

ST. JOHNS COUNTY
RESOLUTION NO. 98- 171

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER (RESOLUTION NO. 93-159), AS AMENDED; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Julington Partners Limited Partnership (the Owners/Developers) have submitted a Notification of a Proposed Change to the Julington Creek Plantation Development of Regional Impact (DRI) by letter dated January 12, 1998 (Notification), requesting modification of the master plan and phasing schedule map and table for the DRI; and

WHEREAS, the Owners/Developers have provided information showing that the proposed modifications of the DRI development order do not constitute a substantial deviation under any provision of Section 380.06(19), Florida Statutes (1995); and

WHEREAS, the Board of County Commissioners has reviewed the Notification and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held on September 8, 1998 after required notice.

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

1. The following facts are determined in connection with this Resolution:
 - a. The proposed development, as modified herein, is consistent with the 1990-2005 St. Johns County Comprehensive Plan adopted September 14, 1990, in Ordinance No. 90-53.
 - b. The proposed development, as modified herein, is consistent with the Zoning Ordinance of St. Johns County.
2. The Notification received provides clear and convincing evidence that the requested modification does not constitute a substantial deviation to the DRI.
3. The 1993 Julington Creek Plantation Restated DRI Development Order (Resolution No. 93-159) is hereby modified, as follows:

The revised Master Development Plan (Map H) and Master Phasing Plan (Map H-1) attached hereto are substituted for former Development Order Exhibits A and B. The revised Table 12B.a, Master Phasing Schedule, attached hereto is substituted for former Development Order Exhibit C. The Master Development Chart, indicating the proposed changes to each parcel (Exhibit E) and The Wetlands/Natural Areas Comparison indicating the upland acreage for each parcel based upon final wetland determinations (Exhibit F) are hereby incorporated into the development order. The roadway extension from Parcels 74 & 75 north to parcels 81 & 82 shall have street lighting consistent with the standard ornamental lighting which is typical of the neighboring subdivision areas.

4. Except as modified by this Resolution, the existing St. Johns County Julington Creek Plantation DRI 1993 Restated Development Order, as previously amended, shall remain in full force and effect.
5. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within 10 days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs and the Northeast Florida

Regional Planning Council.

6. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 8 DAY OF SEPTEMBER, 1998.

