

RESOLUTION NO. 93- 40

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS 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, 91-129, 92-160.

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 subsection 380.06(19)(b) and (e)3, Florida Statutes to the terms and conditions of the Development Order as amended.

WHEREAS, the Board of County Commissioners of St. Johns County 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 and attached hereto as Exhibits A and B, respectively. Changes to the plans are described in Exhibit C.

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

Section 3. Section 4 of Resolution 92-160 shall be deleted in its entirety and replaced with the following. By September 22, 1993, the applicant will convey to St. Johns County the 3.0 acre Government tract attached as Exhibit E, 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 5 years of the properties conveyance. If the County does not commence substantial construction within 4 years the property shall be

conveyed back to Atlantic Gulf Communities. 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. It should be noted that the library site donation was not a development order requirement that was required as mitigation for the projects impacts.

Section 4. 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) and 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 two lane collector roadway specified is in agreement with Map J-11 of the Julington Creek DRI. The bikeway is consistent with Figure 27a.1 of the DRI.

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 impacts.

No driveway cuts shall be permitted onto this roadway in accordance with the County's Paving and Drainage Ordinance.

Section 5. The applicant will prepare and submit within six (6) months of the effective date of the BCC approval of this amendment to the Development Order, a traffic study similar in scope to the original application for development approval which will incorporate 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 have occurred in the area road network. Prior to this submittal, a meeting will be 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.

Section 6. Atlantic Gulf shall convey the property shown in Exhibit F by September 22, 1993 for the purpose of expanding Mills Field Park.

Section 7. 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)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 23rd day of February, 1992.

BOARD OF COUNTY COMMISSIONERS
of ST. JOHNS COUNTY

BY: Linda Balsavage
Chairman - Linda Balsavage

ATTEST:

BY: Amy Bernard
Deputy Clerk

Effective Date: February 23, 1993



JULINGTON CREEK

LEGEND

- SF Single Family Reside
- MF Multi-Family Reside
- C Commercial
- NC Neighborhood Comm
- W Worship Center
- FS Fire Station
- WT Water Treatment
- WTT Waste Water Treat
- CH Clubhouse
- G Government
- S Schools
- P Parks & Recreation
- Natural Areas

BOUNDARIES OF RECORDED PLATS
 PLAT NUMBER

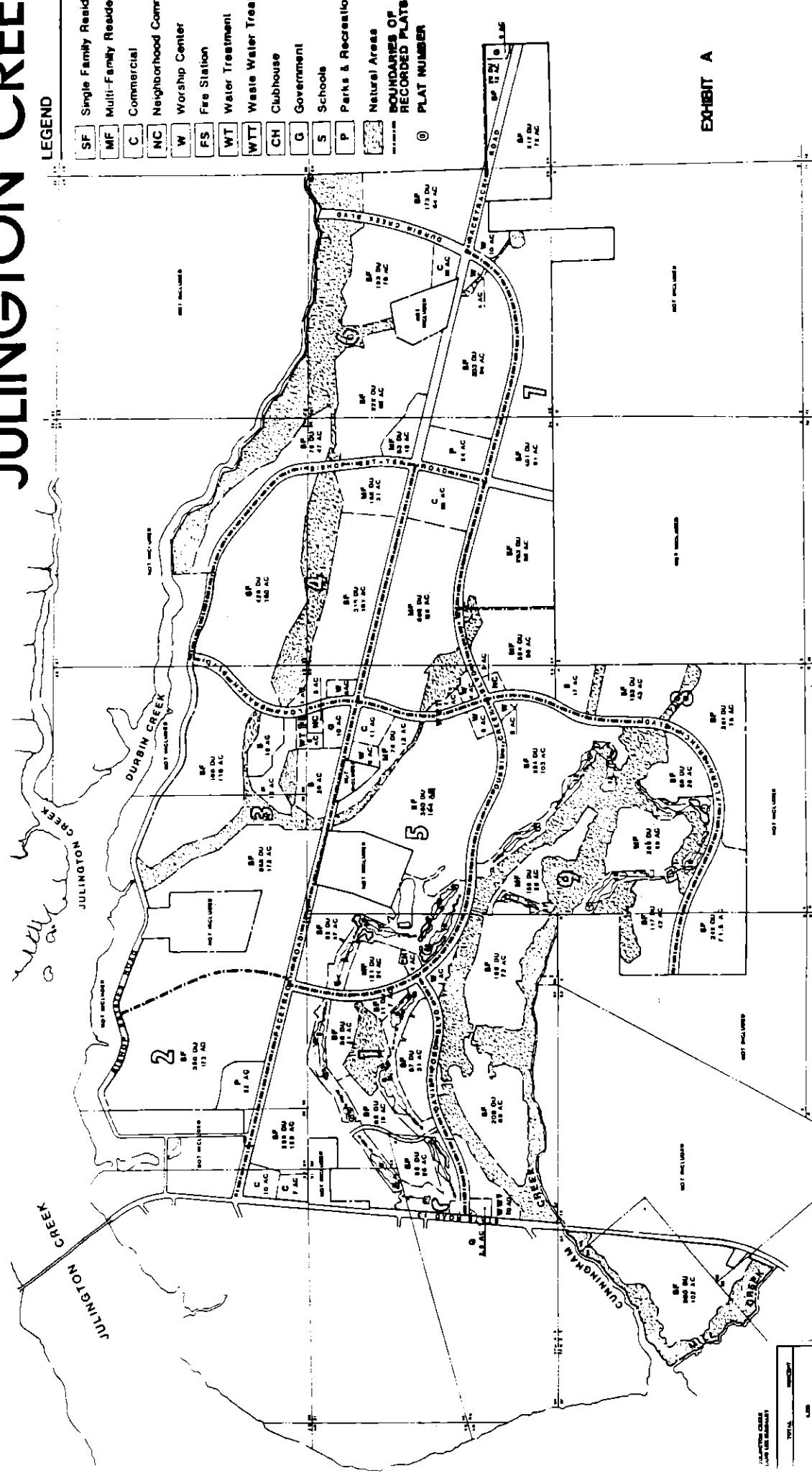


EXHIBIT A

REVISED MAP H
 DEVELOPMENT PLAN

ATLANTIC GROUP
 CHARLOTTE, N.C.

