

RESOLUTION NUMBER 93- 41

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE  
COUNTY OF ST. JOHNS STATE OF FLORIDA APPROVING A MAJOR  
MODIFICATION TO THE PUD FOR THE PARCEL OF LAND ZONED PUD  
KNOWN AS JULINGTON CREEK PURSUANT TO ORDINANCE "82-14"

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

Section 1. Pursuant to a letter request dated October 27, 1992, submitted by Atlantic Gulf Communities Corporation to the St. Johns Board of County Commissioners, this Board has reviewed the proposed modification to PUD Ordinance 82-14 set forth in the St. Johns County Zoning Code, hereby approves such modifications as shown in Exhibits A, B and C and described in Exhibit D as a major modification to the referenced PUD.

Section 2. 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 3. 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 land 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 land 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 4. 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 5. Atlantic Gulf shall convey the property shown in Exhibit F by September 22, 1993 for the purpose of expanding Mills Field Park.

Section 6. All building code, zoning ordinance, and other land use and development regulations of St. Johns county as may be amended from time to time shall be applicable to this development except as follows:

- a) The development, as part of the Julington Creek Development of Regional Impact, is categorically exempt from concurrency review and management ordinances and regulations pursuant to that Concurrency Exemption Determination, made by St. Johns County, dated June 18, 1991 (copy attached), and St. Johns County Ordinance 91-6, Section 6.5, which provides that projects or parts of projects within and consistent with current valid development orders for Development of Regional Impacts, issued pursuant to Florida Statute 380.06, prior to September 14, 1990, shall be categorically exempt;
- b) Those codes, ordinances or regulations permitting variances and special exceptions, as modification to the approved development plan by variance or special exception shall be prohibited, and/or;
- c) To the extent such codes, ordinances or regulations conflict with specific provisions of the approved development plan or PUD Ordinance.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Linda Balsavage  
CHAIRMAN - Linda Balsavage

ATTEST: Carl "Bud" Markel

Amy Bennett

By: Deputy Clerk

C:JCDRI-February 5, 1993



Deputy Clerk

ADOPTED REGULAR MEETING:

February 23, 1993

EFFECTIVE:

February 23, 1993

P. U. D. OFF. REC.  
BOOK E PAGE 3

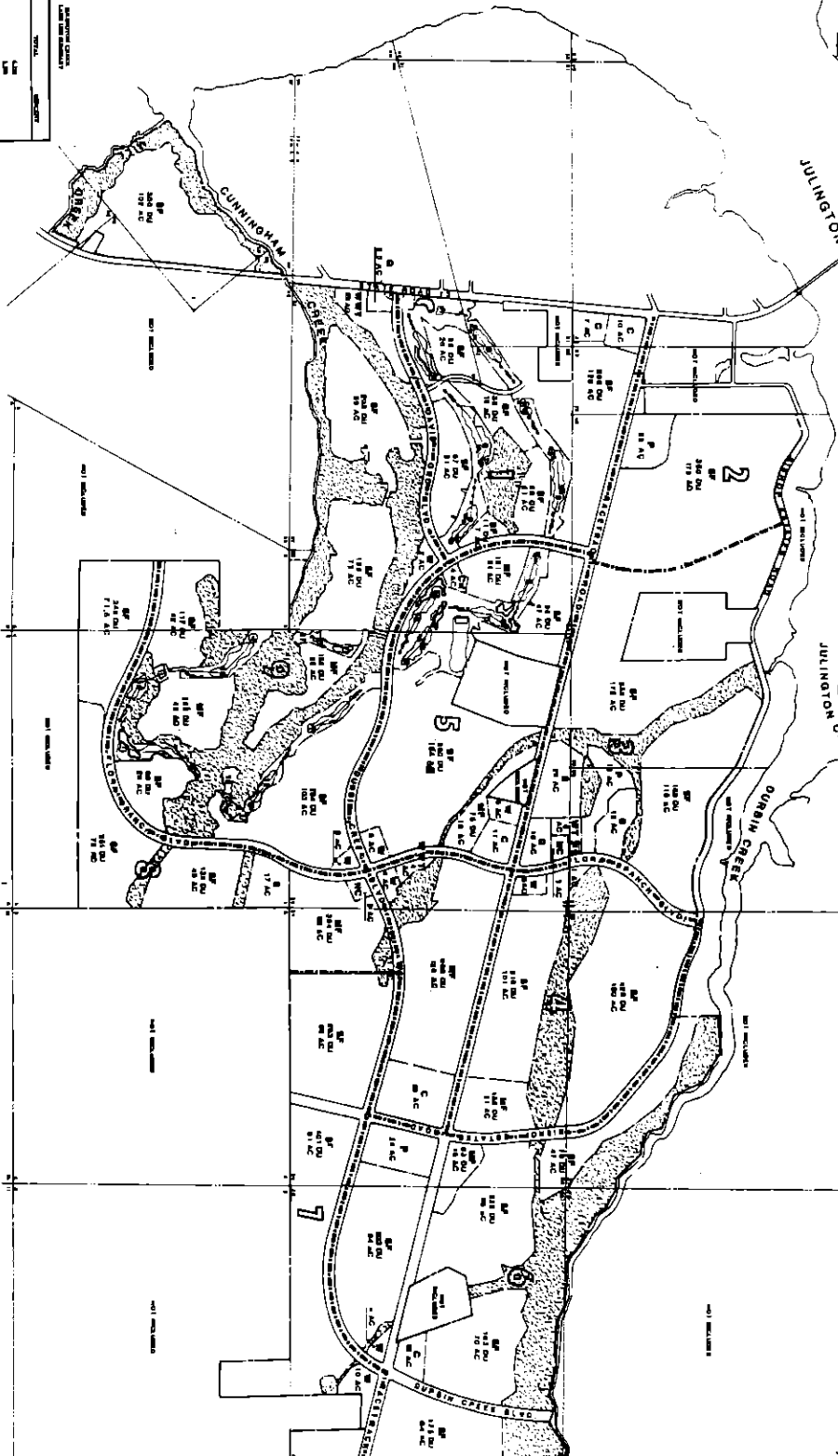
ST. JOHNS RIVER

JULINGTON CREEK

JULINGTON CREEK

# JULINGTON CREEK

PLAT NUMBER	AREA	DATE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...
21	...	...
22	...	...
23	...	...
24	...	...
25	...	...
26	...	...
27	...	...
28	...	...
29	...	...
30	...	...
31	...	...
32	...	...
33	...	...
34	...	...
35	...	...
36	...	...
37	...	...
38	...	...
39	...	...
40	...	...
41	...	...
42	...	...
43	...	...
44	...	...
45	...	...
46	...	...
47	...	...
48	...	...
49	...	...
50	...	...



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
- N Natural Areas
- BOUNDRIES OF RECORDED PLATS
- Ⓢ PLAT NUMBER