BOARD OF COUNTY COMMISSIONER OF
ST. JOHNS COUNTY, FLORIDA

By: Moses A. Floyd
CHAIRMAN

ATTEST: Cheryl Strickland, Clerk

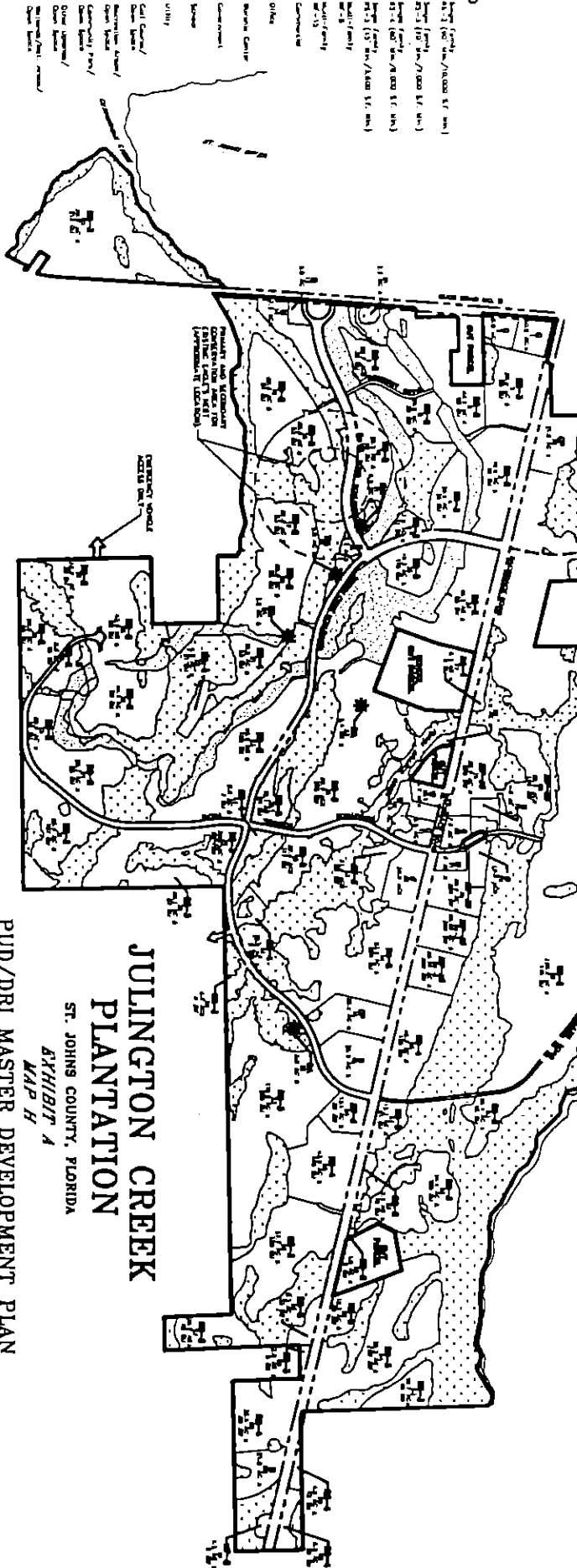
By: Patricia DeYgrande
Deputy Clerk

Adopted Regular Meeting September 8, 1998

Effective: September 8, 1998

**EXHIBIT C - TABLE DATA
JULINGTON CREEK MASTER PLANNING SCHEDULE**

CLUSTER	NO. OF LOTS	NO. OF LOTS PER AC	NO. OF LOTS PER ACRE	NO. OF LOTS PER ACRE	NO. OF LOTS PER ACRE
CLUSTER 1	120	12	10	10	10
CLUSTER 2	120	12	10	10	10
CLUSTER 3	120	12	10	10	10
CLUSTER 4	120	12	10	10	10
CLUSTER 5	120	12	10	10	10
CLUSTER 6	120	12	10	10	10
CLUSTER 7	120	12	10	10	10
CLUSTER 8	120	12	10	10	10
CLUSTER 9	120	12	10	10	10
CLUSTER 10	120	12	10	10	10
CLUSTER 11	120	12	10	10	10
CLUSTER 12	120	12	10	10	10
CLUSTER 13	120	12	10	10	10
CLUSTER 14	120	12	10	10	10
CLUSTER 15	120	12	10	10	10
CLUSTER 16	120	12	10	10	10
CLUSTER 17	120	12	10	10	10
CLUSTER 18	120	12	10	10	10
CLUSTER 19	120	12	10	10	10
CLUSTER 20	120	12	10	10	10
CLUSTER 21	120	12	10	10	10
CLUSTER 22	120	12	10	10	10
CLUSTER 23	120	12	10	10	10
CLUSTER 24	120	12	10	10	10
CLUSTER 25	120	12	10	10	10
CLUSTER 26	120	12	10	10	10
CLUSTER 27	120	12	10	10	10
CLUSTER 28	120	12	10	10	10
CLUSTER 29	120	12	10	10	10
CLUSTER 30	120	12	10	10	10
CLUSTER 31	120	12	10	10	10
CLUSTER 32	120	12	10	10	10
CLUSTER 33	120	12	10	10	10
CLUSTER 34	120	12	10	10	10
CLUSTER 35	120	12	10	10	10
CLUSTER 36	120	12	10	10	10
CLUSTER 37	120	12	10	10	10
CLUSTER 38	120	12	10	10	10
CLUSTER 39	120	12	10	10	10
CLUSTER 40	120	12	10	10	10
CLUSTER 41	120	12	10	10	10
CLUSTER 42	120	12	10	10	10
CLUSTER 43	120	12	10	10	10
CLUSTER 44	120	12	10	10	10
CLUSTER 45	120	12	10	10	10
CLUSTER 46	120	12	10	10	10
CLUSTER 47	120	12	10	10	10
CLUSTER 48	120	12	10	10	10
CLUSTER 49	120	12	10	10	10
CLUSTER 50	120	12	10	10	10
CLUSTER 51	120	12	10	10	10
CLUSTER 52	120	12	10	10	10
CLUSTER 53	120	12	10	10	10
CLUSTER 54	120	12	10	10	10
CLUSTER 55	120	12	10	10	10
CLUSTER 56	120	12	10	10	10
CLUSTER 57	120	12	10	10	10
CLUSTER 58	120	12	10	10	10
CLUSTER 59	120	12	10	10	10
CLUSTER 60	120	12	10	10	10
CLUSTER 61	120	12	10	10	10
CLUSTER 62	120	12	10	10	10
CLUSTER 63	120	12	10	10	10
CLUSTER 64	120	12	10	10	10
CLUSTER 65	120	12	10	10	10
CLUSTER 66	120	12	10	10	10
CLUSTER 67	120	12	10	10	10
CLUSTER 68	120	12	10	10	10
CLUSTER 69	120	12	10	10	10
CLUSTER 70	120	12	10	10	10
CLUSTER 71	120	12	10	10	10
CLUSTER 72	120	12	10	10	10
CLUSTER 73	120	12	10	10	10
CLUSTER 74	120	12	10	10	10
CLUSTER 75	120	12	10	10	10
CLUSTER 76	120	12	10	10	10
CLUSTER 77	120	12	10	10	10
CLUSTER 78	120	12	10	10	10
CLUSTER 79	120	12	10	10	10
CLUSTER 80	120	12	10	10	10
CLUSTER 81	120	12	10	10	10
CLUSTER 82	120	12	10	10	10
CLUSTER 83	120	12	10	10	10
CLUSTER 84	120	12	10	10	10
CLUSTER 85	120	12	10	10	10
CLUSTER 86	120	12	10	10	10
CLUSTER 87	120	12	10	10	10
CLUSTER 88	120	12	10	10	10
CLUSTER 89	120	12	10	10	10
CLUSTER 90	120	12	10	10	10
CLUSTER 91	120	12	10	10	10
CLUSTER 92	120	12	10	10	10
CLUSTER 93	120	12	10	10	10
CLUSTER 94	120	12	10	10	10
CLUSTER 95	120	12	10	10	10
CLUSTER 96	120	12	10	10	10
CLUSTER 97	120	12	10	10	10
CLUSTER 98	120	12	10	10	10
CLUSTER 99	120	12	10	10	10
CLUSTER 100	120	12	10	10	10



NOTES

1. PUD/DRI - 100 - 10/1/08
2. PUD/DRI - 100 - 10/1/08
3. OTHER DEVELOPMENT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
4. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED AND APPROVED THIS MASTER PLANNING SCHEDULE
5. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED AND APPROVED THIS MASTER PLANNING SCHEDULE
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10. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED AND APPROVED THIS MASTER PLANNING SCHEDULE

