

RESOLUTION NO. 92-160

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE DEVELOPMENT PLAN (MAP H), AND PHASING PLAN (MAP H-1); FINDING SUFFICIENT COMPLIANCE WITH RESOLUTION 82-37, THE DEVELOPMENT ORDER FOR JULINGTON CREEK AS SUBSEQUENTLY AMENDED; FINDING THAT THE AMENDMENTS DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 23, 1982, the Board of County Commissioners of St. Johns County, Florida passed and approved Resolution No. 82-37 constituting the Development Order for a development known as Julington Creek (Development Order).

WHEREAS, the Development Order has been subsequently amended by Resolutions 82-139, 84-33, 84-53, 84-123, 84-143, 85-53, 85-150, 86-182, 88-38, and 91-129.

WHEREAS, Atlantic Gulf Communities Corporation, formerly known as General Development Corporation, has requested amendments to the Development Order to be considered by the Board of County Commissioners of St. Johns County and requested that the Board find such modifications do not constitute a substantial deviation in accordance with subsections 380.06(19)(b) and (e)(3), Florida Statutes, to the terms and conditions of the Development Order as amended.

WHEREAS, the Planning and Zoning Agency has considered the amendments requested by Atlantic Gulf Communities Corporation, and finds that they do not constitute a substantial deviation.

NOW THEREFORE, be it further resolved by the Board of County Commissioners of St. Johns County that the Development Order be amended as follows:

Section 1. The Development Plan (Map H) and Phasing Plan (Map H-1) are hereby revised as shown in Exhibits A and B, respectively, both of which are attached hereto, incorporated, and made a part hereof.

Section 2. Table 12B.a of the Julington Creek ADA is hereby revised as shown in Exhibit C, attached hereto, incorporated, and made a part hereof.

Section 3. Paragraph 21 of Resolutions 82-37 and 84-33 shall be deleted in its entirety and shall be replaced with the following:

Within one year of the effective date of this amendment, the applicant must convey, at a minimum, a 10-acre parcel, located to the east of Mills Field Park shown on Map H, to the County (See

Exhibit A). The 10 acres will serve the expansion of Mills Field. Prior to commencement of development, the applicant must have the ability to review and approve the site and engineering plans to assure that the park expansion is compatible with the applicant's adjacent property (i.e., buffers, lighting, etc.). Following the conveyance of this property from Atlantic Gulf Communities Corporation to St. Johns County, the applicant shall amend Map II and Map H-1, if necessary in the next amendment filed, to reflect the actual amount of acreage conveyed to the County.


**Section 4.** Within one year of the effective date of this amendment, the applicant will convey to St. Johns County the approximate 3.5 acre Government tract located at Davis Pond Boulevard and SR 13 for the construction of the Northwest St. Johns County Library at Julington Creek. Prior to conveyance the applicant and the County must enter into an agreement as to the site engineering and architectural 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, engineering and architectural plans.

**Section 5.** The amendments incorporated herein do not constitute a substantial deviation to the conditions of the Development Order as subsequently amended and meet the conditions of subparagraphs 380.06(19)(b) and (e)(3) F.S. All other terms and conditions of the Development Order as amended shall remain unchanged and in full force and effect.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 22 day of September, 1992.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Its Chairman **Fred Brinkhoff**

  
ATTEST: **CARL "BUD" MARKEL, CLERK**

By:   
**Deputy Clerk**

Effective Date: September 22, 1992

c:jc9-22

AUG 20, 1992

per acre, subject to two signs at 64 square feet each, one sales trailer for both sales and construction in each phase, one trailer at a time, reverter clause eliminated, phasing schedule to be discussed with Staff, seconded by Mrs. Benson, unanimous.

\* **Minor Modification Julington Creek**

Richard Prosser, Representative, Atlantic Gulf Communities - Present with me are Harry Lerner and Tom Gillette. This meets the 4 criteria for Minor Modification and DRI non-substantial. A boat ramp was originally perceived in 1988 and an effort to relocate it was unsuccessful. We now wish to allocate a 10 acre tract to Mills Field Park and to provide a library. We are consolidating commercial to the northwest corner into one commercial area instead of two. There are several changes in shifting down from multi-family to single family. The 102 acre parcel on the west side of SR 13 was zoned for multi-family and that has been reduced to single family development. We have changed Mills Field area to recreational space. Open space and natural areas have increased from these changes.

PERSONS PRESENT: Tom Rousey, 1863 Bishop Estate Road - What about the drainage from that area as they develop it. We are already having drainage problems now. The County Engineering Office is aware of this problem.

Ms. Slaterpryce stated the Engineering Department is aware of the problem and will review the plans with that in mind.

Michael Rouse, County Librarian - The library site is an excellent site. There is no charge to the County for the land.

Mr. Napier stated there are two items before you. 1) Minor Modification and 2) Recommendation regarding non-substantial deviation. Staff recommends approval of the Minor Modification and we would also recommend that you recommend to the Board of County Commissioners that the changes do not represent a substantial deviation.

Motion by Mrs. Benson for approval of the Minor Modification, would not result in a compatibility problem for the area, nor inconsistent with the Comprehensive Plan, subject to Public Works Department comments, seconded by Mr. White, unanimous.  
Resolution #92-014

Motion by Mrs. Benson to recommend approval to the Board of County Commissioners, the application for Minor Modification as submitted does not represent a substantial deviation to the DRI, seconded by Mr. White, unanimous.

**Bay Hill Cove/Bay Island Cove**

Don Munch, 214 Raintree Trail - I am the property manager and resident agent for the Bay Island Cove Association. We are requesting a Minor Modification to require ARC approval prior to improvements or alterations to existing homes. This would

# ST. JOHNS COUNTY, FLORIDA

## Board of County Commissioners



PLANNING AND ZONING  
DEPARTMENT

P.O. DRAWER 349  
SAINT AUGUSTINE, FLORIDA  
32085-0349  
MEMO

PHONE: (904) 823-2470  
FAX: (904) 823-2498

DATE: August 13, 1992

TO: Planning and Zoning Agency

FROM: Jerry Napier, Planning and Zoning Director *Jerry Napier*

RE: Staff Recommendation regarding a Determination that the Julington Creek DRI Request for a Change to the DRI Development Order is not a Substantial Deviation

The applicant, Atlantic Gulf Communities Corporation, is submitting proposed changes to the Julington Creek DRI which was first approved in 1982. The application is attached.

### Substantial Deviation Review Procedures

Under the provision of the DRI Substantial Deviation Section 380.06 (19) Florida Statutes, the County has the responsibility of determining whether the proposed changes meet the threshold of a substantial deviation and thereby requires further development-of-regional impact review. If the County determines that the proposed changes do not require further DRI review and is otherwise approved, the County issues an amendment to the development order incorporating the approved change and conditions of approval relating to the change. Conversely, if the County determines the proposed changes do require further DRI review, the applicant is required to submit a Substantial Deviation application for review by the County, Department of Community Affairs, and state agencies.

### Summary of Proposed Changes

The original 1982 DRI (Resolution 82-37) has been amended 10 times. The proposed changes in this current amendment are compared to the last amendment which occurred in 1991 (Resolution 91-129). According to the applicant, the following changes are proposed:

1. An increase of 409 single family dwelling units but a decrease of 1206 multifamily units for a net decrease of 797 units;
2. Exchanging a 7 acre commercial site at Davis Pond

Boulevard and S.R. 13 of which 3.5 acres will be used for the County's Northwest Library and 3.5 acres will be added to the development's wastewater treatment site for a new 7 acre commercial site adjacent to the existing Julington Creek Square Shopping Center at S.R. 13 and Racetrack Road;

3. Adding a minimum of 10 acres to the County's Mills Field Park (in lieu of donating and constructing a boat ramp on the west side of S.R. 13);

4. Converting a 1-acre golf course tract and a 3-acre worship center tract to residential;

5. Converting a 24-acre multi-family tract to parks and recreation (revises the master plan to make it consistent with a commitment made in the DRI);

6. Makes numerous switches between multi-family tracts and single family tracts between Phases II and III.

These changes are summarized on the attached Table 1 Summary-Julington Creek DRI Proposed Changes.

