

RESOLUTION NO. 95-181

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA
APPROVING A MAJOR MODIFICATION TO FINAL DEVELOPMENT PLAN
FOR JULINGTON CREEK PLANTATION DRI
PARCEL 35 - Phase III and IV (94-223)**

WHEREAS, the Major Modification to the Final Development Plan for Julington Creek Plantation DRI - Parcel 35 - Phase III and IV has been fully considered after public hearing pursuant to Section 8-2-4(b) of the St. Johns County Zoning Ordinance; and

WHEREAS, it is found that:

- A. The request received favorable review and recommendation by the Planning and Zoning Agency at its meeting on August 17, 95; and
- B. The request is both consistent with the Comprehensive Plan and approved Julington Creek Plantation PUD/DRI and is compatible with development patterns in the surrounding area.
- C. The request is consistent with the requirements of Section 8-2-3 of the Zoning Ordinance and with the requirements of PUD Ordinance 93-43, whereby ,
 - a. The proposed Major Modification does not affect adversely the orderly development of St. Johns County as embodied in this Zoning Ordinance and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners.
 - b. The proposed Major Modification will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood.
 - c. The proposed Major Modification will accomplish the Objectives and will meet the Standards and Criteria of Section 8-4.

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

Section 1. Pursuant to a request for approval of Julington Creek Plantation DRI - Parcel 35 - Phase III and IV made by Atlantic Gulf Communities Corporation, in accordance with Section 8-3 of St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Major Modification to the Final Development Plan attached hereto as Exhibit A relating to that portion of the Julington Creek Plantation PUD, Ordinance 93-43, is hereby approved in reliance upon, and in accordance with the representation and statements made herein and in the Modified Final Development Plan Written Text attached hereto as Exhibit B and based on the above referenced findings which are hereby incorporated herein by reference.

Section 2.

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

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

Section 3. This grant of Major Modification to the Final Development Plan is subject to the following condition subsequent and possible modification:

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

Section 4. The developer may not commence land clearing, site preparation or construction of any improvements within Parcel 35 - Phase III and IV until:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Wetlands Resource Permit, St. Johns River Water Management District Management and Storage of Surface Waters Permit and Florida Department of Environmental Regulation Water and Sewer Connection Permits;
- b. Issuance of a land clearing permit pursuant to St. Johns County Ordinance No. 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 5. No lots shall be conveyed within the subdivision depicted on the Major Modification to the Final Development Plan attached as Exhibit A until a final plat has been approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, and the

Declaration of Covenants and Restrictions for Julington Creek Plantation is recorded in the Public Records of St. Johns County, Florida

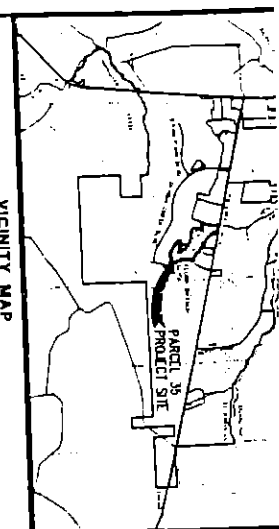
Section 6. All attachments included herein are incorporated herein and made a part of Resolution 95-181.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

