All wells that supply water to air heating or cooling systems shall be fitted with a demand valve. All free flowing artesian wells developed within the project boundaries shall have a gate valve installed and shall be maintained in good working order.

W. Vacation of Record Plats. Undeveloped recorded lots shall be vacated within 90 days of March 31, 1997, which is the end of the "extended development period" as described in an Agreement dated April 14, 1992 between Atlantic Gulf Communities Corporation and St. Johns County, approved by the United State Bankruptcy Court for the Southern District. In accordance with Chapter 177 F.S., replats prior to the end of "extended development period" shall require the payment of back taxes for the portion being replatted.

X. The Julington Creek Development of Regional Impact Development Order, Resolution 93 and attachments thereto are hereby incorporated herein and made a part of this PUD Ordinance and attached as Exhibit H. In cases of conflict between this PUD Ordinance and the DRI Development Order, the most restrictive shall apply.



Ordinance Book 12 Page 518

ORDINANCE BOOK 32 PAGE 496

BOOK 12 PAGE 511

ATLANTIC GULF
COMMUNITIES
P.U.D. OFF. REC.
BOOK E PAGE 492
JULINGTON CREEK
ST. JOHNS COUNTY, FLORIDA
EXHIBIT B
MAP H-1
MASTER PHASING PLAN
DATE: 9-14-93
PHASING LEGEND
PHASE I
PHASE II
PHASE II/III
PHASE III
PROPERTY BOUNDARY
LEGEND
AS APPROVED BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON

EXHIBIT C - TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984-1990	PHASE II[1,5] 1991-1999	PHASE III[2] 2000-2009	TOTAL UNITS
RESIDENTIAL					
Single Family (du's)	2,230.3	[4]126	2,001	3,038	5,165
Multi-Family (du's)	116.6	0	295	940	1,235
Total	2,346.9	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	13.0	5.0	8.0	0	
Utilities	21.9	21.9	0	0	
Government Site	[6]11.0				
Schools	[6]46.3				
Rights-of-Way	[6]164.2				
Total	256.4				
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	11.2	0	11.2	0	
Golf Course	195.5	122.5	73.0	0	
Wetlands/Natural Areas	1,218.7	1,218.7	0	0	
Total	1,494.8				
TOTAL ACREAGE	4,150.0				

Notes:
(1) Phase II - 1991 - 12/15/99
(2) Phase III - 12/16/99 - 12/15/2009
(3) Office development incorporated within commercial sites.
(4) 69 Units in Parcels 3, 9 and 37 shown in Phase I on the Master Phasing Plan, Exhibit B will be constructed in Phase II.
(5) The maximum amount of residential and non-residential development which can occur in Phase II/III through 1999 is the amount of development allocated for Phase II, as stipulated in Section 5 of the Restated Development Order.
(6) Government and school sites and road rights-of-way will be developed in Phase II/III.

c:\Harry\JCPlan - September 9, 1993

P.U.D. OFF. REC.
BOOK E PAGE 494

ATLANTIC GULF COMMUNITIES

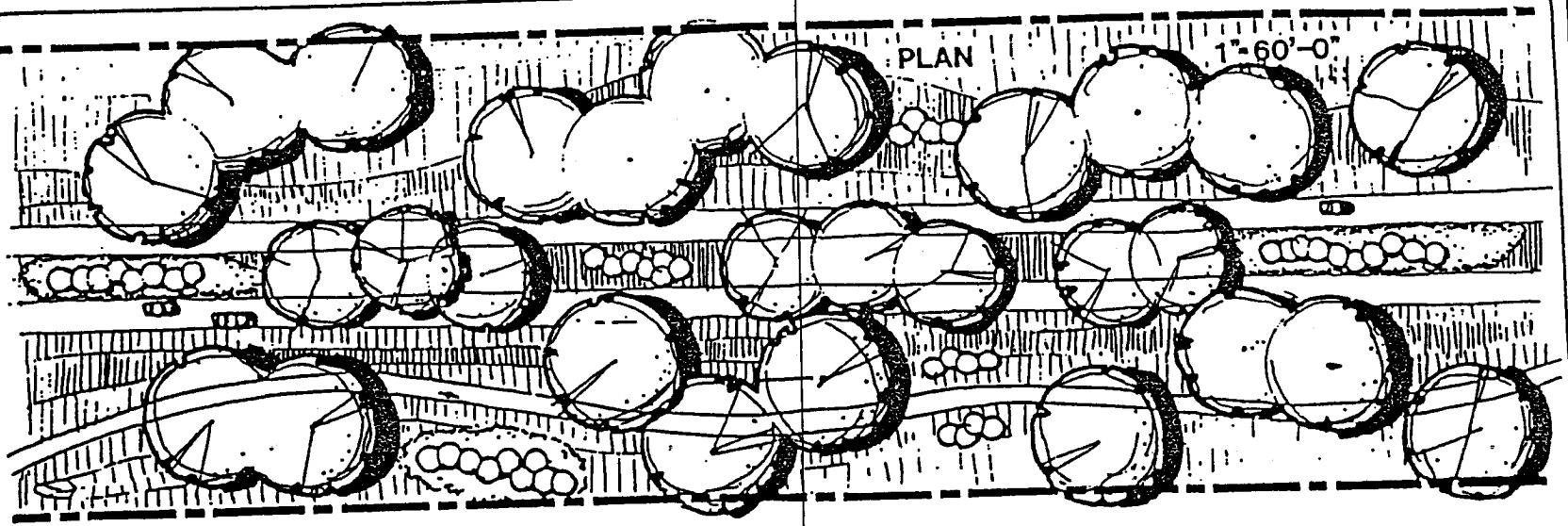
JULINGTON CREEK

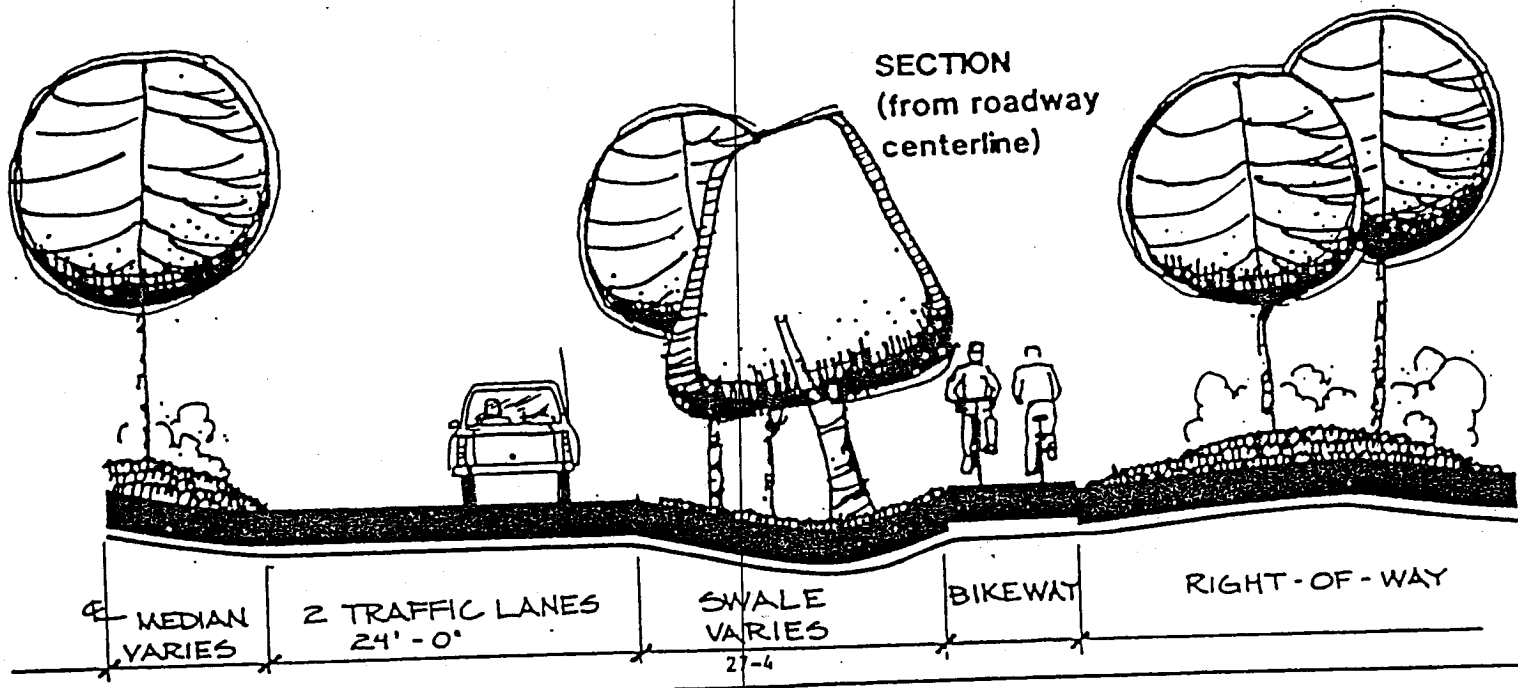
ST. JOHNS COUNTY, FLORIDA
EXHIBIT D
FIGURE 27a.1
RECREATION AND OPEN SPACE PLAN
DATE: 9-14-93

PROPERTY BOUNDARY
Bike Path

LEGEND

AS APPROVED BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON _____





General Development Corporation
JULINGTON CREEK

NOTE: This illustration depicts a typical four-lane facility with appurtenant bikeway system. The roadway/bikeway system also includes two-lane facilities.

Source:
B.H.R. Planning Group

fig. 27A.2

typical bikeway system

APRIL 19 1991

BHR

EXHIBIT D-1

P.U.D. OFF. REC. BOOK E PAGE 495

ORDINANCE BOOK 39 PAGE 500

Ordinance Book 12 Page 522

TABLE A
JULINGTON CREEK
COMPARISON LAND USE ACREAGE SUMMARY

	PROPOSED CHANGE	ORIGINAL (1) PLAN	PREVIOUS D.O. CHANGE + DATE (1) MARCH 1993
Residential	2,346.9	2,743	2,742
Single Family	(2,230.3)	(2,216)	(2,398)
Multifamily	(116.6)	(527)	(344)
Commercial	51.9	74	74
Worship	13.0	26	45
Government	11.0	11.0	18
Schools	46.3	58	59
Utilities	21.9		28
Rights of Way	164.6	200	183
Open Space	1,494.4	1,038	1,001
Natural Areas	(1,218.7)	(733)	(725)(4)
Community Parks (Publicly Owned)	(48.0)	(44)	(64)
Recreation Areas	(21.0)	(0)	(0)
Other Uplands	(11.2)	(0)	(0)
Golf Course	(195.5)	(261)(4)	(212)
Total	4,150.0	4,150	4,150

(1) Table 12B.a. Page 12-7 of ADA.
(2) Exhibit C - Table 12B.a., Resolution 93-40.
(3) Does not include open space within each residential parcel.
(4) Golf Course & Recreation areas or otherwise the Clubhouse complex.

P.U.D. OFF. REC.
BOOK E PAGE 496

EXHIBIT E
JULINGTON CREEK
PRIVATE RECREATIONAL AREAS

PARCEL	MINIMUM ACRES	PHASE
11	6.8	II
19	5.0	II
33	3.4	II/III
52	3.0	III
84	2.8	II/III
TOTAL	21.0	

P.U.D. OFF. REC.
BOOK E PAGE 497

c:\Harry\JCPlan - September 9, 1993

ORDINANCE BOOK 39 PAGE 502

Ordinance Book 12 Page 524

Exhibit F

P.U.D. OFF. REC. BOOK E PAGE 498

BALD EAGLE HABITAT MANAGEMENT PLAN
JULINGTON CREEK (UNIT 9), ST. JOHNS COUNTY, FLORIDA
JULY 1991

General Development Corporation (GDC) is developing the Julington Creek DRI, a residential community in St. Johns County, Florida. An eagle's nest was observed on the site in February, 1986, and reported to the U.S. Fish and Wildlife Service (FWS). A management plan for the bald eagle's nest was submitted to the FWS on April 8, 1986, consistent with the 1982 Guidelines of FWS, Region 4. This is an update of the previous plan following the 1987 guidelines of FWS.

NEST LOCATION AND DESCRIPTION

The nest is located approximately 350 feet south of the centerline of Davis Pond Boulevard, the entrance road to the community (see attached exhibit). In accord with the phased development of Julington Creek, the golf course has been developed in the area north of Davis Pond Boulevard and a few homes have been built near Race Track Road. No land clearing or construction has been initiated in Unit 9, the parcel that includes the eagle's nest. Unit 9 includes approximately 755 acres bordered on the west by State Route 13, and on the north by Davis Pond Boulevard; it extends south almost to the property line, and is bisected by Cunningham Creek which flows west into the St. Johns River.

The nest tree is a tall longleaf pine located approximately 250 feet south of the mowed area adjacent to Davis Pond Boulevard. Vegetation south of the tree is mixed forested lowland and pine flatwoods. Surrounding the base of the nest tree is a wetland with saturated soils and a dense understory of palmetto and shrubs. The nest platform is located about one third of the way down from the top of the branched portion of the pine. The nest is difficult to see from the main entrance road and therefore would not be expected to draw the attention of casual visitors.

HABITAT MANAGEMENT PLAN

In accordance with the January 1987 revision of "Habitat Management Guidelines for the Bald Eagle in the Southeast Region," developed by the U.S. Fish and Wildlife Service (FWS), GDC is reserving areas for protection zones around the nest as shown in the attached exhibits. While GDC recognizes that these are only guidelines, GDC will abide by the following habitat management plan in order to maintain an environment suitable for joint use by eagles and man.

PRIMARY ZONE

The primary zone is defined as the area in a radius 750 feet from the base of the eagle nest tree. Protection of this 40 acre area is considered most important to prevent disturbance to nesting eagles. GDC will implement the recommendations of FWS habitat management guidelines through the prohibition of the following activities at any time until the nest is declared inactive by FWS.

1. Residential, commercial or industrial development, land clearing, tree cutting, logging, construction and mining; and

2. Use of chemicals toxic to wildlife.

There will be no expansion of authorized human activities in the primary zone. Traffic will continue to use Davis Pond Boulevard. The drainage swales along the road will continue to be mowed and maintained to allow the drainage system to function properly. The drainage retention pond located immediately north of Davis Pond Boulevard will be maintained to preserve its function for stormwater management.

The following activities will be restricted in the primary zone during the nesting period (approximately October 1 to May 15) but not necessarily during the non-nesting season:

1. Unauthorized human entry; and

2. Helicopter or fixed-wing aircraft operation within 500 feet vertical distance or 1,000 feet horizontal distance from the nest.

GDC will continue the human activities already occurring including vehicular traffic and the uses listed above. Monitoring of the eagle's activity will continue in a manner designed to avoid interference with the nesting pair.

SECONDARY ZONE

The secondary zone is defined as an area extending outward from the primary zone an additional 750 feet. This zone encompasses 122 acres adjacent to the 40 acres of the primary zone.

Management guidelines recommend restriction of the following activities within the secondary zone:

1. Construction of multi-story buildings and high density housing development;

2. Construction of new roads, trails, and canals which would tend to facilitate access to the nest; and

3. Use of chemicals toxic to wildlife, such as herbicides or pesticides.

In order to continue development of Julington creek, the following activities will be permitted in the secondary zone;

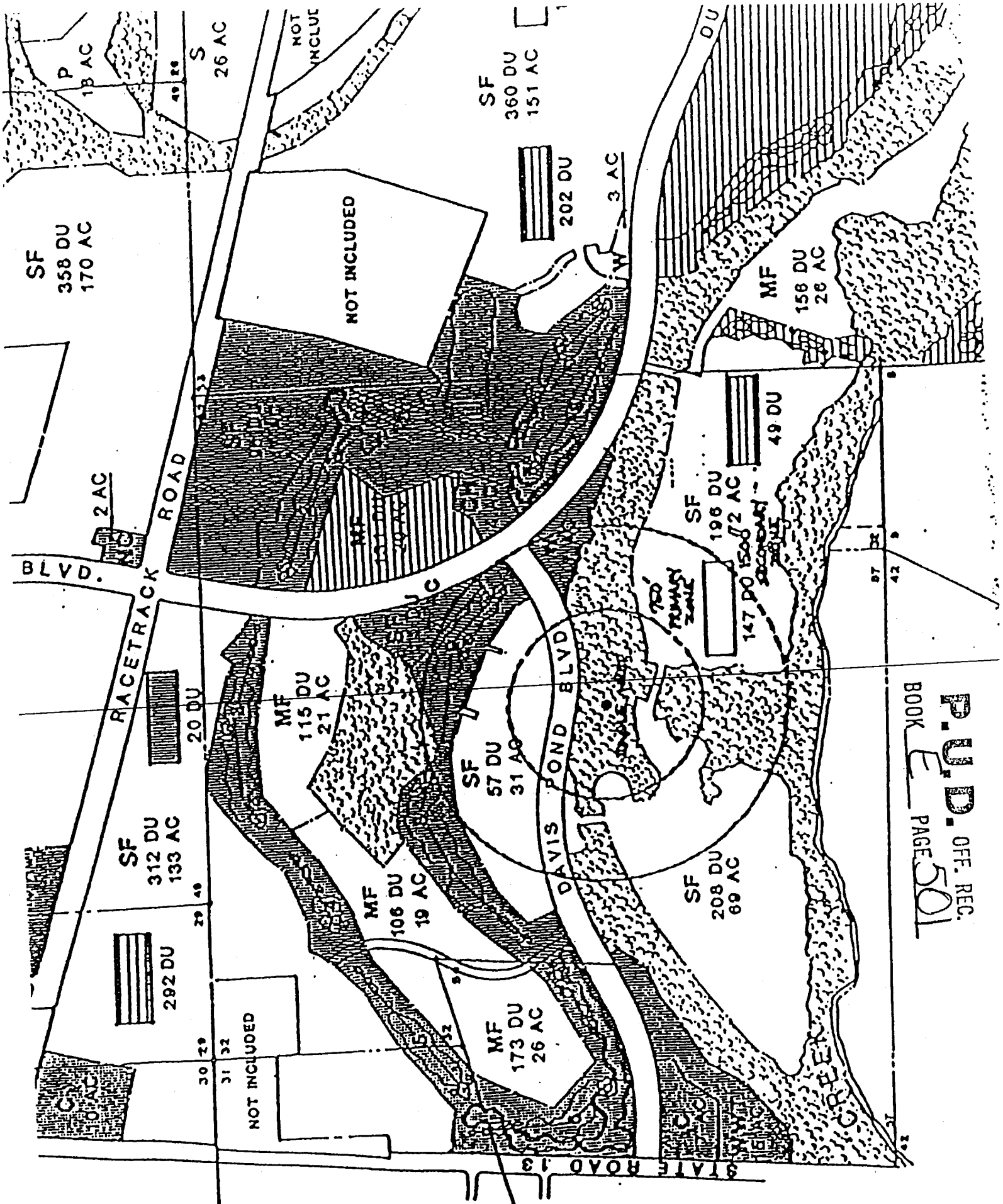
1. Minor activities including hiking, birdwatching, fishing, and golfing will be allowed at any time.