**Substantial Deviation Review**

According to Section 380.06 (19)(b) Florida Statutes, the proposed changes are to be reviewed according to the following uses and criteria. If the proposed change, either individually or cumulatively with other changes, exceeds any of the following criteria, the change causes the development to be subject to further development-of regional-impact review. Any change not specified below shall be presumed to create a substantial deviation which may be rebutted by clear and convincing evidence.

| CRITERIA<br>-----                  | Proposed Change<br>----- |
|------------------------------------|--------------------------|
| 1. Increase in parking spaces      | No change                |
| 2. A new runway, terminal          | N/A                      |
| 3. Increase in hospital beds       | N/A                      |
| 4. Increase in industrial uses     | N/A                      |
| 5. Increase in mining acreage      | N/A                      |
| 6. Increase in office development  | N/A                      |
| 7. Increase in chemical facilities | N/A                      |

|   |  |
|---|--|
| 8. Increase in dry/wet slips                  | N/A  |
| 9. Increase in dwelling units                 | Reduction of 797 units from 1991 Amendment; 1,280 units from 1982 DRI.   |
| 10. Increase in commercial                    | Reduction of 3 acres from 1991 Amendment; none from 1982 DRI.  |
| 11. Increase in hotel/motel                   | N/A  |
| 12. Increase in RV area                       | N/A  |
| 13. Decrease in open space                    | None   |
| 14. Increase in uses exceeding the thresholds | No thresholds exceeded   |
| 15. Increase in external vehicle trips        | Over-all number of trips reduced by 2405 trips but increased in Phase II by 1447 trips with 969 trips on Segment 86, S.R. 13 |
| 16. Development of preservation area          | N/A  |

**Proposed Changes Not Specified In Items 1-16 above**

According to Section 380.06 (19)(e)(3) Florida Statutes, any changes not specified in Items 1-16 of Section 380.06 (19) (b) shall be presumed to create a substantial deviation which may be rebutted by clear and convincing evidence. The following changes are also proposed:

| <b>Change</b><br>-----   | <b>Impacts</b><br>-----  |
|--|--|
| 1. Converting 7 acre commercial tract to 3.5 acre government use (library) and 3.5 acre utility plant use and converting a 7 acre residential tract to commercial use. | Net increase<br>169 trips;<br>overall<br>decrease in<br>trips  |
| 2. Addition of 10 acres to parks   | Increases<br>park acreage  |
| 3. Changing 1-acre golf course tract and 3-acre worship site to residential  | Overall<br>decrease in<br>trips  |
| 4. Phase Changes   | Phase years<br>unchanged;<br>DUs increased<br>in Phase II,<br>but overall<br>intensities<br>reduced. |

**Staff Recommendations**

Staff finds that the proposed changes to the development order do not meet the threshold criteria of Section 380.06 (19) (b) Florida Statutes and the changes reviewed under Section 380.06 (19) (e) (3) Florida Statutes do not create a reasonable likelihood of additional regional impacts. Therefore, staff recommends a determination that the changes do not constitute a substantial deviation and do not require further DRI review. The Resolution amending the DRI's Development Order is attached.

c: jc

# TABLE 1 SUMMARY OF JULINGTON CREEK DRI PROPOSED CHANGES

## I. SUMMARY OF CHANGES

| Number | Phase      | Amended        | Proposed       | DUs       | Sq. Ft. | Trips | Road Seg. | Res. Demand        |
|--------|------------|----------------|----------------|-----------|---------|-------|-----------|--------------------|
| 1A     | II         |                | +10 acs. (P)   | N/A       |         | +30   | 86        | N/A                |
| 1A     | III        | -10 acs. (SF)  |                | -20 (SF)  |         | -190  | 86        | N/A                |
| 1B     | II         |                | +158 acs. (SF) | +350 (SF) |         | +3325 | 86        | 4 (A)/21 (P)       |
| 1B     | III        | -168 acs. (SF) |                | -370 (SF) |         | -3515 | 86        | -4 (A)/22 (P)      |
| 2A     | II         |                | +7 acs. (C)    | N/A       |         |       | 86        | N/A                |
| 2A     | II         | -7 acs. (SF)   |                | -29       |         | -275  | 86        | -.36 (A)/2 (P)     |
| 2B     | I          | -7 acs. (C)    |                | N/A       |         |       | 86        | N/A                |
| 2B     | II         |                | +3.5 acs. (C)  | N/A       | 10,000  | +466  | 86        | N/A                |
| 2B     | I          | 15 acs. (WWT)  | +3.5 (WWT)     | N/A       |         | N/A   | 86        | N/A                |
| 3      | I          | -1 ac. (GC)    |                | N/A       |         | N/A   | 86        | N/A                |
| 3      | II         |                | +2 acs. (SF)   | +2        |         | +19   | 86        | +0.025 (A)/.12 (P) |
| 4      | (Unit 5) I |                | +3 acs. (SF)   | 0         |         | 0     | 76        | 0                  |
| 4      |            |                | -3 acs. (W)    | 0         |         |       |           |                    |
| 5      | II         | 102 acs.       |                | -350 (MF) |         | -2306 | 85        | 4 (A)/21 (P)       |
| 5      | III        | 102 acs.       |                | -250 (MF) |         | -1647 | 85        | -3 (A)/15 (P)      |
| 5      | II         | 102 acs.       |                | +200 (SF) |         | +1900 | 85        | +2.5 (A)/12 (P)    |
| 5      | III        | 102 acs.       |                | +100 (SF) |         | +950  | 85        |                    |
| 6      | II         |                |                | -394 (MF) |         | -2596 | 86        | -5 (A)/24 (P)      |
| 6      | III        |                | +153 (SF)      |           |         | +1453 | 86        | +2 (A)/9 (P)       |
| 7      | II         | 103 acs.       |                | -284 (SF) |         | -2698 | 76        | -4 (A)/17 (P)      |
| 7      | II         |                | 103 acs.       | +156 (SF) |         | +1482 | 76        | +2 (A)/9 (P)       |
| 7      | III        |                | 103 acs.       | +128 (SF) |         | +1216 | 76        | +2 (A)/8 (P)       |
| 8      | II         | 154 acs.       |                | -202 (SF) |         | -1919 | 76        | -2 (A)/12 (P)      |
| 8      | III        |                |                | -158 (SF) |         | -1501 | 76        | -2 (A)/9 (P)       |
| 8      | III        |                | 154 acs.       | 360 (SF)  |         | +3420 | 76        | +5 (A)/22 (P)      |
| 9      | III        |                | -3 acs. (C)    |           |         | -3296 | 76        |                    |
| 9      | III        | 125 acs.       | +3 acs. (SF)   | 0         |         | 0     | 76        |                    |
| 10     | III        | 24 acs. (MF)   |                |           |         |       | 77        |                    |
| 10     | III        |                | 24 acs. (Park) |           |         |       | 77        |                    |

