

ST. JOHNS COUNTY
RESOLUTION NO. 99-172

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 04-16, 1999 (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 11-09, 1999 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 Land Development Code 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.

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 9th DAY OF November, 1999.

BOARD OF COUNTY COMMISSIONER OF
ST. JOHNS COUNTY, FLORIDA

By: Marc Jacobs
CHAIRMAN

ATTEST:

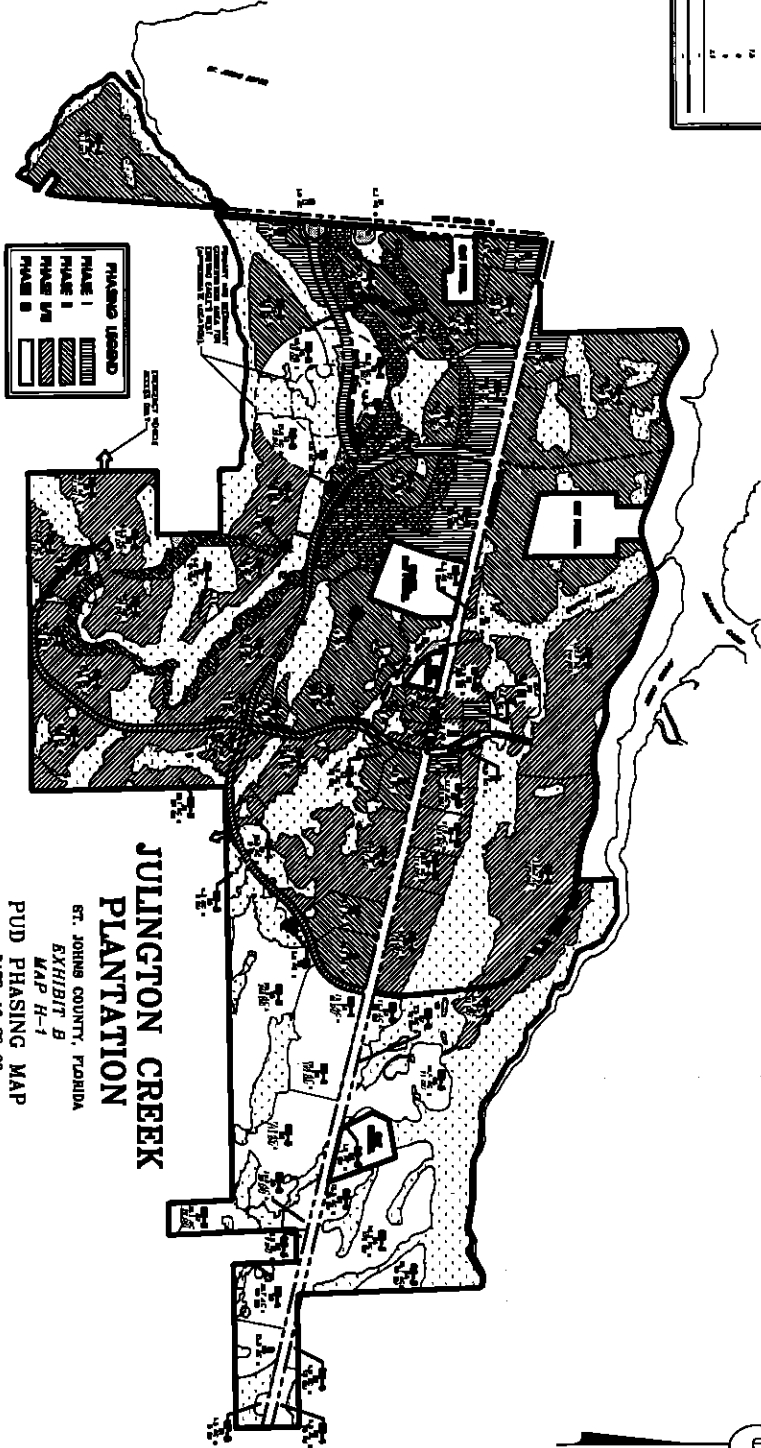
By: Patricia DeGrande
Deputy Clerk

Adopted Regular Meeting 11-09, 1999

Effective: 11-09, 1999

DUPLICATE - TABLE B-3 JUNGLION CREEK MASTER PHASING SCHEDULE											
DATE OF COMPLETION	PHASE	ACRES	NO. OF UNITS	NO. OF PHASES	NO. OF PHASES	NO. OF PHASES	NO. OF PHASES	NO. OF PHASES	NO. OF PHASES	NO. OF PHASES	NO. OF PHASES
1998	PHASE I	144.1	144	1	1	1	1	1	1	1	1
1999	PHASE II	144.1	144	2	2	2	2	2	2	2	2
2000	PHASE III	144.1	144	3	3	3	3	3	3	3	3
2001	PHASE IV	144.1	144	4	4	4	4	4	4	4	4
2002	PHASE V	144.1	144	5	5	5	5	5	5	5	5
2003	PHASE VI	144.1	144	6	6	6	6	6	6	6	6
2004	PHASE VII	144.1	144	7	7	7	7	7	7	7	7
2005	PHASE VIII	144.1	144	8	8	8	8	8	8	8	8
2006	PHASE IX	144.1	144	9	9	9	9	9	9	9	9
2007	PHASE X	144.1	144	10	10	10	10	10	10	10	10
2008	PHASE XI	144.1	144	11	11	11	11	11	11	11	11
2009	PHASE XII	144.1	144	12	12	12	12	12	12	12	12
2010	PHASE XIII	144.1	144	13	13	13	13	13	13	13	13
2011	PHASE XIV	144.1	144	14	14	14	14	14	14	14	14
2012	PHASE XV	144.1	144	15	15	15	15	15	15	15	15
2013	PHASE XVI	144.1	144	16	16	16	16	16	16	16	16
2014	PHASE XVII	144.1	144	17	17	17	17	17	17	17	17
2015	PHASE XVIII	144.1	144	18	18	18	18	18	18	18	18
2016	PHASE XIX	144.1	144	19	19	19	19	19	19	19	19
2017	PHASE XX	144.1	144	20	20	20	20	20	20	20	20