**JULINGTON CREEK
PLANTATION**
ST. JOHNS COUNTY, FLORIDA
EXHIBIT A
MAP H

PUD/DRI MASTER DEVELOPMENT PLAN
DATE: 8-12-08

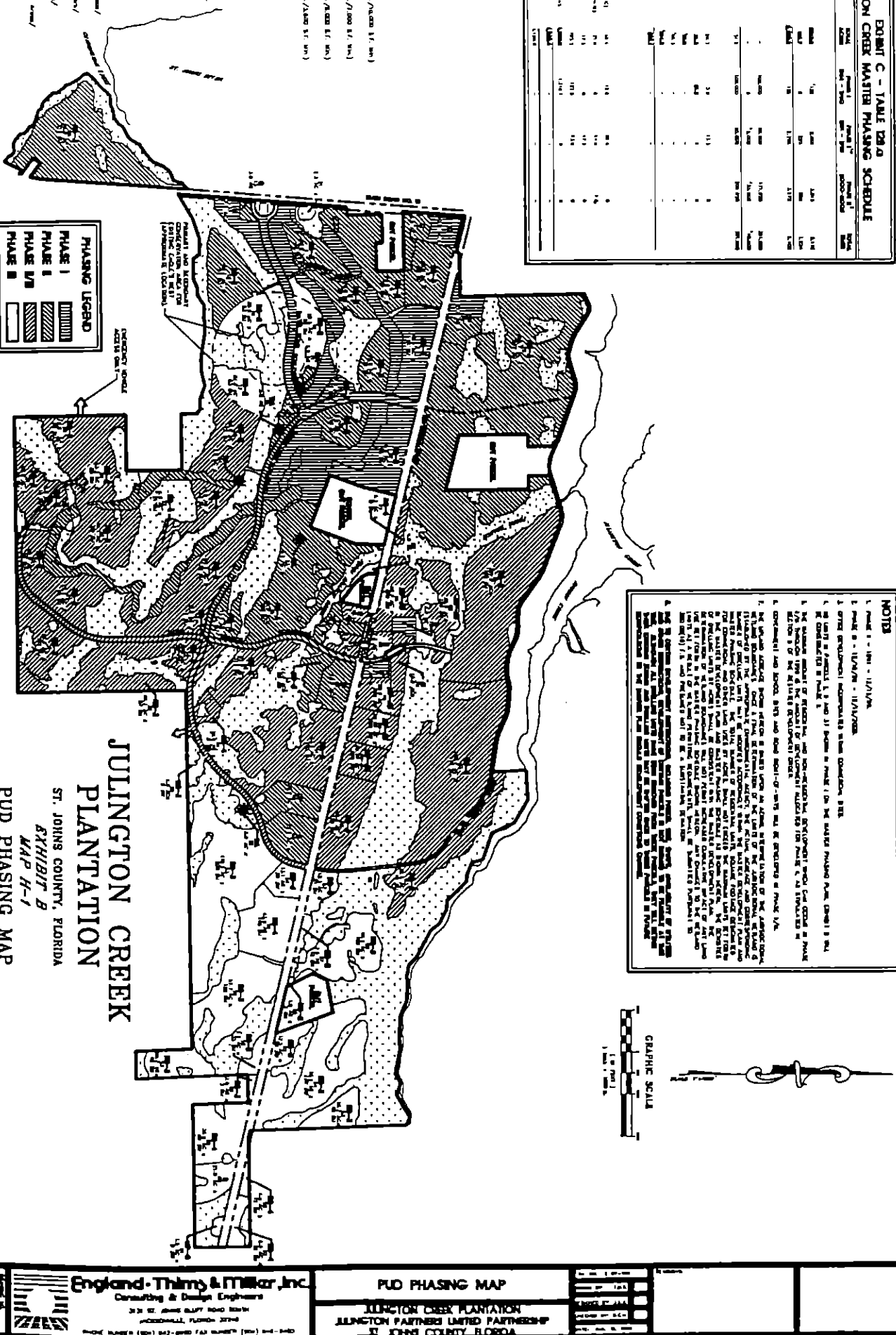
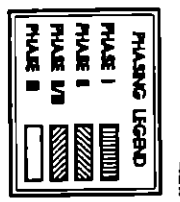
AS AMENDED BY ORDINANCE
PASSED BY ST. JOHNS COUNTY B.C.C.
1998

EXHIBIT C - TABLE D20.A
JULINGTON CREEK MASTER PHASING SCHEDULE

Acres	Phase I		Phase II		Phase III
	Start	End	Start	End	
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92
200	1/1/90	12/31/90	1/1/91	12/31/91	1/1/92

NOTES

1. Phase I - 1/1/90 - 12/31/90
2. Phase II - 1/1/91 - 12/31/91
3. PHASE III - 1/1/92 - 12/31/92
4. OTHER ENVIRONMENTAL REGULATORY REQUIREMENTS APPLY TO EACH PHASE.
5. ALL UTILITIES (ELECTRIC, GAS, WATER, TELEPHONE, CABLE TV, ETC.) SHALL BE LAYED OUT AND INSTALLED PRIOR TO THE START OF PHASE I.
6. ALL PHASES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASTER PHASING SCHEDULE.
7. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE DEVELOPER SHALL MAINTAIN PROPER DRAINAGE AND FLOOD CONTROL MEASURES AT ALL TIMES.
9. THE DEVELOPER SHALL MAINTAIN PROPER EROSION CONTROL MEASURES AT ALL TIMES.
10. THE DEVELOPER SHALL MAINTAIN PROPER WASTE MANAGEMENT PRACTICES AT ALL TIMES.
11. THE DEVELOPER SHALL MAINTAIN PROPER PEST MANAGEMENT PRACTICES AT ALL TIMES.
12. THE DEVELOPER SHALL MAINTAIN PROPER AIR QUALITY MANAGEMENT PRACTICES AT ALL TIMES.
13. THE DEVELOPER SHALL MAINTAIN PROPER NOISE MANAGEMENT PRACTICES AT ALL TIMES.
14. THE DEVELOPER SHALL MAINTAIN PROPER LIGHT POLLUTION MANAGEMENT PRACTICES AT ALL TIMES.
15. THE DEVELOPER SHALL MAINTAIN PROPER TRAFFIC MANAGEMENT PRACTICES AT ALL TIMES.
16. THE DEVELOPER SHALL MAINTAIN PROPER VISUAL QUALITY MANAGEMENT PRACTICES AT ALL TIMES.
17. THE DEVELOPER SHALL MAINTAIN PROPER CULTURAL RESOURCE MANAGEMENT PRACTICES AT ALL TIMES.
18. THE DEVELOPER SHALL MAINTAIN PROPER HISTORIC RESOURCE MANAGEMENT PRACTICES AT ALL TIMES.
19. THE DEVELOPER SHALL MAINTAIN PROPER ARCHAEOLOGICAL RESOURCE MANAGEMENT PRACTICES AT ALL TIMES.
20. THE DEVELOPER SHALL MAINTAIN PROPER PALAEONTOLOGICAL RESOURCE MANAGEMENT PRACTICES AT ALL TIMES.
21. THE DEVELOPER SHALL MAINTAIN PROPER PLANT AND ANIMAL LIFE MANAGEMENT PRACTICES AT ALL TIMES.
22. THE DEVELOPER SHALL MAINTAIN PROPER SOIL CONSERVATION PRACTICES AT ALL TIMES.
23. THE DEVELOPER SHALL MAINTAIN PROPER WATER RESOURCE MANAGEMENT PRACTICES AT ALL TIMES.
24. THE DEVELOPER SHALL MAINTAIN PROPER AIR POLLUTION CONTROL PRACTICES AT ALL TIMES.
25. THE DEVELOPER SHALL MAINTAIN PROPER CLIMATE CHANGE MANAGEMENT PRACTICES AT ALL TIMES.