A - Active Parks  
C - Commercial  
P - Passive Parks

GC - Golf Course  
SF - Single Family  
W - Worship Center

WWT - Wastewater Treatment Plant

## II. Impacts By Phase

| Phase              | Trips   |          | DUs     |          | Res. Demand      |                  |
|--------------------|---------|----------|---------|----------|------------------|------------------|
|                    | Amended | Proposed | Amended | Proposed | Amended          | Proposed         |
| II<br>(1991-95)    | 14,896  | 16,373   | 865     | 861      | 10 (A)<br>74 (P) | 11 (A)<br>51 (P) |
| III<br>(1996-2004) | 9,449   | 5,586    | 822     | 588      | 10(A)<br>49 (P)  | 7 (A)<br>35 (P)  |

## III. Impacts By Road Segment

| Link Number | Road Segment                               | Trips   |          |
|-------------|--|---------|----------|
|             |  | Amended | Proposed |
| 86          | SR 13 from Roberts to Fruit Cove Rd.       | 14,274  | 12,972   |
| 85          | SR 13 from Fruit Cove to Race Track Rd.    | 3,953   | 2,850    |
| 76          | Race Track from SR 13 to Bishop Estates Rd | 6,118   | 6,118    |
|             | TOTAL                                      | 24,345  | 21,940   |

Sources: Notification of a Proposed Change to the Previously Approved  
Jullington Creek DRI, July 1992.

Prepared By: Planning and Zoning Staff, August 1992





**PROSSER, HALLOCK & KRISTOFF, INC.**  
Planners and Engineers

July 1, 1992

St. Johns County Planning and Zoning Agency  
P. O. Drawer 349  
St. Augustine, Florida 32085-0349

**RE: Notification of Proposed Change to a Previously Approved DRI  
Julington Creek DRI  
PHK Ref. No. 91067.01**

Dear Board Members:

On behalf of Atlantic Gulf Communities Corporation, we are submitting a "Notification of Proposed Change to a Previously Approved Development of Regional Impact (DRI)" application for the Julington Creek DRI (Resolution 82-37). This Proposed Change is being requested in order to make minor adjustments to the DRI as described in the attached Application and shown on the Development Plan, Map H (Exhibit A) and Development Phasing, Map H-1 (Exhibit B).

As a result of this "Notification of Proposed Change to a Previously Approved DRI", a new Development Plan Map, Map H is being submitted (Exhibit A) as well as the Development Phasing Map, Map H-1 (Exhibit B). These changes reflect a reduction of 1,279 units from the original DRI Development Order, create a 3.5 acre library site for the proposed Northwest St. Johns County library and add 10 acres to the existing Mills Field Park to be more responsive to the community's demand for recreation. The change will also result in the relocation of the 7 acre commercial tract at Davis Pond Boulevard and S.R. 13 to the intersection of SR 13 and Racetrack Road, in accordance with the County's new Comprehensive Plan guidelines to consolidate commercial uses at major intersections. Other changes will lower the overall density by converting multi-family tracts to single family, add a 24-acre park site and revise the phasing of development pods.

The proposed changes, individually or cumulatively with previous changes, are less than 40 percent of the criteria listed in Subparagraphs 380.06(19)(b)1.-15 as described in the attached Application. In addition, there is no change in the extension of the date of the buildout of the development or phase of development. Therefore, this notification of change meets the criteria of subparagraph 380.06(19)(e)2, F.S., and therefore is not subject to a public hearing to determine whether a substantial deviation is created by the proposed change.

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July 1, 1992

Should you need additional information please do not hesitate to call me or Harry Lerner at Atlantic Gulf Communities (305/859-4656).

Respectfully submitted,

**PROSSER, HALLOCK & KRISTOFF, INC.**



Richard C. Prosser, AICP  
President

RCP/jl

Enclosures: Development Plan Map, Map H (Exhibit A)  
Development Phasing Map (Exhibit B)  
Julington Creek Phasing Schedule (Exhibit C)  
Changes to Development Plan Map, Map H (Exhibit D)  
Original, Currently Approved and Amended Phasing Schedule (Exhibit E)  
Letter of Authorization (Exhibit F)  
Resolutions (Exhibit G)  
Form of Resolution

cc: Harry Lerner, Atlantic Gulf Communities Corporation  
Kim Woodbury, Atlantic Gulf Communities Corporation  
Tom Gillette, Julington Creek  
Brian Teeple, Northeast Florida Regional Planning Council  
Tom Beck, Department of Community Affairs

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF RESOURCE PLANNING AND MANAGEMENT  
BUREAU OF STATE PLANNING  
2740 Centerview Drive  
Tallahassee, Florida 32399  
904/488-4925

**JULINGTON CREEK  
DEVELOPMENT OF REGIONAL IMPACT**

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government agency according to this form.

1. I, **Kimball D. Woodbury**, Vice President, authorized representative of **Atlantic Gulf Communities, Inc.**, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to St. Johns County, to the Northeast Florida Regional Planning Council, and to the Bureau of State Planning, Department of Community Affairs.

7-13-92  
(Date)

Kimball D. Woodbury  
(Signature)

**2. Applicant:**

Atlantic Gulf Communities Corporation  
2601 S. Bayshore Drive  
Miami, Florida 33133  
(305) 859-4656

**3. Authorized Agent:**

Richard C. Prosser  
Prosser, Hallock & Kristoff, Inc.  
8101 Phillips Highway, Suite One  
Jacksonville, Florida 32256  
(904) 739-3655

**4. Location of approved DRI and proposed change:**

St. Johns County, Florida

**5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

*Changes to the Plan of Development:*

The following changes have been made to the attached Maps H and H-1, Exhibits A and B, respectively and are graphically shown on Exhibit D.

- 1A. Expand the existing Mills Field Park on Racetrack Road by adding 10 acres of land to the east. The change will result in the addition of 10 acres of park in Phase II and the reduction of 10 acres of single family and 20 dwelling units from Phase III. This contribution of 10 acres will replace the requirement of the Julington Creek Development Order Resolution 84-123 (Condition 21) for the

Form RPM-BSP-PROPCHANGE-1  
Julington Creek

applicant to donate and construct a boat ramp on the west side of S.R. 13. The applicant has coordinated with county staff in developing this alternative.

- 1B. As a result of reducing the acreage in this single family tract by 10 acres, the total acreage for this tract will be reduced from 168 to 158 acres and therefore reduce the number of dwelling units from 370 to 350. Also, the phasing for this tract is proposed to change from Phase III to Phase II.
- 2A. Consolidate the approved commercial acreage in accordance with the St. Johns County Comprehensive Plan by relocating the 7-acre commercial tract located at SR 13 and Davis Pond Boulevard to a location adjacent to the existing Julington Square Shopping Center (10 acre commercial tract in the southeast quadrant of SR 13 and Race Track Road). The proposed amendment would change 7 acres of single family (29 dwelling units) in Phase II to 7 acres of commercial in Phase II.
- 2B. The 7-acre commercial tract at SR 13 and Davis Pond Boulevard in Phase I would change to 3.5 acres for government use in Phase II to be conveyed to St. Johns County for the Northwest St. Johns County public library and the remaining 3.5 acres would change to Waste Water Treatment (WWT), combined with the adjacent 15-acre tract in Phase I. The applicant and St. Johns County officials had several meetings to determine the appropriate site for the proposed library. The proposed site was selected and is being offered by the applicant to the county as a site for this facility.
3. Change a 1-acre tract in Phase I currently designated as golf course located between the green for hole number 4 and the tee box for hole number 5 to single family in Phase II. The 2 acres is an undeveloped portion of the golf course which will be subdivided into 2 lots, and served by the proposed Lolly Loop Road.
4. Change a 3-acre tract currently designated as worship (W) located on the north side of Durbin Creek Boulevard adjacent to hole number 10 in Unit 5 to single family, with no change in dwelling units.
5. Change the multi-family (MF) tract west of SR 13 and south of Cunningham Creek from MF (600 units - 350 units in Phase II and 250 units in Phase III) to single family (SF) (200 units Phase II and 100 units Phase III).
6. Change three multi-family tracts (394 total units) south of golf course holes

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Julington Creek

numbers 3, 4, and 5 in Phase III to single family (153 units) in Phase II.