JUNE 6, 1991
 AUGUST 16, 1991
 JULY 10, 1993
 DECEMBER 1, 1993

PLAT	ACREAGE	TOTAL
BP 188 DU	118 AC	118
BP 189 DU	118 AC	118
BP 190 DU	118 AC	118
BP 191 DU	118 AC	118
BP 192 DU	118 AC	118
BP 193 DU	118 AC	118
BP 194 DU	118 AC	118
BP 195 DU	118 AC	118
BP 196 DU	118 AC	118
BP 197 DU	118 AC	118
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BP 493 DU	118 AC	118
BP 494 DU		

JULINGTON CREEK

LEGEND

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



BOUNDARIES OF
RECORDED PLATS



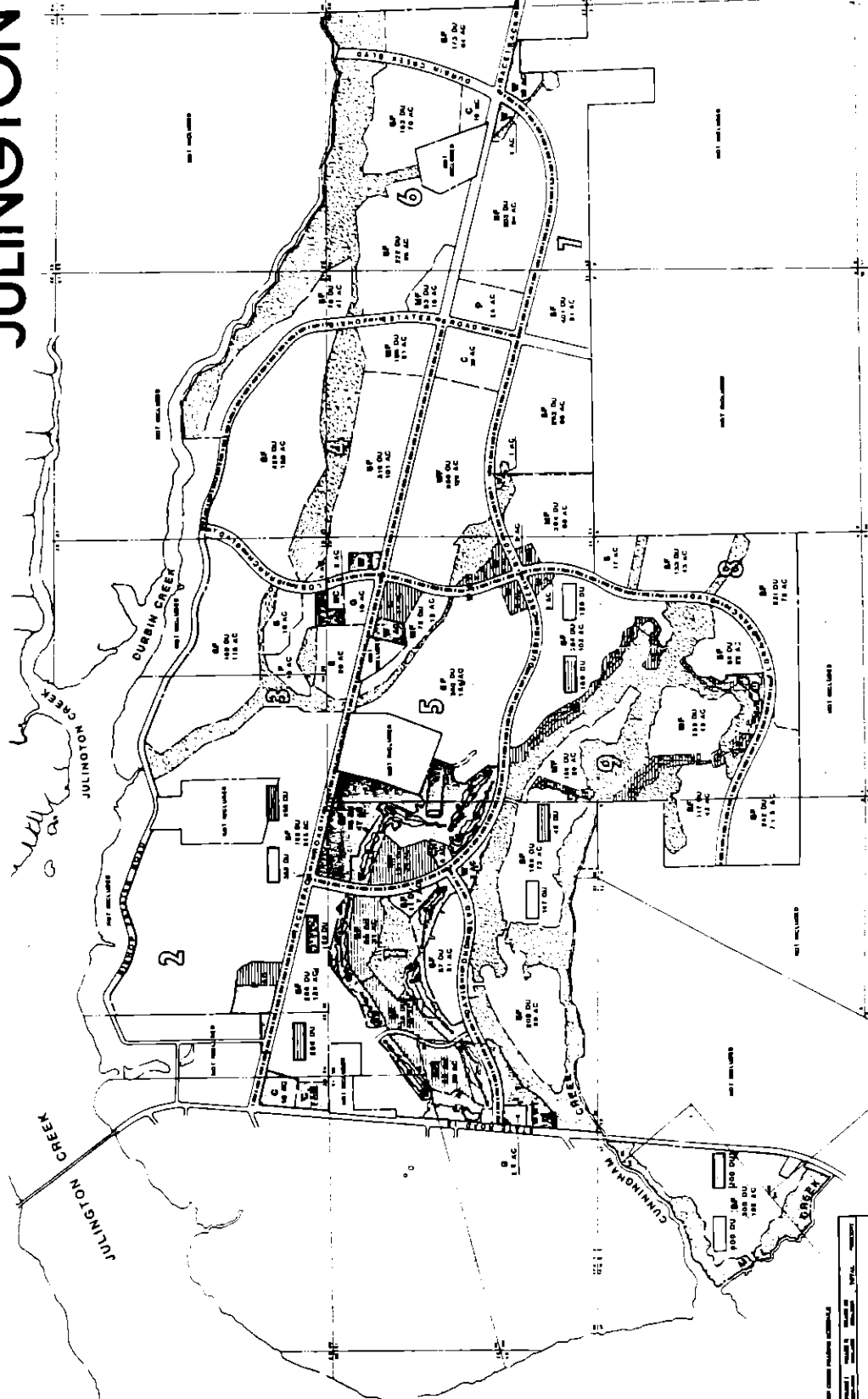
PLAT NUMBER

EXHIBIT B

REVISED MAP M1
DEVELOPMENT PHASING

ATLANTIC GULF

PLANNING & ENGINEERING
1000 W. 10th Street
Arling, TX 75010
July 11, 1993
October 14, 1993



ST. JOHNS RIVER

PLAT	ACRES	PHASE	STATUS
1	1.00	I	RECORDED
2	1.00	I	RECORDED
3	1.00	I	RECORDED
4	1.00	I	RECORDED
5	1.00	I	RECORDED
6	1.00	I	RECORDED
7	1.00	I	RECORDED
8	1.00	I	RECORDED
9	1.00	I	RECORDED
10	1.00	I	RECORDED
11	1.00	I	RECORDED
12	1.00	I	RECORDED
13	1.00	I	RECORDED
14	1.00	I	RECORDED
15	1.00	I	RECORDED
16	1.00	I	RECORDED
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18	1.00	I	RECORDED
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22	1.00	I	RECORDED
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99	1.00	I	RECORDED
100	1.00	I	RECORDED

EXHIBIT C

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.