**JULINGTON CREEK
 PLANTATION**
 ST. JOHN'S COUNTY, FLORIDA

PUD PHASING MAP
 MAP H-1
 DATE: 8-12-98
 AS AMENDED BY ORDINANCE
 PASSED BY ST. JOHN'S COUNTY B.C.C., _____, 1998

England-Thrill & Miller, Inc.
 Consulting & Design Engineers
 3015 St. Johns Blvd. NE
 Atlanta, Georgia 30345
 Phone: (404) 485-1111
 Fax: (404) 485-1112
 E-Mail: info@engmiller.com

PUD PHASING MAP
JULINGTON CREEK PLANTATION
JULINGTON PARTNERSHIP LIMITED PARTNERSHIP
ST. JOHN'S COUNTY, FLORIDA

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

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 - 1990	PHASE II ^{1,3} 1991 - 1999	PHASE III ² 2000-2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	2213.9	⁴ 126	2,001	3,019	5,146
MULTI-FAMILY (du's)	116.7	0	295	959	1,254
TOTAL	2,330.6	126	2,296	3,978	6,400
COMMERCIAL (sf)					
COMMERCIAL	-	100,000	80,000	171,950	351,950
OFFICE	-	0	³ 5,000	³ 35,000	³ 40,000
TOTAL	51.9	100,000	85,000	206,950	391,950
INSTITUTIONAL (ac)					
WORSHIP CENTER	20.3	5.0	15.3	0	
UTILITIES	21.3	21.3	0	0	
GOVERNMENT SITE	⁹ 13.0	-	-	-	
SCHOOLS	⁶ 46.3	-	-	-	
RIGHT-OF-WAYS	⁹ 64.2	-	-	-	
TOTAL	265.1	-	-	-	
RECREATIONAL/WETLAND/ NATURAL AREAS/ OPEN SPACE					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	21.0	0	14.0	7.0	
OTHER UPLANDS	17.5	0	17.5	0	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,220.0	1,218.7	0	0	
TOTAL	1,502.4	-	-	-	
TOTAL ACREAGE	4,150.0	-	-	-	

EXHIBIT D
JULINGTON CREEK PLANTATION
MAJOR MODIFICATION TO THE PUD
WRITTEN NARRATIVE

Julington Creek Plantation PUD is an ongoing development which consists of more than 4,000 acres of land on both the north and south sides of Race Track Road, south of Durbin and Julington Creeks, on the east side of SR 13 and north of Cunningham Creek. This PUD was amended in ordinance 93-43. A Major Modification to the PUD was approved at the Board of County Commissioners on October 24, 1995, as Ordinance 95-54. A Minor Modification was approved by the Planning and Zoning Agency on February 11, 1997, as Ordinance 97-7.

The purpose of this proposed amendment is to redistribute dwelling units among several parcels of land in the overall development. This re-distribution of dwelling units is depicted on the attached chart (Exhibit E/PUD Modification Chart) and on the Master Development Plan (Exhibit A/Map H). The chart depicts on one set of columns each parcel as it is currently approved in the PUD and another set of columns depicts the proposed changes. In addition, the revised Master Development Plan depicts these changes on a parcel by parcel basis.

The attached Exhibit A (Master Development Plan/Map H) dated August 12, 1998, depicts (in italics) each of the parcels/changes within Julington Creek Plantation. The purpose of this Minor Modification is to create a Town Center at the intersection of Flora Branch Boulevard and Race Track Road. In so doing, the parcels within the Town Center are now more clearly defined as the government uses, multi-family dwellings, and the commercial parcels which support this theme of a Town Center within the PUD. The adjustment of single family dwelling units and commercial acreages throughout the PUD are to accommodate the relocation of commercial and multi family uses to the Town Center.

The changes described herein do not have any adverse impacts on the approved PUD as a whole. The numbers of dwelling units, the total acreage of the PUD, the acreage of the parcel have not changed.

EXHIBIT E
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
August 12, 1998

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

PARCEL NO.	ACREAGE ±	Current Approved PUD St. Johns County Ordinance 97-7 Approved February 11, 1997			PROPOSED MASTER PLAN				NET GAIN/LOSS
		ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	
1	10.0	C							
2	8.0	C							
3	40.0	RS-2	91	2.3					
4	20.0	RS-2	34	1.7					
5	37.2	RS-3	89	2.4		33.0		-2.7	
6	47.8	RS-2	96	2.0		44.9		-2.1	
7	25.0	RS-2	32	1.3		20.7		-1.5	
8	20.0	RS-2	29	1.5					
9	7.0	RS-3	11	1.6					
10	26.5	RS-2	56	2.1					
11	6.8	RA							
13	3.0	G							
14	17.3	U							
15	41.7	RS-2	91	2.2		40.4		2.3	
16	25.3	RS-2	53	2.1		25.9		2.0	
17	29.8	RS-2	63	2.1		21.6		2.9	
18	2.3	C							
19	5.0	RA							
20	41.1	RS-2	75	1.8		50.0		1.5	
21	18.8	RS-4	53	2.8					
22	6.8	RS-4	21	3.1					
23	69.9	RS-2	150	2.1					
24	29.7	RS-2	55	1.9					
25	21.3	RS-2	46	2.1		20.9		2.2	
26	44.1	RS-2	80	1.8					
27	7.0	RS-2	15	2.1		8.5		1.8	
28	43.3	RS-2	80	1.8					
29	16.9	RS-2	30	1.8		18.2		1.6	