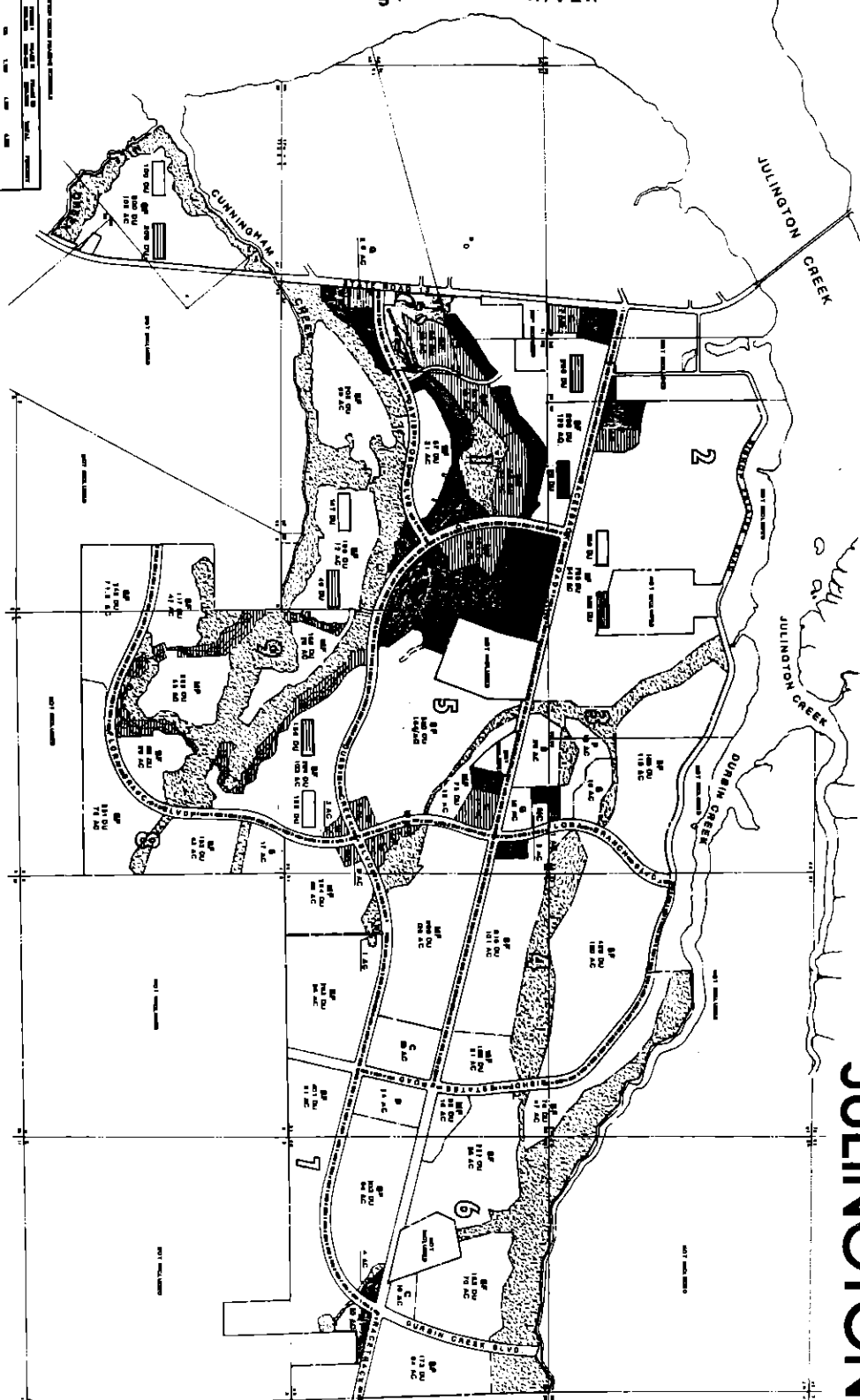
EXHIBIT A

REVISED MAP C  
 TO THE PUD MASTER  
 DEVELOPMENT PLAN

ATLANTIC OCEAN

DATE: 11/1/83  
 BY: J. L. 1013  
 OCTOBER 11, 1983

PLAT	ACRES	OWNER	REMARKS
1	1.00	...	...
2	1.00	...	...
3	1.00	...	...
4	1.00	...	...
5	1.00	...	...
6	1.00	...	...
7	1.00	...	...
8	1.00	...	...
9	1.00	...	...
10	1.00	...	...
11	1.00	...	...
12	1.00	...	...
13	1.00	...	...
14	1.00	...	...
15	1.00	...	...
16	1.00	...	...
17	1.00	...	...
18	1.00	...	...
19	1.00	...	...
20	1.00	...	...
21	1.00	...	...
22	1.00	...	...
23	1.00	...	...
24	1.00	...	...
25	1.00	...	...
26	1.00	...	...
27	1.00	...	...
28	1.00	...	...
29	1.00	...	...
30	1.00	...	...
31	1.00	...	...
32	1.00	...	...
33	1.00	...	...
34	1.00	...	...
35	1.00	...	...
36	1.00	...	...
37	1.00	...	...
38	1.00	...	...
39	1.00	...	...
40	1.00	...	...
41	1.00	...	...
42	1.00	...	...
43	1.00	...	...
44	1.00	...	...
45	1.00	...	...
46	1.00	...	...
47	1.00	...	...
48	1.00	...	...
49	1.00	...	...
50	1.00	...	...