- 1a. This change will adjust the boundary of the currently approved 20 acre park to reflect the survey boundary of the wetland to the north and will increase the park to approximately 22 acres. The additional 2 acres will be conveyed to the County along with the 10 acre addition required by Resolution 92-160 by September 22, 1993. The change will also result in a 2 acre reduction in single family.
- 1b. The second change would delete the extension of Durbin Creek Boulevard from Racetrack Road to Bishop Estates Road from the Master Plan. Currently this section of Durbin Creek Boulevard is shown on the Master Plan as a 200' R.O.W. that would be constructed as a 2 lane road.
- 2a. Transfer the currently approved 2 acre Neighborhood Commercial tract at the northeast quadrant of Racetrack Road and Durbin Creek Boulevard to the currently approved Commercial tract at Racetrack Road and Bishop Estates Road. The change will result in the addition of 2 acres of single family with no change in units. The change would shift 2 acres of Neighborhood Commercial in Phase I to 2 acres of Commercial in Phase 3.
- 2b. Change 2a will result in the addition of 2 acres of Commercial and a 2 acre reduction in Multi-family with no change in units.
3. Modify the currently approved Government site from 3.5 acres to 3 acres. The change will result in an increase in .5 acres to the currently approved Wastewater Treatment Plant.

Change in Phasing:

Changes in Phasing include the following and are shown on Map H-1.

1. Revise the phasing map for Unit 2 and a portion of Unit 3 west of the wetland that runs from Racetrack Road to Bishop Estates Road to provide flexibility as to where development can occur within this area, similar to the portion of Julington Creek west of SR 13. Since development will not occur by plat unit, as originally planned by historical homesite sales, the developer requires flexibility for multiple single family products and/or infrastructure development. The change will not modify the number of dwelling units or units in phases 2 or 3.

**EXHIBIT D- TABLE 12B.a
JULINGTON CREEK PHASING SCHEDULE**

LAND USE CATEGORY	PHASE I 1984-1990	PHASE II 1991-1995	PHASE III 1996-2004	TOTAL	PERCENT
RESIDENTIAL					
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	514	2,166	2,742	66.07%
COMMERCIAL (ac)					
	10	18	40	68	1.64%
NEIGHBORHOOD COMMERCIAL (ac)					
	0	3	3	6	0.14%
TRANSPORTATION-Roads					
	55	50	68	183	4.42%
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	19	4	0	23	0.54%
Government Site	0	3	14	17	0.42%
School	0	0	59	59	1.42%
RECREATIONAL/OPEN SPACE (ac)					
Parks	12	10	42	64	1.55%
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)	
TOTAL ACREAGE				4,150	100.00%

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3066

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 MCFEE 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

EXHIBIT F

MAP SHOWING BOUNDARY SURVEY OF

PART OF BLOCKS 31, 32, 33 AND 37 TOGETHER WITH PART OF TRACT "G-7", JULINGTON CREEK UNIT TWO AS RECORDED IN MAP BOOK 16, PAGES 52 THROUGH 63 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 226.67 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 59°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 26.92 FEET; (6) THENCE SOUTH 65°38'48" EAST, A DISTANCE OF 47.69 FEET; (7) THENCE SOUTH 88°10'27" EAST, A DISTANCE OF 39.87 FEET; (8) THENCE SOUTH 61°48'18" EAST, A DISTANCE OF 43.63 FEET; (9) THENCE NORTH 83°58'54" EAST, A DISTANCE OF 47.94 FEET; (10) THENCE SOUTH 81°45'39" EAST, A DISTANCE OF 37.05 FEET; (11) THENCE NORTH 87°22'36" EAST, A DISTANCE OF 30.94 FEET; (12) THENCE SOUTH 74°20'23" EAST, A DISTANCE OF 36.08 FEET; (13) THENCE SOUTH 80°04'18" EAST, A DISTANCE OF 32.68 FEET; (14) THENCE SOUTH 55°16'53" EAST, A DISTANCE OF 37.22 FEET; (15) THENCE SOUTH 88°47'02" EAST, A DISTANCE OF 30.89 FEET; (16) THENCE NORTH 67°57'32" EAST, A DISTANCE OF 30.95 FEET; (17) THENCE SOUTH 70°49'32" EAST, A DISTANCE OF 32.31 FEET; (18) THENCE NORTH 05°19'35" EAST, A DISTANCE OF 24.09 FEET; (19) THENCE NORTH 74°39'33" EAST, A DISTANCE OF 30.82 FEET; (20) THENCE SOUTH 29°02'03" EAST, A DISTANCE OF 18.11 FEET; (21) THENCE SOUTH 68°33'28" EAST, A DISTANCE OF 27.28 FEET; (22) THENCE NORTH 75°21'11" EAST, A DISTANCE OF 30.78 FEET; (23) THENCE SOUTH 63°24'34" EAST, A DISTANCE OF 31.90 FEET; (24) THENCE NORTH 86°45'30" EAST, A DISTANCE OF 47.81 FEET; (25) THENCE SOUTH 29°30'40" EAST, A DISTANCE OF 25.07 FEET; (26) THENCE SOUTH 30°40'48" EAST, A DISTANCE OF 24.61 FEET; (27) THENCE NORTH 40°31'55" EAST, A DISTANCE OF 39.99 FEET; (28) THENCE NORTH 25°03'11" EAST, A DISTANCE OF 25.26 FEET; (29) THENCE SOUTH 37°39'51" EAST, A DISTANCE OF 31.14 FEET; (30) THENCE NORTH 78°40'53" EAST, A DISTANCE OF 29.51 FEET; (31) THENCE NORTH 26°51'41" EAST, A DISTANCE OF 25.22 FEET; (32) THENCE SOUTH 88°27'43" EAST, A DISTANCE OF 26.56 FEET; (33) THENCE SOUTH 27°53'32" EAST, A DISTANCE OF 20.97 FEET; (34) THENCE SOUTH 21°17'49" WEST, A DISTANCE OF 35.09 FEET; (35) THENCE SOUTH 30°33'31" EAST, A DISTANCE OF 22.18 FEET; (36) THENCE NORTH 76°55'43" EAST, A DISTANCE OF 24.88 FEET; THENCE SOUTH 28°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 86°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 14.12 FEET; (9) THENCE NORTH 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°51'22" 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 76°22'54" 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 741.47 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.