7. Change a 103-acre single family pod with 284 units in Phase II to 156 units in Phase II and 128 units in Phase III.
8. Change a 154-acre single family pod with 360 units (202 units in Phase II and 158 units in Phase III) to 360 units in Phase III.
9. Reduce 3 acres from an existing 31-acre commercial tract, so that prior changes do not result in a change in commercial acreage from the original. The 3 acres will be added to the adjacent 125-acre single family pod resulting in a 128-acre tract with no changes in the number of units or phasing.
10. Change a 24-acre multi-family tract to park and recreation. This change was made to reflect a representation made in the Julington Creek ADA by the applicant that was not reflected in the master plan.

*Change in Phasing*

Changes in Phasing and land uses are discussed above and shown on Map H-1. Exhibit E provides the original, currently approved and amended phasing schedules for the project.

*Additional Lands, Commencement Date, Build-out Date*

No additional lands will be added to the Julington Creek DRI as a result of this Proposed Change. The commencement and build-out dates shall remain unchanged.

*Changes to Development Order Conditions and Requirements, or to Representations in the Development Order or the Application for Development Approval*

1. According to Condition 21 of the Julington Creek Development Order (Resolution 82-37), the Applicant must donate a 2-acre site and construct a boat ramp on the west side of SR 13. The applicant and the county have agreed to replace this condition by conveying the 10 acres adjacent to the eastern boundary of Mills Field to the County for recreational purposes.
2. The Applicant will convey to St. Johns County the 3.5-acre Government tract located at Davis Pond Boulevard and SR 13 for the construction of the Northwest St. Johns County Library.
3. Replace Maps H and H-1 with the attached Revised Maps H and H-1.

Form RPM-BSP-PROPCHANGE-1  
Julington Creek

4. Replace Table 12B.a of the ADA with the attached Revised Table 12B.a (Exhibit D).
  
6. **Complete the Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**  
The Substantial Deviation Determination Chart is found on the following pages.

**TABLE A**  
**SUBSTANTIAL DEVIATION DETERMINATION CHART**  
**JULLINGTON CREEK**

| TYPE OF LAND USE | Open Space (1)  | PROPOSED PLAN  | ORIGINAL PLAN                       | PREVIOUS D.O. CHANGE + DATE        |
|------------------|---|--|-------------------------------------|------------------------------------|
| CHANGE           | <ul style="list-style-type: none"> <li>• Acreage</li> </ul>   | 1,081 Acres  | 1,038 Acres                         | (June 1991 changes)<br>1,049 Acres |
| CATEGORY:        | <ul style="list-style-type: none"> <li>• Site Locational Changes</li> <li>• Type of Open Space</li> <li>• D.O. Conditions</li> <li>• ADA Representations</li> </ul> | <p>A 10-acre park will be added in an area previously designated for Single Family use and a 24-acre park to an area previously designated as multi-family.</p> <p>No change.</p> <p>The contribution of the 10-acre park site will replace the requirement for the applicant to donate and construct a boat ramp on the west side of SR 13.</p> <p>No Change.</p> | <p>No change.</p> <p>No change.</p> | <p>No Change.</p>                  |

**Notes:** (1) Open Space includes parks, golf course, natural areas shown on Map H and open space not shown on the master plan within the residential pods.



**TABLE B**  
**SUBSTANTIAL DEVIATION DETERMINATION CHART**  
**JULINGTON CREEK**

| TYPE OF LAND USE | Wholesale, Retail Service   | PROPOSED CHANGE                                 | ORIGINAL PLAN                                   | PREVIOUS D.O. CHANGE + DATE  |
|------------------|---|---|---|--|
| CHANGE CATEGORY: | <ul style="list-style-type: none"> <li>• Acreage, Including Drainage, ROW, Easements, etc.</li> <li>• Floor Space</li> <li>• Parking Spaces</li> <li>• Employees</li> <li>• Site Locational Changes</li> </ul>  | 74 Acres<br>No Change<br>No Change<br>No Change | 74 Acres<br>No Change<br>No Change<br>No Change | (June 1991 changes)<br>77 Acres<br>No Change<br>No Change<br>No Change |
|                  | Relocate a 7-acre tract located in the southeast corner of SR 13 and Davis Pond Boulevard to a location north on SR 13 adjacent to the existing Julington Square Shopping Center at SR 13 and Racetrack Road. The 7-acre commercial tract at SR 13 and Davis Pond Boulevard would change to 3.5 acres for government use and the remaining 3.5 acres would change to Waste Water Treatment. Reduce the size of the 31 acre commercial tract in the southwest quadrant of Bishop Estates Road and Race Track Road to 28 acres. |   |   |  |
|                  | <ul style="list-style-type: none"> <li>• Number of External Vehicle Trips</li> <li>• D.O. Conditions</li> <li>ADA Representations</li> </ul>  | No Change<br>No Change<br>No Change             | No Change<br>No Change<br>No Change             | No Change<br>No Change<br>No Change                                    |
|                  | Commercial acreage will remain the same as in the Original Development Order. The proposed change will not result in an increase in external trips.   |   |   |  |

TABLE C

SUBSTANTIAL DEVIATION DETERMINATION CHART  
JULINGTON CREEK

| TYPE OF LAND USE                                    | PROPOSED PLAN                 | ORIGINAL PLAN                 | PREVIOUS D.O. CHANGE + DATE   |
|---|-------------------------------|-------------------------------|---|
| Residential   |                               |                               | (June 1991 changes)   |
| • Number of Dwelling Units                          | 8,548                         | 9,828                         | 9,345   |
| • Type of Dwelling Units                            | SF and MF                     | SF and MF                     | SF and MF   |
| • Number of Lots                                    | 6,258 SF lots                 | 6,109 SF lots                 | 5,849 SF lots   |
| • Acreage, Including Drainage, ROW, Easements, etc. | 2,290 MF Units<br>2,727 Acres | 3,719 MF Units<br>2,743 Acres | 3,496 MF Units<br>2,761 Acres   |
| • Site Locational Changes                           |                               |                               | Site locational changes are described in Item 5 of this Application and shown on Map H.   |
| • Number of External Vehicle Trips                  |                               |                               | The Proposed Changes will reduce the total number of dwelling units from an original 9,828 dwelling units to 8,548 units, resulting in a reduction of external vehicle trips. |
| • D.O. Conditions                                   | No Change                     | No Change                     | No Change   |

Form RPM-BSP-PROPCHANGE-1  
Julington Creek

- 7a. List all dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart).**

Previous changes to the Development Order include the following and are attached as Exhibit E:

- A. Resolution 82-37
- B. Resolution 82-139
- C. Resolution 84-33
- D. Resolution 84-53
- E. Resolution 84-123
- F. Resolution 84-143
- G. Resolution 85-53
- H. Resolution 85-150
- I. Resolution 86-182
- J. Resolution 88-38
- K. Resolution 91-129

- 7b. Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project.**

There has been no change in local government jurisdiction for any portion of the development since the last approval or development order was issued.

- 8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

No tracts of land within one-fourth mile of the original DRI have been purchased or optioned by Atlantic Gulf Communities Corporation.