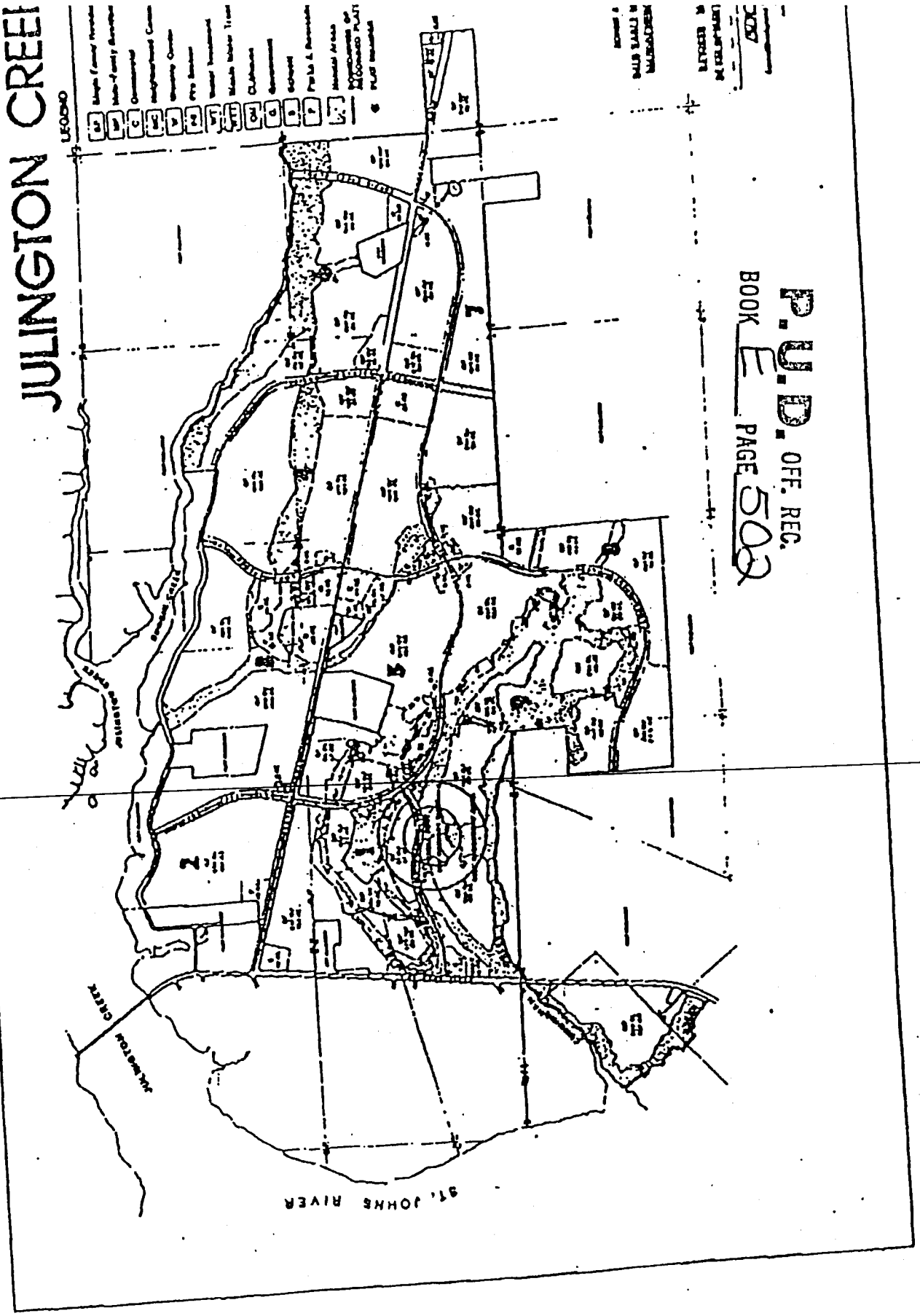
2. Surveying, soils testing and well drilling, if any, will be restricted to the non-nesting season.

3. Construction of roads and drainage facilities as required to serve the development.

GDC reserves the right to modify this habitat management plan, consistent with the FWS management recommendations, as the needs of the Julington creek development change and will submit these changes to the U.S. Fish and Wildlife Service. GDC reserves the right to abandon the Habitat Management Plan and proceed with its approved land use plan for the site once the nest is deemed inactive for five years by FWS based on monitoring or two years in the event of destruction of the nest due to natural causes.

amended 8/1/91


SF
358 DU
170 AC
NOT INCLUDED
SF
360 DU
151 AC
202 DU
3 AC
MF
158 DU
26 AC
49 DU
SF
198 DU
42 AC
2 AC
RACETRACK ROAD
BLVD.
20 DU
MF
115 DU
21 AC
SF
57 DU
31 AC
DAVIS POND BLVD
SF
312 DU
133 AC
MF
106 DU
19 AC
292 DU
SF
208 DU
80 AC
MF
173 DU
26 AC
NOT INCLUDED
STATE ROAD 13
P.U.D.
BOOK E PAGE 501 OFF. REC.


JULINGTON CREEK
P.U.D.
OFF. REC.
BOOK E PAGE 502
ST. JOHNS RIVER

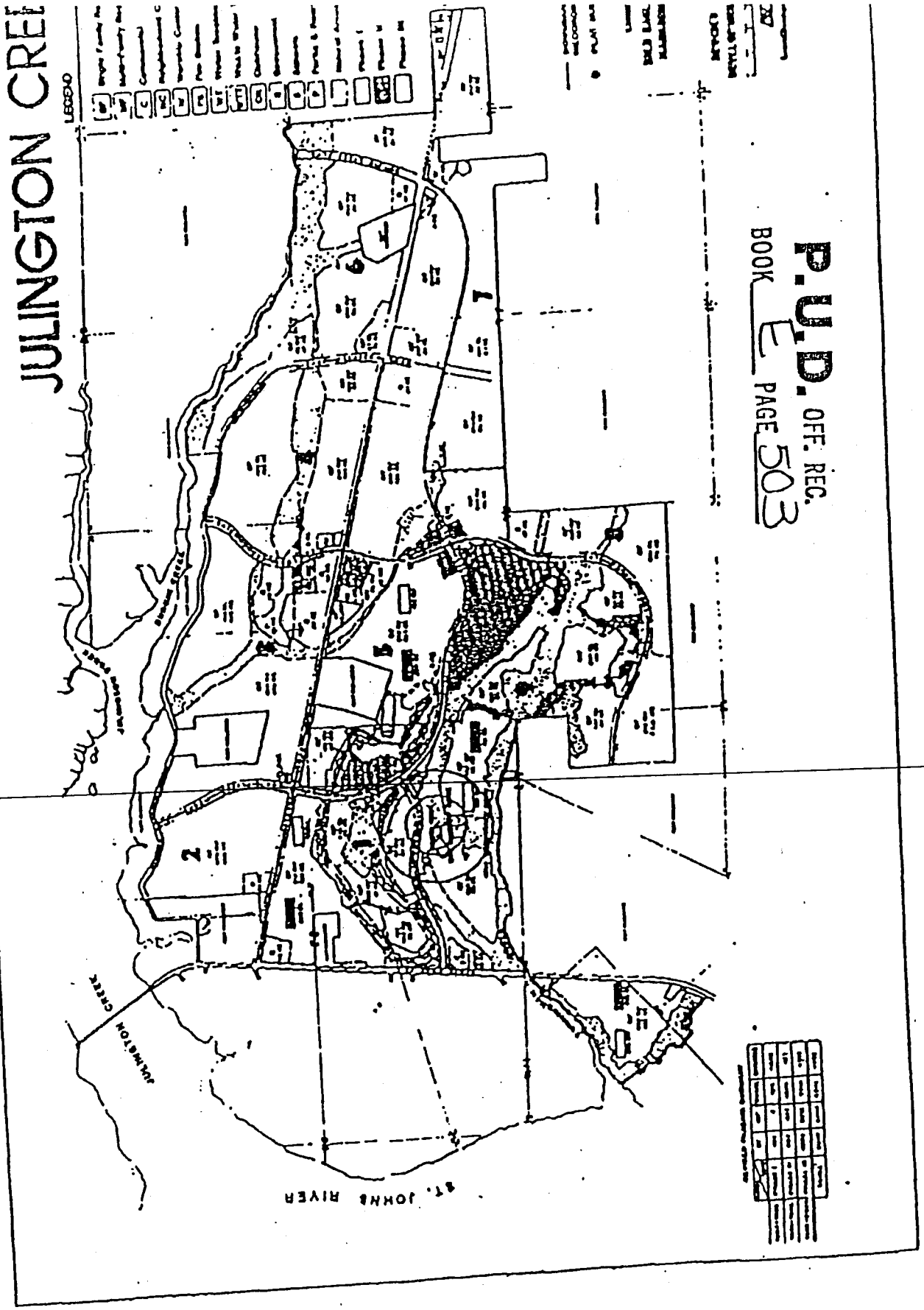

JULINGTON CREEK
P.U.D.
OFF. REC.
BOOK E PAGE 503
JULINGTON CREEK
ST. JOHNS RIVER

EXHIBIT D

P.U.D. OFF. REC. BOOK E PAGE 504

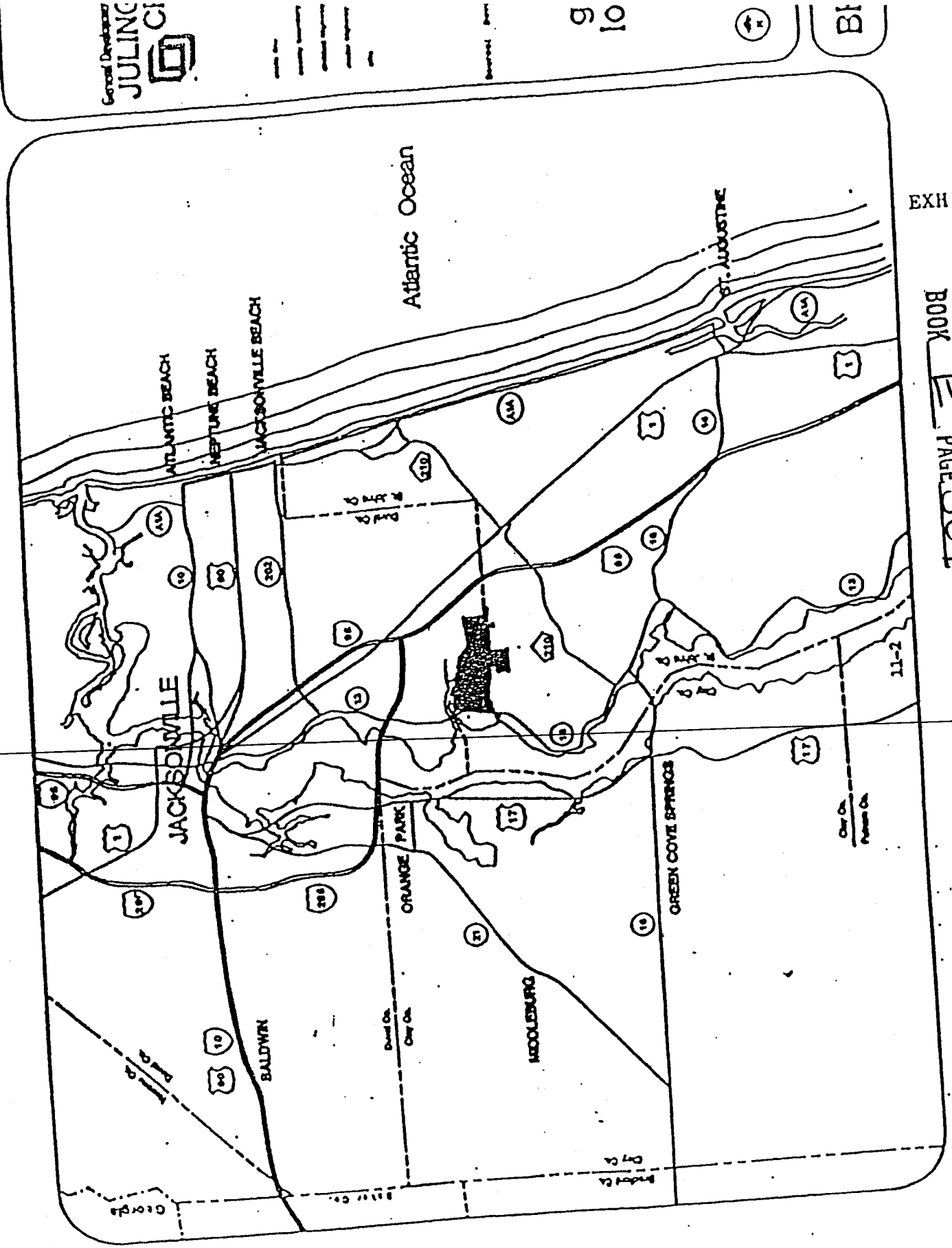


EXHIBIT G

CONDITIONS TO RESOLUTION 91-129

P.U.D. OFF. REC. BOOK E PAGE 505

1. The County requests written notification from the U.S. Fish and Wildlife Service (FWS) when the nest is declared inactive with copies to the NEFRPC and DCA.

2. Notwithstanding any conditions or statements in the bald eagle habitat management plan to the contrary, any proposal to amend the management plan or to abandon the management plan and proceed with the underlying approved land use plan or any other proposed development for the area previously covered by the management plan shall be submitted pursuant to the provisions of Paragraph 380.06 (19)(f), Florida Statutes. Such notification of change must address any impact arising from any delayed resumption of development pursuant to Subsection 380.06 (19) F.S.

3. ~~Until the eagle's nest is declared inactive,~~ the County shall require prior approval from the FWS for development activities listed under the Restricted Uses and for any activities not included in the Permitted Uses in the Secondary Zone as described in the "Bald Eagle Habitat Management Plan for Julington Creek (Unit 9), St. Johns County, July 1991". (Exhibit C), and as amended by Condition 5.

Prior to commencement of horizontal or vertical construction, and prior to the issuance of land clearing permits, within the primary and secondary zones, the developer shall obtain the approval of the Planning and Zoning Department to assure that the proposed development has been approved by FWS.

4. The applicant shall submit the revised Development Map (Map H) and revised Phasing Map

(Map H-1) with the Bald Eagle Management Zones and the unit boundaries imposed on each map.

5. The 395 dwelling units in Units 1 and 9 which are located within the Secondary Impact Area and which are proposed to be shifted to Phase III shall receive approval from the FWS if the eagle's nest has not been declared inactive by the FWS.

6. No building heights over 35 feet shall be permitted within the secondary zone.

P.U.D. OFF. REC.
BOOK E PAGE 506

P.U.D. OFF. REC.
BOOK E PAGE 507

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 _____
SHERRY R. FREE who on oath says that she is
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 PUBLIC HEARING
in the matter of
MEETING ON SEPT. 28, 1993
in the Court,
was published in said newspaper in the issues of
August 25, 1993

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 has 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, Florida, for a period of one year next preceding the first publication of the attached 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.

Sherry R. Free

Sworn to and subscribed before me Zoe Ann Moss
this 26th day of August
A.D. 19 93

Zoe Ann Moss
Notary Public

(SEAL)

ZOE ANN MOSS
MY COMMISSION EXPIRES
AUGUST 22, 1997
CC 302651
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 28TH DAY OF SEPTEMBER 1993 AT 3:00 o'clock PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF PUD TO PUD.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Atlantic Gulf Communities Corp. owners of the following described land, zoning classification of PUD, Planned Unit Development on the following described lands:

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hogen;

Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 160, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 20, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;

Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State Road 13 described as follows: the East ½ of Government Lot 1, less the North 500 feet thereof; and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32; less and except the Northwest ¼ of the Northwest ¼ of the Northwest ¼, and that portion of Government Lot 13 lying South of Cunningham Creek.

Section 33, Township 4 South, Range 27 East

All of Section 33; less and except Racetrack Road, that contain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 198, Page 514, Official Record Book 237, Page 192, and Official Record Book 328, Page 644 and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record Book 443, Page 451.

Section 34, Township 4 South, Range 27 East

All of Section 34; less and

Ordinance Book 12 Page 534

ORDINANCE BOOK 39 PAGE 512

Section 43, Township 5 South, Range 27 East.

All of Section 35 south of Durbin Creek; less and except Racetrack Road, the West ½ of the Southeast ¼ of the Southeast ¼, and that certain parcel lying adjacent to and north of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence N 77° 26' 50" W along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the point of Beginning; thence N 20° 56" 50" W, 1548.5 feet; thence S 70° 00' 40" W, 789 feet; thence S 23° 33' 10" W, 373 feet; thence S 27° 66' 50" E, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence S 77° 26' 50" E along said Northerly right-of-way line of Racetrack Road to the Point of Beginning, as recorded in Official Record Book 41, Page 186.

Section 36, Township 4 South, Range 27 East

The South ½ of the Southwest ¼ of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Record Book 2, Pages 285 and 286.

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East ½ of the Northwest ¼ of the Northeast ¼.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North ½, the North ½ of the Southeast ¼, and the North ½ of the Southwest ¼.

Section 6, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast ¼ of the Southeast ¼ and Government Lot 1, less the North ½.

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

Section 39, Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcels:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W 102.47 feet along the said Northerly line of Section 39; thence S 26° 16' 55" W, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

P.U.D. OFF. REC. BOOK E PAGE 508

cels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W along said Southeasterly line of Section 42, 945.12 feet; thence N 26° 16' 55" E, 471.92 feet; thence S 53° 25' 45" E, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 239.86 feet to the Point of Beginning; thence N 53° 25' 45" W, 471.92 feet; thence N 36° 35' 15" E, 200 feet; thence S 53° 25' 45" E, 309.02 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a southwesterly direction 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4.150 acres more or less.