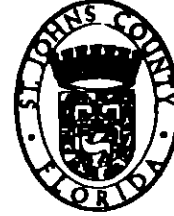
CONTAINING, BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS, DATED FEBRUARY 1, 1933, 1174 ACRES, MORE OR LESS.

**PROPOSED CHANGES TO THE JULINGTON CREEK DRI
STAFF REPORT TO THE PLANNING AND ZONING AGENCY
INCLUDING FDOT AND NEFRPC RECOMMENDATIONS**

JANUARY 28, 1993

ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners

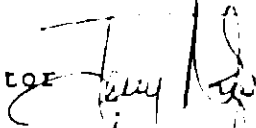


PHONE: (904) 823-2470
FAX: (904) 823-2498

PLANNING AND ZONING
DEPARTMENT

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

MEMO

DATE: January 28, 1993
TO: Planning and Zoning Agency
FROM: Jerry Napier, Planning and Zoning Director 
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, as represented by Harry Lerner, Project Manager 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 require 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 changes 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.

Changes to the DRI as Proposed by the Applicant

The proposed changes are presented on pages 2-6 of the attached application. These changes are reviewed according to the Substantial Deviation Criteria of Sections 380.06 (19)(b) and (e)(3) Florida Statutes in the following sections of this report.

FINDINGS OF FACT: Review of Substantial Deviation Criteria as Applied to Julington Creek DRI's Proposed Changes

Section 380.06 (19)(b)

According to Section 380.06 (19)(b) Florida Statutes, the proposed changes are to be reviewed according to the thresholds and criteria specified in Section (19)(b). If the proposed changes, 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 in Section (19)(b) shall be presumed to create a substantial deviation which may be rebutted by clear and convincing evidence.

Section (19)(b) criteria are: increases in parking spaces, hospital beds, industrial uses, mining acreage, office development, chemical facilities, dry/wet slips, dwelling units, commercial, hotel/motel, recreational/vehicle areas, uses exceeding the thresholds, external vehicle trips; or a decrease in open space; or a new runway or terminal. Park acreage will be increased by two acres because of a two acre addition of wetlands to the Mill Creek Park; two acres of single family residential uses are being reduced. The other criteria are not applicable.

These changes do not exceed the Section (19)(b) criteria and do not create a substantial deviation.

Section 380.06 (19)(e)(3)

Another Section, 380.06 (19)(e)(3) Florida Statutes stipulates that any changes not specified in Section (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 which are not included in the (19)(b) criteria:

1. Changing the extension of Durbin Creek Boulevard from Racetrack Road to Bishop Estates road from a 200 foot road to a two lane road constructed according to the County's subdivision standards but retaining the tie-ins at Racetrack Road and Bishop Estates Road. The 17 acres of right-of-way will be added to single family uses with no changes in units.

2. Shifting a two acre Neighborhood Commercial tract in Phase 2 and adding the two acres to a General Commercial site in a different location on the same road segment in Phase 3 which

increases the traffic in Phase 3 by a potential 94.7 average daily trips per 1,000 square feet because of the potential increase in intensity of use.

3. Reducing the 3.5 acre Northwest Library site on SR 13 to 2 acres and increasing the Wastewater Treatment Plant by 1.5 acres.

4. Merging Unit 2 and a portion of Unit 3 into a single development area which allows increased flexibility in locating residential development, but retaining the same number of units to be built per phase: 350 in Phase 2 and 358 in Phase 3.

5. Adding two acres to Mill Creek Park.

These changes do not create additional regional impacts not previously reviewed and do not constitute a substantial deviation.

However, other concerns need to be addressed.

1. Michael Rouse, County Librarian recommends the library site not be reduced below three usable acres (excluding wetlands) and prefers maintaining the 3.5 acre site. The applicant also proposed in Section 3, page 9 of the application that the site be conveyed to the County within three years of the effective date of this amendment as opposed to the conveyance date of September 22, 1993 as stipulated by Ordinance 92-160.

2. The Public Works Department recommends the Durbin Creek Boulevard extension be limited to a minimum right-of-way width of 100 feet because the Paving and Drainage Ordinance requires an arterial road for areas of 500 dwelling units or greater, and that only road/street connections (no driveways) will be allowed onto Durbin Creek Boulevard.

3. Other concerns center on the impacts on traffic conditions and the road network from the many changes made by this DRI. This DRI was approved in 1982; since that time, it has been amended 13 times. The amendments include switches in location of land uses, decreases in single family and multi-family units, and changes of the amount of development to occur within phases. A preliminary traffic analysis indicated impacts have been increased in Phase II over the original application even though the development's total traffic impacts have been decreased.

Additionally, the 1982 DRI development order lists, as developer-provided improvements, the construction of

interchange ramps for a I-95/Racetrack Road interchange or as an alternate, the construction of an access corridor parallel to I-95 from Racetrack Road to Old St. Augustine Road. As the County transportation planner states: "Neither of these alternatives may be feasible or desirable under current conditions. Without either of these potential improvements, the traffic impacts arising from Julington Creek are likely to be substantially different from those presented and analyzed in the original DRI Application."