Form RPM-BSP-PROPCHANGE-1  
Julington Creek

- 9a. Indicate if the proposed change is less than 40 percent (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

The proposed change is less than 40 percent (individually and cumulatively with other changes) of the following criteria listed in Paragraph 380.06(19)(b), F.S.

|   | PROPOSED CHANGE  |
|---|--|
| (1) Increase in number of parking spaces                    | No Change Proposed.  |
| (2) A new runway, terminal facility                         | Not Applicable.  |
| (3) An increase in hospital beds                            | Not Applicable.  |
| (4) Increase in industrial development                      | Not Applicable.  |
| (5) Increase in mining acreage                              | Not Applicable.  |
| (6) Increase in office development                          | No Change Proposed.  |
| (7) Increase in chemical storage capacity                   | Not Applicable.  |
| (8) Increase in wet or dry slip storage                     | Not Applicable.  |
| (9) Increase in number of dwelling units                    | The change will result in a reduction of 797 units from the approved and 1,280 units from the original D.O.                |
| (10) Increase in commercial development                     | The change will result in a reduction of 3 acres of commercial from the amended D.O. with no change from the original D.O. |
| (11) Increase in hotel or motel facilities                  | Not Applicable.  |
| (12) Increase in recreational vehicle park area             | Not Applicable.  |
| (13) Decrease in open space                                 | The change will result in an increase in open space.   |
| (14) Increase in multi-use DRI                              | Not Applicable.  |
| (15) Increase in external vehicle trips                     | The change will result in a reduction in the number of vehicle trips due to a decrease in dwelling units.                  |
| (16) Development of preservation or special protection area | Not Applicable   |

As a result of the proposed changes, there will be overall reduction of the number of dwelling units, an increase in the park acreage, and no change in the amount of

Form RPM-BSP-PROPCHANGE-1  
Julington Creek

commercial acreage. Therefore, the proposed change is less than 40 percent of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

- 9b. Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2, F.S.?**

Yes. The proposed change, individually or cumulatively with previous changes is less than 40 percent of the criterion listed in Section 380.06(19)(b)1.-15 and as described above. In addition, there is no change proposed for the date of buildout or a change in development phasing. Therefore, this notification of change meets the criteria of Subparagraph 380.06(19)(e)2, F.S., and therefore is not subject to a public hearing to determine whether a substantial deviation is created by the proposed change.

- 10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed buildout or phasing dates.**

The proposed change will not result in a change to the buildout date or any phasing date of the project.

- 11. Will the proposed change require an amendment to the local government comprehensive plan.**

The proposed change will not require an amendment to the local government comprehensive plan.

- 12. Provide an updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.**

An updated Development Plan Map, Map H, and Development Phasing Map, Map H-1, are attached as Exhibits A and B, respectively. Both plans have been updated to reflect the changes discussed in Section 5 of this notification.

- 13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:**

Form RPM-BSP-PROPCHANGE-1  
Julington Creek

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

The following language changes are proposed:

Section 1. The Development Plan (Map H) and Phasing Plan (Map H-1) are hereby revised and attached hereto as Exhibits A and B, respectively.

Section 2. Table 12B.a of the Julington Creek ADA is hereby revised and attached hereto as Exhibit C.

Section 3. Paragraph 21 of Resolutions 82-37 and 84-33 shall be deleted in its entirety and shall be replaced with the following:

Within one year of the effective date of this amendment the applicant must convey the 10-acre parcel located to the east of Mills Field Park shown on Map H to the County. The 10 acres will serve the expansion of Mills Field. Prior to commencement of development the applicant must have the ability to review and approve the site and engineering plans to assure that the park expansion is compatible with the applicant's adjacent property (i.e., buffers, lighting, etc.).

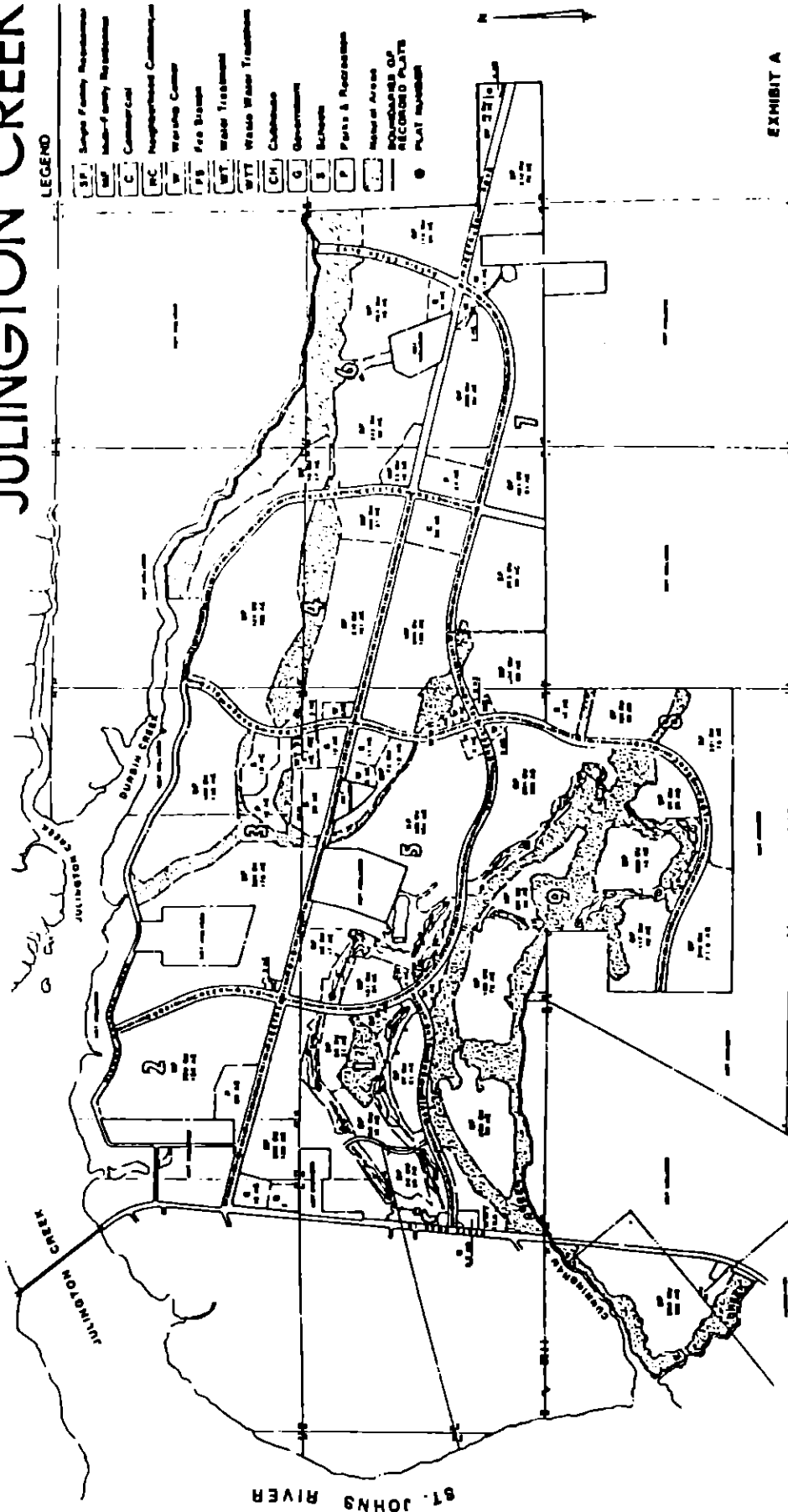
Section 4. Within one year the applicant will convey to St. Johns County the 3.5 acre Government tract located at Davis Pond Boulevard and SR 13 for the construction of the Northwest St. Johns County Library. Prior to conveyance the applicant and the County must enter into an agreement as to the site engineering and architectural 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, engineering and architectural plans.