		Current Approved PUD St. Johns County Ordinance 97-7 Approved February 11, 1997			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
30	30.3	RS-2	55	1.8		23.8		2.3	
31	48.3	RS-3	107	2.2		45.6		2.3	
32	29.4	RS-3	87	2.9		28.1		3.1	
33	3.4	RA							
34	29.4	RS-3	86	2.9		28.1		3.1	
35	94.5	RS-3	285	3.0		93.9		3.0	
35.1	15.1	RS-5	54	3.6		15.1			
36	19.2	RS-5	110	5.7					
37	46.2	RS-2	95	2.1					
38	4.0	OS	0						
40	9.6	W							
40.1	5.7	W							
41	5.5	C							
42	12.0	C			C	18.9			+6.9 AC
43	18.4	MF-15	240	13.0	RS-5	11.5	28	2.4	-212 DU's
44	83.3	RS-5	295	3.5					
45	25.3	S							
46	26.2	CP							
47	7.0	RS-4	7	1.0		6.6		1.1	
48	41.3	RS-5	117	2.8		27.4		4.3	
50	8.4	RS-3	12	1.4		4.3	0	0	-12 DU's
51	10.0	RS-4	4	0.4			0	0	-4
52	3.0	RA							
53	110.5	RS-3	220	2.0					
54	13.1	C			RS-4		30	2.3	-13.1 AC (com) +30 DU's
55	43.0	RS-4	140	3.3					
56	57.7	RS-3	150	2.6					
57	20.7	RS-3	48	2.3					
58	9.3	RS-5	33	3.5					
59	35.6	RS-4	100	2.8			80	2.2	-20 DU's
60	21.0	S							
61	1.5	MF-8	12	8.0	MF-8		0		-12 DU's

EXHIBIT F
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
(Map H)
August 12, 1998

WETLANDS/NATURAL AREAS COMPARISON

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

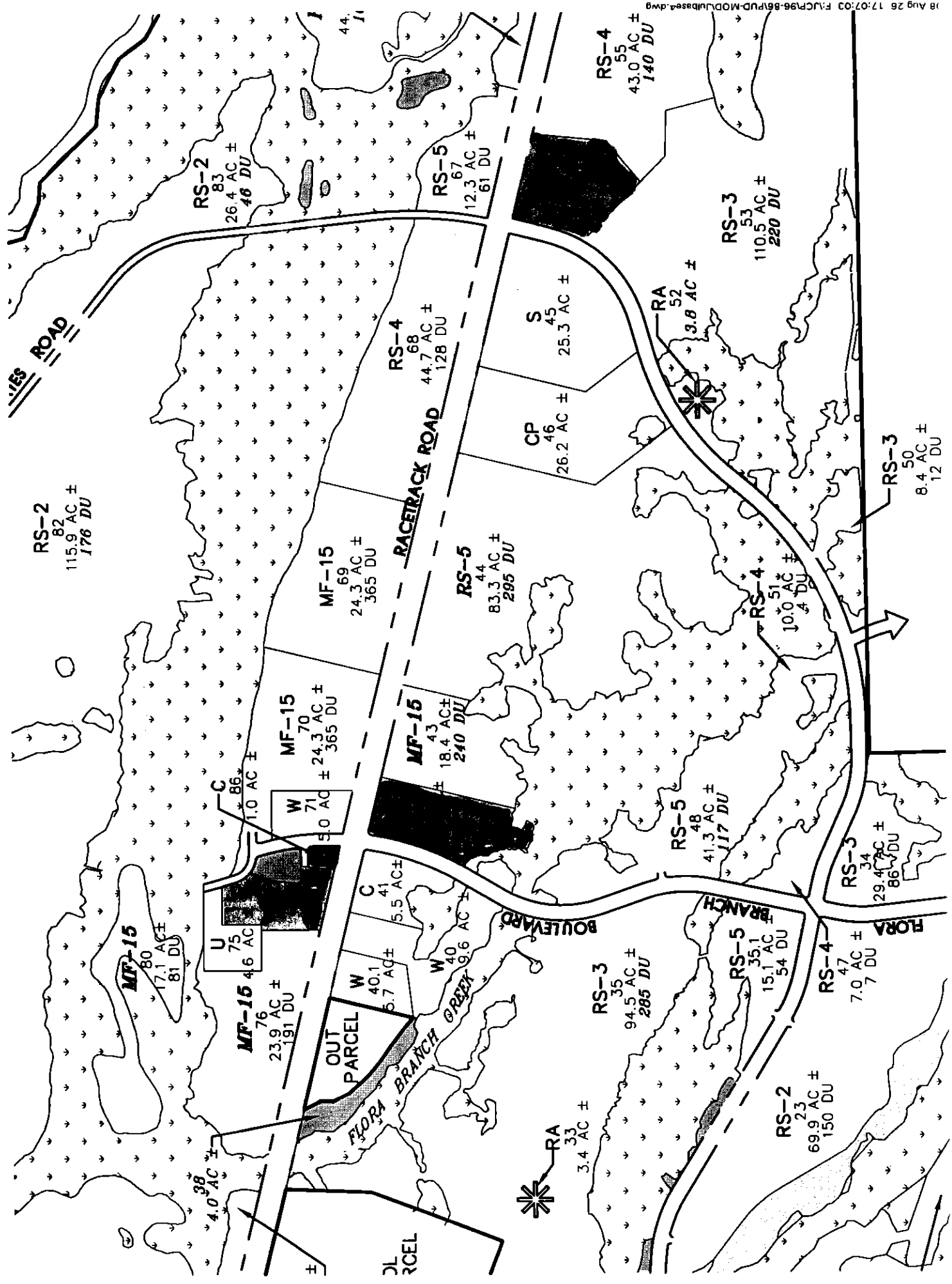
PARCEL NO.	Amended and Restated Development Order St. Johns County Res. 93-159 Adopted September 28, 1993		CURRENTLY PROPOSED PLAN		NET UPLAND GAIN/LOSS
	ZONING	ACREAGE ±	ZONING	ACREAGE ±	
1	C	10.0			
2	C	8.0			
3	RS-2	40.0			
4	RS-2	20.0			
5	RS-3	37.2		33.0	-4.2
6	RS-2	47.8		44.9	-2.9
7	RS-2	25.0		20.7	-4.3
8	RS-2	20.0			
9	RS-3	7.0			
10	RS-2	26.5			
11	RA				
12					
13	G	3.0			
14	U	17.3			
15	RS-2	41.7		40.4	-1.3
16	RS-2	25.3		25.9	0.6
17	RS-2	29.8		21.6	-8.2
18	C	1.7		2.3	0.6
19	RA				
20	RS-2	41.1		50.0	8.9
21	RS-2	18.8	RS-4		
22	RS-2	6.8	RS-4		
23	RS-2	69.9			
24	RS-2	29.7			
25	RS-2	21.3		20.9	-0.4
26	RS-2	44.1			
27	RS-2	7.0		8.5	1.5
28	RS-2	43.3			