LOCATION: Julington Creek Development at Racetrack and SR 13.

IS HEREBY CHANGED TO: PUD, Planned Unit Development, amending the Master Development Plan in accordance with documents submitted in application [illegible] and in conjunction with a notice of a proposed change to a previously approved Development of Regional Impact (DRI).

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located.

SECTION 3. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

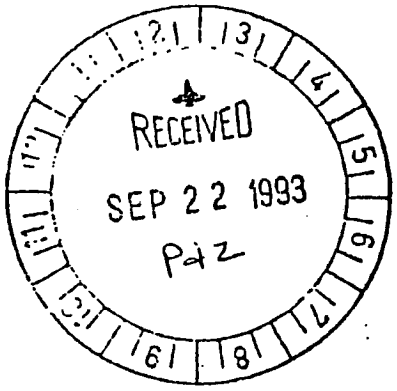
By s/ Carl "Bud" Markel
its clerk

If a person decides to appeal any decision made by the Board of County Commissioners 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 the appeal is to be based.

NOTICE TO ALL HEARING IMPAIRED PERSONS: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Halstead, ADA Coordinator at (904) 823-2505 at least five days prior to the date of this meeting.

L033 Aug. 25, 1993

INDEX
JULINGTON CREEK DEVELOPMENT OF REGIONAL IMPACT
RESTATED DEVELOPMENT ORDER



Description	Page
St. Johns County Resolution No. 93- 159, Amending and Replacing St. Johns County Resolution No. 82-37, As Amended	1
FINDINGS OF FACT	3
CONCLUSIONS OF LAW	4
I. IMPLEMENTATION OF THE DEVELOPMENT ORDER	4
1. Incorporation of ADA and Notification of Proposed Change	4
1.1 Developer	5
2. Monitoring Official	5
3. Annual Report and Monitoring Procedure	5
4. ~~"Commencement of Development"~~	9
5. Phasing	9
6. Transportation	10
II. ENVIRONMENT AND SITE PLANNING	21
7. Water Management	21
8. Wetlands/Natural Areas	21
9. Wells	22
10. Energy	22
11. Bikeways/Pedestrian Walkways	22

12. Selective Site Clearing 23

13. Development of Sites 24

III. PUBLIC FACILITIES 24

14. Water and Sewer Utilities 25

15. Government Tract 26

16. Lighting 26

17. Schools 29

17.1 Library 29

18. Fire Service 30

19. Funding of Improvements 31

19.1 Police and Emergency Rescue Services 31

19.2 Underground Electric 31

20. Community Development District 32

21. Mills Field 33

22. Dedication of Public Lands 34

23. Timing of Dedication of Certain Public Lands 37

24. Review Fees 37

25. Subsequent Review 37

26. Time 38

27. Conflict with Zoning 38

28. Recommendations of Planning Council

P.U.D. OFF. REC. BOOK E PAGE 510

29.	Notice to be Recorded	38
30.	Expiration Date	39
31.	Downsizing	39
32.	Description of Property	39
33.	Impact Fees	39
34.	Development Roadways and Swales	41
35.	No Encroachments	41
36.	As-Built Drawings	41
37.	Restrictions	41
38.	Traffic Study	41
39.	Vacation of Record Plats	42
40.	State and Federal Law	42
41.	Effective Date	42

P.U.D. OFF. REC. BOOK E PAGE 511

~~EXHIBITS TO RESTATED D.O.~~

Exhibit A-1	Legal Description
Exhibit A	Master Plan, Map H
Exhibit B	Master Phasing Plan, Map H-1
Exhibit C	Master Phasing Schedule, Table 12B.a
Exhibit D	Pedestrian/Bicycle Circulation Plan, Figure 27a.1
Exhibit D-1	Pedestrian/Bicycle Plan, Figure 27a.2

Exhibit E	On-Site Traffic Improvements
Exhibit F	Off-Site Traffic Improvements
Exhibit G	Bald Eagle Habitat Management Plan
Exhibit H	Library Tract Legal Description
Exhibit I	Mills Field Expansion Legal Description

P.U.D. OFF. REC.
BOOK E PAGE 512

Index-Julington

12 539

ST. JOHNS COUNTY RESOLUTION
NO. 93-159, AMENDING AND REPLACING
ST. JOHNS COUNTY
RESOLUTION NO. 82-37, AS AMENDED

P.U.D. OFF. REC.
BOOK E PAGE 513

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, MAKING FINDINGS OF FACT AND CONCLUSIONS OF LAW ON AN APPLICATION FOR APPROVAL OF JULINGTON CREEK, A DEVELOPMENT OF REGIONAL IMPACT, AND CONSTITUTING A DEVELOPMENT ORDER BY ST. JOHNS COUNTY, FLORIDA, IN COMPLIANCE WITH THE LAW, INCLUDING MODIFICATIONS TO CERTAIN CONDITIONS OF SAID DEVELOPMENT ORDER AS ADOPTED IN RESOLUTION NO. 82-37, AS AMENDED; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 21, 1981, Atlantic Gulf Communities Corporation formerly known as General Development Corporation, "Developer" filed an Application for Approval of a Development Regional Impact with the Northeast Florida Regional Planning Council, Jacksonville, Florida, in accordance with Section 380.06, Florida Statutes (1981); and

WHEREAS, the Developer proposed to develop the 4150 acres of land described in Exhibit A-1 attached hereto, constituting the Development of Regional Impact, and

WHEREAS, the Board of County Commissioners of St. Johns County, "the County", the governing body of the local government having jurisdiction under Sections 380.03 and 380.06, Florida Statutes (1981), "the Board", is authorized and empowered to consider Applications for Development Approval for Developments of Regional Impact; and

WHEREAS, the public notice requirements of St. Johns County and Section 380.06(7), Florida Statutes, have been satisfied, and notice has been given to the Department of Community

Affairs, Northeast Florida Regional Planning Council, Florida Department of Environmental Regulation, St. Johns River Water Management District, St. Johns and Duval counties; and

WHEREAS, on January 26, 1982, the Board held a duly noticed public hearing on the Application for Development Approval and has heard and considered the testimony taken at the hearing; and

WHEREAS, the Board has received and considered the report and recommendations of the Northeast Florida Regional Planning Council; and

WHEREAS, the Board has received and considered the report and recommendations of the Northeast Florida Regional Planning Council and reports and recommendations from the Board's staff; and

WHEREAS, on March 23, 1982, the Board passed and approved Resolution No. 82-37 constituting a "Development Order" for the 4,150 acres of land described in Exhibit A-1 attached hereto, known as Julington Creek; and

WHEREAS, the Development Order was further amended by Resolutions 82-139 on October 26, 1982, 84-33 on March 27, 1984, 84-53 on May 22, 1984, 84-123 on October 16, 1984, 84-143 on November 20, 1984, 85-53 on April 9, 1985, 85-150 on October 22, 1985, 86-182 on December 9, 1986, 88-38 on February 9, 1988, 91-129 on August 27, 1991, 92-160 on September 22, 1992 and 93-40 on February 23, 1993; and

WHEREAS, the Developer has requested additional amendments to Resolution No. 82-37; and

NOW THEREFORE, BE IT RESOLVED BY the Board of County Commissioners of St. Johns County, Florida, that the following facts are determined in connection with the Application for Development Approval:

P.U.D. OFF. REC. BOOK E PAGE 515

FINDINGS OF FACT

1. The proposed development is not in an area of Critical State Concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

2. The proposed development is consistent with the State Comprehensive Plan.

3. The proposed development does not unreasonably interfere with the achievement of the objectives of any state land development plan applicable to the area.

4. The proposed development, as modified herein, is consistent with the adopted report and recommendations of the Northeast Florida Regional Planning Council submitted pursuant to Subsection 380.06(b), Florida Statutes.

5. 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.

6. The proposed development, as modified herein, is consistent with the development laws and regulations of the County.

7. The Development Plan (Map H), Phasing Plan (Map H-1), Master Phasing Schedule (Table 12 B.a.), Pedestrian/Bicycle Circulation Plan (Figure 27 A-1), On-Site Traffic Improvements exhibit, and Off-Site Traffic Improvements exhibit are hereby revised and

attached hereto as Exhibits A-F, respectively. In addition, Exhibit [illegible]

is added to this Development Order.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, that the amendments incorporated herein do not constitute a substantial deviation to the conditions of the Development Order as subsequently amended, and that the Application for Development Approval submitted by Applicant is hereby ordered and approved, subject to the following conditions, restrictions and limitations:

P.U.D. OFF. REC. BOOK E PAGE 516

CONCLUSIONS OF LAW

I. IMPLEMENTATION OF THE DEVELOPMENT ORDER

1. Incorporation of ADA and Notification of Proposed Change. The Julington Creek Application for Development Approval (ADA) is hereby incorporated by reference into this Development Order, and the Developer is ordered to comply with and perform each covenant, representation, and promise in the ADA that is not in conflict with this Order or with the zoning ordinances in effect from time to time in respect to the property encompassed by this DRI.

The Julington Creek ADA consists of the ADA submitted August 12, 1981, and the Julington Creek DRI/ADA supplement submitted November 16, 1981, under cover letter

12 543

from James E. Clark, Assistant Vice President, General Development Corporation, as amended by the following documents:

P.U.D. OFF. REC. BOOK E PAGE 517

(i) Letter received December 21, 1981, from Wayne C. Reed to the Northeast Florida Regional Planning Council;

(ii) Corrected Table 20A.a and Exhibit C, Conceptual Development Plan, provided on December 21, 1981, at the NEFRPC Staff Technical Meeting.

In addition, the Notification of Proposed Change to this DRI dated May 4, 1993, and Supplemental Responses dated June 18, 1993, and July 29, 1993, are hereby incorporated by reference subject to the same compliance provisions for the ADA.

1.1 **Developer.** As used in this Development Order, the term Developer shall refer to Atlantic Gulf Communities Corporation. Subsequent owners and developers within the DRI are referred to Section 29, Notice to be Recorded, concerning the potential effect of this Development Order on them.

2. **Monitoring Official.** The County Planning Official or such other official as shall be designated by the Board of County Commissioners shall be the officer responsible for assuring Applicant's compliance with this Development Order.

3. **Annual Report and Monitoring Procedure.** Developer shall submit an annual report to the Board, the County Monitoring Official, the Northeast Florida Regional Planning

Ordinance Book 12 Page 544

ORDINANCE BOOK 39 PAGE 522

Council, the State Land Planning Agency, the Department of Environmental Protection, Florida Department of Transportation, Jacksonville Area Metropolitan Planning Organization, and the St. Johns River Water Management District within one week after the anniversary date of the issuance of this Restated Development Order and within one week after each anniversary date thereafter until project completion. The annual report shall include the following:

(a) Any change in the plan of development, or in the representations contained in the Application for Development Approval, or in the phasing for the reporting year and for the next year;

(b) A summary comparison of development activity by phase, number and type of units or square feet constructed, and by location and parcel number as depicted on Map H and presented in tabular form for the previous reporting year, cumulative from project start and projected for the next year;

(c) Identification on a map of undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer and presented in tabular form with the name, address and phone number of the entity or developer;

(d) Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the development order was issued;

(e) A specific assessment of the developer's and the local government's compliance with each individual condition of approval contained in the DRI

development order and the commitments which are contained in the Application for Development Approval and which have been identified by the local government, the Regional Planning Council or the Department of Community Affairs as being significant;

(f) Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

(g) An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;

(h) A list of significant local, state and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;

(i) A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(15) and (18), Florida Statutes; and

(j) A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15), Florida Statutes.

At the time of the annual report required in this section (within one week of the anniversary date of this Development Order), Developer shall submit to the Monitoring Official an annual survey of traffic on Racetrack Road and State Road 13 containing the information described below. Developer shall be responsible for preparing traffic reports

on the entire project annually during the second and third phase of the project. traffic reports will be required until completion of buildout of the entire project or completion of the associated improvements in Section 6D and 6E, whichever comes first. These reports will be distributed to the Monitoring Official, Florida Department of Transportation office in Jacksonville and St. Augustine, the St. Johns County Board of County Commissioners, the Jacksonville Metropolitan Planning Organization, the Florida Department of Community Affairs, and the Northeast Florida Regional Planning Council. Traffic reports shall be submitted with the annual report within one week after the anniversary date and shall contain the following information:

(i) Current status of building and projected activity by land use category for the next reporting period as listed in Section 3(b);

(ii) Current traffic counts from the following roadway intersections:

S.R. 13 and Davis Pond Boulevard

S.R. 13 and Racetrack Road

Racetrack Road and Durbin Creek Boulevard

Racetrack Road and Flora Branch Boulevard

Racetrack Road and Bishop Estates Boulevard

(iii) A description of the status of right-of-way conditions, road improvements, traffic controls and/or facility improvements to be constructed by Applicant and/or public entities on the impact area roadway network described in this Restated Development Order and exhibits thereto; and

Ordinance Book 12 Page 547

ORDINANCE BOOK 39 PAGE 525

(iv) Projected traffic conditions and levels of service at all traffic count stations at the above listed intersections for the end of the next reporting period.

If the Developer has not established a Community Development District (CDD) pursuant to Chapter 190, F.S., and obtained CDD bond funds sufficient to cover the costs of the transportation improvements required by this Development Order by December 31, 1995, then the Developer, St. Johns County, Florida Department of Transportation, the Jacksonville Area Metropolitan Planning Organization, Northeast Florida Regional Planning Council and Florida Department of Community Affairs shall establish and approve a methodology for traffic-related annual reporting prior to submission of the 1996 annual traffic report.

4. "Commencement of Development". The developer has "commenced development" by construction of a welcome pavilion by December 31, 1984 and completion of sixty (60) of the residential units proposed for Phase I (which boundaries are shown at Exhibit "B") by May 31, 1988, within the property described in Exhibit A-1. Commencement of Phases II and III shall be as set forth in Section 5 (Phasing). Development in Phase II/III shall not be considered commencement of development for Phase III.

5. Phasing. The projected dates for development of the phases described in the ADA shall be as follows: Phase I (1984-1990); Phase II (1991 - December 15, 1999); Phase III (December 16, 1999-December 15, 2009). The DRI buildout date has been extended

from 2002 to December 15, 2009. Any further extensions to this DRI buildout date shall be subject to a substantial deviation determination pursuant to Section 380.06(19), F.S. The property encompassed by each Phase is shown at Exhibit B. Attached as Exhibits B and C are the Master Phasing Plan and the Master Phasing Schedule that control the maximum residential units and commercial and office square footages that can be developed in any phase. The area shown for development in Phase II and Phase II/III in Exhibit B exceeds the area needed for the number of units and square feet shown in the Master Phasing Schedule for Phase II alone. Development in Phase II can occur anywhere in the areas identified on the Master Phasing Plan (Exhibit B) as Phase II or II/III but can not exceed the 295 multi-family and 2001 single-family units and square footages of 80,000 square feet of commercial use 2.3 acres of Worship and 5,000 square feet of office use identified in Exhibit C, providing all of the necessary infrastructure is in place.

6. Transportation

A. Collector Roads. Developer shall construct at its expense all project area roadway improvements listed in Exhibit E attached hereto. Construction of each roadway shall be in accordance with County subdivision regulations and the County Paving and Drainage Ordinance 86-4 with revisions in effect at the time the plat showing the roadway is recorded. That portion of Bishop Estates Road comprising approximately 1.4 miles from the existing paved portion of Bishop's Estate Road to Racetrack Road has been funded by Developer and constructed by

County. Developer has funded the above described work prior to commencement of construction.

B. Local Streets. Developer shall be required to construct all other internal streets at its own expense. Construction of each roadway shall be in accordance with County subdivision regulations and the County Paving and Drainage Ordinance 86-4 with revisions in effect at the time the plat showing the roadway is recorded.

C. Turn Lanes. Developer has constructed acceleration, deceleration and turn lanes on State Road 13 at Davis Pond Boulevard. Developer has constructed left and right turn lanes on State Road 13 at Racetrack Road concurrently with the construction of the signalization at that intersection when the commercial site at that intersection known as Julington Square was developed. All such construction was in accordance with standards established by the Florida Department of Transportation. All such improvements were conveyed to the appropriate governmental entity upon completion. Access to that 10-acre commercial site includes left and right turn lanes and appropriate deceleration lanes constructed at the developer's expense. See Exhibit F for Developer obligations for additional turn lanes.

D. Racetrack Road. Developer shall acquire or dedicate to the County the right-of-way required to four-lane Racetrack Road and shall cause, if a Community

Ordinance Book 12 Page 550

ORDINANCE BOOK 39 PAGE 528

Development District is established pursuant to Chapter 190, F.S., and CDD bond funds sufficient to cover the cost of the Racetrack Road improvements are obtained by December 31, 1995, or if such deadline is missed, the Developer shall be responsible for the four-laning of Racetrack Road according to County specifications at Developer's expense from the intersection of Racetrack Road and State Road 13 to the intersection of Racetrack Road and Bishop Estates Road, subject to the following conditions:

(a) The required four-laning shall include all costs associated with the acquisition or dedication of needed right-of-way and with the design and construction of the facility to St. Johns County Paving and Drainage standards.

(b) Acquisition or dedication of the right-of-way needed for the four-laning of Racetrack Road from S.R. 13 to Bishop Estates Road, plus dedication of right-of-way owned by the Developer as of May 4, 1993, that is needed for the future four-laning from Bishop Estates Road to the eastern DRI project boundaries shall occur by the deadlines described in Section 23 (Timing of Dedication of Certain Public Lands), but in all events, shall occur by the time needed to satisfy construction deadlines set forth in this Development Order.

(c) If the Developer has established a Community Development District (CDD) pursuant to Chapter 190, F.S., and obtained CDD bond funds sufficient to cover the costs of this improvement of Racetrack Road

from Racetrack Road to Bishop Estates Road by December 31, 1995, construction of this improvement shall commence by January 1997. The Developer shall make good faith efforts to establish the CDD and obtain such bond funds in an expeditious manner in order to meet this construction deadline.