Section 5. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the Development Order as subsequently amended and meet the conditions of subparagraph 380.06 (19)(e)2, F.S. All other terms and conditions of the Development Order as amended shall remain unchanged and in full force and effect.

# JULINGTON CREEK

## LEGEND

- SP Single Family Residential
- MF Multi-Family Residential
- C Commercial
- PC Neighborhood Community
- WC Working Center
- FS Free Storage
- WT Water Treatment
- WTT Waste Water Treatment
- CH Churches
- G Government
- S Schools
- P Parks & Recreation
- RA Recreational Areas
- RE RECREATION OF RECORD PLATS
- PLAT NUMBER



## EXHIBIT A

REVISED MAP #  
DEVELOPMENT PLAN

ESTC

General Development Corporation  
1987-11-18

| PLAT NUMBER | AREA (AC) | USE                       |
|-------------|-----------|---------------------------|
| 1           | 1.2       | Single Family Residential |
| 2           | 2.5       | Commercial                |
| 3           | 1.8       | Neighborhood Community    |
| 4           | 3.1       | Working Center            |
| 5           | 4.5       | Free Storage              |
| 6           | 2.9       | Water Treatment           |
| 7           | 1.5       | Waste Water Treatment     |
| 8           | 2.2       | Churches                  |
| 9           | 1.1       | Government                |
| 10          | 3.3       | Schools                   |
| 11          | 2.7       | Parks & Recreation        |
| 12          | 1.9       | Recreational Areas        |

# JULINGTON CREEK

## LEGEND

- SF Single Family Residential
- MF Multi-Family Residential
- C Commercial
- NE Neighborhood Center
- W Working Center
- FS Fire Station
- WT Water Treatment
- WTT Waste Water Treatment
- CH Clubhouse
- G Government
- S Schools
- P Parks & Recreation
- NA Natural Areas
- Phase I
- Phase II
- Phase III

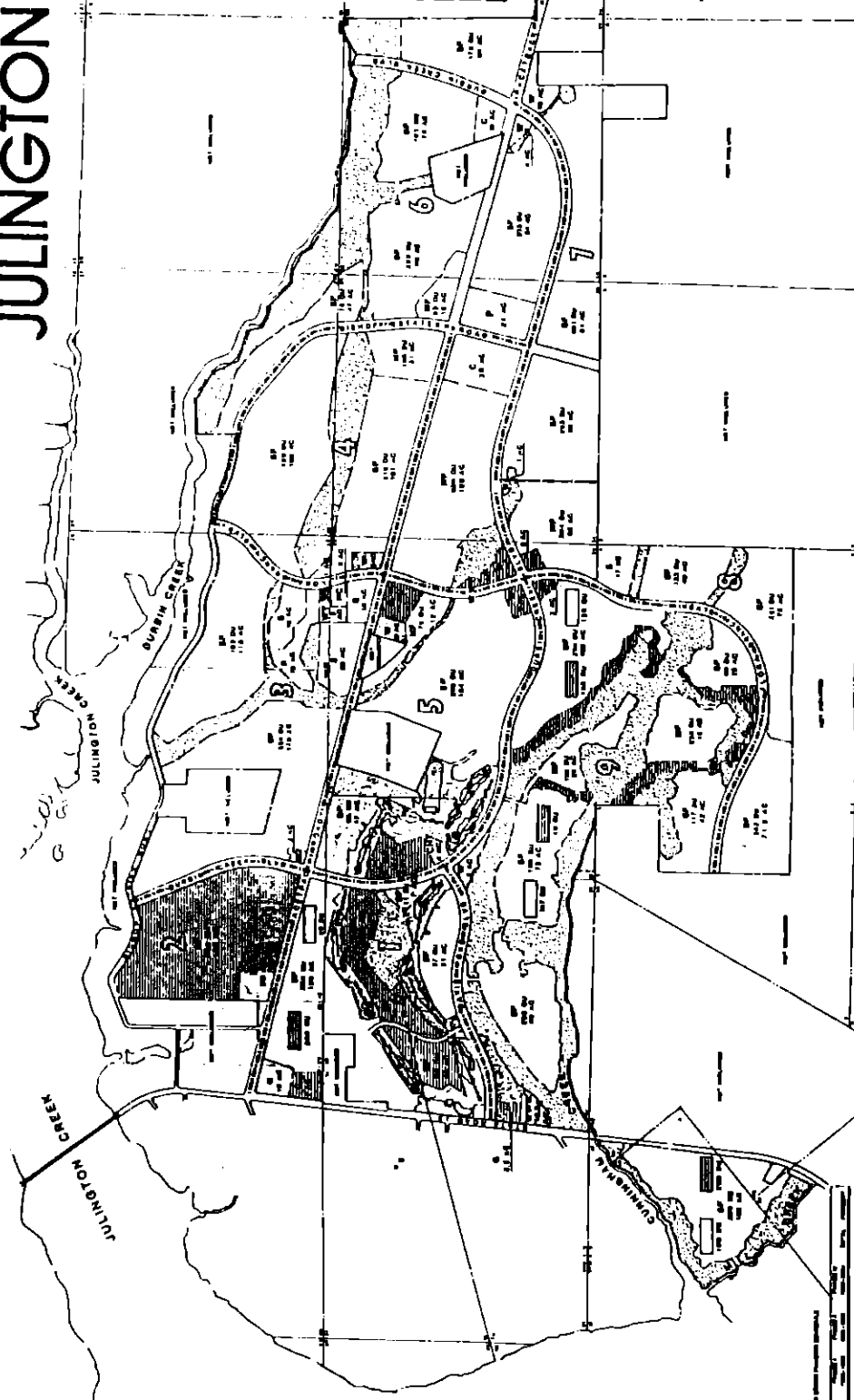
BOUNDARIES OF RECORDED PLATS  
 PLAT NUMBER