Amended and Restated Development Order St. Johns County Res. 93-159 Adopted September 28, 1993			CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
29	RS-2	16.9		18.2	1.3
30	RS-2	30.3		23.8	-6.5
31	RS-3	48.2		45.6	-2.6
32	RS-3	29.4		28.1	-1.3
33	RA				
34	RS-3	29.4		28.1	-1.3
35	RS-3	109.6		93.9	-15.7
35.1			RS-5	15.1	15.1
36	RS-5	19.2			
37	RS-2	46.2			
38	RS-4	4.0	O.S.		
39					
40	MF-8	9.6	W		
40.1	W	5.7			
41	C	4.1		5.5	1.4
42	C	14.0		18.9	4.9
43	MF-8	18.4	RS-5	11.5	-6.9
44	RS-4	60.4	RS-5	83.3	22.9
45	S	25.3			
46	CP	26.2			
47	RS-3	22.9	RS-4	6.6	-16.3
48	RS-3	41.3	RS-5	27.4	-13.9
49					
50	RS-3	8.4		4.3	-4.1
51	RS-4	10.0			
52	RA				
53	RS-3	110.5			
54	C	13.1	RS-4		
55	RS-4	43.0			
56	RS-3	57.7			
57	RS-3	20.7			
58	MF-8	9.3	RS-5		
59	RS-4	35.6			
60	S	21.0			
61	MF-8	1.5			
62	RS-4	6.8			
63	RS-3	18.7			