# JULINGTON CREEK

LEGEND

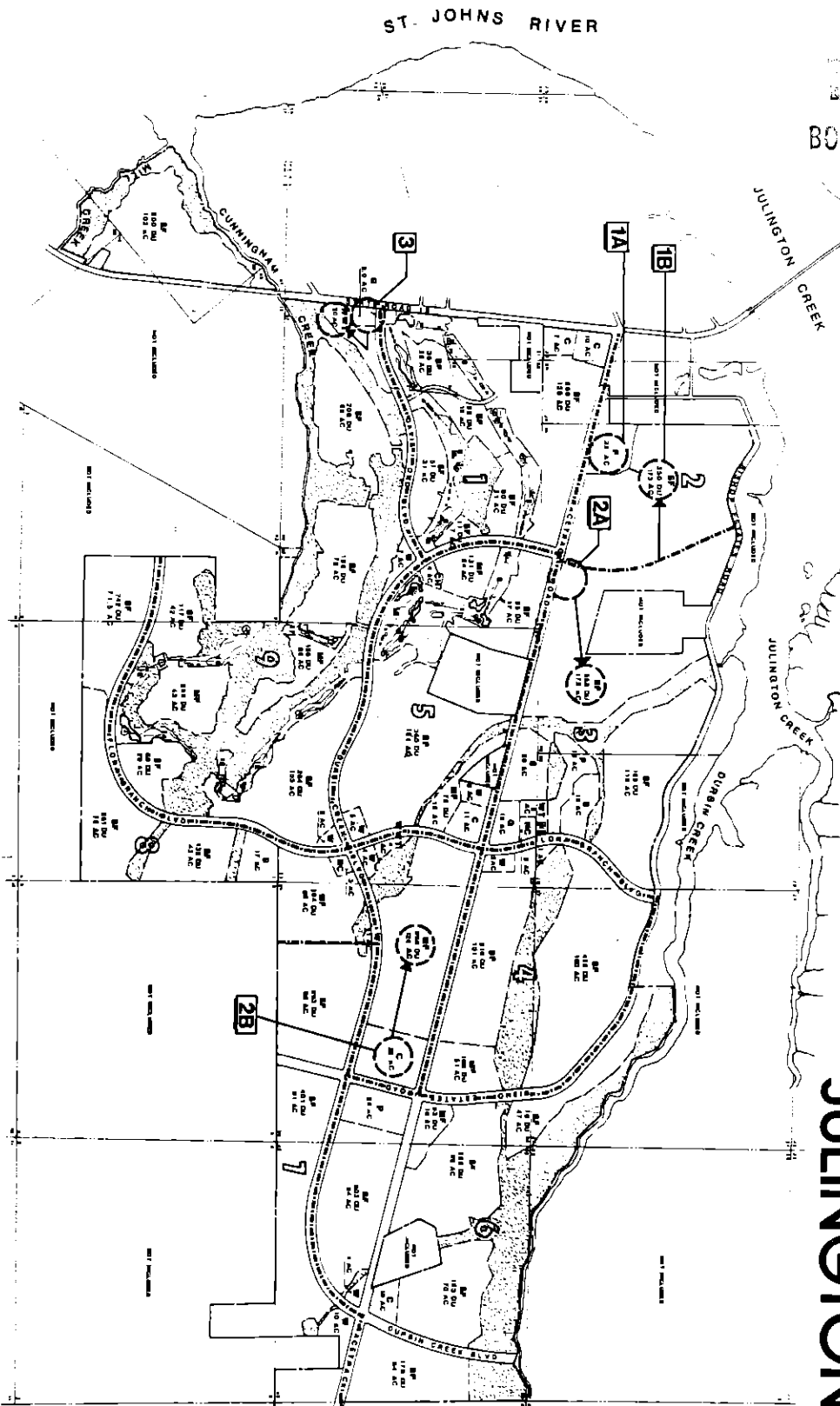
- SF Single Family Residential
- MF Multi-Family Residential
- C Commercial
- NC Neighborhood Commercial
- W Worship Center
- FS Fire Station
- WT Water Treatment
- WTT Waste Water Treatment
- CH Clubhouse
- G Government
- S Schools
- P Parks & Recreation
- Natural Areas
- Phase I
- Phase II
- Phase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

BOUNDARIES OF RECORDED PLATS

EXHIBIT B

REVISED MAP C1  
DEVELOPMENT PHASING

ATLANTIC CITY  
JULY 15, 1988  
APPROVED BY THE  
COMMISSIONER OF THE  
DEPARTMENT OF COMMUNITY AFFAIRS



# 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 Clubhouses
- G Government
- S Schools
- P Parks & Recreation
- Natural Areas
- BOUNDARIES OF RECORDED PLATS
- ① PLAT NUMBER