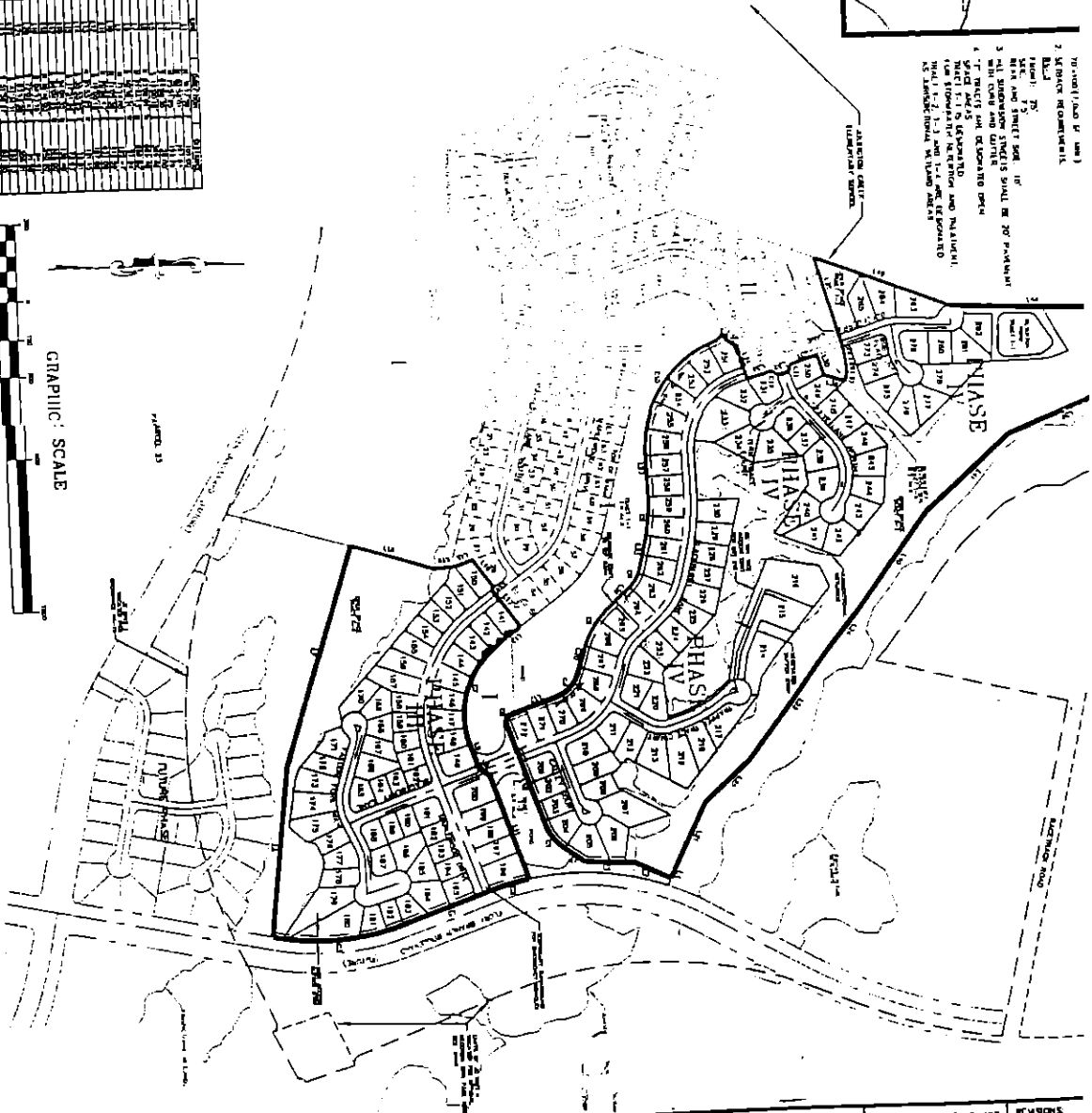
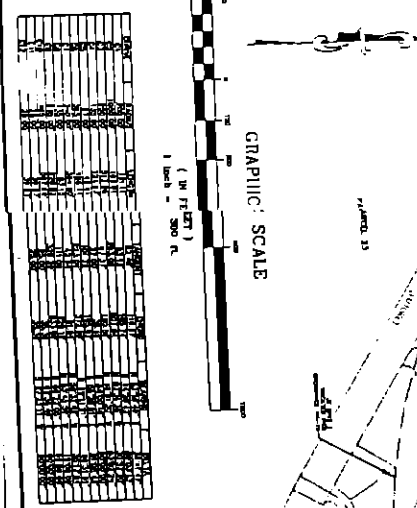
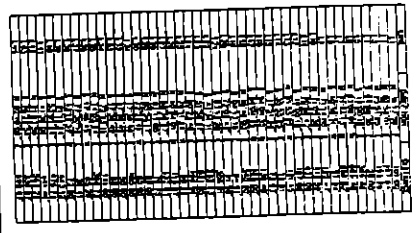
By: Irma Paetti
Deputy Clerk



Date: September 19, 1995
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- 1. To view (A and B) and
- 2. K-10000 Resolution
- 3. All Subsequent Streets shall be 20' wide
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England-Thims Miller, Inc.
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 LOT MARKER
 PLATE INDICATOR
 PARCEL BOUNDARY
 ADJACENT OWNERS PROPERTY
 TYPED DIMENSIONS

DRAWING NO.
 1



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

**MAJOR MODIFICATION TO FDP
 EXHIBIT A OF RESOLUTION 95-
 JULINGTON CREEK PLANTATION DRI
 PARCEL 35 - PHASE III & IV
 ATLANTIC GULF COMMUNITIES**