(d) In the event the deadline related to CDD establishment and bond funding is missed, then the Developer shall be responsible for the four-laning of Racetrack Road from S.R. 13 to Bishop Estates Road to occur, one section at a time. Such obligation shall arise for the first section when the annual traffic survey projects that the p.m. peak hour level of service on that section of Racetrack Road will fall below level of service D in the p.m. peak hour within one year. The first section shall be the section that extends from State Road 13 easterly to Durbin Creek Boulevard. As soon as the obligation for the first section of Racetrack Road arises, no further building permits shall be issued for development within the DRI until construction of the improvement of this section has commenced. Such obligation shall arise for the second section when the annual traffic survey projects that the p.m. peak hour level of service on that section will fall below level of service D in the p.m. peak hour within one year. The second section (including the bridge structure) shall be the

section that extends from Durbin Creek Boulevard to Flora Branch Boulevard. As soon as the obligation of the second section of Racetrack Road arises, no further building permits for development within the DRI shall be issued until construction of the improvement of this section has commenced. Such obligation shall arise for the third section when the annual traffic survey projects that the p.m. peak hour level of service on that section will fall below level of service D in the p.m. peak hour within one year. The third section shall be the section that extends from Flora Branch Boulevard to Bishop Estates Road. As soon as the obligation for the third section of Racetrack Road arises, no further building permits for development within the DRI shall be issued until construction of the improvement of this section has commenced. The four-laning of Racetrack Road between State Road 13 and the Flora Branch Boulevard must be completed under all circumstances by the end of Phase II.

(e) In addition, if the Developer is able to meet the CDD-related deadline set forth in subsection (c) above, the Developer shall place in escrow by December 31, 1995, $1.8 million, by a construction bond or other acceptable methods, in an appropriate county construction fund for use toward the future paving or other improvement of Russell Sampson Road by the County from Racetrack Road to C.R. 210 or the continued

four-laning of Racetrack Road to the eastern DRI project limits, as determined by County. Under all circumstances, the $1.8 million shall be placed in escrow by a construction bond or other acceptable methods no later than December 15, 1999. These funds shall be expended for the use set forth above by no later than December 31, 2004.

(f) The traffic monitoring requirements described in Section 3 above shall end, insofar as they relate to Racetrack Road and any intersections along Racetrack Road upon completion of construction of the required four-lane improvement of Racetrack Road described herein, or upon completion of the construction of any section and related intersections of Racetrack Road from S.R. 13 to Bishop Estates Road, as those three sections are described herein.

E. S.R. 13. The Developer shall cause, if a Community Development District (CDD) is established pursuant to Chapter 190, F.S., and CDD bond funds sufficient to cover the cost of the S.R. 13 improvements are obtained by December 31, 1995, or, if such deadline is missed, the Developer shall be responsible for the four-laning of S.R. 13 from the intersection of Racetrack Road south to Davis Pond Boulevard, subject to the following conditions:

(a) To the extent the Developer is unable to use design plans and specifications completed by Florida Department of Transportation (FDOT) prior to construction deadlines imposed herein, the required four-laning shall include all costs related to the design and construction of the facility to FDOT standards.

(b) To the extent land is owned by the Developer and the County as of August 15, 1993, the Developer and the County shall dedicate, within 90 days of a request by FDOT based on an FDOT preliminary design and engineering study, Tracts A and E (60' Wide) of the Julington Creek Unit One Plat right-of-way needed for the four-laning of S.R. 13 from the Racetrack Road intersection to Davis Pond Boulevard. Developer owns Tract E of Julington Creek Unit 1 and County owns Tract A. This accounts for all right-of-way contiguous to SR 13 and the Julington Creek DRI boundaries for this road segment. Further, the Developer shall contribute $100,000 for the acquisition of any additional right-of-way needed for this section of S.R. 13 (between Racetrack Road and Davis Pond Boulevard) and this contribution shall be placed in a county escrow account by December 31, 1995. The right-of-way purchased with this contribution shall be deeded to FDOT or the agency maintaining the road. Any additional funds remaining in the escrow account shall be returned to the Developer. The Developer shall have no further obligation for right-of-way acquisition related to construction of this road segment.

(c) If the Developer has established a Community Development District (CDD) pursuant to Chapter 190, F.S., and obtained CDD bond funds sufficient to cover the costs of the above described improvement of S.R. 13 by December 31, 1995, and all needed right-of-way has been acquired, construction of the above described improvement shall commence by January 1997. The obligation shall be tolled during any period of time after January 1997 in which needed right-of-way has not been acquired. The Developer shall make good faith efforts to establish the CDD and obtain such bond funds in an expeditious manner in order to meet this deadline.

(d) In the event (i) the deadline related to CDD establishment and bond funding is missed or (ii) all needed right-of-way has not been acquired to allow construction to commence by January 1997, then the Developer shall be responsible for the four-laning of S.R. 13 from the Racetrack Road intersection to Davis Pond Boulevard when the annual traffic survey projects that the level of service on this section of S.R. 13 will fall below level of service D in the p.m. peak hour within one year. When the annual traffic survey indicates that this condition is present, then no further building permits for development within the Julington Creek DRI shall be issued until construction of the described improvement to S.R. 13 has commenced.

(e) In addition, the Developer, within 90 days of a request by FDOT, shall dedicate any land it then owns within reserved tracts as platted as of May 4, 1993, that are needed for right-of-way for the future four-laning of S.R. 13 from Davis Pond Boulevard to the northern edge of Cunningham Creek; provided, however, that Developer shall have no obligation to dedicate such right-of-way unless it is based on a completed FDOT preliminary design and engineering study identifying the location of land needed for the future four-laning of this section of S.R. 13.

(f) The traffic monitoring requirements described in Section 3 above shall end insofar as they relate to S.R. 13 and any intersections along S.R. 13 upon completion of construction of the required four-lane improvement of S.R. 13 from the Racetrack Road intersection to Davis Pond Boulevard and any intersection improvements along S.R. 13 required by this Development Order.

(g) All future access by DRI development to S.R. 13 shall comply with any applicable FDOT access management statutes and rules.

F. Developer's Contribution to External Roadways. Developer's contribution to the improvements required to the segments of roadway network listed in Exhibit F attached has been and shall be by negotiated agreement with the governmental entity responsible for maintenance of the particular roadway segment, and shall be based on the traffic attributable to the particular segment in question.

12 557

ORDINANCE BOOK 39 PAGE 535

G. Credits. Pursuant to Section 380.06(16)(a), Florida Statutes (1991), St. Johns County shall establish and implement a procedure that credits the exactions for road improvements pursuant to this Development Order toward any impact fees or exactions imposed by the County by local ordinance to meet the same needs. Such credits also shall be adjusted for increases as required by Section 380.06(16)(b), Florida Statutes (1991). Such credits shall include credits for contributions for right-of-way donation and toward the construction of the Racetrack Road and S.R. 13 improvements described in this Development Order. The exactions for road improvements imposed in this Development Order shall fully mitigate the Developer's responsibility to mitigate traffic impacts reasonably attributable to the Julington Creek DRI through buildout.

H. Signalization of SR-13 and Racetrack. The County has obtained a design study for improvement and signalization of the intersection of State Road 13 and Racetrack Road and has put out for bid and constructed and installed all the necessary improvements as indicated by the study. Developer has provided all necessary funds to the County for all expenses associated with such design and installation and improvements.

I. Acceptance of Maintenance Responsibilities. After road improvements have been completed according to County subdivision regulations and paving and drainage regulations in effect at the time the plat showing the improvements was recorded,

the County shall accept maintenance responsibility for such improvements, in accordance with the County's subdivision regulations and paving and drainage regulations in effect at the time of platting, and the allocation of maintenance responsibilities described in Paragraph 22 of the Development Order, and to the extent permitted by law. Responsibility for maintenance of any road improvements in any subdivision which has been assumed by the MSTU may be transferred by the MSTU to the County, and the County shall accept maintenance responsibilities in accordance with the County's subdivision regulations and paving and drainage regulations in effect at the time of transfer and the allocation of maintenance responsibilities described in Paragraph 22 of the Development Order. Maintenance of drainage improvements shall also be in accordance with the PUD zoning ordinance for the project.

J. The section of Durbin Creek Boulevard between Racetrack Road and Bishop Estates Road not shown on the master plan shall be constructed as a two lane collector roadway based on the criteria established in the County's Paving and Drainage Ordinance (86-4 with revisions). Facilities are to include a bikeway system.

The centerline intersection of Durbin Creek Boulevard and Racetrack Road shall remain as previously approved in Ordinance 82-37 as amended. The centerline intersection of Durbin Creek Boulevard and Bishop Estates Road shall be within

Ordinance Book 12 Page 559

ORDINANCE BOOK 39 PAGE 537

1,000 feet of the previously approved centerline intersection. The final alignment of Durbin Creek Boulevard may be modified to allow for the minimization of wetland impacts.

II. ENVIRONMENT AND SITE PLANNING

P.U.D. OFF. REC.
BOOK E PAGE 533

7. **Water Management.** The Developer has obtained consumptive use permits for the amount of potable water required to supply the proposed development areas in accordance with applicable permitting rules and regulations of St. Johns River Water Management District. All permit renewals obtained by Developer shall permit the use of sufficient water to meet all current demands for potable water and such additional projected demands as may be allowed under the existing regulations. Developer shall also obtain management and storage of surface water permits, and any other necessary permits required by the St. Johns River Water Management District at the time of application.

8. **Wetlands/Natural Areas.** No fairway crossing shall be permitted in any state-regulated wetland vegetation areas. Golf cart crossings using trestle or span construction with a minimum of vegetation removal are acceptable. No filling of the state regulated wetlands located north and somewhat parallel to Cunningham Creek shall be allowed, except at road crossings approved by the appropriate governmental entity. Wetland and upland acreages shown on the Master Plan are

Ordinance Book 12 Page 560

ORDINANCE BOOK 39 PAGE 538

based on aerial interpretation. Final wetland jurisdiction shall be determined by the appropriate environmental agency. Jurisdictional wetlands shall be protected in accordance with permits issued by the appropriate environmental agency and identified as open space as presented in Exhibit C, Table 12B.a., subject to the provisions of Section 380.06(19)(d), F.S. (1991).

9. **Wells.** All wells that supply water to air heating or cooling systems and use the Floridan Aquifer as a supply source shall be fitted with a demand valve. All free flowing artesian wells developed within the project boundaries shall have a gate valve installed and shall be maintained in good working order. If future regulations prohibit this type of well throughout the county, this Development Order shall be deemed automatically modified to apply such prohibition to future construction.

10. **Energy.** All residential units within the project shall be designed to meet, at a minimum, the requirements of the Florida Energy Efficient Code for Building Construction.

11. **Bikeways/Pedestrian Walkways.** The Developer shall be required to construct a bikeway as depicted in Figures 27A-1 and 27A-2, attached as Exhibits D and D-1, respectively, linking residential areas to schools, churches, recreation, green spaces, shopping and employment areas. Bike trails shall be built by the

Developer within the right-of-ways of the collector roads and shall be built at the same time as the adjacent collector road is built. In the case of the Bikeway/Pedestrian Walkway which links Racetrack Road to Bishop Estates Road through Parcels 81 and 82, the bikepath shall be constructed concurrently with the internal subdivision roads for Parcels 81 and 82 shown on Exhibit D. In all events, the Developer shall construct the bikeway adjacent to Racetrack Road to the project's eastern boundary by December 15, 2005, or upon completion of the school facility at the projects eastern limits, if earlier. Bike trails will also be used for pedestrian traffic and, where bike trails are provided, separate pedestrian walkways will not be required. Each Final Development Plan submitted for the collector roads shall include designs for bike path/pedestrian walkways. Other bikeway/pedestrian circulation systems facilities as may be provided shall be identified on the Final Development Plans.

12. **Selective Site Clearing.** Developer shall institute selective site clearing which preserves natural vegetation while permitting construction of the units and access of equipment in accordance with the County's Landscape and Land Clearing/Tree Protection Ordinances.

13. **Development of Sites.**

A. Commercial. Each of the commercial sites will be developed as an integrated unit. To achieve this end, plans for each such site shall be

submitted as a single Final Development Plan notwithstanding separate ownership of parcels within the site.

B. Residential. All residential subdivisions, as defined in the St. Johns County subdivision regulations, that are within the development shall be platted and recorded subdivisions. Although within a PUD and thus normally exempt from subdivision regulations, the residential subdivisions shall comply with the County Subdivision Regulations and other applicable land development regulations applicable at the time of platting (except those regulations which are inconsistent with this Order, the Julington Creek PUD Ordinance or the spirit of intent of the St. Johns County PUD Ordinance).

C. Development within Unit 9 and Unit 1, Julington Creek Subdivision shall be subject to the Bald Eagle Habitat Management Plan, Exhibit G; attached hereto.

III. PUBLIC FACILITIES.

14. **Water and Sewer Utilities.** The Board has granted a franchise to an entity designated by the Developer to provide water and sewer service to the development. Upon proper application, the franchise shall be expandable at a later date to serve adjacent property owners if the Board deems such service appropriate. Water and sewer utilities shall be made available to recreational,

Ordinance 12 563

ORDINANCE BOOK 39 PAGE 541

school, governmental, and similar site boundaries that have been dedicated pursuant to this Order within 90 days after being requested to do so by the appropriate government agency, unless provision of utilities at that time would unreasonably accelerate the Developer's commitment to provide utilities within the area of the site in which case utilities shall be made available to the site boundaries within a reasonable time after the appropriate government agency requests them. Once utility service has been made available to the site boundaries, the utility customer shall be responsible for all other prevailing rates and charges.

15. **Government Tract.** Atlantic Gulf Communities Corporation shall convey to the County an eight (8)-acre tract depicted on Exhibit A hereto for government use (for example, fire station, administration building, sheriff substation, health unit or other governmental use.) If the County does not use the site for governmental purposes, the site shall be subject to the reverter language in Section 23. Prior to commencement of design or site engineering for the site, the Developer and the County must enter into an agreement as to the site planning and architectural control guidelines that will be implemented in the construction on the site, to ensure compatibility with the development concept of Julington Creek. Prior to

commencement of development, the Developer shall have the right to review site planning and architectural and design plans, including landscaping and signage.

16. **Lighting.** Developer shall be required to provide street lights within the project. The number, locations, and installation shall be in accordance with the standards approved by St. Johns County during the Final Development Plan review and approval process.

17. **Schools.** To aid the St. Johns County School Board in providing convenient educational facilities to serve school age residents of the project and surrounding area, Developer shall dedicate to the School Board the approximately 46 acres of school sites depicted on the Conceptual Development Plan. Prior to conveyance of those sites by the Developer, the School Board shall reconvey to the Developer approximately 59 acres within the DRI previously dedicated by the Developer to the School Board for use as school sites. The Developer shall cooperate with the School Board in obtaining state approval of the school sites by providing necessary information to the School Board and by providing access to the property for inspection of the sites. If the proposed site meets state standards, the Developer shall dedicate the site to the School Board on the recorded plat or by separate instrument and the School Board shall accept the site. If any site does not meet state standards, the Developer shall provide and the School Board shall accept any alternative site of equivalent acreage which does meet state standards.

Ordinance 12 Page 565

ORDINANCE BOOK 39 PAGE 543

In all deeds granting school sites to the School Board, the Developer shall reserve the rights to sub-surface potable water to accommodate potential well sites to serve residents of the project (but no well site shall be located so that it interferes with any school activity). The deed shall provide that notwithstanding the reservation by Developer, the School Board may drill one or more wells on the site to obtain water for irrigation and recreational use on the site. Developer shall also be entitled to reserve necessary easements for utilities and drainage (provided that such easements do not unreasonably interfere with the use of site for school purposes). If the School Board determines not to use one or more of the sites for school or educational purposes, the site(s) shall be subject to the reverter language in Section 23.

The developer shall make available roads and water and sewer utilities to serve the site at its boundaries within 90 days after being requested to do so by the School Board unless doing so would unreasonably accelerate the Developer's commitment to provide infrastructure within the area of the site (in which case the infrastructure shall be provided within a reasonable time after being requested by the School Board). Once utility service has been made available to the site boundaries, the utility customer shall be responsible for all other prevailing rates and charges.

To allow the School Board to plan for and construct additional school facilities within the area of the project as they are needed, the applicant has paid to the School Board $204,625. St. Johns County enacted a County-wide impact fee for educational purposes. All such payments made by the Developer to the School Board shall be deposited in separate trust account and shall constitute a trust fund for use in planning and constructing educational facilities to serve the residents of the project and surrounding area and for no other purpose.

Since St. Johns County has adopted a County-wide impact fee for educational purposes, any impact fee applicable to land within the project that would otherwise be subject to the impact fee shall be reduced by a credit (which shall be available until December 15, 2019), for the value of the land, improvements and money previously donated to the School Board by the Developer under the terms of this Order.

For the purpose of calculating the amount of such credit, the value of the 46 acres of land to be dedicated by the Developer shall be $6,100 per acre. Any improvements made to the sites by the developer shall be credited against future impact fees at the actual cost of such improvements as determined by mutual agreement of the Developer and the School Board reached at the time the improvements are made. Credit shall be given for monetary contributions on a dollar for dollar basis. Credit shall be allocated among the parcels of land subject

to the impact fee on a per-acre basis or in such other way as shall fairly apportion the credit under the fee structure created by the Ordinance.

17.1 **Library.** By December 15, 1993, Atlantic Gulf Communities Corporation will convey to St. Johns County the 3.0 acre Government tract attached as Exhibit H located at Davis Pond Boulevard and SR 13 for the construction of the Northwest St. Johns County Library at Julington Creek. The County shall have constructed a full service library within 7 years of the property's conveyance. If the County does not commence substantial construction within 6 years the property shall be conveyed through a reverter in the deed back to Atlantic Gulf Communities. Prior to conveyance, Developer and the County must enter into an agreement as to the site planning and architectural control guidelines that will be implemented in the construction of the library, to assure the library's overall compatibility with the development concept of Julington Creek. Prior to commencement of development, the applicant must have the ability to review any site planning, landscaping, signage and architectural plans. It should be noted that the library site donation was not a development order requirement that was required as mitigation for the project's impacts, and no impact fee credits shall be sought or granted.