EXHIBIT C  
 CHANGES TO THE  
 DEVELOPMENT PLAN MAP

REVISED MAP C  
 DEVELOPMENT PLAN

ATLANTIC GULF

August 1, 1961  
 August 1, 1962  
 August 1, 1963  
 October 1, 1964

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

P. U. D. OFF. REC.  
BOOK **E** PAGE **7**

LAND USE CATEGORY	PHASE I 1984-1990	PHASE II 1991-1995	PHASE III 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	66.07%
Total Residential Acreage	62	514	2,166	68	1.64%
<b>COMMERCIAL (ac)</b>	10	18	40	6	0.14%
<b>NEIGHBORHOOD COMMERCIAL (ac)</b>	0	3	3	183	4.42%
<b>TRANSPORTATION-Roads</b>	55	50	68		
<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	19	4	0	23	0.54%
Government Site	0	3	14	17	0.42%
School	0	0	59	59	1.42%
<b>RECREATIONAL/OPEN SPACE (ac)</b>					
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)	
<b>TOTAL ACREAGE</b>				4,150	100.00%

EXHIBIT D

P. U. D. OFF. REC.  
BOOK E PAGE 8

*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.



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 36°02'25" EAST LEAVING SAID WEST LINE, A DISTANCE OF 24.13 FEET; (2) THENCE SOUTH 39°20'49" EAST, A DISTANCE OF 31.89 FEET; (3) THENCE SOUTH 80°20'42" EAST, A DISTANCE OF 29.84 FEET; (4) THENCE SOUTH 36°38'25" EAST, A DISTANCE OF 33.94 FEET; (5) THENCE NORTH 73°39'03" EAST, A DISTANCE OF 26.92 FEET; (6) THENCE SOUTH 65°30'48" 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°58'34" 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°49'52" 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 27.26 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°33'32" 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 25.36 FEET; (2) THENCE SOUTH 42°38'57" EAST, A DISTANCE OF 23.96 FEET; (3) THENCE SOUTH 12°10'26" EAST, A DISTANCE OF 40.18 FEET; (4) THENCE SOUTH 66°57'48" EAST, A DISTANCE OF 28.75 FEET; (5) THENCE SOUTH 20°39'46" EAST, A DISTANCE OF 27.23 FEET; (6) THENCE SOUTH 36°30'05" EAST, A DISTANCE OF 44.12 FEET; (7) THENCE SOUTH 38°07'03" WEST, A DISTANCE OF 20.38 FEET; (8) THENCE SOUTH 11°09'23" WEST, A DISTANCE OF 14.12 FEET; (9) THENCE NORTH 80°46'33" EAST, A DISTANCE OF 11.48 FEET; (10) THENCE SOUTH 36°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.

P. U. D. OFF. REC.  
BOOK E PAGE 10

CONTAINING, BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS, DATED FEBRUARY 1, 1993, 1174 ACRES, MORE OR LESS.

**ST. JOHNS COUNTY, FLORIDA**  
**PLANNING AND ZONING AGENCY**  
**REPORT AND RECOMMENDATION**  
**TO THE BOARD OF COUNTY COMMISSIONERS**

P. U. D. OFF. REC.  
BOOK E PAGE 11

**RE: Major Modification to Julington Creek PUD Ordinance No. 82-14, a Planned Unit Development located off SR#13 North and South of Davis Pond Boulevard**

**DATE OF PLANNING AND ZONING AGENCY HEARING: Feb. 4, 1993**

The above request for Major Modification was fully considered at a public hearing on Feb. 4, 1993 pursuant to legal notice requirements as required by law and the County Zoning Code. The **MAJOR MODIFICATION TO ORDINANCE 82-14** is a request which includes changes to Durbin Creek Blvd.; adjusts boundary of 20 acre park; transfer of currently approved 2 acre neighborhood commercial from Racetrack Road and Durbin Creek Blvd. to a currently approved commercial tract at Racetrack Road and Bishop Estates Road, resulting in an addition of 2 acres of single family; shifting 2 acres of neighborhood commercial in Phase 1 to Phase 2; reduction of multi family tract; modifies currently approved government site and increasing wastewater treatment plant site; with no change in overall number of dwelling units, all of which are fully explained on attached Exhibit "A".