2018	PHASE XXI	144.1	144	21	21	21	21	21	21	21	21
2019	PHASE XXII	144.1	144	22	22	22	22	22	22	22	22
2020	PHASE XXIII	144.1	144	23	23	23	23	23	23	23	23
2021	PHASE XXIV	144.1	144	24	24	24	24	24	24	24	24
2022	PHASE XXV	144.1	144	25	25	25	25	25	25	25	25
2023	PHASE XXVI	144.1	144	26	26	26	26	26	26	26	26
2024	PHASE XXVII	144.1	144	27	27	27	27	27	27	27	27
2025	PHASE XXVIII	144.1	144	28	28	28	28	28	28	28	28
2026	PHASE XXIX	144.1	144	29	29	29	29	29	29	29	29
2027	PHASE XXX	144.1	144	30	30	30	30	30	30	30	30

- LEGEND**
- 1-1 Single Family Residential (SFR)
 - 1-2 Single Family Residential (SFR)
 - 1-3 Single Family Residential (SFR)
 - 1-4 Single Family Residential (SFR)
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 - 1-49 Single Family Residential (SFR)
 - 1-50 Single Family Residential (SFR)



NOTES

1. PHASE I - 1/2/1998
2. PHASE II - 1/2/1998
3. PHASE III - 1/2/1998
4. PHASE IV - 1/2/1998
5. PHASE V - 1/2/1998
6. PHASE VI - 1/2/1998
7. PHASE VII - 1/2/1998
8. PHASE VIII - 1/2/1998
9. PHASE IX - 1/2/1998
10. PHASE X - 1/2/1998
11. PHASE XI - 1/2/1998
12. PHASE XII - 1/2/1998
13. PHASE XIII - 1/2/1998
14. PHASE XIV - 1/2/1998
15. PHASE XV - 1/2/1998
16. PHASE XVI - 1/2/1998
17. PHASE XVII - 1/2/1998
18. PHASE XVIII - 1/2/1998
19. PHASE XIX - 1/2/1998
20. PHASE XX - 1/2/1998
21. PHASE XXI - 1/2/1998
22. PHASE XXII - 1/2/1998
23. PHASE XXIII - 1/2/1998
24. PHASE XXIV - 1/2/1998
25. PHASE XXV - 1/2/1998
26. PHASE XXVI - 1/2/1998
27. PHASE XXVII - 1/2/1998
28. PHASE XXVIII - 1/2/1998
29. PHASE XXIX - 1/2/1998
30. PHASE XXX - 1/2/1998

SCALE: 1"=4000'

JUNGLION CREEK PLANTATION
PHASING MAP
 ST. JOHNS COUNTY, FLORIDA
 EXHIBIT B
 MAP H-1
 DATE: 10-22-98
 AS AMENDED BY ORDINANCE # _____
 PASSED BY ST. JOHNS COUNTY B.C.C.