REV. NO.	DESCRIPTION
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2	J.A.A.
3	O.C.H.
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**EXHIBIT B
WRITTEN TEXT**

Atlantic Gulf Communities Corp. hereby submits, for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners, a final development plan (the "Final Development Plan") for single family subdivision to be known as Julington Creek Plantation Parcel 35-Phase III and IV (the "property" or "subdivision"). The Final Development Plan consists of a 1-page map identified as Exhibit A to the Resolution (the "Map"), the legal description as shown on Exhibit A, this text identified as Exhibit B to the Resolution (the "Text"). The Property is located wholly within that parcel of land zoned Planned Unit Development (PUD) pursuant to Ordinance 93-43. The area encompassed by this Final Development Plan is located within the Julington Creek Plantation PUD. It occupies portions of Parcel 35 as shown on the approved Master Plan. Under the approved Master Plan, Parcel 35 may be used for up to 312 single family units. Parcel 35 - Phase III and IV will contain 145 single family lots on approximately 78.5 acres. These lots, together with the 140 single family lots contained within Parcel 35 - Phase I and II brings the total number of lots within Parcel 35 to 285.

Prior to commencement of land clearing, site preparation, or construction of any improvements depicted on the Map, the developer shall submit to the Engineering Department satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to: (a) United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Water Management District Management and Storage of Surface Water Permit and Florida Department of Environmental Protection Water and sewer Connection Permits; (b) Obtain a land clearing permit pursuant to St. Johns County Ordinance No. 90-11; (c) Obtain approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and (d) Comply with all other applicable land use and development regulations of St. Johns County. Once the foregoing conditions to construction have been met the developer may proceed to construction of horizontal improvements prior to approval and recording of a final plat.

No lot within the Subdivision shall be conveyed until a final plat has been approved by the Board of County Commissioners of St. Johns County, Florida and recorded in the Public Records of St. Johns County, and the Declaration of Covenants and Restrictions for Julington Creek Plantation have been recorded in the Public Records of St. Johns County.

Nothing contained in the covenants shall be interpreted to limit or restrict in any way the regulatory powers of St. Johns County (including its powers to review and approve plats and replats under Section 177.071 of the Florida Statutes). Those sections of the covenants which are specifically referenced herein and listed on Exhibit C are incorporated by reference in the Final Development Plan (94-223), shall be made a part of the Final Development Plan and shall not be amended without approval of the Board of County Commissioners of St. Johns County. A list of the sections of the covenants made a part of the Final Development Plan is provided with this submission and is identified as Exhibit C to Resolution 94-223. The developer reserves the right to alter, amend, or allow to be amended all other sections of the covenants.

8-4-1 Density of Development

The total ground area occupied by residential buildings and structures in the Subdivision shall not exceed 35 percent of the total ground area committed to residential use. There will be approximately 1.8 residential units per acre.

8-4-2 Open Space

Areas of jurisdictional wetlands to be preserved are designated as Tracts T-2, T-3 and T-4 on the map. These areas will not be disturbed. The exact boundaries of these areas will be established by survey and shall be depicted on the signed and sealed construction plans and final plat.

In addition, the subdivision will contain a stormwater retention and treatment area which is depicted as Tract T-1 on the map. Additional stormwater treatment will take place in the ponds located within the Parcel 35 - Phase I and II boundary. These ponds have been designed and sized to handle the anticipated runoff from Phases III and IV.

Open space areas shall be dedicated and maintained by the existing property owners association, the existing MSTU or the proposed CDD, at the discretion of Atlantic Gulf Communities.

All of the above mentioned areas have been incorporated into the overall drainage system.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria and Use Restriction

All development which is to occur within the Subdivision will comply with the spirit and intent of the PUD. There will be no more than 145 residences (RS-3) in Julington Creek Plantation DRI - Parcel 35-Phase III and IV. The minimum lot size shall be 7,000 square

feet. The minimum setback requirements are as follows: front yard: 25', side yard: 7.5', and rear yard: 10'. On corner lots, a front yard of the required depth shall be provided on one frontage. The other frontage shall meet the rear yard requirement.

All setbacks shall be measured from the exterior wall of the dwelling to the applicable parcel boundary.

Setbacks to accessory structures shall meet the minimum required by Section 7-17 of the St. Johns County Zoning Ordinance unless otherwise specified in the covenants and restrictions.