Having considered the application and supporting documents; the concurrently filed request for a change to the DRI Development Order; the staff report dated February 4, 1993; and statements from the applicant's representative, Mr. Harry Lerner, the Planning and Zoning Agency makes the following recommendation:

Recommend approval of the changes to the Planned Unit Development Ordinance 82-14 as described on attached Exhibit "A", incorporated herein and made a part hereof, subject to modification of paragraph 1b of Exhibit "A" reflecting a minimum right-of-way width of 100 ft. for the proposed collector road from Racetrack Road to Bishop Estates Road and the addition of a bikeway system along this collector roadway;

For the following reasons:

The request does not appear to inconsistent with the development trends of the area; and

The request is not inconsistent with the Comprehensive Plan.

by: *Melvin*

Chairman

DATED THIS 5 day of Feb, \_\_\_\_\_ 1993.

VOTE: UNANIMOUS

**JULINGTON CREEK  
PUD MODIFICATION DESCRIPTION**

In accordance with the procedure established in Section 8-2-4(A), 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.

- I. The following revisions to the Development Plan, Map J, are shown on Exhibit D and will include the following:
  - 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.
- II. 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 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.

**ATLANTIC GULF**  
COMMUNITIES

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

October 27, 1992

St. Johns County Board of County Commissioners  
P.O. Drawer 349  
St. Augustine, FL 32085-0349

P. U. D. OFF. REC.  
BOOK E PAGE 14

RE: Major Modification, Letter of Request  
Julington Creek PUD

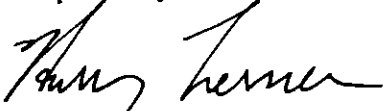
Dear Board Members:

We are requesting a major modification to the approved PUD Master Plan for Julington Creek (PUD Ordinance 82-14). This modification is being requested in order to make adjustments to the PUD as described in the attached PUD Modification Description and shown on the Development Plan, Map J (Exhibit A), Development Phasing Map (Exhibit B), and Changes to Development Plan Map (Exhibit D).

In accordance with the procedure established in Section 8-2-4(A), the proposed adjustments to the Development Plan shown on the attached Exhibits is submitted as a major modification to the Julington Creek PUD since one of the proposed changes will result in a change to Durbin Creek Boulevard between Racetrack Road and Bishop Estate Road. Section 8-2-4(A) states that if the proposed change effects a ROW width or alignment then the change does not comply with the criteria for minor modification.

Even though it is clear that the proposed changes require a major modification to the Julington Creek PUD, the changes are minor in nature and we request that you modify accordingly. These adjustments to the PUD Development Plan and Phasing Plan are shown on the attached exhibits.

Respectfully submitted,



Harry Verner  
Sr. Project Manager

Enclosures: PUD Modification Description  
Development Plan Map, Map C (Exhibit A)  
Development Phasing Map, Map C-1 (Exhibit B)  
Julington Creek Phasing Schedule (Exhibit C)  
Changes to Development Plan Map (Exhibit D)  
Form of Resolution

P. U. D. OFF. REC.  
BOOK E PAGE 15

cc: Kimball Woodbury, Atlantic Gulf Communities Corporation  
Tom Gillette, Atlantic Gulf Communities Corporation  
Glen Marvin, Atlantic Gulf Communities Corporation

**JULINGTON CREEK  
PUD MODIFICATION DESCRIPTION**

P. U. D. OFF. REC.  
BOOK E PAGE 16

In accordance with the procedure established in Section 8-2-4(A), 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.

- I. The following revisions to the Development Plan, Map J, are shown on Exhibit D and will include the following:
- 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.
- II. 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 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.

DATE: Feb. 10, 1993 PUBLISH ON OR BEFORE: February 12, 1993  
TO: ST. AUGUSTINE RECORD  
SEND BILL AND TWO COPIES OF PROOF TO:  
Planning and Zoning Department, Post Office Drawer 349,  
St. Augustine, Fla. 32085

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

P. U. D. OFF. REC.  
BOOK E PAGE 18

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 23 day of February 1993 at 3:00 PM in the County Auditorium, County Administration Building, Lewis Speedway, County Road 16-A and U.S.#1 North, St. Augustine, Florida, will consider the following request which was continued from the meeting of February 9, 1993 :

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

NOTICE IS HEREBY GIVEN THAT a Major Modification to Ordinance Number 82-14, an ordinance rezoning lands to Planned Unit Development will be heard by the Board of County Commissioners of St. Johns County, Florida to consider the following Major Modification :

see attached Exhibit "A"

on the following described land located in St. Johns County, Florida:

Julington Creek Planned Unit Development, St. Johns County, Florida, located SR#13, North and South of Davis Pond Boulevard and Racetrack Road and North of Cunningham Creek.