The County transportation planner also notes that the development order also required the four laning of S.R. 13 from Racetrack Road to Cunningham Creek at the point in time traffic monitoring indicates a need. Currently, the County lists this segment as deficient. Therefore, it would appear that this condition could be enforced before any substantial additional development occurs within the DRI.

The Julington Creek DRI has reduced the number of dwelling units from that permitted by the original development order and may generate fewer traffic impacts on some roadway facilities than originally projected. However, due to the potentially significant changes in traffic impacts that could occur without an interchange at I-95/Racetrack Road, or an alternative corridor to Old St. Augustine Road, a new traffic study that would address the current traffic conditions and development plans is indicated. The existing deficient condition of S.R. 13 and status of future improvement plans to this facility should also be considered. The traffic study should be submitted within a reasonable time certain (six months) as a means of addressing traffic conditions of the previously development order.

The transportation planner, County Public Works Department, DOT, and Northeast Florida Regional Planning Council all recommend the applicant prepare a new traffic study and traffic mitigation as necessary. (See attached letters) The applicant has concurred with this recommendation. The applicant plans to incorporate plans for further revisions to the DRI in the traffic study.

Staff Recommendation

1. Substantial Deviation

Staff finds that the proposed changes to the Julington Creek Development Order 82-37 as amended 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.

2. Development Order Revisions

The applicant is in general agreement with the staff recommendations and the revised conditions are included in the revised DRI and PUD Development Orders which are incorporated into the agenda packets. The applicant is finalizing language regarding the minimum 100 foot right-of-way for the Durbin Creek extension. The conditions are being reviewed and a recommendation will be available at the PZA meeting.

jcl-27-3

ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners



PUBLIC WORKS DEPARTMENT
Road & Bridge Operations

1625 STATE ROAD 16
SAINT AUGUSTINE, FLORIDA
32095

PHONE: (904) 823-2660
FAX: (904) 823-2667

MEMORANDUM

TO: Bobbie Zeman, Growth Management Coordinator
FROM: Scott A. Clem, ^{SAC} Transportation Planner
DATE: December 7, 1992
SUBJECT: Julington Creek DRI Application for Request of Non-Substantial Deviation

The traffic impacts of the most recent proposed changes to the Julington Creek DRI have been reviewed to determine if they constitute a substantial deviation. The proposed changes include redesignating a two acre neighborhood commercial tract to single-family residential use without an increase in the number of dwelling units, shifting the two acre neighborhood commercial acreage to a general commercial tract to be built in phase 3, a reduction in the acreage of the library site, and a change in phasing location of several residential tracts without increasing the number of dwelling units. Also, a request is made to reduce the right-of-way requirements for the extension of Durbin Creek Boulevard north of Racetrack Road from 200 feet to the existing County right-of-way standards for a two-lane collector road.

These changes do not exceed the criteria established in Section 380.06(19), F.S. for determination of a substantial deviation nor do they create additional regional impacts not previously reviewed. Therefore, these changes do not, in themselves, constitute a substantial deviation. However, in review of the amended Development Order (D.O.) for Julington Creek, it is apparent that some of the transportation conditions imposed in the D.O. may no longer be realistic or applicable.

The D.O. lists, as developer-provided improvements, the construction of interchange ramps at a future I-95/Racetrack Road interchange; or, as an alternate, the construction of an access corridor parallel to I-95 from Racetrack Road to Old St. Augustine Road. Neither of these alternatives may be feasible or desirable under current conditions. Without either of these potential improvements, the traffic impacts arising from Julington Creek are likely to be substantially different from those presented and analyzed in the original Application for Development Approval (A.D.A.).

Memorandum
December 7, 1992
Page Two

A second issue is the condition requiring, at developer's expense, the widening of S.R. 13 to four lanes from Racetrack Road to Cunningham Creek. The timing of this improvement is to be determined through traffic monitoring. St. Johns County currently lists this section of S.R. 13 as capacity deficient for a two-lane roadway in its Concurrency Management System. Therefore, it would appear that this condition could be enforced before any substantial additional development occurs within the Julington Creek DRI.

The Julington Creek DRI has reduced the number of dwelling units from the original D.O. through several non-substantial changes, and may generate fewer traffic impacts on some roadway facilities than originally projected. However, due to the potentially significant changes in traffic impacts that could occur without an interchange at I-95 and Racetrack Road, or an alternative corridor to Old St. Augustine Road, a new traffic study may be necessary that could address the current traffic conditions and development plans of Julington Creek DRI. The existing deficient condition of S.R. 13 and status of future improvement plans to this facility should also be considered.

A traffic study that is similar in scope to the original A.D.A could incorporate all of the changes that have occurred within the project, as well as address the potential change in traffic impacts to critical regional roadways such as S.R. 13, Racetrack Road, I-95, and U.S. 1.

ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners



PUBLIC WORKS DEPARTMENT
Office of County Engineer

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

PHONE: (904) 823-2450
FAX: (904) 823-2507

MEMORANDUM:

Date: December 1, 1992
To: Bobbie Zeman, Growth Management Coordinator
Through: Royce C. Gandy, Director of Public Works *rcg*
From: Danielle Slatepryce, Civil Engineer *DS*
Subject: Julington Creek DRI

The Public Works Department has the following comments on this project:

1. The reduction of right-of-way for the Durbin Creek Boulevard extension between Race Track Road and Bishop Estates from 200 feet to a two-lane collector should be limited to a minimum right-of-way width of 100 feet.
2. Only road/street connections will be allowed onto Durbin Creek Boulevard. No private driveways will be allowed to connect to this roadway.
3. A new DRI traffic study for this project is strongly recommended. The relocation of the commercial parcels, reduction in density and changes in proposed improvements to the transportation elements of this DRI indicates that this is an opportune time for a new traffic study that would more accurately reflect the impacts created by this revised project (DRI).