Lots 214, 215 and 216, as depicted on the map, shall have minimum roadway frontage along the right-of-way of 25 feet. The building restriction shall be established on the final plat at the minimum lot width of 70'. The access easement across Lot 216 shall be used for a common driveway for Lots 215 and 216 as further discussed in Section 8-4-6 of this text.

Temporary construction trailers may be used within the Subdivision during the construction period (which shall be up to 24 months from the date of approval of this final development plan). Model homes and/or temporary trailers may be used within the development as temporary sales centers. Parking for the temporary sales center shall be within the driveway only.

There may be signs, fencing, landscaping and irrigation within the subdivision on property owned by Atlantic Gulf, Julington Creek Plantation Owners' Association, Inc. ("Association"), or within right-of-way dedicated to the County. The actual size and locations of signage shall be included in the right-of-way permit to be obtained prior to installation. Atlantic Gulf has agreed to install such signs, fencing, landscaping and irrigation in accordance with the terms and conditions hereinafter set forth and to indemnify and hold the County harmless from any claims, loss or damage arising from or in connection with the installation of such signs, fencing, landscaping and irrigation all as more fully set forth herein:

- a. The cost of installation of any signs, fencing, landscaping, irrigation and related equipment, whether installed on lands owned by Atlantic Gulf, the Association or on rights of way dedicated to the County, shall be solely paid by Atlantic Gulf or any developer of the portion of Julington Creek Plantation who owns the tract of land on which the signs, fencing, landscaping and irrigation is to be located.
- b. The cost of maintenance, repair or replacement of any signs, fencing, landscaping and irrigation, whether installed on lands owned by Atlantic Gulf, the Association or on rights of way dedicated to the County, shall be paid by Atlantic Gulf or the Association. Atlantic Gulf or the Association shall obtain

and maintain liability insurance in connection with the signs, fencing, landscaping and irrigation which shall be in the minimum amount of \$100,000.00 per person and \$200,000.00 per occurrence and shall provide proof of such insurance to the Clerk of the Circuit Court, St. Johns County, Florida.

- c. Prior to the installation of any signs, fencing, landscaping, irrigation, and/or other structures or uses within County rights of way, Atlantic Gulf or the responsible entity shall submit an Application for a Right of Way Permit for review and approval from the Public Works Department of St. Johns County, Florida and a copy of the Planning and Zoning Department for filing with the Final Development Plan and current renewals filed annually.
- d. Prior to installation of any signs, fencing, landscaping and irrigation Atlantic Gulf or the owner of the tract of land on which the signs, fencing, landscaping and irrigation is to be installed shall apply for and receive a building permit from the Building Department of St Johns County, Florida.
- e. No signs, fencing, landscaping and irrigation shall be installed closer than twelve feet (12') from the edge of the pavement of the adjacent two (2) streets. No signs, fencing, landscaping and irrigation shall be installed so as to obstruct the field of vision of motorists or pedestrians along any adjacent roads, driveways or thoroughfares, whether paved or unpaved. In all cases, sight distance shall meet the requirements set forth in the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, latest edition.
- f. Atlantic Gulf or the Association shall maintain all signs, fencing, landscaping and irrigation installed in accordance herewith in good repair and condition.
- g. Atlantic Gulf and the Association have agreed that they shall be solely liable and agrees to be solely liable for and shall indemnify, defend and hold St. Johns County harmless from any and all loss, damage, claim, action, suit, judgment, cost or expense for injury to persons, including death or damage to property, including destruction in any manner arising from or out of the installation, maintenance or failure to remain, use or existence of any and all signs, fencing, landscaping and irrigation installed within the County rights of way.

The maximum height of the structures within the Subdivision shall be 35 feet.

8-4-4 Project Size

The PUD consists of more than twenty acres. This Final Development Plan Consists of 78.5 acres.

8-4-5 Support Legal Documents for Open Space

The covenants shall assure adequate management and maintenance of all common areas encompassed by this Final Development Plan.

- a. The Covenants shall provide for conveyance of the title of the common property to an ownership by the appropriate property owners association which shall be a duly constituted and legally responsible community association.