EXHIBIT B

REVISED MAP #1  
 DEVELOPMENT PHASING

**EDC**  
 General Development Corporation

NOV. 11, 1982



ST. JOHNS RIVER



EXHIBIT C

Revised TABLE 12B.a

EXISTING AND PROPOSED LAND USES

JULINGTON CREEK DEVELOPMENT

| LAND USE<br>CATEGORY                | PHASE I<br>1984-1990 | PHASE II<br>1991-1995 | PHASE III<br>1996-2004 | TOTAL        | PERCENT        |
|-------------------------------------|----------------------|-----------------------|------------------------|--------------|----------------|
| <b>RESIDENTIAL</b>                  |                      |                       |                        |              |                |
| Single Family (du's)                | 126                  | 1,195                 | 4,937                  | 6,258        |                |
| Multi-Family (du's)                 | 0                    | 131                   | 2,159                  | 2,290        |                |
| Total du's                          | 126                  | 1,326                 | 7,096                  | 8,548        |                |
| Total Residential Acreage           | 62                   | 505                   | 2,160                  | 2,727        | 65.71%         |
| COMMERCIAL (ac)                     | 10                   | 18                    | 38                     | 66           | 1.59%          |
| NEIGHBORHOOD COMMERCIAL (ac)        | 2                    | 3                     | 3                      | 8            | 0.19%          |
| TRANSPORTATION-Roads                | 65                   | 67                    | 68                     | 200          | 4.82%          |
| <b>INSTITUTIONAL (ac)</b>           |                      |                       |                        |              |                |
| Worship Center                      | 32                   | 12                    | 1                      | 45           | 1.08%          |
| Fire Station                        | 0                    | 0                     | 1                      | 1            | 0.02%          |
| Water Treatment                     | 5                    | 0                     | 0                      | 5            | 0.12%          |
| Wastewater Treatment                | 18.5                 | 4                     | 0                      | 22.5         | 0.54%          |
| Government Site                     | 0                    | 3.5                   | 14                     | 17.5         | 0.42%          |
| School                              | 0                    | 0                     | 59                     | 59           | 1.42%          |
| <b>RECREATIONAL/OPEN SPACE (ac)</b> |                      |                       |                        |              |                |
| Parks                               | 10                   | 10                    | 42                     | 62           | 1.49%          |
| Golf Course                         | 135                  | 73                    | 0                      | 208          | 5.01%          |
| Clubhouse                           | 4                    | 0                     | 0                      | 4            | 0.10%          |
| Natural Areas (shown on Map)        | 725.0                | 0                     | 0                      | <u>725.0</u> | <u>17.47%</u>  |
| Natural Areas (not shown on Map)    | (1.9)                | (15.2)                | (64.8)                 | (81.9)       |                |
| <b>TOTAL ACREAGE:</b>               |                      |                       |                        | <b>4,150</b> | <b>100.00%</b> |

# JULINGTON CREEK

## LEGEND

- SF Single Family Residential
  - MF Multi-Family Residential
  - C Commercial
  - NC Neighborhood Commercial
  - W Working Center
  - FS Fire Station
  - WT Water Treatment
  - WTT Waste Water Treatment
  - CK Clubhouse
  - G Government
  - S Schools
  - P Parks & Recreation
  - N Natural Areas
- BOUNDARIES OF RECORDED PLATS
- Ⓟ PLAT NUMBER

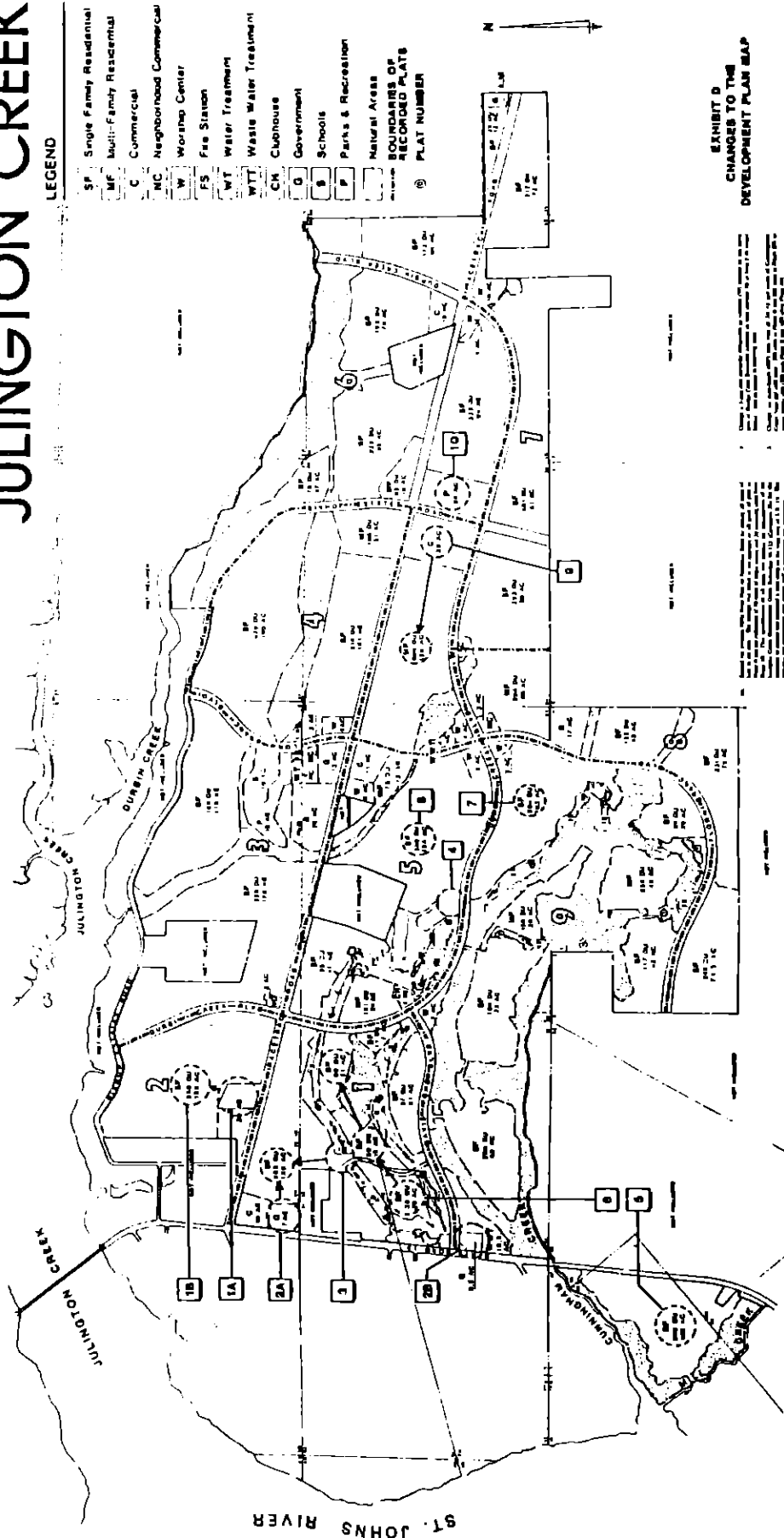


EXHIBIT D  
CHANGES TO THE  
DEVELOPMENT PLAN MAP

MAP H  
DEVELOPMENT PLAN

**BDC**  
Grand Development Corporation  
June 1, 1988  
Page 17 of 18

EXHIBIT E  
JULINGTON CREEK PHASING SCHEDULE

(Page 1 of 3)

| LAND USE CATEGORY                    | PHASE I<br>1984-1990 | PHASE II<br>1991-1995 | PHASE III<br>1996-2004 | TOTAL        | PERCENT        |
|--------------------------------------|----------------------|-----------------------|------------------------|--------------|----------------|
| <b>PROPOSED</b>                      |                      |                       |                        |              |                |
| <b>RESIDENTIAL</b>                   |                      |                       |                        |              |                |
| Single Family (du's)                 | 126                  | 1,195                 | 4,937                  | 6,258        |                |
| Multi-Family (du's)                  | 0                    | 131                   | 2,159                  | 2,290        |                |
| Total du's                           | 126                  | 1,326                 | 7,096                  | 8,548        |                |
| Total Residential Acreage            | 62                   | 505                   | 2,160                  | 2,727        | 65.71%         |
| COMMERCIAL (ac)                      | 10                   | 18                    | 38                     | 66           | 1.59%          |
| NEIGHBORHOOD COMMERCIAL (ac)         | 2                    | 3                     | 3                      | 8            | 0.19%          |
| TRANSPORTATION-Roads                 | 65                   | 67                    | 68                     | 200          | 4.82%          |
| INSTITUTIONAL (ac)                   |                      |                       |                        |              |                |
| Worship Center                       | 32                   | 12                    | 1                      | 45           | 1.08%          |
| Fire Station                         | 0                    | 0                     | 1                      | 1            | 0.02%          |
| Water Treatment                      | 5                    | 0                     | 0                      | 5            | 0.12%          |
| Wastewater Treatment                 | 18.5                 | 4                     | 0                      | 22.5         | 0.54%          |
| Government Site                      | 0                    | 3.5                   | 14                     | 17.5         | 0.42%          |
| School                               | 0                    | 0                     | 59                     | 59           | 1.42%          |
| RECREATIONAL/OPEN SPACE (ac)         |                      |                       |                        |              |                |
| Parks                                | 10                   | 10                    | 42                     | 62           | 1.49%          |
| Golf Course                          | 135                  | 73                    | 0                      | 208          | 5.01%          |
| Clubhouse                            | 4                    | 0                     | 0                      | 4            | 0.10%          |
| Natural Areas (shown on Map)         | 725.0                | 0                     | 0                      | 725.0        | 17.47%         |
| Natural Areas (not shown on Map) (1) | (1.9)                | (15.2)                | (64.8)                 | (81.9)       |                |
| <b>TOTAL ACREAGE:</b>                |                      |                       |                        | <b>4,150</b> | <b>100.00%</b> |