DS/rl

Master File

FLORIDA
LAWTON CHILES
GOVERNOR



DEPARTMENT OF TRANSPORTATION

BLA G. WATTS
SECRETARY

DISTRICT II
Jacksonville Urban Office
7322 Normandy Boulevard
Jacksonville, Florida 32205

November 30, 1992

Mrs. Julia A. Magee
DRI Administrator
Department of Community Affairs
2740 Centerview Drive
Tallahassee, Florida 32399

RE: Julington Creek; Proposed Development Order Amendment
File Number ADA-482-005

Dear Mrs. Magee:

The Department received for review, late on November 24, 1992, the notification of the proposed changes for Julington Creek DRI, (dated-October 27, 1992) and Resolution No. 92-160 (dated-September 22, 1992). Because of the limited amount of time and the lack of adequate information, we can only recommend that the transportation impacts be reexamined once a traffic analysis is provided, so that the proposed changes are properly evaluated.

The FDOT is concerned that the proposed land-use changes may augment the traffic impacts and add trips to the road network. It was determined in the ADA that the development will have a significant impact on Racetrack Road, S.R. 13 and I-95, therefore, we are concerned with the traffic impacts and with the transportation provisions contained in the DRI's Development Order, such as the requirement to four-lane Racetrack Road (from S.R. 13 to I-95), the need to improve Racetrack Road/I-95 Interchange; and the need to signalize the intersection of S.R. 13 and Racetrack Road. Please give consideration to these transportation issues.

Should you have any questions, please feel free to call me at Suncom 851-4052.

Sincerely,
Lea Gabbay
Lea E. Gabbay
Growth Management Administrator
DRI Coordinator

CC: Mike Brown (RPC)
Warren MacLaren (FDOT)



Northeast Florida Regional Planning Council

Baker • Clay • Duval • Flagler • Nassau • Putnam • St. Johns

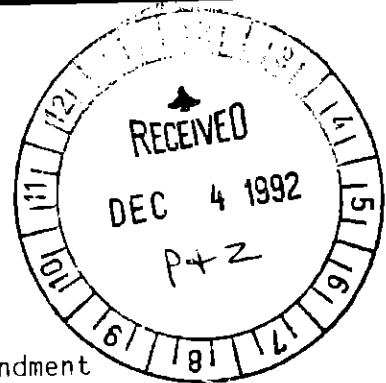
9143 Phillips Highway, Suite 350, Jacksonville, Florida 32256

(904)363-6350 FAX (904) 363-6356

Suncom 874-6350 Suncom FAX 874-6356

December 2, 1992

Mr. Jerry Napier
Planning and Zoning Director
St. Johns County
4020 Lewis Speedway
Post Office Drawer 349
St. Augustine, Florida 32085-0349



RE: Julington Creek Development of Regional Impact Amendment

Dear Mr. Napier:

On November 2, 1992, the Northeast Florida Regional Planning Council (NEFRPC) received a notice of proposed change for the Julington Creek Development of Regional Impact. The notice of proposed change requests a change in the boundary of the 20 acre park with a resulting 2 acre reduction in single family area. Also, included in the proposal is the deletion of the extension of Durbin Creek Blvd. as presently identified on the project master plan and replace it with a two-lane connector resulting in an additional 17 acres of single family area with no increase in dwelling units. A transfer of 2 acres of commercial to the approved commercial tract at Racetrack Road and Bishop Estates Road, and a modification to the Government site to address the Northwest St. Johns County Library and wastewater treatment plant is also proposed in the change.

The NEFRPC staff has reviewed the proposed change and does not believe the modification, as proposed, would result in additional regional impacts not previously reviewed. The proposed change also does not trigger any of the criteria set in Section 380.06(19), Florida Statutes. Therefore, the NEFRPC will not be attending the public hearing on the proposed change.

During the review of the proposed change, it was discovered that S.R. 13 adjacent to the Julington Creek project was operating at a deficit. This is based on FDOT 1992 traffic counts and information in the St. Johns County Transportation Analysis Spreadsheet. Section 2.C. of Resolution 84-53, amendment to the Julington Creek Development Order, states that S.R. 13 from Racetrack Road south to Cunnigham Creek shall be improved to a four-lane facility with timing of the improvement to be determined by traffic monitoring. According to the Julington Creek Development Order, this improvement is to be completed at the developer's expense. Therefore, it is the RPC staff's belief that this segment should be improved to four-lanes by the developer of Julington Creek pursuant to this development order.

Mr. Napier
December 2, 1992
Page 2

condition. This concern is being raised to you as the designated official responsible for determining compliance by the applicant with the conditions of the development order.

Since the original approval of the Julington Creek DRI, the applicant has significantly reduce the amount of development for this project. This reduction will result in a reduction of traffic impacts resulting from the project. The traffic impacts and development order conditions have not been readdressed since the original 1982 approval. Staff of the NEFRPC would support a reassessment of the traffic impacts and traffic conditions for the Julington Creek project, so that the traffic conditions would be more responsive to the impacts and the needs of the project, and the needs of St. Johns County.

If you have any concerns regarding these issues, please feel free to contact me at (904) 363-6350.

Sincerely,



Michael Brown, Chief
Project Review

MB/

cc: Mr. Harry Lerner
Ms. Bobbie Zeman ✓
Mr. Steve Atkins
Mr. Scott Clem

St. Johns County Public Library

1960 North Ponce de Leon Boulevard

St. Augustine, Florida 32084

(904) ~~824-9992~~ 823-2651

MEMO TO: Bobbie Zeeman, Growth Management Coordinator

FROM: Michael Rouse, County Librarian *MR*

SUBJECT: Proposed Change to the Julington Creek DRI and the Branch Library Site

DATE: December 29, 1992

I agree with Mike Rubin, Director of Construction, that the proposed reduction of the library site from 3.5 acres to 2 acres at State Road 13 and Davis Pond Boulevard is unacceptable. This branch library is projected to be 10,000 sq. ft. at first, with a future expansion to 15,000 sq. ft. The site will have to support not only the footprint of the building, but also set backs, retentions and parking.