THE APPLICATION for modification, FILE NUMBER 82-14 Modification, is maintained in the office of Planning and Zoning, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S.#1 North, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

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

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

TO: St. Augustine Record  
BILL AND SEND TWO PROOFS TO: Planning and Zoning Department, Post Office  
Drawer 349, St. Augustine, Fla. 32085

P. U. D. OFF. REC.

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

BOOK E PAGE 19

NOTICE IS HEREBY GIVEN that a Major Modification to Ordinance Number 82-14, an ordinance rezoning lands to Planned Unit Development will be heard by the Planning and Zoning Agency and the Board of County Commissioners of St. Johns County, Florida, to consider the following major modification:

see attached Exhibit "A"

on the following described lands located in St. Johns County, Florida:

Julington Creek Planned Unit Development, St. Johns County, Florida

Said lands located: SR#13, North and south of Davis Pond Boulevard and Racetrack Road and North of Cunningham Creek

THE PLANNING AND ZONING AGENCY WILL HEAR THE REQUEST ON THE 4th DAY OF FEBRUARY 19 93, AT 1:30 PM. Said hearing to be held at the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and U.S.#1 North, St. Augustine, Florida.

THE APPLICATION for modification, FILE NUMBER 82-14 Mod., is maintained in the office of Planning and Zoning, County Administration Building, #402 Lewis Speedway (County Road 16-A) and U.S.#1 North, St. Augustine, Florida and may be examined by parties in interest prior to said public hearings and all parties in interest shall be granted an opportunity to be heard at said public hearing.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
BY: s/ Mel Kutzer

NOTICE IS FURTHER GIVEN THAT THE MAJOR MODIFICATION TO ORDINANCE NUMBER 82-14, an ordinance rezoning lands to Planned Unit Development, will be heard by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA on the 9th day of FEBRUARY 19 93, at 3:00 PM in the County Auditorium, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S.#1 North, St. Augustine, Florida.

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

If a person decides to appeal any decision made by the Planning and Zoning Agency or the Board of County Commissioners with respect to any matter considered at the meeting, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

It is anticipated that one or more members of the Board of County Commissioners of St. Johns County, Florida may attend and participate in the Planning and Zoning Agency meeting.

# 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 CONTINUED PUBLIC HEARING

\_\_\_\_\_ in the matter of \_\_\_\_\_  
JULINGTON CREEK PUD MODIFICATION DESCRIPTION

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_  
FEBRUARY 12, 1993

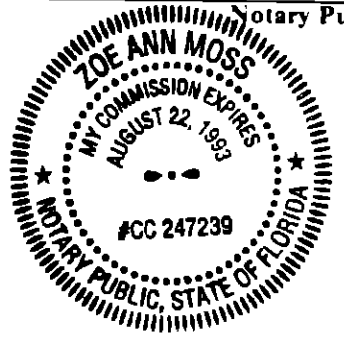
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

*Sherry R. Free*

Sworn to and subscribed before me \_\_\_\_\_ Zoe Ann Moss  
this \_\_\_\_\_ 12th \_\_\_\_\_ day of \_\_\_\_\_ February

A. D. 19 \_\_\_\_\_ 93

*Zoe Ann Moss*  
Notary Public



NOTICE OF A CONTINUED PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 23 DAY OF FEBRUARY 1993 AT 1:00 P.M. in the County Administration Building, Lewis Speedway, County Road 16-A and 16-B North, St. Augustine, Florida, will consider the following request which was continued from the meeting of February 11, 1993:

NOTICE OF A PUBLIC HEARING ON PROPOSED MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT  
JULINGTON CREEK  
NOTICE IS HEREBY GIVEN THAT a Major Modification to Ordinance Number 82-14, an ordinance creating lands to Planned Unit Development will be heard by the Board of County Commissioners of St. Johns County, Florida, to consider the following Major Modification:  
EXHIBIT "A"  
JULINGTON CREEK MAJOR MODIFICATION  
DESCRIPTION

In accordance with the procedure established in Section 6-2-4(a), 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.

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

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 Race-track 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 subdivision standards that would connect Race-track Road to Bishop Estates Road. The alignment of the road may change but the tie 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 2 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 2.