England-Thims & Miller, Inc.
 ENGINEERS - PLANNERS
 SURVEYORS - LANDSCAPE ARCHITECTS
 3131 St. Johns Bluff Road South
 Jacksonville, Florida
 Phone No. (904) 642-8990
 Fax No. (904) 645-9485

MOD MASTER DEVELOPMENT PLAN
 JUNGLION CREEK PLANTATION
 JUNGLION PARTNERS LIMITED PARTNERSHIP
 ST. JOHNS COUNTY, FLORIDA

ETM. NO. E 98-216
 DATE: OCT. 22, 1999
 DRAWN BY: R.B.P.
 DRAW NO.: 1

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

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 - 1990	PHASE II ^{1.5} 1991 - 1999	PHASE III ² 2000-2009	TOTAL UNITS
RESIDENTIAL					
SINGLE FAMILY (du's)	2,242.1	⁴ 126	2,001	3,019	5,146
MULTI-FAMILY (du's)	87.3	0	295	959	1,254
TOTAL	2,329.4	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	⁵ 13.0	-	-	-	
SCHOOLS	⁶ 46.3	-	-	-	
RIGHT-OF-WAYS	⁶ 164.2	-	-	-	
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	1,221.2	1,218.7	0	2.5	
TOTAL	1,503.6	-	-	-	
TOTAL ACREAGE	4,150.0	-	-	-	

EXHIBIT D
JULINGTON CREEK PLANTATION
MODIFICATION TO THE PUD/DRI
WRITTEN NARRATIVE

Julington Creek Plantation PUD is an ongoing development which consists of approximately 4,150 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 S.R. 13 and north of Cunningham Creek.

The Julington Creek Plantation Development of Regional Impact Restated Development Order was approved and adopted by the St. Johns County Board of County Commissioners in September, 1993, as Resolution 93-159 and Ordinance 93-43. Several modifications have since been approved, the most recent being Resolution 98-171 and Ordinance 98-55 (Major Modification approved September 8, 1998) and Resolution 98-72 (Minor Modification approved December 17, 1998).

The proposed changes to the DRI/PUD Master Plan include a re-distribution of dwelling units throughout the project area and a rezoning of Parcel 80 from multi-family (MF-15) to single family residential (RS-4). A 50 foot wide natural vegetated buffer shall be provided along the Southerly right-of-way of Bishop Estates Road, adjacent to Parcels 81 and 82 (excluding locations of access points for roadways, sidewalks, bike paths, and/or emergency vehicles). Proposed changes to each parcel are depicted on the Master Development Plan (Exhibit A/Map) and in the attached chart (Exhibit E). The revised Master Plan depicts these changes by bolded and italicized type. The chart depicts on one set of columns each parcel as it is currently approved, and another set of columns depicts the proposed changes. Areas left blank indicate that no change is proposed.

The changes described herein do not have any adverse impacts on the approved PUD/DRI as a whole. The numbers of dwelling units, the total acreage of the PUD/DRI, the phasing and the overall plan of development have not changed.

EXHIBIT E
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
October 25, 1999

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

		Current Approved PUD St. Johns County Ordinance 98-55 and Resolution 98-171 Approved September 8, 1998 and Resolution 98-72 Approved December 3, 1998			PROPOSED MASTER PLAN				
PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
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	33.0	RS-3	89	2.7					
6	44.9	RS-2	96	2.1					
7	20.7	RS-2	32	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			25	0.9	-31
11	6.8	RA							
13	3.0	G							
14	17.3	U							
15	40.4	RS-2	91	2.3					
16	25.9	RS-2	53	2.0			42	1.6	-11
17	21.6	RS-2	63	2.9			35	1.6	-28
18	2.3	C							
19	5.0	RA							
20	50.0	RS-2	75	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	20.9	RS-2	46	2.2					
26	44.1	RS-2	80	1.8			81	1.8	+1
27	8.5	RS-2	15	1.8					

**Current Approved PUD
St. Johns County Ordinance 98-55
and Resolution 98-171
Approved September 8, 1998
and Resolution 98-72
Approved December 3, 1998**