18. **Fire Service.** By December 31, 1994, Developer shall at its option either construct a two-bay two-deep modular fire station and purchase new fire safety equipment, which consists of one pumper/tanker unit and one squad unit which

meet Insurance Service Office standards, or pay the County

for that purpose. Consistent with Section 380.06(16), Florida Statutes (1991), St. Johns County shall establish and implement a procedure that credits expenditures for these exactions toward impact fees or any other exactions imposed by the County by local ordinance to meet the same needs.

19. **Funding of Improvements.** The Board created a municipal service taxing unit encompassing the project. To the extent permitted by law, the MSTU has been used as a vehicle to provide funds to construct or maintain certain capital improvements constructed by the Developer and dedicated or donated to either the County or the MSTU from the time the improvements were completed according to specifications approved by the County until they were accepted for maintenance by the County from its general funds. The Developer has made the following contributions to the MSTU in order to provide capital improvements and start-up funds required in connection with the development and these contributions were specifically earmarked as set forth below and utilized by the MSTU for the designated purpose:

(i) Lighting. An amount equal to all operational costs incurred prior to January 1, 1984.

(ii) Recreational Facilities. Two baseball fields, including clay, backstops, striping, benches and base (one regulation, one little league), picnic tables and grills were completed at Mills Fields within one year of

Commencement of Sales within the project. Clearing and grading of this 10 acre parcel designated as a park site adjacent to the existing park and one baseball field shall be completed by Developer on or before August 1, 1985. No impact fee credits shall be sought or granted for these improvements.

19.1 Police and Emergency Rescue Services.

(a) Police Protection. During the first year Developer provided security for its entire site. Developer shall pay all applicable county-wide impact fees for police services.

(b) Emergency Rescue. Developer shall pay all applicable county-wide impact fees for emergency and rescue services.

19.2 Underground Electric. Capital improvements for underground electric within developed areas shall be funded by the developer.

20. Community Development District. If a Community Development District is established by the Developer pursuant to Chapter 190, Florida Statutes, it may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes set forth in Chapter 190, F.S. (1991). St. Johns County expressly approves and consents to the construction or funding by the District of all such

projects within or without the boundaries of the District required by this development order or necessary to serve the development approved by this development order. If the Developer is required by this development order to provide, pay for or otherwise cause to be provided infrastructure, projects, systems or facilities set forth in Chapter 190, F.S., including without limitation those in Section 190.012(1) and (2), F.S. (1991), then it is intended that the Community Development District independently may satisfy such obligations and St. Johns County consents to the District's role. To the extent any such obligation under this development order is met or performed by the District, then the Developer shall no longer be subject to the obligation. Nothing in this Section shall be construed as approval of or consent by the County to the establishment of a Community Development District (CDD) by the Developer pursuant to Chapter 190, F.S., and the County expressly maintains all rights available to it pursuant to Chapter 190, F.S., related to the proposed establishment of a CDD by the Developer.

21. **Mills Field.** By December 15, 1993 Atlantic Gulf Communities Corporation must convey, at a minimum, a 11.7 acre parcel, located to the east of Mills Field Park shown in Exhibit A to the County (See Exhibit I). The 11.7 acres will serve the expansion of Mills Field. Prior to commencement of design or site engineering for the site, the Developer and the County must enter into an agreement as to the site planning and architectural control guidelines that will be

12 571

ORDINANCE BOOK 39 PAGE 549

implemented in the construction on the site, to ensure compatibility with the concept design of Julington Creek. Prior to commencement of development, the Developer shall have the right to review site planning and architectural and design plans, including landscaping and signage.

22. **Dedication of Public Lands.** Developer shall dedicate to the County without charge all governmental and community park sites shown on Map H. In addition, Developer shall, subject to the restrictions below, dedicate all or any portion of the drainage and internal public roadway improvements to the County or other appropriate public entity. Concerning drainage improvements, however, the County is only required to accept the dedication of those improvements lying within a dedicated public road right-of-way. The County shall be responsible for maintenance of dedicated paved roadways, curbs and drainage structures within the right-of-way. The County shall not be required to maintain swale surfaces or signage or other improvements within dedicated road rights-of-way. Such signage and other improvements shall be subject to County permitting requirements. Developer shall make available to site boundaries the necessary roadway and drainage improvements to all recreational and governmental sites which have been dedicated to the County within 90 days after being requested to do so by the County unless doing so would unreasonably accelerate the Developer's commitment to provide infrastructure within the area of the site (in which case the improvements shall be provided within a reasonable time after the request).

Ordinance Book 12 Page 572

ORDINANCE BOOK 39 PAGE 550

Once utility service has been made available to the site boundary, the utility customer shall be responsible for all other prevailing rates and charges. Consistent with Section 380.06(16), Florida Statutes, St. Johns County shall establish and implement a procedure that credits the developer $6,100 per acre for land dedicated to the County and for any improvements made or funded by the Developer for the County toward impact fees or any exactions imposed by the County by local ordinance to meet the same needs.

23. **Timing of Dedication of Certain Public Lands.** The following sites shall be dedicated to the County or School Board, as appropriate, by December 15, 1993, except as provided below: right-of-way owned by the Developer as of May 4, 1993, and needed for the future four-laning of Racetrack Road from Bishop Estates Road to the eastern project boundaries; the 8-acre government tract (Parcel 73); the 26.2-acre community park site (Parcel 46); and the school sites (Parcels 45 and 60). This deadline for dedication shall not apply if the dedication requires the payment of 1989 and 1990 taxes for more than the parcel to be dedicated. If the dedicated tracts are not consistent with the existing plats, those plats may require partial vacation for the area covered by the parcels to be dedicated. If payment of back taxes is required for more than the parcel to be dedicated, the above listed sites will be dedicated no later than 90 days after March 31, 1997, which is the end of the 5-year "extended development period" established in the April 14, 1992, settlement agreement between Atlantic Gulf

Ordinance 12 573

ORDINANCE BOOK 39 PAGE 551

Communities Corporation and St. Johns County, approved by the United States Bankruptcy Court for the Southern District.

P.U.D. OFF. REC. BOOK E PAGE 547

In the event that the County or the School Board determines not to use all or part of the 8-acre governmental site or school sites conveyed to it by the Developer for the purposes set forth herein and as stated in the deed of conveyance, the lands shall revert to the Developer subject to the following terms and conditions.

At such time as the County or the School Board makes the determination that it will not utilize all or part of the lands for the stated purpose ("Excess Parcel"), the County or the School Board respectively will give written notice to the Developer. Within sixty (60) days of the receipt of such written notice, the County or the School Board and the Developer shall determine the purchase price for the Excess Parcel ("Reverter Purchase Price") calculated in the following manner. Each party shall obtain, at their respective cost and expense, an appraisal of the Excess Parcel made by an MAI appraiser establishing the fair market value of the lands at the time of such appraisal. The Reverter Purchase Price shall be calculated as follows: (a) if the fair market values established by the two appraisers are less than twenty percent (20%) apart, then the fair market value for the calculation of the Reverter Purchase Price shall be the average of the two appraisals, (b) if the fair market values as established by the two appraisers are greater than twenty percent apart, then the parties shall select a

Ordinance Book 12 - Page 574

third appraiser and the fair market value for the calculation of the Reverter Purchase Price shall be the average of the three appraisals. The cost of the third appraisal shall split between the parties.

P.U.D. OFF. REC.
BOOK E PAGE 548

Upon establishment of the Reverter Purchase Price, the Developer shall have thirty (30) days to determine if it desires to purchase the Excess Parcel for the Reverter Purchase Price. If the Developer elects to purchase the Excess Parcel for the Reverter Purchase Price it shall give written notice to County or School Board within such thirty (30) day period and within sixty (60) days thereafter, the County or School Board will convey the Excess Parcel and the Developer shall deliver the Reverter Purchase Price to the County or School Board.

If the Developer elects not to purchase the Excess Parcel for the Reverter Purchase Price or fails to deliver its written notice to purchase it within the thirty (30) day period, then the County or School Board shall offer the Excess Parcel for sale in accordance with the then applicable statutes. If requested by the County or School Board, the Developer shall deliver a quitclaim of its interest in the Excess Parcel. The County or School Board shall use the funds from the sale of the Excess Parcel, whether from the Developer or from a third party purchaser to purchase an alternative site, create an additional similar facility or to expand an existing similar facility to be used for the stated purpose and serving the residents of the surrounding area.

12 575

ORDINANCE BOOK 39 PAGE 553

24. Review Fees. On or before April 30, 1982, Developer paid ~~$7,500 to the County~~ for costs incurred in connection with its review of the ADA and the preparation of this Order. Developer will also pay any review processing fees (such as final development plan review and subdivision review fees) required County-wide under duly enacted ordinances or resolutions. In addition to the above, Developer has paid to the County attorney within ten days after receipt of his statement a reasonable fee not to exceed $5,000 for his time and effort expended on behalf of the County in connection with the preparation of this Order and the Julington Creek PUD Ordinance. Additional reasonable payments and fees may be required if an appeal is taken from this Order or if any action is brought challenging the PUD ordinance.

25. Subsequent Review. The development shall be subject to further review and modification if: (a) critical assumptions made in the ADA prove to be inaccurate to a significant extent, thus rendering the analysis and conclusions based on them significantly in error; (b) a substantial deviation occurs within the meaning of Section 380.06(19), Florida Statutes; or (c) other circumstances exist that would make such further review and modification appropriate under Florida law.

26. Time. When no specific time limit is provided for performance by Developer or a requirement contained in this Order, as amended, a reasonable time shall be set by future resolutions of the Board of County Commissioners.

27. **Conflict with Zoning.** Developer shall comply with the zoning PUD for the development area and with all ordinances and regulations of the County that affect the unincorporated areas of the County. In the event of conflict between the PUD and this order the more stringent provision shall control.

28. **Recommendations of Planning Council.** The recommendations contained in the report of the Northeast Florida Regional Planning Council dated January 7, 1982, concerning this development, except where in conflict with this Resolution, as amended, are hereby adopted by this Resolution, as amended, and incorporated herein, and Developer shall comply with those recommendations. In the event of conflict between the NEFRPC recommendations and the ADA, the NEFRPC recommendations shall control.

29. **Notice to be Recorded.** Notice of the adoption of this Development Order shall be recorded by Developer in the public records of St. Johns County as required by Section 380.06(15)(f), Florida Statutes, and this Order shall constitute a land development regulation applicable to the entire property described on Exhibit A and until modified shall be binding as a land development regulation in accordance with its terms on Developer and all subsequent owners or developers of the property. In its contracts for sale of undeveloped land and other similar instruments entered into after the effective date of the second 1993 amendment to the Development Order, the Developer shall put subsequent owners and

Ordinance 12 Page 577

ORDINANCE BOOK 39 PAGE 555

developers on notice that they are bound by Development Order and its conditions. Said subsequent owners and developers of such undeveloped land shall give the same notice to the successor owners and developers.

30. **Expiration Date.** This DRI shall terminate and this Development Order expire on December 31, 2014.

31. **Downsizing.** The local government agrees that, until December 31, 2014, this DRI shall not be subject to downzoning, unit density reduction or intensity reduction, as a result of any local government actions, including any action pursuant to Chapter 163, F.S., unless the local government can demonstrate that substantial changes in the conditions underlying the approval of this Development Order have occurred or the Development Order was based on substantially inaccurate information provided by the Developer or the change is clearly established by local government to be essential to the public health, safety or welfare.

32. **Description of Property.** The real property to which this Development Order applies is described in Exhibit A attached hereto.

33. **Impact Fees.** This DRI Resolution shall not prevent the County from requiring the payment of impact fees and/or other fees for development or construction

Ordinance Book 12 Page 578

ORDINANCE BOOK 39 PAGE 556

within the area described in this resolution when such impact fees and/or other fees are also charged for similar activities within the other incorporated areas of the County. Since the County has enacted an impact fee ordinance that is applicable on a County-wide basis, it shall (unless it would be unlawful to do so) comply with Section 380.06(16), F.S. (1991), and give credit to the Developer for all applicable contributions of land, funds or public facilities (excluding contributions toward operating funds) made by the Developer, by any CDD established by the Developer pursuant to Chapter 190, F.S., or by any MSTU for the Julington Creek DRI made for the purpose of fulfilling the obligations of this Development Order, to the extent such contributions are toward an impact fee or exaction for the same need. As provided by Section 380.06(16) F.S., this subsection does not apply to internal, on-site facilities required by local regulations or to any off-site facilities to the extent such facilities are necessary to provide safe and adequate services to the development except for off-site facilities required by this Development Order. Developer may assign any impact fee credits provided for under this Development Order to any successor owner or developer within the Julington Creek DRI for use against any applicable impact fee obligation for the same purpose related to construction within the DRI. The value of any lands contributed shall be $6,100 per acre.

34. Development Roadways and Swales. Development improvements shall comply with all applicable County subdivision standards and the County Paving and Drainage Ordinance 86-4 with revisions in effect at the time of platting.

35. **No encroachments.** Plats shall be drawn so that no residential lot encroaches on any dedicated road right-of-way.

36. **As-Built Drawings.** Developer shall furnish the County (for the benefit of the County and property owners) with "as built" drawings in accordance with County subdivision standards and the County Paving and Drainage Ordinance.

37. **Restrictions.** When Developer applies to the County for approval of any subdivision plat within the development, it shall submit a copy of the restrictions that will apply to lots within the subdivision.

38. **Traffic Study.** The applicant has prepared and submitted within six (6) months of the effective date of the BCC approval of Resolution 93-40, a traffic study attached as Exhibit F-1 similar in scope to the original application for development approval which incorporates all of the changes which have occurred within the project and/or proposed changes that would be submitted as part of a Notice of Proposed Change and changes that would be submitted as part of a Notice of Proposed Change and changes that have occurred in the area road

network. Prior to this submittal, a meeting was held with the County, Northeast Florida Regional Planning Council, D.O.T. and the M.P.O. to discuss and agree to the study's methodology.

P.U.D. OFF. REC. BOOK E PAGE 554

39. **Vacation of Record Plats.** Undeveloped recorded lots shall be vacated within 90 days of March 31, 1997, which is the end of the "extended development period" described in an Agreement dated April 14, 1992, between Atlantic Gulf Communities Corporation and St. Johns County, approved by the United States Bankruptcy Court for the Southern District. In accordance with Chapter 177, F.S., replats prior to the end of "extended development period" shall require the payment of back taxes for the portion being replatted.

40. **State and Federal Law.** Developer shall at all times during the buildout of the development comply with the laws and regulations of the State of Florida and the United States of America as they apply to the development.

41. **Effective Date.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 28th day of September, 1993.

P.U.D. OFF. REC.
BOOK E PAGE 555

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Bibbawafe
Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Lenore Carter
Deputy Clerk

Exhibit A-1
Legal Description

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land being a portion of Sections 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 49 (James James Donations), 54 (Constance McFee Grant), 57 (R. Pengree Grant), Township 4 South, Range 27 East, and a portion of Sections 2, 4, 5, 38 (William Harvey Grant), 39 (Francis P. Fatio Grant), and 42 (R. Pengree Grant), Township 5 South, Range 29 East, more particularly described as follows:

Section 26, Township 4 South, Range 27 East

All of Section 26 lying South of Durbin Creek.

Section 27, Township 4 South, Range 27 East

All of Section 27 lying South of Bishop Estates Road, Durbin Creek, and lying South and East of that property formerly belonging to Sam Hagen;
Less and except a 60 foot wide road right-of-way deeded to St. Johns County in Official Record Book 369, Page 550.

Section 28, Township 4 South, Range 27 East

All of Section 28 lying South of Bishop Estates Road.

Section 29, Township 4 South, Range 27 East

All of Government Lot 3, Section 29, lying South of the Southerly boundary of Julington Place as recorded in Map Book 5, Page 28;
Less and except the rights-of-way for Orange Avenue and Racetrack Road.

Section 30, Township 4 South, Range 27 East

All of Section 30 lying East of State Road 13 and South of Racetrack Road.

Section 31, Township 4 South, Range 27 East

All of Section 31 lying East of State Road 13 described as follows: the East 1/2 of Government Lot 1, less the North 500 feet thereof; and Government Lot 8.

Section 32, Township 4 South, Range 27 East

All of Section 32; less and except the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, and that portion of Government Lot 13 lying South of Cunningham Creek.

Section 33, Township 4 South, Range 27 East

All of Section 33; less and except Racetrack Road, that certain parcel deeded to the Diocese of St. Augustine and recorded in Official Record Book 350, Page 229, the following three parcels deeded to the School Board of St. Johns County and recorded in Official Record Book 196, Page 514, Official Record Book 237, Page 199, and Official Record Book 328, Page 644; and a 100 foot road right-of-way deeded to St. Johns County and recorded in Official Record Book 443, Page 451.

Section 34, Township 4 South, Range 27 East

All of Section 34; less and except Racetrack Road and a 60 foot wide road right-of-way deeded to St. Johns County and recorded in Official Record Book 369, Page 550.

Ordinance No. 12 Page 583

ORDINANCE BOOK 39 PAGE 561

FILED OFF. REC. BOOK E PAGE 556

Exhibit A-1 con't.

Section 35, Township 4 South, Range 27 East

All of Section 35 south of Durbin Creek; less and except Racetrack Road, the West 1/2 of the Southeast 1/4 of the Southeast 1/4, and that certain parcel lying adjacent to and north of Racetrack Road being more particularly described as follows:

Commence at the intersection of the East line of Section 35 and the North right-of-way line of Racetrack Road; thence N 77° 26' 50" W along the Northerly right-of-way line of said Racetrack Road 2333.7 feet to the Point of Beginning; thence N 20° 50' 50" W, 1548.5 feet; thence S 70° 00' 40" W, 789 feet; thence S 23° 33' 10" W, 373 feet; thence S 27° 56' 50" E, 800 feet to the Northerly right-of-way line of said Racetrack Road; thence S 77° 26' 50" E along said Northerly right-of-way line at Racetrack Road to the Point of Beginning, as recorded in Official Record Book 41, Page 186.

Section 36, Township 4 South, Range 27 East

The South 1/2 of the Southwest 1/4 of Section 36; less and except Racetrack Road.

Section 49, Township 4 South, Range 27 East

(James James Donation)

That portion of Section 49 (James James Donation) lying South of Bishop Estates Road; less and except Racetrack Road and the lands now or formerly belonging to James Higginbotham as recorded in Official Record Book 2, Pages 285 and 286.

