

EXHIBIT C

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING MISCELLANEOUS NON-SUBSTANTIAL DEVIATIONS
TO THE DEVELOPMENT ORDER
FOR THE PARCEL OF LAND KNOWN AS
JULINGTON CREEK
PURSUANT TO RESOLUTION 82-37

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

Section 1: Pursuant to a letter request dated August 29, 1985, submitted by General Development Corporation, this Non-Substantial Deviation to the Development Order\$ which consist. of Revised Map, ^{Hand} H1: Development, ^{PLAN and} Phasing (Exhibits, ^{D and} E) hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit A *all of which are incorporated by reference herein and made a part hereof*

Section 2: This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of October, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Randy Walden*
Chairman

Attest: Carl "Bud" Markel, Clerk

By: *Cheryl Kent*
Deputy Clerk

EXHIBIT A

NON-SUBSTANTIAL DEVIATION TO DEVELOPMENT ORDER

In accordance with the procedure established in Florida Statutes 380.06(17)(b), outlining changes to a development order presumed to be non-substantial deviations, the attached Revised Map H: Development Plan (Exhibit D), Revised Map H1: Development Phasing (Exhibit E), and the following text are submitted as non-substantial deviations to the Development Order per the following criteria:

1. The number of dwelling units is unchanged.
2. The location of the dwelling units is unchanged, thus there is no shift in density.
3. There is no decrease in the area set aside for common open space.
4. The amount of open space is unchanged.
5. There is no increase in the floor area proposed for non-residential uses.
6. There will be no change in the regional impact of the development.
7. None of the changes proposed are the result of permit requirements of the Department of Environmental Regulation, the Department of Natural Resources, any water management district, or any federal regulatory agency.

Revisions are proposed as follows:

- a. Map H: Development Plan (Identical to Revised Master Development Map - Exhibit "C" to the PUD)
 1. Clarified plat unit boundaries
 2. Clarified SF-1, SF-2, and SF-3 boundaries
 3. Identification of 30 undersized lots
 4. Provision of water treatment site in Unit 3
 5. Provision of worship site in Unit 5
 6. Shifting of neighborhood commercial site in Unit 3 to provide for better separation from this use and school
 7. Shifting of golf course boundaries to permit better course design and increase course acreage.
 8. Preservation of cypress stand in Unit 1, Tract M.
- b. Map H1: Development Phasing (Identical to Revised Phasing Map - Exhibit "J" to the PUD)
 1. Modified boundaries for Phases I and II. Numbers of units and commercial area phasing remain the same; boundaries are shifted to allow development commencement in SF areas east and west of Durbin Creek Boulevard just south of Racetrack Road.

2. No modification of the number of dwelling units within Phases I or II is proposed. Rather, their locations as shown on Map H1 have been shifted.
3. Modified phasing of golf course to allow construction in either Phase I or Phase II.

c. Development Order Text

1. The Julington Creek Development Order (Resolution 82-37) is hereby supplemented in Section 15, to read, "No entity shall provide water and sewer service to the development without a franchise from the Board of County Commissioners or its designee".
2. The Julington Creek Development Order (Resolution 82-37) is hereby amended in Section 21, to read as follows: "At the request of the County, but in no event earlier than twenty-four (24) months from the commencement of sales within the property described in Exhibit A, the Developer will donate to the County not more than two acres of land (the location, size and configuration of which are acceptable to the County) west of State Road 13 to provide the public with water-oriented access. Developer will construct on the land so donated at its expense a boat ramp, a paved access road, and adequate paved parking area, provided all necessary permits and approvals have been obtained (including approval by the Northeast Florida Regional Planning Council)."
3. The Julington Creek Development Order (Resolution 82-37) is hereby supplemented in Section 35, to except the 30 SF-3 lots shown located on Exhibit D with areas less than 7,500 SF. The proposed language is as follows: "...having an area as small as 7,500 sq. [ft.], except the following lots:

<u>Unit</u>	<u>Block</u>	<u>Lot</u>	<u>Actual Size (SF)</u>
2	25	3	7,453
2	33	2	7,356
3	77	36	7,018
3	77	37	7,452
3	85	6	7,142
3	85	18	7,395
4	104	16	7,495
5	47	15	7,298
5	53	13	7,459
5	53	14	7,432
5	54	26	7,396
5	54	32	7,423
5	56	8	6,777
5	57	2	7,489
5	57	6	7,326
5	58	8	7,230
5	58	71	6,857
5	60	17	7,435
5	60	18	7,321
5	60	19	7,400
5	61	4	7,412

<u>Unit</u>	<u>Block</u>	<u>Lot</u>	<u>Actual Size (SF)</u>
7	182	23	7,427
7	191	23	7,397
7	195	7	7,358
7	195	8	7,358
7	195	9	7,358
7	195	10	7,358
7	195	11	7,358
7	195	13	7,279
8	217	7	7,329"



Bessent, Hammack & Ruckman • 1900 Corporate Square • Jacksonville, Florida 32216 • (904) 721-2037

August 29, 1985

St. Johns County
Board of County Commissioners
St. Johns County Courthouse
State Road 16A
St. Augustine, Florida 32084

Subject: Non-Substantial Deviation to Development Order
General Development Corporation - Julington Creek
Planning Reference No. 85047.30

Dear Commissioners:

On behalf of General Development Corporation, I am submitting for your approval the following minor revisions to the Julington Creek Development Order (D.O.) approved pursuant to Resolution 82-37:

- o Revised ADA Map H: Development Plan
- o Revised ADA Map H1: Development Phasing

Also enclosed are the accompanying Non-Substantial Deviation to the D.O. text describing the changes and separate forms of resolution approving modifications. I respectfully request your consideration of these revisions as Non-Substantial Deviations to the D.O. as defined by criteria in Florida Statutes 380.06(17)(b):

1. The number of dwelling units is unchanged.
2. The location of the dwelling units is unchanged, thus there is no shift in density.
3. There is no decrease in the area set aside for common open space.
4. The amount of open space is unchanged.
5. There is no increase in the floor area proposed for non-residential uses.
6. There will be no change in the regional impact of the development.
7. None of the changes proposed are the result of permit requirements of the Department of Environmental Regulation, the

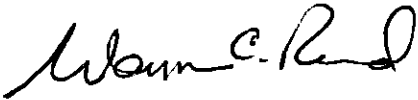
St. Johns County
Board of County Commissioners
August 29, 1985 - Page Two

Department of Natural Resources, any water management district,
or any federal regulatory agency.

If you have any questions or comments, please feel free to give me a call.

Very truly yours,

BHR PLANNING GROUP, INC.



Wayne C. Reed
Vice President
Director of Planning

WCR/jcp/GDC-J

Attachments: Non-Substantial Deviation to D.O. Text (Exhibit A)
Forms of Resolution (Exhibits B and C)
Revised Map H: Development Plan (Exhibit D)
Revised Map H1: Development Phasing (Exhibit E)