Article IV, Section 2 provides that "Developer may retain legal title to the Common Property until such time as it has completed improvements thereon and until such time as, in the opinion of the Developer, the Association is able to maintain the same, but, notwithstanding any provisions herein, the Developer hereby covenants, for itself, its successors and assigns that subject to the foregoing, it shall convey the Common Property to the Association not later than Turnover, free and clear of all monetary liens and encumbrances except for real property, taxes for the year in which the conveyance takes place, covenants, conditions, restrictions of record and any easements granted or reserved by the Developer pursuant to Section IV of this Agreement. Upon such conveyance the Association shall be obligated to accept such conveyance and any such conveyance shall be as is." Julington Creek Plantation Property Owners' Association is a duly constituted property owners association filed with the Secretary of State of Florida.

- b. The use of the Common Property is granted to the owners of the Association. According to Article IV, Section 1, the members of the Association, their guests, invitees and mortgagees, all of which have the right and easement of enjoyment in and the Common Property for all proper and reasonable purposes and such easement shall be appurtenant to and pass with title to every Lot and Living Unit.
- c. Pursuant to the provisions of Article I, Section 1(b), the covenants shall assign responsibility for the management and maintenance of the Common Property to the proper property owners association. Pursuant to Article IV, Section 2, the Developer retains title to the Common Property until all improvements have been completed and the Association is in the position

to maintain it. Accordingly, upon conveyance of the Common Property to the Association, it had the obligation to maintain that property. This is consistent with the definition of Common Property set forth in Article I, Section 1(b).

In addition, Article II(b) of the Articles of Incorporation of the Julington Creek Plantation Property Owner's Association, Inc. states that the Association is formed for the purpose of owning, acquiring, operating and maintaining the Common Property as defined above.

- d. The covenants shall place responsibility for enforcement of the covenants upon the appropriate property owners association. Pursuant to the provisions of Article VII(4), the enforcement of this Amended Declaration may be made by the Association, the Developer or any owner and shall be by a proceeding at law or in equity against such person or persons violating or attempting to violate any covenant or restriction, either to restrain the violation or to recover damages and against the land to enforce any lien created by these covenants and restrictions.

In addition, Article II(b) of the Articles of Incorporation of the Julington Creek Plantation Property Owner's Association, Inc. states that the Association is formed for the purpose of owning, acquiring, operating and maintaining the Common Property as defined above.

- e. The Declaration shall permit the subjection of each Lot to an assessment for a proportionate share of maintenance costs.

Article V, Section I provides that the Developer for each Lot or Living Unit owned by it hereby covenants and each Owner of each Lot or Living Unit by acceptance of a deed or other conveyance, whether or not it shall be so expressed in such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association all assessments levied by the Association.

All of the foregoing provisions are set forth in the Restated and Amended Declaration. The property encompassed by this Final Development Plan is subjected to these Restated Covenants and also to additional covenants unique to that particular subdivision pursuant to the Supplemental Declarations.

8-4-6 Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the subdivision via the public rights-of-way to be dedicated to St. Johns County.

Access to the Lot 215 shall be provided by an access easement and common driveway across the front of Lot 216 as shown on the map. The strip of land within Lot 215 which lies between the common driveway and Lot 214 shall be left natural, or landscaped in such a manner as to provide a vegetated buffer between the common drive and Lot 214.

A non access buffer which prevents frontage on a collector roadway shall be provided along all lots which are adjacent to Flora Branch Boulevard. Corner lots shall be provided access from only one street.

8-4-7 Privacy

Visual and acoustical privacy of each dwelling unit will be provided, where required.

8-4-8 Community Facilities

- a. None of the utility facilities serving the Property are proposed for dedication to St. Johns County; therefore, the provisions of subparagraph "a" are inapplicable.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically in sections 9-1-1 through 9-4-1 of this text.
- c. The Final Development Plan illustrates the anticipated traffic flow patterns. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans. The fire hydrants to be installed pursuant to this Final Development Plan shall meet county standards and must be approved by the county fire coordinator prior to issuance of certificates of occupancy for any structure to be served by such hydrants.
- d. All utilities serving the Property including telephone, power, cable television, and sewer and water lines will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the Subdivision and the grading and topography of the site facilitating proper drainage of storm waters and preventing erosion.
- e. Specifications for all streets and roadways depicted on the Final Development Plan shall conform to the rules and regulations adopted by the

St. Johns County Board of County Commissioners in Ordinance Number 86-4. Street names included on the final development plan have not been approved by the county. Street names will require county acceptance prior to approval.

9-1-1 Drainage

The overall drainage plan for the property is designed to prevent damage to abutting parcels, public streets, and alleys and is graphically depicted on the Final Development Plan. Specific drainage plans for each lot upon which a residence is to be constructed will be consistent with this overall drainage plan.