Therefore, it is mandatory that this branch library site include a minimum of at least 3 useable acres with 3.5 useable acres being preferable.

Also, please note that the Board of County Commissioners recently approved changing the name of the Northwest Branch Library to the Bartram Trail Branch Library. This name change should probably be made in the proposed change to the Julington Creek DRI and in the proposed resolution.

Thank you for your help.

cc: Mike Rubin, Director of Construction

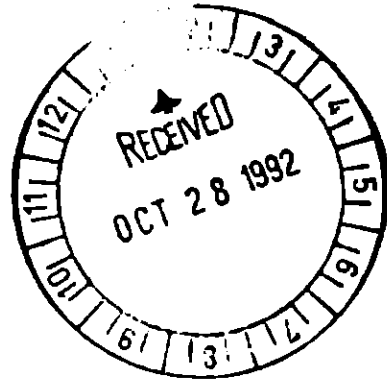
**ATLANTIC GULF COMMUNITIES
NOTIFICATION OF PROPOSED CHANGE TO THE
JULINGTON CREEK DEVELOPMENT OF REGIONAL IMPACT**

ATLANTIC GULF
COMMUNITIES

2601 S. Bayshore Drive
Miami, FL 33133-5461
305/859-4000

October 27, 1992

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



RE: Notification of Proposed Change
Julington Creek DRI

Dear Board Members:

We are requesting a "Notification of Proposed Change to a Previously Approved Development of Regional Impact (DRI)" application for Julington Creek DRI (Ordinance 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, Map H-1 (Exhibit B).

The proposed changes are the result of a potential sale of Unit 2 and a portion of Unit 3 to a local builder/developer. In addition, the amendment will clean-up the boundaries of the park and library sites.

Should you need any additional information please do not hesitate to call me at (305) 859-4656.

Respectfully submitted,

A handwritten signature in cursive script that reads "Harry Lerner".

Harry Lerner
Sr. Project Manager

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)
Resolutions (Exhibit E)
Form of Resolution

cc: Kimball Woodbury, Atlantic Gulf Communities Corporation
Tom Gillette, Atlantic Gulf Communities Corporation
Glen Marvin, Atlantic Gulf Communities Corporation
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, FL 32399
904/488-4925**

**JULINGTON CREEK
DEVELOPMENT OF REGIONAL IMPACT**

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SECTION 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 Corporation, 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 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.**

10/26/92
(Date)

Kimball D Woodbury
(Signature)

2. Applicant:

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

3. Authorized Agent:

Atlantic Gulf Communities Corporation
2601 South Bayshore Drive
Miami, Florida 33133
(305) 859-4656
Attention: Harry Lerner

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 representatives 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. This change will adjust the boundary of the currently approved 20 acre park to reflect the survey boundary of the wetland to the north. The change will also result in a 2 acre reduction in single family.
- 1b. The second change would delete the extension of Durbin Creek Boulevard from Racetrack Road to Bishop Estates Road from the Master Plan. Currently this section of Durbin Creek Boulevard is shown on the Master Plan as a 200' R.O.W. that would be constructed as a 2 lane road. In exchange, the applicant proposes to add a condition to the development order that would require a

collector road in accordance with the County's subdivision standards that would connect Racetrack Road to Bishop Estates Road. The alignment of the road may change but the tie in at Racetrack Road and Bishop Estates Road would remain at its current alignment. The change will subtract 17 acres of R.O.W. and add 17 acres of single family with no change in units.

- 2a. Transfer the currently approved 2 acre Neighborhood Commercial tract at the northeast quadrant of Racetrack Road and Durbin Creek Boulevard to the currently approved Commercial tract at Racetrack Road and Bishop Estates Road. The change will result in the addition of 2 acres of single family with no change in units. The change would shift 2 acres of Neighborhood Commercial in Phase I to 2 acres of Commercial in Phase 3.
- 2b. Change 2a will result in the addition of 2 acres of Commercial and a 2 acre reduction in Multi-family with no change in units.
3. Modify the currently approved Government site from 3.5 acres to 2 acres to reflect the site plan that was presented to the County for the Northwest St. Johns County Library. The change will result in an increase in 1.5 acres to the currently approved Wastewater Treatment Plant.

Change in Phasing:

Changes in Phasing include the following and are shown on Map H-1.

1. Revise the phasing map for Unit 2 and a portion of Unit 3 west of the wetland that runs from Racetrack Road to Bishop Estates Road to provide flexibility as to where development can occur within this area, similar to the portion of Julington Creek west of SR 13. Since development will not occur by plat unit, as originally planned by historical homesite sales, the developer requires flexibility for multiple single family products and/or infrastructure development. The change will not modify the number of dwelling units or units in phases 2 or 3.

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 the Development Order Conditions and Requirements, or to Representatives in the Development Order or the Application for Development Approval

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
JULINGTON CREEK

TYPE OF LAND USE:	OPEN SPACE (1)	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
CHANGE	* Acreage	1,083 Acres	1,038 Acres	1,081 Acres
CATEGORY:	* Site Locational Change	Add 2 acres to the currently approved 20 acre park.	No change	(June 1991 changes)
	* Type of Open Space	No change	No change	No change
	* D.O. Conditions	No change	No change	
	* ADA Representatives	No change	No change	

Note: (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 (June 1991 changes)
CHANGE	* Acreage, Including Drainage, ROW, Easements, etc.	74 Acres	74 Acres	74 Acres
CATEGORY:	* Floor Space	No Change	No Change	No Change
	# Parking Spaces	No Change	No Change	No Change
	# Employees	No Change	No Change	No Change
	* Site Locational Changes	Shift 2 acres of NC from Racetrack Road and Durbin Creek Boulevard to Racetrack Road and Bishop Estates Boulevard.		
	* Number of External Vehicle Trips	The proposed change will not result in an increase in external trips.		
	* D.O. Conditions	No Change	No Change	No Change
	ADA Representatives	No Change	No Change	No Change

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

TYPE OF LAND USE:	RESIDENTIAL	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
CHANGE		8,548	9,828	(June 1991 changes) 8,548
CATEGORY:	* Number of Dwelling Units	SF and MF	SF and MF	SF and MF
	* Type of Dwelling Units	6,258 SF Lots	6,109 SF Lots	6,258 SF Lots
	* Number of Lots	2,290 MF Units	3,719 MF Units	2,290 MF Units
	* Acreage, including Drainage, ROW, Easements, etc.	2,727 Acres	2,743 Acres	2,727 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	No change		
	* DO Conditions	No Change		

- 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
- L. Resolution 92-160

- 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.