Section 54, Township 4 South, Range 27 East

(Constance McFee Grant)

All that portion of Section 54 (Constance McFee Grant) lying East of State Road 13.

Section 57, Township 4 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 57 (Rebecca Pengree Grant) lying westerly of State Road 13.

Section 2, Township 5 South, Range 27 East

That portion of Section 2 being the East 1/2 of the Northwest 1/4 of the Northeast 1/4.

Section 4, Township 5 South, Range 27 East

That portion of Section 4 being the North 1/2, the North 1/2 of the Southeast 1/4, and the North 1/2 of the Southwest 1/4.

Section 5, Township 5 South, Range 27 East

That portion of Section 5 being the Northeast 1/4 of the Southeast 1/4 and Government Lot 1, less the North 1/2.

Section 38, Township 5 South, Range 27 East

(William Harvey Grant)

That portion of Section 38 (William Harvey Grant) lying Westerly of State Road 13.

ORDINANCE BOOK 39 PAGE 592

Page 584

OFF. REC. BOOK E PAGE 557

Exhibit A-1 con't.

Section 39, Township 5 South, Range 27 East

(Francis P. Fatio Grant)

That portion of Section 39 lying Westerly of State Road 13 and Northeasterly of Mill Creek; less and except the following described parcel:

Beginning at the intersection of the Northeasterly line of Section 39 (Francis P. Fatio Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W, 102.67 feet along said Northerly line of Section 39; thence S 26° 16' 55" W, 403.34 feet to the waters of Mill Creek; thence Southeasterly along the waters following the meanderings of Mill Creek, 110 feet more or less to the Westerly right-of-way line of State Road 13, said point being on a curve having a radius of 2814.79 feet; thence in a northeasterly direction along the arc of said curve, to the left, 310 feet more or less to the Point of Beginning. Said curve being the Westerly right-of-way line of State Road 13.

Section 42, Township 5 South, Range 27 East

(Rebecca Pengree Grant)

That portion of Section 42 (Rebecca Pengree Grant) lying westerly of State Road 13, less and except the following parcels:

1. Beginning at the intersection of the Southwesterly line of Section 42 (Rebecca Pengree Grant) and the Westerly right-of-way line of State Road 13; thence N 40° 10' 48" W along said Southeasterly line of Section 42, 945.12 feet; thence N 26° 16' 55" E, 471.92 feet; thence S 53° 25' 45" E, 100.00 feet to the Westerly right-of-way line of State Road 13, said point being on a curve with a radius of 2814.79 feet; thence Southwesterly along the arc of said curve to the right, 167.06 feet to the Point of Beginning. Said curve being the westerly right-of-way line of State Road 13.

2. Commencing at the intersection of the Southwesterly line of said Section 42 and the Westerly right-of-way line of State Road 13; thence northeasterly, along curve, being the Westerly right-of-way line of State Road 13, to the left, having a radius of 2814.79 feet, an arc distance of 229.86 feet to the Point of Beginning; thence N 53° 25' 45" W, 471.92 feet; thence N 36° 35' 15" E, 200 feet; thence S 53° 25' 45" E, 399.92 feet to the Westerly right-of-way line of State Road 13, said right-of-way being a curve with a radius of 2814.79 feet; thence along the arc of said curve, to the right, in a southwesterly direction, 212.83 feet to the Point of Beginning.

All Official Records recorded in the Public Records of St. Johns County, Florida.

All lands lying and being in St. Johns County, Florida and contain 4,150 acres more or less.

VERIFIED BY

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

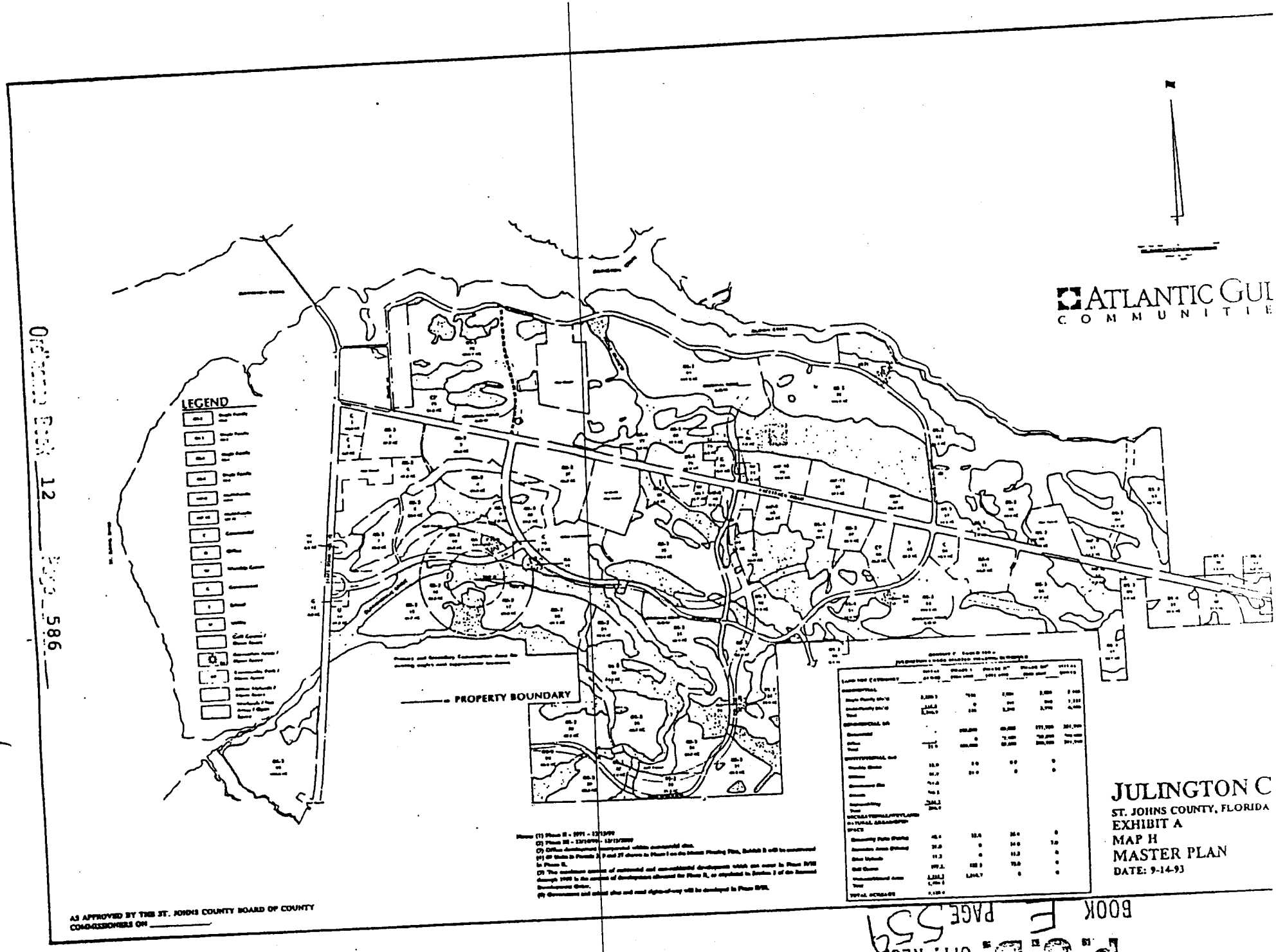
1988 APR 17 PM 3:46

CLERK OF CIRCUIT COURT

P.U.D. OFF. REC.
BOOK E PAGE 558

Ordinance Book 12 Page 585

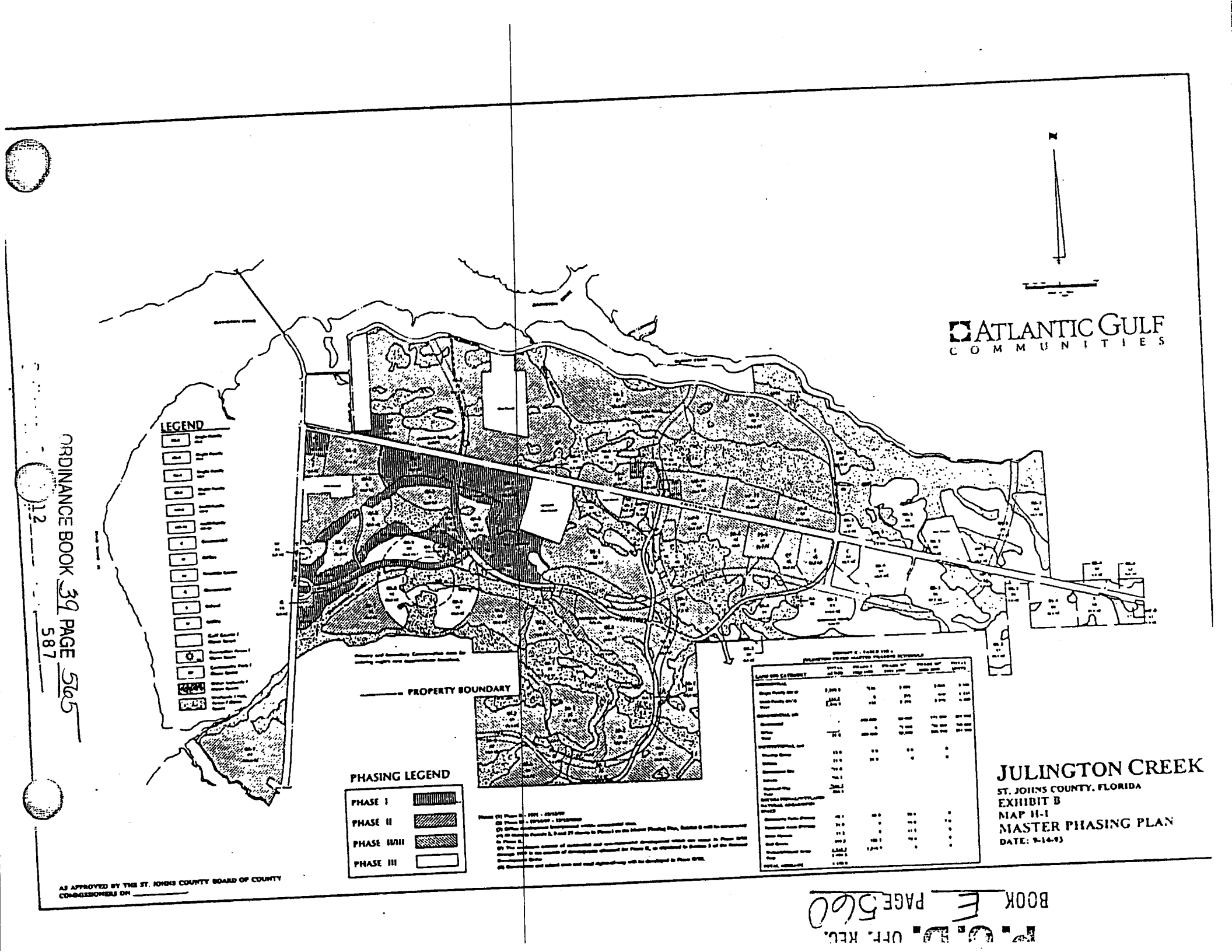
ORDINANCE BOOK 39 PAGE 563



ORDINANCE BOOK 12 PAGE 586

ORDINANCE BOOK 39 PAGE 564

P.U.D. OFF. REC. BOOK F PAGE 559



ORDINANCE BOOK 39 PAGE 565
12
587

BOOK E PAGE 560
OFF. REC.

P.B. OFF. REC.
BOOK E PAGE 561

EXHIBIT C - TABLE 12B.a
JULINGTON CREEK MASTER PHASING SCHEDULE

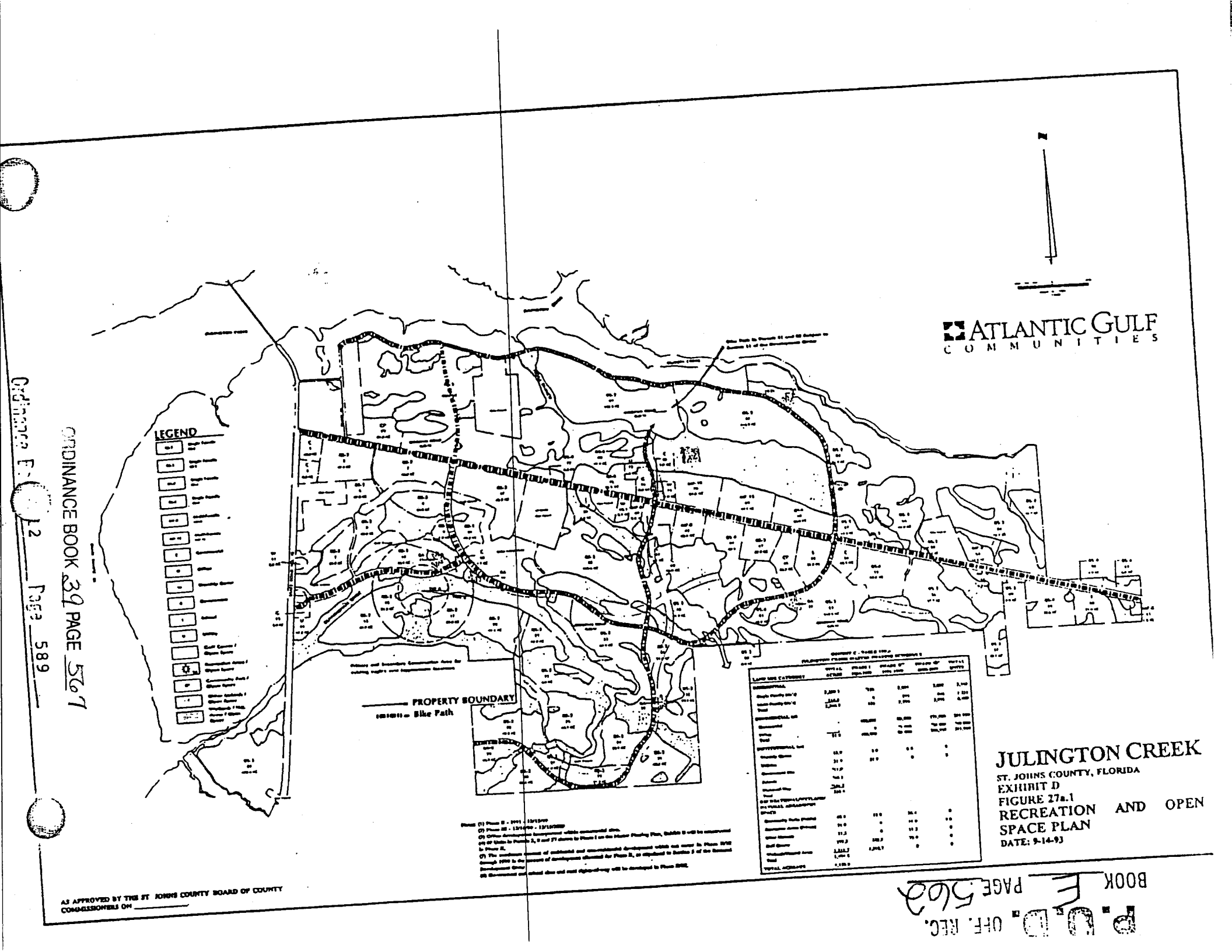
LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984-1990	PHASE II[1,5] 1991-1999	PHASE III[2] 2000-2009	TOTAL UNITS
RESIDENTIAL					
Single Family (du's)	2,230.3	[4]126	2,001	3,038	5,165
Multi-Family (du's)	116.6	0	295	940	1,235
Total	2,346.9	126	2,296	3,978	6,400
COMMERCIAL (sf)					
Commercial	-	100,000	80,000	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	13.0	5.0	8.0	0	
Utilities	21.9	21.9	0	0	
Government Site	[6]11.0				
Schools	[6]46.3				
Rights-of-Way	[6]164.2				
Total	256.4				
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	11.2	0	11.2	0	
Golf Course	195.5	122.5	73.0	0	
Wetlands/Natural Areas	1,218.7	1,218.7	0	0	
Total	1,494.8				
TOTAL ACREAGE	4,150.0				

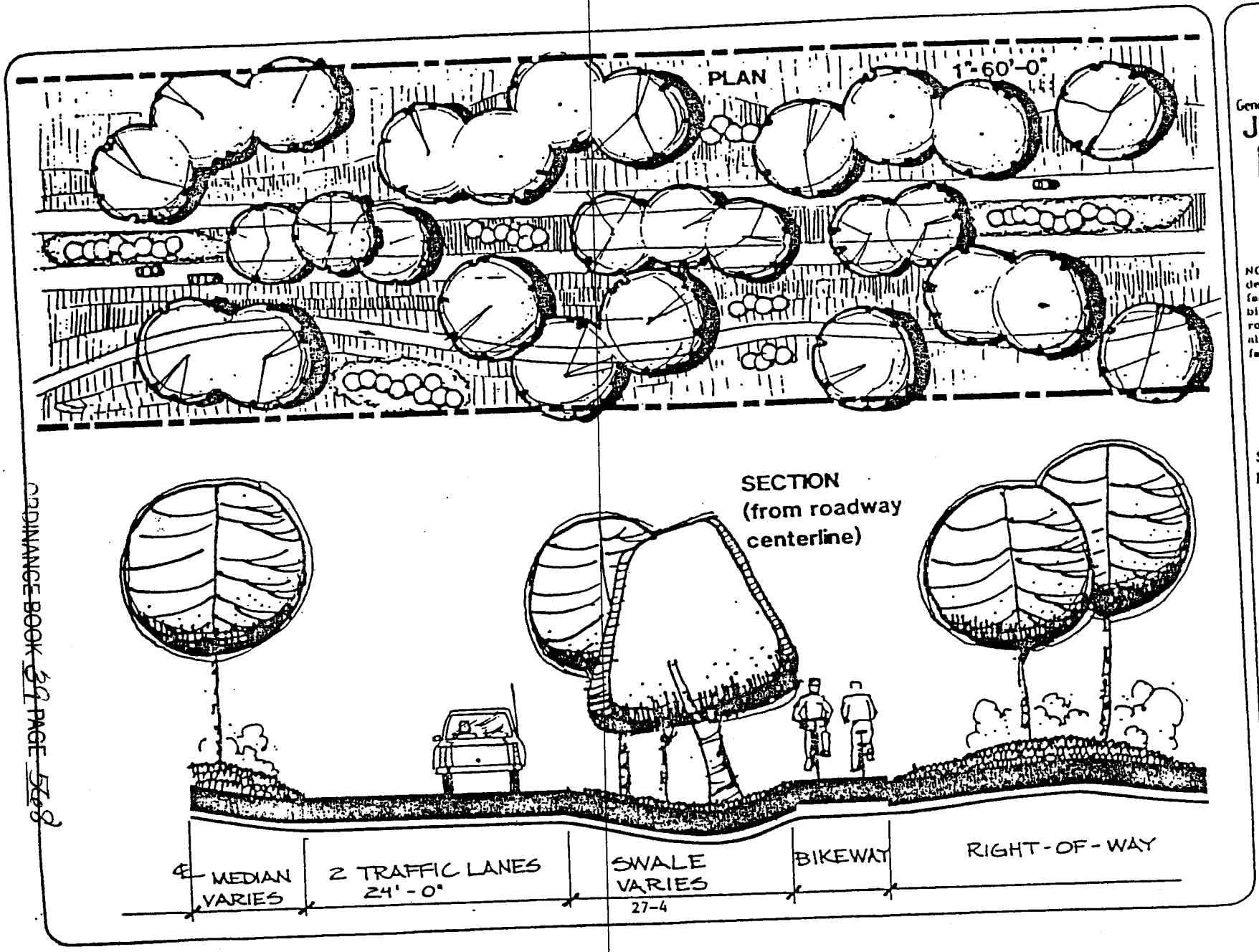
Notes:
(1) Phase II - 1991 - 12/15/99
(2) Phase III - 12/16/99 - 12/15/2009
(3) Office development incorporated within commercial sites.
(4) 69 Units in Parcels 3, 9 and 37 shown in Phase I on the Master Phasing Plan, Exhibit B will be constructed in Phase II.
(5) The maximum amount of residential and non-residential development which can occur in Phase II/III through 1999 is the amount of development allocated for Phase II, as stipulated in Section 5 of the Restated Development Order.
(6) Government and school sites and road right-of-way will be developed in Phase II/III.

c:\Harry\JCPlan - September 9, 1993

ORDINANCE BOOK 39 PAGE 566

Ordinance Book 12 Page 588


ATLANTIC GULF
COMMUNITIES
LEGEND
PROPERTY BOUNDARY
Bike Path
JULINGTON CREEK
ST. JOHNS COUNTY, FLORIDA
EXHIBIT D
FIGURE 27a.1
RECREATION AND OPEN SPACE PLAN
DATE: 9-14-93
AS APPROVED BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS ON _____
ORDINANCE BOOK 39 PAGE 567
12 Page 589
BOOK E PAGE 503
P.U.D. OFF. REC.