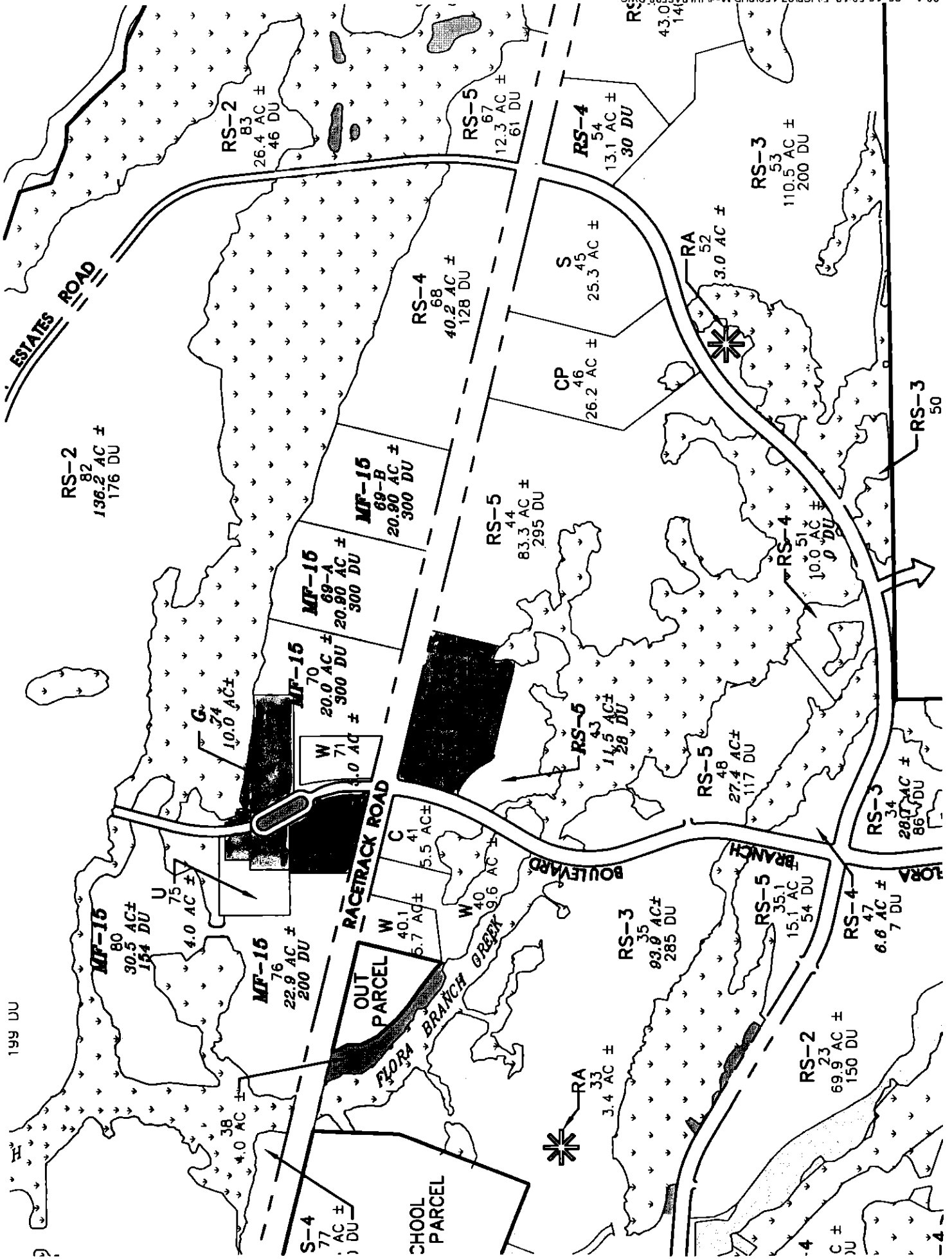
SUMMARY

LAND USE CATEGORY	Amended and Restated Development Order St. Johns County Res. 93-159 Adopted September 28, 1993		Currently Proposed Plan		
	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET GAIN/LOSS
<u>RESIDENTIAL</u>					
	Single-Family	2,230.3	Single-Family	2,213.9	-16.4
	Multi-Family	116.6	Multi-Family	116.7	0.1
	Subtotal	2,346.9	Subtotal	2,330.6	-16.3
<u>COMMERCIAL</u>					
	Commercial	-	Commercial	-	
	Office	-	Office	-	
	Subtotal	51.9	Subtotal	51.9	0.0
<u>INSTITUTIONAL</u>					
	Worship Center	13.0	Worship Center	20.3	7.3
	Utilities	21.9	Utilities	21.3	-0.6
	Government Site	11.0	Government Site	13.0	2.0
	Schools	46.3	Schools	46.3	0.0
	Rights-of-Way	164.2	Rights-of-Way	164.2	0.0
	Subtotal	256.4	Subtotal	265.1	8.7
<u>RECREATIONAL/ WETLAND/NATURAL AREAS/OPEN SPACE</u>					
	Community Parks (Public)	48.4	Community Parks (Public)	48.4	0.0
	Recreation Areas (Private)	21.0	Recreation Areas (Private)	21.0	0.0
	Other Uplands	11.2	Other Uplands	17.5	6.3
	Golf Course	195.5	Golf Course	195.5	0.0
	Wetlands/Natural Areas	1,218.7	Wetlands/Natural Areas	1,220.0	1.3
	Subtotal	1,494.8	Subtotal	1,502.4	7.6
	TOTAL	4,150.0	TOTAL	4,150.0	0.0

CURRENT

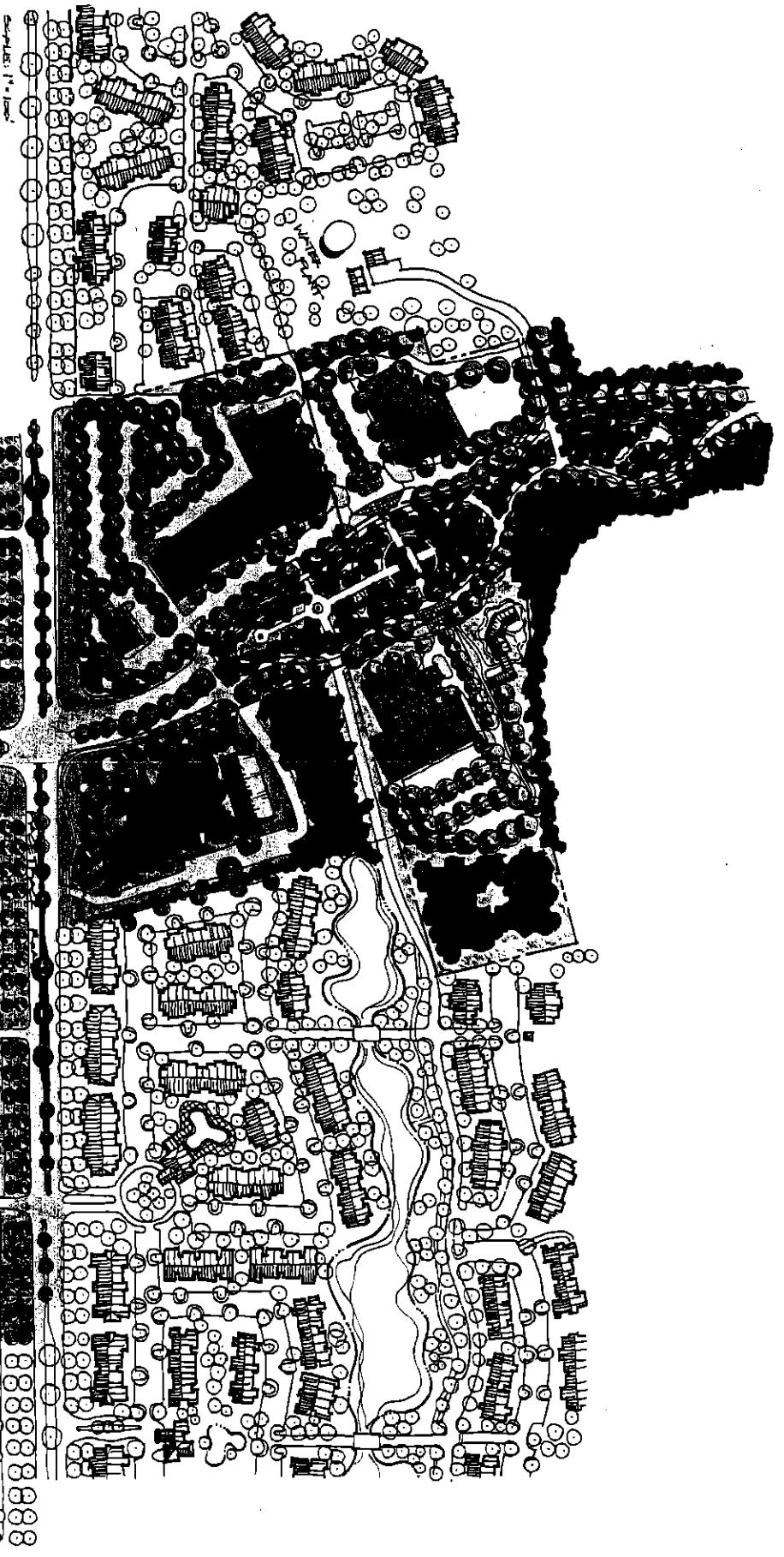


PROPOSED



199 DU





TOWN CENTER

JULINGTON CREEK PLANTATION
AUGUST 12, 1998
ENGLAND, THOMAS & MILLER, INC.

FORM RPM-BSP-PROPCHANGE-1

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

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

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

1. I, Susan E. Green, the undersigned
owner/authorized representative of Julington Partners Limited Partnership
(developer)

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 concerning the
Julington Creek Plantation DRI/PUD
(original & current project names)

development, which information is true and correct to the best of
my knowledge. I have submitted today, under separate cover,

copies of this completed notification to
St. Johns County
(local government)

to the Northeast Regional Planning Council, and
to the Bureau of State Planning, Department of Community Affairs.

, 1998
(Date)

Susan E. Green
(Signature)

2. Applicant (name, address, phone).
3. Authorized Agent (name, address, phone).
4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.
5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

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

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.
7. List all the 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). 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?
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.

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

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

F.S.

YES

NO

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.
11. Will the proposed change require an amendment to the local government comprehensive plan?