- 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	No Change Proposed
(10) Increase in commercial development	The change will result in 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 a 2 acre increase
(14) Increase in multi-use DRI	Not Applicable
(15) Increase in external vehicle trips	The change will not result in a change in the number of vehicle trips.
(16) Development of preservation or special protection area	Not Applicable

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

No

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? Is 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:
- 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. Section 4 of Resolution 92-160 shall be deleted in its entirety and replaced with the following. Within three years of the effective date of this amendment, the applicant will convey to St. Johns County the approximate 2.5 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 4. The section of Durbin Creek Boulevard between Racetrack Road and Bishop Estates Road not shown on the master plan shall be constructed as a collector road in accordance with St. Johns County subdivision regulations and shall tie in at the currently approved locations on Racetrack Road and Bishop Estates Road.

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)3, F.S. All other terms and conditions of the Development Order as amended shall remain unchanged and in full force and effect.

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

There has been no acreage added or deleted to the previously approved plan of development for Julington Creek.

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

No change.

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

Not applicable.

- e. A proposed development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

Not applicable.

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents and parties to whom the report is submitted as specified in Subsection 9J2-2.025(7), F.A.C.**

No change.

NOTICE OF PUBLIC HEARING PROPOSED CHANGES TO THE

JULINGTON CREEK DRI The St. Johns County Board of County Commissioners will hold a public hearing on an Application for Approval of Proposed Changes to the Julington Creek Development of Regional Impact on Tuesday, February 23, 1993 at 3:00 p.m. in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. The Board will review the recommendations of the Planning and Zoning Agency and determine whether the proposed changes create a substantial deviation which will require further Development of Regional Impact review. If the Board determines that the proposed changes do not require further review, the Board shall issue an amendment to the development order incorporating the approved changes and conditions of approval relating to the change.

Julington Creek DRI is generally located adjacent to SR 13, south of Bishop Estates Road and south of Davis Road Boulevard and north of Cunningham Creek.

The applicant, Atlantic Gulf Communities, Inc. proposes the following revisions:

JULINGTON CREEK PUD MODIFICATION DESCRIPTION

In accordance with the procedure established in Section 82-41A1, the proposed adjustments to the Development Plan shown on Exhibits A, B and D are submitted as a major modification to the Julington Creek PUD.

1. The following revisions to the Development Plan, Maps J, are shown on Exhibit D and will include the following:

1a. This change will adjust the boundary of the currently approved 30 acre park to reflect the survey boundary of the wetland to the north. The change will also result in a 2 acre reduction in single family.

1b. The second change would delete the alignment of Durbin Creek Boulevard from Race-track Road to Bishop Estates Road from the Master Plan. Currently this portion of Durbin Creek Boulevard is shown on the Master Plan as a 200' R.O.W. that would be converted as a 2 lane road. In exchange, the applicant proposes to add a condition to the development order that would require a collector road in accordance with the County's subdivision standards that would connect Race-track Road to Bishop Estates Road. The alignment of the road may change but the lie in at Race-track Road and Bishop Estates Road would remain at its current alignment. The change will subtract 17 acres of R.O.W. and add 17 acres of single family with no change in units.

2a. Transfer the currently approved 1 acre neighborhood Commercial tract at the northeast quadrant of Race-track Road and Durbin Creek Boulevard to the currently approved Commercial tract at Race-track Road and Bishop Estates Road. The change will result in the addition of 2 acres of single family with no change in units. The change would shift 2 acres of Neighborhood Commercial in Phase 1 to 2 acres of Commercial in Phase 3.

2b. Change 2a will result in the addition of 2 acres of Commercial and a 2 acre reduction in Multi-family with no change in units.

3. Modify the currently approved Government site from 3.5 acres to 2 acres to reflect the site plan that was presented to the County for the Northwest St. Johns County Library. The change will result in an increase in 1.3 acres to the currently approved Wastewater Treatment Plant.

11. The revisions to the Development Phasing Map C1 will include the following:

1. Revise the phasing map for Unit 2 and a portion of Unit 3 west of the wetland that runs from Race-track Road to Bishop Estates Road to provide flexibility as to where development can occur within this area, similar to the portion of Julington Creek west of SR 13. Since development will not occur by plat unit, as originally planned by historical homesites sales, the developer requires flexibility for multiple single family products and/or infrastructure development. The change will not modify the number of dwelling units or units in phases 2 or 3.

The application is maintained in the office of Planning and Zoning at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida and the County libraries and may be examined prior to said public hearing and all parties in interest shall be granted an opportunity to be heard at said public hearing.

Notice to all hearing impaired persons: Anyone planning to attend this hearing and needs the services of an interpreter, please contact David Hestrad, ADA Coordinator (904) 823-2505 at least 5 days prior to the date of this meeting.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the public hearing, such person 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.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA CARL BUD MARKER

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 PROPOSED CHANGES TO THE JULINGTON CREEK DRI

in the Court.

was published in said newspaper in the issues of FEBRUARY 5, 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 Moos

this 5th day of February

A.D. 19 93

Zoe Ann Moos Notary Public