See Notes at end of Exhibit

EXHIBIT E  
JULINGTON CREEK PHASING SCHEDULE

(Page 2 of 3)

| LAND USE CATEGORY                    | PHASE I<br>1984-1990 | PHASE II<br>1991-1995 | PHASE III<br>1996-2004 | TOTAL  | PERCENT |
|--------------------------------------|----------------------|-----------------------|------------------------|--------|---------|
| AMENDED (2) RESIDENTIAL              |                      |                       |                        |        |         |
| Single Family (du's)                 | 126                  | 827                   | 4,896                  | 5,849  |         |
| Multi-Family (du's)                  | 0                    | 481                   | 3,015                  | 3,496  |         |
| Total du's                           | 126                  | 1,308                 | 7,911                  | 9,345  |         |
| Total Residential Acreage            | 62                   | 410                   | 2289                   | 2761   | 66.53%  |
| COMMERCIAL (ac)                      | 17                   | 11                    | 41                     | 69     | 1.66%   |
| NEIGHBORHOOD COMMERCIAL (ac)         | 2                    | 3                     | 3                      | 8      | 0.19%   |
| TRANSPORTATION-Roads                 | 65                   | 67                    | 68                     | 200    | 4.82%   |
| INSTITUTIONAL (ac)                   |                      |                       |                        |        |         |
| Worship Center                       | 32                   | 12                    | 4                      | 48     | 1.16%   |
| Fire Station                         | 0                    | 0                     | 1                      | 1      | 0.02%   |
| Water Treatment                      | 5                    | 0                     | 0                      | 5      | 0.12%   |
| Wastewater Treatment                 | 15                   | 4                     | 0                      | 19     | 0.46%   |
| Government                           | 0                    | 0                     | 14                     | 14     | 0.34%   |
| School                               | 0                    | 0                     | 59                     | 59     | 1.42%   |
| RECREATIONAL/OPEN SPACE (ac)         |                      |                       |                        |        |         |
| Parks                                | 10                   | 0                     | 18                     | 28     | 0.67%   |
| Golf Course                          | 136                  | 73                    | 0                      | 209    | 5.04%   |
| Clubhouse                            | 4                    | 0                     | 0                      | 4      | 0.10%   |
| Natural Areas (shown on Map)         | 725                  | 0                     | 0                      | 725    | 17.47%  |
| Natural Areas (not shown on Map) (1) | (1.9)                | (12.3)                | (68.7)                 | (82.9) |         |
| TOTAL ACREAGE                        |                      |                       |                        | 4,150  | 100.00% |

See Notes at end of Exhibit

**EXHIBIT E**  
**JULINGTON CREEK PHASING SCHEDULE**

(Page 3 of 3)

| LAND USE CATEGORY               | PHASE I<br>1984-1990 | PHASE II<br>1991-1995 | PHASE III<br>1996-2004 | TOTALS       | PERCENT        |
|---------------------------------|----------------------|-----------------------|------------------------|--------------|----------------|
| <b>ORIGINAL (2) RESIDENTIAL</b> |                      |                       |                        |              |                |
| Single Family (du's)            | 466                  | 897                   | 4,746                  | 6,109        |                |
| Multi-Family (du's)             | 132                  | 304                   | 3,283                  | 3,719        |                |
| Total du's                      | 598                  | 1,201                 | 8,029                  | 9,828        |                |
| Total Residential Acreage       | 206                  | 482                   | 2,055                  | 2,743        | 66.10%         |
| COMMERCIAL (ac)                 | 37                   | 0                     | 30                     | 67           | 1.61%          |
| NEIGHBORHOOD COMMERCIAL         | 2                    | 2                     | 3                      | 7            | 0.17%          |
| TRANSPORTATION-Roads            | 65                   | 67                    | 68                     | 200          | 4.82%          |
| INSTITUTIONAL (ac)              |                      |                       |                        |              |                |
| Worship Center                  | 15                   | 11                    | 0                      | 26           | 0.63%          |
| Fire Station                    | 0                    | 0                     | 1                      | 1            | 0.02%          |
| Water Treatment (3)             | 0                    | 0                     | 0                      | 0            | 0.00%          |
| Wastewater Treatment (3)        | 0                    | 0                     | 0                      | 0            | 0.00%          |
| Government                      | 0                    | 0                     | 10                     | 10           | 0.24%          |
| School                          | 0                    | 0                     | 58                     | 58           | 1.40%          |
| RECREATIONAL/OPEN SPACE(ac)     |                      |                       |                        |              |                |
| Parks                           | 10                   | 0                     | 34                     | 44           | 1.06%          |
| Golf Course                     | 2                    | 176                   | 83                     | 261          | 6.29%          |
| Clubhouse (3)                   | 0                    | 0                     | 0                      | 0            | 0.00%          |
| Natural Areas                   | 733                  | 0                     | 0                      | 733          | 17.66%         |
| <b>TOTAL ACREAGE</b>            |                      |                       |                        | <b>4,150</b> | <b>100.00%</b> |

- NOTES:
- (1) Natural Areas (not shown on Map) were calculated as 3 percent of the residential acreage. Three percent is a minimum area that is and would be included as open space in the plats but not shown on the overall master plan. Included would be upland buffers adjacent to wetlands and drainage, open areas and pervious surface areas within R.O.W.'s.
  - (2) Resolution No. 88-38, Section 2, Revised Phasing Plan, Map H-1 and Resolution 91-129, Section 1, Revised Phasing Plan, Map H-1.
  - (3) Resolution 82-37, Julington Creek Development Order.
  - (4) These uses were shown on the original Development Plan Map, however, no acreage was designated for their use.

ATLANTIC GULF  
COMMUNITIES

2601 S. Bayshore Drive  
Miami, FL 33133-5101  
305/892-4000

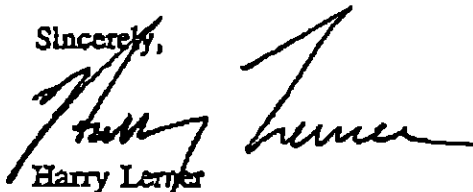
July 13, 1992

Mr. Richard C. Prosser, President  
Prosser, Hallock & Kristoff  
8101 Phillips Highway  
Suite One  
Jacksonville, FL 32256-7457

Dear Mr. Prosser:

This letter serves as authorization for Prosser, Hallock & Kristoff to act as agent for Atlantic Gulf Communities Corporation for filing a Notification of Non-Substantial Deviation and a PUD Minor Modification to the Julington Creek DRI and PUD respectively.

Sincerely,



Harry Lerner  
Sr. Project Manager