General Development Corporation
JULINGTON CREEK

NOTE: This illustration depicts a typical four-lane facility with appurtenant bikeway system. The roadway/bikeway system also includes two-lane facilities.

Source:
B.H.R. Planning Group

fig. 27A.2
typical
bikeway
system

APRIL 10, 1981

BHR

ORDINANCE BOOK 31 PAGE 598

12 590

EXHIBIT D-1

BOOK E PAGE 503

P.U.D. OFF. REC
BOOK E PAGE 569

EXHIBIT E
ATTACHED TO RESOLUTION CONTAINING DEVELOPMENT ORDER WITH RESPECT TO JULINGTON CREEK, A DEVELOPMENT OF REGIONAL IMPACT

PROPOSED IMPROVEMENTS (ON-SITE)

Phase	Facility	From	To	Traffic Lanes Required
*I	Davis Pond Blvd	SR-13	Durbin Creek Blvd	2
I	Durbin Creek Blvd	Racetrack Road	Davis Pond Blvd	2
II	Durbin Creek Blvd (north of Racetrack)	Racetrack Road	Bishop Estates Road	2
*II	Durbin Creek Blvd	Davis Pond Road	Flora Branch Blvd	2
*II	Flora Branch Blvd	Durbin Creek Blvd	Racetrack Road	2
*II/III	Flora Branch Blvd	Durbin Creek Blvd	Project Limits	2
*II/III	Durbin Creek Blvd	Flora Branch Blvd	Parcel 53	2
II/III	Durbin Creek Blvd	Parcel 53	Racetrack Road	2
III	Durbin Creek Blvd	Davis Pond Blvd	Racetrack Road	4
III	Durbin Creek Blvd	Parcel 53	Racetrack Road	4

* To be constructed as 2-lane roads, with left-turn lanes provided at intersecting roads when justified in accordance with A Policy on Geometric Design of Highways and Streets (AASHTO, 1990) or the County Paving and Drainage Ordinance No. 86-4, as amended.

P.U.D. REC.
BOOK E PAGE 565

EXHIBIT F
ATTACHED TO RESOLUTION CONTAINING DEVELOPMENT ORDER WITH RESPECT TO JULINGTON CREEK, A DEVELOPMENT OF REGIONAL IMPACT
PROPOSED IMPROVEMENTS (OFF-SITE)

Developer shall assure the provision of the following off-site improvements in accordance with the related specific Development Order conditions:

A. Racetrack Road - SR-13 to Bishop Estates Road. Four Lanes. Developer to provide and acquire right-of-way as described in Section 6. Timing of road improvements to be determined by traffic monitoring program or available Community Development District (CDD) funds. If CDD funds are available, construction to commence by January 1997. Consistent with the specific Development Order conditions, Developer shall cause or be responsible for the four laning of road to be completed to Flora Branch Boulevard by the end of Phase II; four-laning from Flora Branch Boulevard to Bishop Estates Road to be completed by the end of Phase III.

B. SR-13 - Racetrack Road south to Davis Pond Boulevard. - Four lanes. Timing of road improvement to be determined by traffic monitoring program or available Community Development District or other taxing district funds. If CDD funds are available, construction to commence by January 1997. Consistent with the specific Development Order conditions, Developer shall cause or be responsible

for the construction of the required improvement. Right-of-way and right-of-way funds to be provided as described in Section 6 of the Development Order.

C. SR-13/Racetrack Road - Signalization - Developer has funded project. Timing to be determined by County.

D. SR-13/Davis Pond Boulevard Intersection - Turn Lane - Developer to fund project when S.R. 13 from Racetrack Road intersection to Davis Pond Boulevard improvement is made.

E. SR-13/Davis Pond Boulevard Intersection - Signalization - Developer to fund project. Signal to be installed as part of S.R. 13 improvement described above if warranted at that time or when warranted, if later.

F. SR-13/Racetrack Road Intersection - Northbound - One additional through lane - Developer to fund project as part of S.R. 13 improvement described above.

G. SR-13/Racetrack Road Intersection - Westbound - One additional through lane - Developer to fund project as part of first section of Racetrack Road improvement, as described above and in the Development Order.

H. Racetrack Road/Intersections with Bishop Estates Road, Durbin Creek Boulevard and Flora Branch Boulevard - Turn Lanes - Developer to fund projects as part of pertinent section of Racetrack Road improvement as described above and in the Development Order.

P.U.D. OFF. REC. BOOK E PAGE 567

I. Racetrack Road/Bishop Estates Racetrack Road Intersection - Signalization - Developer to fund project. Signal to be installed as part of Racetrack Road improvement if warranted at that time or when warranted, if later.

Julingcr-1

24478.

Exhibit G

BALD EAGLE HABITAT MANAGEMENT PLAN
JULINGTON CREEK (UNIT 9), ST. JOHNS COUNTY, FLORIDA
JULY 1991

P.U.D. OFF. REC. BOOK E PAGE 568 Julington

General Development Corporation (GDC) is developing the Julington Creek DRI, a residential community in St. Johns County, Florida. An eagle's nest was observed on the site in February, 1986, and reported to the U.S. Fish and Wildlife Service (FWS). A management plan for the bald eagle's nest was submitted to the FWS on April 8, 1986, consistent with the 1982 Guidelines of FWS, Region 4. This is an update of the previous plan following the 1987 guidelines of FWS.

NEST LOCATION AND DESCRIPTION

The nest is located approximately 350 feet south of the centerline of Davis Pond Boulevard, the entrance road to the community (see attached exhibit). In accord with the phased development of Julington Creek, the golf course has been developed in the area north of Davis Pond Boulevard and a few homes have been built near Race Track Road. No land clearing or construction has been initiated in Unit 9, the parcel that includes the eagle's nest. Unit 9 includes approximately 755 acres bordered on the west by State Route 13, and on the north by Davis Pond Boulevard; it extends south almost to the property line, and is bisected by Cunningham Creek which flows west into the St. Johns River.

The nest tree is a tall longleaf pine located approximately 250 feet south of the mowed area adjacent to Davis Pond Boulevard. Vegetation south of the tree is mixed forested lowland and pine flatwoods. Surrounding the base of the nest tree is a wetland with saturated soils and a dense understory of palmetto and shrubs. The nest platform is located about one third of the way down from the top of the branched portion of the pine. The nest is difficult to see from the main entrance road and therefore would not be expected to draw the attention of casual visitors.

HABITAT MANAGEMENT PLAN

In accordance with the January 1987 revision of "Habitat Management Guidelines for the Bald Eagle in the Southeast Region," developed by the U.S. Fish and Wildlife Service (FWS), GDC is reserving areas for protection zones around the nest as shown in the attached exhibits. While GDC recognizes that these are only guidelines, GDC will abide by the following habitat management plan in order to maintain an environment suitable for joint use by eagles and man.

ORDINANCE BOOK 39 PAGE 573
12
595

P.U.D. REC.
BOOK E PAGE 569

PRIMARY ZONE

The primary zone is defined as the area in a radius 750 feet from the base of the eagle nest tree. Protection of this 40 acre area is considered most important to prevent disturbance to nesting eagles. GDC will implement the recommendations of FWS habitat management guidelines through the prohibition of the following activities at any time until the nest is declared inactive by FWS.

1. Residential, commercial or industrial development, land clearing, tree cutting, logging, construction and mining; and

2. Use of chemicals toxic to wildlife.

There will be no expansion of authorized human activities in the primary zone. Traffic will continue to use Davis Pond Boulevard. The drainage swales along the road will continue to be mowed and maintained to allow the drainage system to function properly. The drainage retention pond located immediately north of Davis Pond Boulevard will be maintained to preserve its function for stormwater management.

The following activities will be restricted in the primary zone during the nesting period (approximately October 1 to May 15) but not necessarily during the non-nesting season:

1. Unauthorized human entry; and

2. Helicopter or fixed-wing aircraft operation within 500 feet vertical distance or 1,000 feet horizontal distance from the nest.

GDC will continue the human activities already occurring including vehicular traffic and the uses listed above. Monitoring of the eagle's activity will continue in a manner designed to avoid interference with the nesting pair.

SECONDARY ZONE

The secondary zone is defined as an area extending outward from the primary zone an additional 750 feet. This zone encompasses 122 acres adjacent to the 40 acres of the primary zone.

Management guidelines recommend restriction of the following activities within the secondary zone:

1. Construction of multi-story buildings and high density housing development;

ORDINANCE BOOK 39 PAGE 574

Ordinance Book 12 Page 596

2. Construction of new roads, trails, and canals which would tend to facilitate access to the nest; and

3. Use of chemicals toxic to wildlife, such as herbicides or pesticides.

In order to continue development of Julington creek, the following activities will be permitted in the secondary zone;

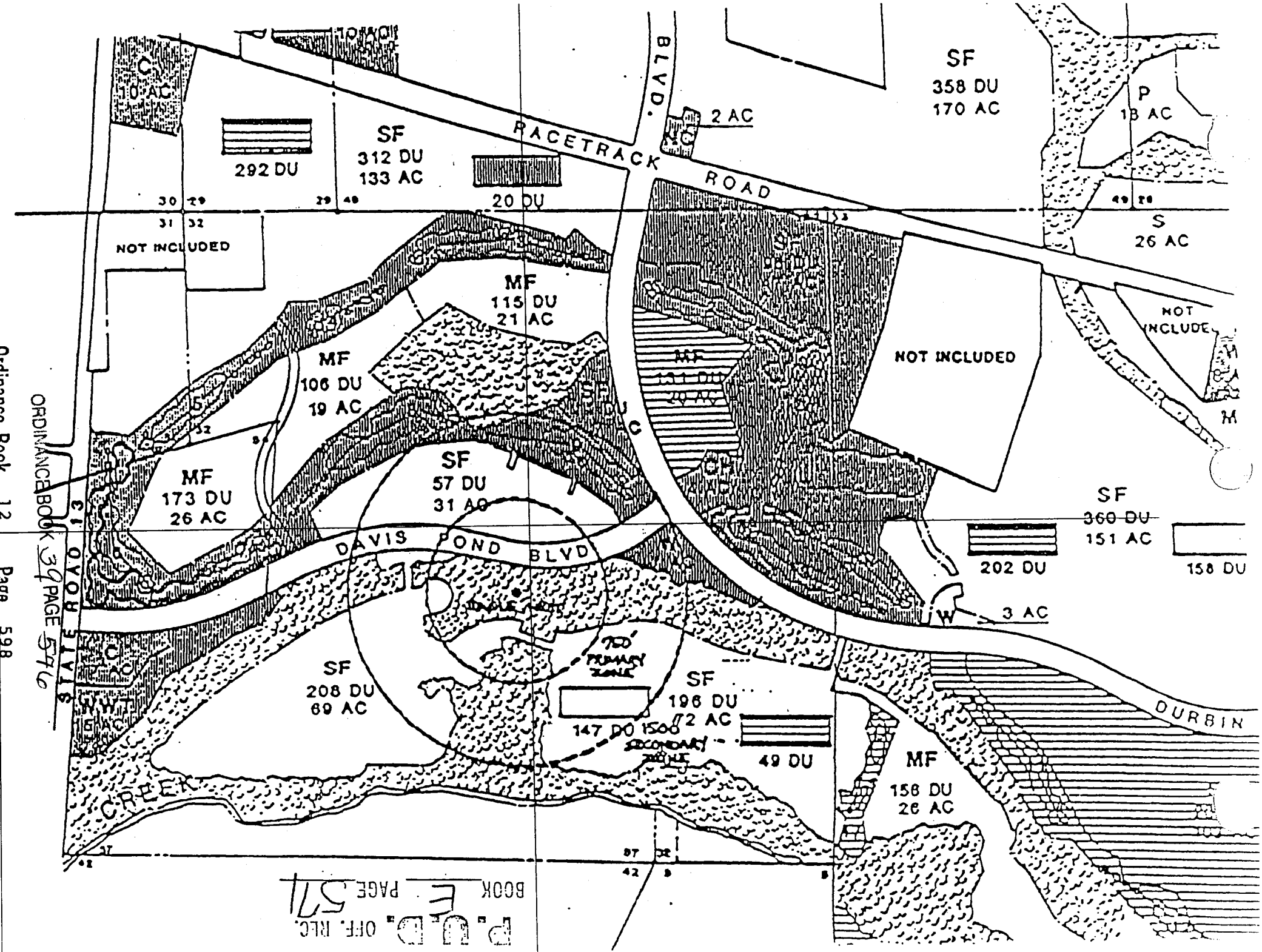
1. Minor activities including hiking, birdwatching, fishing, and golfing will be allowed at any time.

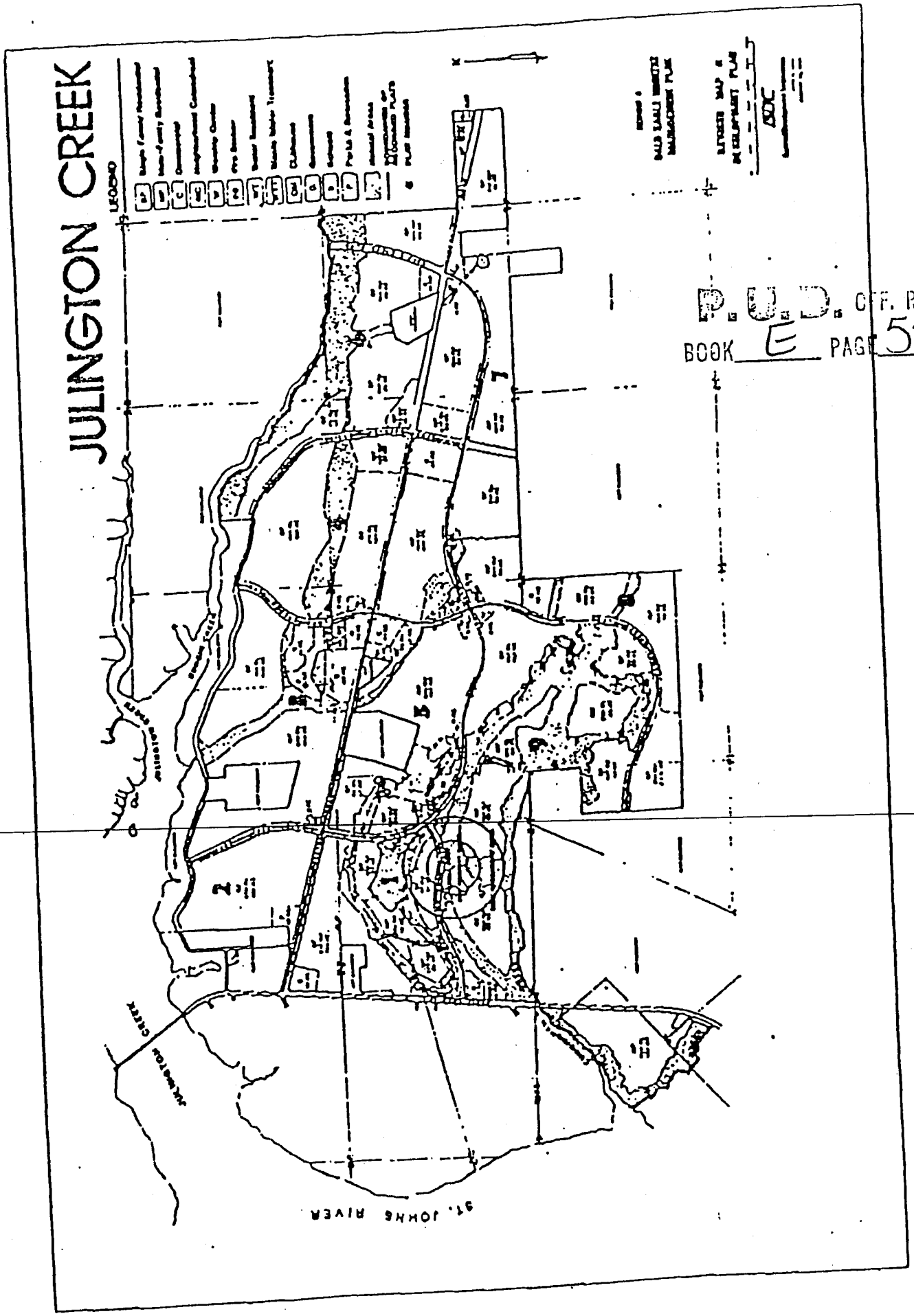
2. Surveying, soils testing and well drilling, if any, will be restricted to the non-nesting season.