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

12. 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.
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 to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;
 - 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;
 - c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;
 - d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

- e. A proposed amended 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
- 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 9J-2.025 (7), F.A.C.

SUBSTANTIAL DEVIATION DETERMINATION CHART

OF USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Action/ Description	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			
	Runway (length)			
	Runway (strength)			
ports	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			
	itals	# Beds		
# Parking Spaces				
Building (gross square feet)				
Site locational changes				
Acreage, including drainage, ROW, easements, etc.				
# External Vehicle Trips				
D.O. conditions				
ADA representations				

SUBSTANTIAL DEVIATION DETERMINATION CHART

OF USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Industrial	Acreage, including drainage, ROW, easements, etc. # Parking Spaces Building (gross square feet) # Employees Chemical storage (barrels and lbs.) site locational changes # External Vehicle Trips D.O. conditions ADA representations			
Mining operations	Acreage mined (year) Water Withdrawal (Gal/day) Size of Mine (acres), including drainage, ROW, easements, etc. Site locational changes # External Vehicle Trips D.O. conditions ADA representations			
Process	Acreage, including drainage, ROW, easements, etc. Building (gross square feet) # Parking Spaces # Employees site locational changes # External Vehicle Trips D.O. conditions ADA representations			

SUBSTANTIAL DEVIATION DETERMINATION CHART

OF USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
leum/Chem. rage	Storage Capacity (barrels and/or lbs.) Distance to Navigable Waters (feet) Site locational changes Facility Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations			
(Marinas)	# boats, wet storage # boats, dry storage Dredge and fill (cu.yds.) Petroleum storage (gals.) Site locational changes Port Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations			
dential	# dwelling units Type of dwelling units # lots Acreage, including drainage, ROW, easements, etc. Site locational changes # External Vehicle Trips D.O. conditions			

SUBSTANTIAL DEVIATION DETERMINATION CHART

OF USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Retail, Service	Acreage, including drainage, ROW, easements, etc. Floor Space (gross square feet) # Parking Spaces # Employees Site locational changes # External Vehicle Trips D.O. conditions ADA representations			
Hotel/Motel	# Rental Units Floor Space (gross square feet) # Parking Places # Employees Site locational changes Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations			
Park	Acreage, including drainage, ROW, easements, etc. # Parking Spaces Buildings (gross square feet) # Employees Site locational changes # External Vehicle Trips D.O. conditions ADA representations			

SUBSTANTIAL DEVIATION DETERMINATION CHART

OF USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Space 1 natural 1 vegetated 1-impervious (faces)	Acreage Site locational changes Type of open space D.O. conditions ADA representations			
ervation, er or Special ection Areas	Acreage Site locational changes Development of site proposed D.O. conditions ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

Julington Creek Plantation
Notification of Proposed Change to an approved DRI

1. As noted on the front page of the application
2. **APPLICANT:**
Julington Partners Limited Partnership
950 Davis Pond Boulevard
Jacksonville, Florida 32259
(904) 287-4180
3. **AGENT:**
England, Thims & Miller, Inc.
3131 St. Johns Bluff Road, South
Jacksonville, Florida 32246
(904) 642-8990
Susan E. Green, Director of Planning
4. **LOCATION:**
The Julington Creek Plantation DRI is located in northwest St. Johns County, and includes all of or portions of Sections 26, 27, 28, 29, 40, 31, 32, 33, 34, 35, 36, 49, and 54, Township 4 South, Range 27 East, and all of or portions of Sections 2, 4, 5, 38, 39, and 42, Township 5 South, Range 27 East. The total acreage of the DRI is 4,150 acres, more or less.
5. The proposed changes to the DRI/PUD Master Plan include a re-distribution of dwellings units and zoning modifications to the parcels listed within the accompanying chart and shown in the italicized type on the revised map sheet (Exhibit A, Map H). There are no proposed changes to the overall plan of development phasing, commencement date, build-out date, development order conditions and requirements, or in the representations contained in the currently approved development order. This proposed change does not include any additional lands, and there are not changes to the boundary or overall acreage of the DRI.
6. The following table (Substantial Deviation Chart) has been completed to show all proposed changes to the DRI/PUD Master Plan. If no change is proposed, we have indicated "no change". For each of the land uses below, there is no change proposed in the number of external vehicle trips, Development Order Conditions, or ADA representations stated in the currently approved DRI. Any site location changes are shown in the italicized type on the revised map sheet (Exhibit A, Map H).

SUBSTANTIAL DEVIATION TABLE

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	CURRENTLY APPROVED PLAN
<u>RESIDENTIAL</u> Single family Multi-family	# of dwelling units acreage	no change	no change
	# of dwelling units acreage	no change	no change
<u>COMMERCIAL/ OFFICE</u>	Acreage Building (gsf) #parking spaces #employees	no change no change no change no change	no change no change no change no change
<u>INSTITUTIONAL</u> Worship Center Utilities Government Schools Rights-of-way	Acreage Acreage Acreage Acreage Acreage	no change no change no change no change no change	no change no change no change no change no change
<u>RECREATION/ OPEN SPACE</u>	Acreage Type of Open Space	no change no change	

7. There has been two Minor Modifications, Res# 93-159, approved in August of 1983, and Res. #95-54, approved in October, 1995, since the adoption of the Julington Creek Plantation DRI. The same amended the number of dwelling units in Parcel #15 from 88 to 91, number of dwelling units in Parcel #20 from 86 to 75, number of dwelling units in Parcel #23 from 147 to 153 and number of dwelling units in Parcel #35 from 310 to 312, and increased the amount of worship site area from 13 acres to 22.6 acres. There has not been any change in the local government jurisdiction for any portion of the development since the approval of this DRI.

8. There have not been 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.
9. Exhibit A (also labeled Map H) is attached hereto which depicts the overall DRI for Julington Creek Plantation. The parcels which are proposed to be adjusted in this modification are indicated by a bolded parcel boundary line.
10. We are not proposing to delete, add or amend any language in the approved development order associated with the approved DRI. Each of the modifications to this DRI are addressed in the table(s) attached hereto which depict each of the parcels that are increasing or decreasing in size and/or numbers of dwellings.