Conceptual stormwater management, including anticipated drainage patterns and retention/detention ponds have been shown on Exhibit A. Detailed drainage plans demonstrating compliance with requirements of Ordinance 86-4 and the St. Johns County Comprehensive Plan shall be included within the signed and sealed construction plans. The actual locations of drainage facilities and easements shall be shown on the signed and sealed construction plans.

The construction plans must be reviewed and approved by St. Johns County Engineering Department prior to commencement of land clearing, site preparation or construction.

All necessary easements for drainage and access shall comply with the requirement of Ordinance 86-4 and shall be depicted on the Final Plat.

9-1-2 Separation from Walkway and Street

Each single family unit will have an individual garage which provides for the required off-street parking.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with County specifications.

9-1-4 Interior Drives

As shown on the Final Development Plan, there will be no interior drives within the subdivision.

9-1-5 Marking of Parking Spaces

As shown on the Final Development Plan, there will be no parking spaces in groups of more than ten to serve the single family units.

9-1-6 Lighting

Lighting within the subdivision will be placed in accordance with JEA standards.

9-1-7 Screening

Section 9-1-7 does not apply because there will be no parking spaces for ten or more vehicles in any one location on the Property.

9-2 Location

The required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking: Numbers Required

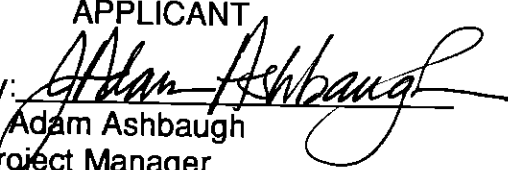
The Subdivision will be used for single family residential lots. Two off-street parking spaces will be provided per dwelling on the same parcel they intend to serve, which is twice the requirement specified in Subsection a. of 9-3-1.

9-4-1 Off-Street Loading Requirements

This section does not apply to residential developments.

APPLICANT

by:


J. Adam Ashbaugh
Project Manager
England, Thims & Miller, Inc.
(Agent)

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Julia Meeks who on oath says that she is
Accounting Clerk of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a _____

Notice of Application

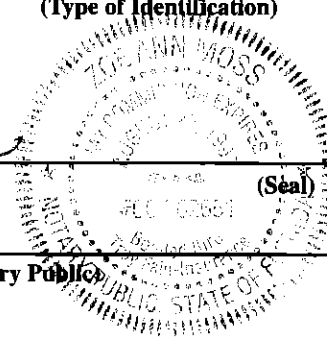
in the matter of Maplewood Dr/ Res. 94-223

in the Circuit Court, was published in said newspaper in the
issues of Sept. 7, 1995

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

Sworn to and subscribed before me this 7th day of Sept., 1995,
by Julia Meeks who is personally
known to me or who has produced Personally known as
(Type of Identification)
identification.

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



NOTICE IS HEREBY GIVEN THAT A MAJOR MODIFICATION TO:
Final Development Plan Resolution 94-223, known as Parcel 35, Jullington Creek Plantation III and IV WILL BE HEARD BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THE 10TH DAY OF OCTOBER, 1995 AT 1:30 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, 4020 LEWIS SPEEDWAY, ST. AUGUSTINE FLORIDA.
THE FOLLOWING MAJOR MODIFICATION WILL BE CONSIDERED: the addition of 3 single family lots, bringing the total number of lots in parcel 35 to 285 (also a reconfiguration of lots to accommodate final engineer/construction plans) ON LANDS DESCRIBED AS FOLLOWS: Jullington Creek Plantation, Parcel 35, Phase 3 and 4, a part of Section 33, Township 4 South, Range 27 East, St. Johns County, Fla.
WHICH ARE LOCATED: Maplewood Drive/Jullington Creek.
The application for modification FILE NUMBER: Major Map/Res. 94-223 is maintained in the office of Planning and Zoning, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by parties in interest and all parties in interest shall be granted an opportunity to be heard at said public hearing.
If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, they will need a record of the proceedings and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.
This matter is subject to court imposed procedural rules of procedure. Interested parties should contact with the County Commission on a regular basis to properly attend public hearings or to receive communication case at St. Johns County Planning and Zoning Department, Post Office Drawer 300, St. Augustine, Florida 32084.
Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the Americans with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095 not later than 5 days prior to the date of this meeting.
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
/s/ CARL "BUD" MARKEL, CLERK
L384 Sept. 7, 1995