3. Construction of roads and drainage facilities as required to serve the development.

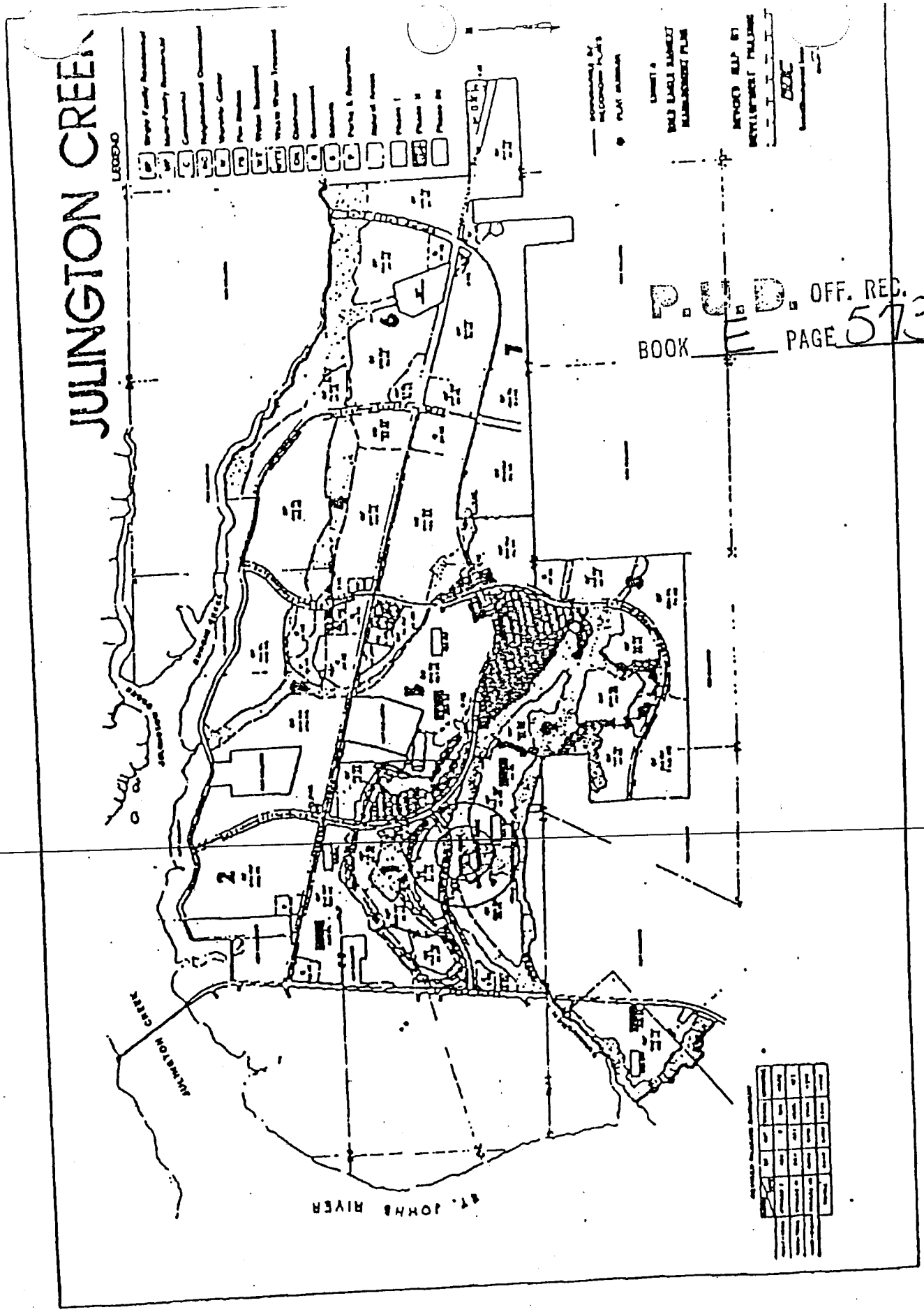
GDC reserves the right to modify this habitat management plan, consistent with the FWS management recommendations, as the needs of the Julington creek development change and will submit these changes to the U.S. Fish and Wildlife Service. GDC reserves the right to abandon the Habitat Management Plan and proceed with its approved land use plan for the site once the nest is deemed inactive for five years by FWS based on monitoring or two years in the event of destruction of the nest due to natural causes.

amended 8/1/91


C
10 AC
292 DU
SF
312 DU
133 AC
20 DU
RACETRACK ROAD
BLVD.
2 AC
SF
358 DU
170 AC
P
13 AC
S
26 AC
NOT INCLUDED
MF
115 DU
21 AC
MF
106 DU
19 AC
MF
173 DU
26 AC
SF
57 DU
31 AC
NOT INCLUDED
NOT INCLUDE
SF
360 DU
151 AC
202 DU
158 DU
DAVIS POND BLVD
3 AC
SF
208 DU
69 AC
SF
196 DU
2 AC
147 DU
49 DU
MF
158 DU
26 AC
DURBIN
CREEK
STATE ROAD 13
ORDINANCE BOOK 39 PAGE 576
BOOK E PAGE 571
P.U.D. OFF. REC.



ORDINANCE BOOK 39 PAGE 577


JULINGTON CREEK
P.U.D. OFF. REC.
BOOK E PAGE 573
ST. JOHNS RIVER

P.U.D. OFF. REC. BOOK E PAGE 574

EXHIBIT D

ORDINANCE BOOK 39 PAGE 579

Ordinance Book 39 Page 601

OFF. REC.
BOOK E PAGE 575

EXHIBIT E

CONDITIONS TO RESOLUTION 91-129

1. The County requests written notification from the U.S. Fish and Wildlife Service (FWS) when the nest is declared inactive with copies to the NEFRPC and DCA.

2. Notwithstanding any conditions or statements in the bald eagle habitat management plan to the contrary, any proposal to amend the management plan or to abandon the management plan and proceed with the underlying approved land use plan or any other proposed development for the area previously covered by the management plan shall be submitted pursuant to the provisions of Paragraph 380.06 (19)(f), Florida Statutes. Such notification of change must address any impact arising from any delayed resumption of development pursuant to Subsection 380.06 (19) F.S.

3. Until the eagle's nest is declared inactive, ~~the County shall require prior approval from the~~ FWS for development activities listed under the Restricted Uses and for any activities not included in the Permitted Uses in the Secondary Zone as described in the "Bald Eagle Habitat Management Plan for Julington Creek (Unit 9), St. Johns County, July 1991". (Exhibit C), and as amended by Condition 5.

Prior to commencement of horizontal or vertical construction, and prior to the issuance of land clearing permits, within the primary and secondary zones, the developer shall obtain the approval of the Planning and Zoning Department to assure that the proposed development has been approved by FWS.

4. The applicant shall submit the revised Development Map (Map H) and revised Phasing Map

ORDINANCE BOOK 39 PAGE 580

Ordinance Book 12 Page 602

(Map H-1) with the Bald Eagle Management Zones and the unit boundaries imposed on each map.

5. The 395 dwelling units in Units 1 and 9 which are located within the Secondary Impact Area and which are proposed to be shifted to Phase III shall receive approval from the FWS if the eagle's nest has not been declared inactive by the FWS.

6. No building heights over 35 feet shall be permitted within the secondary zone.

P.U.D. OFF. REC.
BOOK E PAGE 576

Exhibit

NORTH EAST FLORIDA SURVEYORS

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3066

CTF. REC.
BOOK E PAGE 577

JULINGTON CREEK - LIBRARY SITE (TRACT "A-2")

A PART OF TRACT 'A' JULINGTON CREEK UNIT NINE AS RECORDED IN MAP BOOK 18, PAGES 77 THROUGH 121 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THE CONSTANCE MCPEE GRANT, SECTION 54, TOWNSHIP 4 SOUTH, RANGE 27 EAST OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF JULINGTON CREEK UNIT ONE AS RECORDED IN MAP BOOK 16 PAGES 35 THROUGH 51 INCLUSIVE, OF SAID PUBLIC RECORDS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID JULINGTON CREEK UNIT NINE, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD (A 200 FOOT RIGHT-OF-WAY BY PLAT), AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 85°08'13" EAST ALONG THE DIVISION LINE BETWEEN SAID JULINGTON CREEK UNIT ONE AND SAID JULINGTON CREEK UNIT NINE, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DAVIS POND BOULEVARD A DISTANCE OF 199.26 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2300.00 FEET; THENCE EASTERLY ALONG SAID DIVIDING LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 197.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°35'44" EAST AND A CHORD DISTANCE OF 197.32 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 2300.00 FEET; THENCE EASTERLY ALONG SAID DIVIDING LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°53'17" EAST AND A CHORD DISTANCE OF 84.94 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 02°48'16" WEST LEAVING SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 371.12 FEET; THENCE SOUTH 35°43'46" WEST A DISTANCE OF 67.76 FEET; THENCE NORTH 88°08'13" WEST A DISTANCE OF 400.00 FEET; THENCE NORTH 04°51'47" EAST A DISTANCE OF 180.00 FEET; THENCE NORTH 56°12'12" EAST A DISTANCE OF 32.02 FEET; THENCE SOUTH 85°08'13" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 04°51'47" EAST A DISTANCE OF 30.04 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 305.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 287.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°52'27" EAST AND A CHORD DISTANCE OF 277.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°51'47" EAST A DISTANCE OF 98.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES MORE OR LESS

MEMBER AMERICAN CONGRESS ON SURVEYING AND MAPPING
MEMBER FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS

ORDINANCE BOOK 37 PAGE 582

Exhibit I

MAP SHOWING BOUNDARY SURVEY OF

PART OF BLOCKS 31, 32, 33 AND 37 TOGETHER WITH PART OF TRACT "G-1", JULINGTON CREEK UNIT TWO AS RECORDED IN MAP BOOK 16, PAGES 52 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN THE JAMES JAMES GRANT, SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 49 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°55'04" WEST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, A DISTANCE OF 668.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°55'04" WEST CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 224.67 FEET TO A POINT LYING ON A U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL LINE; THENCE ALONG SAID JURISDICTIONAL LINE RUN THE FOLLOWING 36 COURSES: (1) THENCE SOUTH 56°02'25" EAST LEAVING SAID WEST LINE, A DISTANCE OF 24.13 FEET; (2) THENCE SOUTH 39°20'49" EAST, A DISTANCE OF 31.89 FEET; (3) THENCE SOUTH 80°20'42" EAST, A DISTANCE OF 29.84 FEET; (4) THENCE SOUTH 36°38'25" EAST, A DISTANCE OF 33.94 FEET; (5) THENCE NORTH 73°39'03" EAST, A DISTANCE OF 47.69 FEET; (6) THENCE SOUTH 65°58'48" EAST, A DISTANCE OF 39.81 FEET; (7) THENCE SOUTH 88°10'27" EAST, A DISTANCE OF 43.63 FEET; (8) THENCE SOUTH 61°48'18" EAST, A DISTANCE OF 47.94 FEET; (9) THENCE NORTH 82°58'54" EAST, A DISTANCE OF 37.05 FEET; (10) THENCE SOUTH 81°45'39" EAST, A DISTANCE OF 30.94 FEET; (11) THENCE NORTH 87°22'36" EAST, A DISTANCE OF 36.06 FEET; (12) THENCE SOUTH 74°20'23" EAST, A DISTANCE OF 32.68 FEET; (13) THENCE SOUTH 80°04'18" EAST, A DISTANCE OF 37.22 FEET; (14) THENCE SOUTH 55°16'53" EAST, A DISTANCE OF 30.89 FEET; (15) THENCE SOUTH 68°47'02" EAST, A DISTANCE OF 30.95 FEET; (16) THENCE NORTH 61°57'32" EAST, A DISTANCE OF 32.31 FEET; (17) THENCE SOUTH 70°49'52" EAST, A DISTANCE OF 24.09 FEET; (18) THENCE NORTH 05°19'35" EAST, A DISTANCE OF 30.82 FEET; (19) THENCE NORTH 74°39'33" EAST, A DISTANCE OF 16.11 FEET; (20) THENCE SOUTH 29°02'03" EAST, A DISTANCE OF 27.28 FEET; (21) THENCE SOUTH 68°33'28" EAST, A DISTANCE OF 30.78 FEET; (22) THENCE NORTH 73°21'11" EAST, A DISTANCE OF 31.90 FEET; (23) THENCE NORTH 63°24'34" EAST, A DISTANCE OF 47.81 FEET; (24) THENCE SOUTH 86°45'30" EAST, A DISTANCE OF 25.07 FEET; (25) THENCE SOUTH 29°30'40" EAST, A DISTANCE OF 24.61 FEET; (26) THENCE NORTH 30°40'48" EAST, A DISTANCE OF 39.99 FEET; (27) THENCE NORTH 40°31'55" EAST, A DISTANCE OF 25.26 FEET; (28) THENCE NORTH 25°03'11" EAST, A DISTANCE OF 31.14 FEET; (29) THENCE SOUTH 57°39'51" EAST, A DISTANCE OF 29.51 FEET; (30) THENCE SOUTH 78°40'53" EAST, A DISTANCE OF 25.22 FEET; (31) THENCE NORTH 26°51'41" EAST, A DISTANCE OF 26.56 FEET; (32) THENCE NORTH 66°27'43" EAST, A DISTANCE OF 20.91 FEET; (33) THENCE SOUTH 27°53'32" EAST, A DISTANCE OF 35.09 FEET; (34) THENCE SOUTH 21°17'49" WEST, A DISTANCE OF 22.18 FEET; (35) THENCE NORTH 30°33'31" EAST, A DISTANCE OF 24.86 FEET; (36) THENCE SOUTH 76°55'43" EAST, A DISTANCE OF 24.86 FEET; THENCE SOUTH 20°38'26" EAST LEAVING SAID JURISDICTIONAL LINE AND ALONG A LINE TO ITS INTERSECTION WITH A U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL LINE, A DISTANCE OF 161.46 FEET; THENCE ALONG SAID JURISDICTIONAL LINE RUN THE FOLLOWING 11 COURSES: (1) THENCE SOUTH 14°52'07" WEST, A DISTANCE OF 25.56 FEET; (2) THENCE SOUTH 42°38'57" EAST, A DISTANCE OF 23.96 FEET; (3) THENCE SOUTH 12°10'26" EAST, A DISTANCE OF 40.18 FEET; (4) THENCE SOUTH 66°57'48" EAST, A DISTANCE OF 28.75 FEET; (5) THENCE SOUTH 20°39'46" EAST, A DISTANCE OF 27.23 FEET; (6) THENCE SOUTH 36°30'05" EAST, A DISTANCE OF 44.12 FEET; (7) THENCE SOUTH 38°07'03" WEST, A DISTANCE OF 20.38 FEET; (8) THENCE SOUTH 11°09'23" WEST, A DISTANCE OF 16.12 FEET; (9) THENCE SOUTH 80°46'33" EAST, A DISTANCE OF 11.48 FEET; (10) THENCE SOUTH 56°01'56" EAST, A DISTANCE OF 17.13 FEET; (11) THENCE SOUTH 63°31'22" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 00°55'04" EAST LEAVING SAID JURISDICTIONAL LINE AND ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF TRACT "B" OF SAID JULINGTON CREEK UNIT TWO, A DISTANCE OF 576.51 FEET; THENCE NORTH 74°22'56" WEST ALONG SAID NORTHEASTERLY LINE OF TRACT "B", A DISTANCE OF 549.26 FEET TO THE SOUTHEAST CORNER OF TRACT "H" OF SAID JULINGTON CREEK UNIT TWO; THENCE NORTH 00°55'04" WEST LEAVING SAID NORTHEASTERLY LINE OF SAID TRACT "B" AND ALONG THE EASTERLY LINE OF SAID TRACT "H", A DISTANCE OF 241.47 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°04'56" WEST ALONG A NORTH LINE OF SAID TRACT "H", A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.

CONTAINING. BY SURVEY PERFORMED BY [illegible] SURVEYORS, DATED FEBRUARY 1, [illegible]

P.U.D. OFF. REC.
BOOK E PAGE 578

93 OCT 22 AM 10:25

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA.
WITNESS MY HAND AND OFFICIAL SEAL
THIS 28th DAY OF February 2006
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Yvonne King D.C.

ST. JOHNS COUNTY FLORIDA

ORDINANCE BOOK 39 PAGE 583

JAN 27 2006

COPY OF ADVERTISMENT

THE ST. AUGUSTINE RECORD

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 **CHARLES BARRETT**

who on oath says that he 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 **NOTICE OF HEARING**

in the matter **MAJ 05-13 JULINGTON CK DRI**

was published in said newspaper in the issues of

JANUARY 23, 2006.

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 he 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 **23RD** day of **JANUARY, 2006.**

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

Brian Fike
My Commission DD327588
Expires June 09, 2008

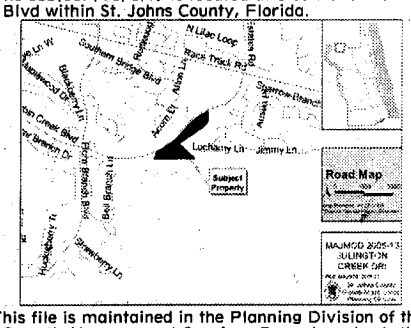
_____
(Signature of Notary Public) (Seal)

BRIAN FIKE

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, February 7, 2006 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a Major Modification to the development plan of the Julington Creek DRI.

The subject property is located at 2455 Durbin Creek Blvd 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 the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES BRYANT, CHAIRMAN
FILE NUMBER: MAJMOD 2005-13
Julington Creek DRI
L239-6 Jan 23, 2006