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.

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 Racetrack Road to Bishop Estates Road to provide flexibility as to where development can occur within this area, similar to the portion of Judicious Creek west of SR 12. Since development will not occur by plot unit, as originally planned by historical homestead 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 on the following described land located in St. Johns County, Florida:

Judicious Creek, Planned Unit Development, St. Johns County, Florida, located SR 12 North and South of Davis Point Boulevard and Racetrack Road and North of Cunningham Creek.

THE APPLICATION for modification, FILE NUMBER 82-14 Modification, is maintained in the office of Planning and Zoning, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

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

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

L896 Feb. 12, 1993

P.U.D. OFF. REC.  
BOOK E PAGE 22

# 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 \_\_\_\_\_

SR# 13 NORTH

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

JANUARY 16, 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.

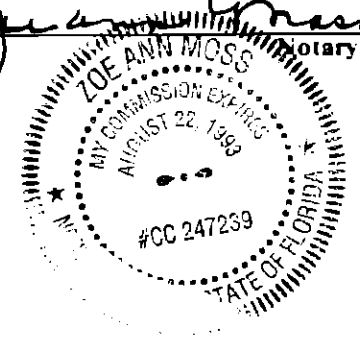
Sworn to and subscribed before me \_\_\_\_\_

ZOE ANN MOSS

this \_\_\_\_\_ 18th \_\_\_\_\_ day of \_\_\_\_\_ January \_\_\_\_\_

A.D. 19 \_\_\_\_\_ 93

\_\_\_\_\_  
Notary Public



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

NOTICE IS HEREBY GIVEN that a Major Modification to Ordinance Number 82-14, an ordinance rezoning lands to Planned Unit Development will be heard by the Planning and Zoning Agency and the Board of County Commissioners of St. Johns County, Florida, to consider the following major modification:

#### EXHIBIT "A" JULINGTON CREEK PUD MODIFICATION DESCRIPTION

In accordance with the procedure established in Section 9-2-4(A), 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.

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

1a. This change will adjust the boundary of the currently approved 26 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 20' 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 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 1.5 acres to the currently approved Wastewater Treatment Plant.

4. 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 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 multi-

ple single family products and/or infrastructure development. The change will not modify the number of dwelling units or units in phases 2 or 3 on the following described lands located in St. Johns County, Florida:  
Julington Creek Planned

Said lands located: SR#13, North and south of Davis Pond Boulevard and Racetrack Road and North of Cunningham Creek.

THE PLANNING AND ZONING AGENCY WILL HEAR THE REQUEST ON THE 4TH DAY OF FEBRUARY 1993 AT 7:30 P.M. Said hearing to be held in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

THE APPLICATION for modification, FILE NUMBER 82-14 Mod., is maintained in the office of Planning and Zoning, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearings, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY,  
FLORIDA

By s/ Mel Kutzer

NOTICE IS FURTHER GIVEN THAT THE MAJOR MODIFICATION TO ORDINANCE

NUMBER 82-14, an ordinance rezoning lands to Planned Unit Development, will be heard by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA on the 9th day of FEBRUARY 1993 at 7:00 p.m. in the County Auditorium, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

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

If a person decides to appeal any decision made by the Planning and Zoning Agency or the Board of County Commissioners with respect to any matter considered at the meeting, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

It is anticipated that one or more members of the Board of County Commissioners of St. Johns County, Florida may attend and participate in the Planning and Zoning Agency meeting.

L722 Jan. 16, 1993

P. U. D. OFF. REC.  
BOOK E PAGE 23

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

FILED AND RECORDED  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

93 MAR 26 PM 3:39

I, CARL 'BUD' MARKEL, CLERK OF THE CIRCUIT COURT, <sup>Carl 'Bud' Markel</sup> Ex-officio, Clerk  
of the Board of County Commissioners of St. Johns County, Florida,

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

RESOLUTION NO. 93-41

adopted by the Board of County Commissioners  
of St. Johns County, Florida at a regular  
meeting of said Board held February 23, 1993.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal  
of office this 9th day of March, 1993.

CARL "BUD" MARKEL,  
CLERK OF THE CIRCUIT COURT  
Ex-officio Clerk of the Board of County  
Commissioners of St. Johns County, Florida

By: Yvonne Carter  
Yvonne Carter, Deputy Clerk

(seal)