PROPOSED MASTER PLAN

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
28	43.3	RS-2	80	1.8			81	1.9	+1
29	18.2	RS-2	30	1.6			31	1.7	+1
30	23.8	RS-2	55	2.3			50	2.1	-5
31	45.6	RS-3	107	2.3					
32	28.1	RS-3	87	3.1					
33	3.4	RA							
34	28.1	RS-3	86	3.1					
35	93.9	RS-3	285	3.0					
35.1	15.1	RS-5	54	3.6					
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	18.9	C							
43	11.5	RS-5	28	2.4					
44	83.3	RS-5	295	3.5			297	3.6	+2
45	25.3	S							
46	26.2	CP							
47	6.6	RS-4	7	1.1					
48	27.4	RS-5	117	4.3					
50	4.3	RS-3	0	0					
51	10.0	RS-4	0	0					
52	3.0	RA							
53	110.5	RS-3	220	2.0		90.3	260	2.9	+40
54	13.1	RS-4	30	2.3		18.5	46	2.5	+16
55	43.0	RS-4	140	3.3		49.2	192	3.9	+52
56	57.7	RS-3	150	2.6		71.5	172	2.4	+22
57	20.7	RS-3	48	2.3		20.5	38	1.9	-10
58	9.3	RS-5	33	3.5		10.0	20	2.0	-13
59	35.6	RS-4	80	2.2		28.7		2.8	

**Current Approved PUD
St. Johns County Ordinance 98-55
and Resolution 98-171
Approved September 8, 1998
and Resolution 98-72
Approved December 3, 1998**

PROPOSED MASTER PLAN

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
60	21.0	S							
61	1.5	MF-8	0	8.0					
62	6.8	RS-4	26	3.8					
63	18.7	RS-3	40	2.1					
64	78.2	RS-3	172	2.2					
65	12.5	RS-5	35	2.8					
66	44.4	RS-3	100	2.3			75	1.7	-25
67	12.3	RS-5	61	5.0					
68	40.2	RS-4	128	3.2		39.1	118	3.0	-10
69.A	20.9	MF-15	300	14.4		21.0	315	15.0	+15
69.B	20.9	MF-15	300	14.4			314	15.0	+14
70	20.0	MF-15	300	14.3		21.0	315	15.0	+15
71	5.0	W							
74	10.0	G							
75	4.0	U							
76	22.9	MF-15	295	12.8			310	13.5	+15
77	6.3	RS-4	0	0					
78	260.7	RS-3	642	2.4					
79	21.8	CP							
80	30.5	MF-15	59	15	RS-4			1.9	
81	127.7	RS-2	199	1.6			140	1.1	-59
82	136.2	RS-2	176	1.3			185	1.3	+9
83	26.4	RS-2	46	1.7			41	1.4	-5
84	2.8	RA							
85	90.8	RS-3	213	2.2			212	2.3	-1
86	7.2	C							
87	2.5	RS-5	12	4.8					
88	1.0	RS-2	2	2.0					
89	2.0	RS-3	5	2.5			0		-5
90	4.0	RS-4	12	3.0					
91	2.3	OS							
TOTALS			6,400						0.0

**EXHIBIT F
JULINGTON CREEK PLANTATION
DRI and PUD
MASTER DEVELOPMENT PLAN
(Map H)
October 25, 1999**

WETLANDS/NATURAL AREAS COMPARISON

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

CURRENTLY APPROVED MASTER PLAN St. Johns County Ordinance 98-55 and Resolution 98-171, Approved September 8, 1998 and Resolution 98- 72, Approved December 3, 1998			CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
1	C	10.0			
2	C	8.0			
3	RS-2	40.0			
4	RS-2	20.0			
5	RS-3	33.0			
6	RS-2	44.9			
7	RS-2	20.7			
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	40.4			
16	RS-2	25.9			
17	RS-2	21.6			
18	C	2.3			
19	RA				
20	RS-2	50.0			
21	RS-4	18.8			
22	RS-4	6.8			
23	RS-2	69.9			
24	RS-2	29.7			
25	RS-2	20.9			
26	RS-2	44.1			

CURRENTLY APPROVED MASTER PLAN St. Johns County Ordinance 98-55 and Resolution 98-171, Approved September 8, 1998 and Resolution 98- 72, Approved December 3, 1998			CURRENTLY PROPOSED PLAN		
PARCEL NO.	ZONING	ACREAGE ±	ZONING	ACREAGE ±	NET UPLAND GAIN/LOSS
27	RS-2	8.5			
28	RS-2	43.3			
29	RS-2	18.2			
30	RS-2	23.8			
31	RS-3	45.6			
32	RS-3	28.1			
33	RA				
34	RS-3	28.1			
35	RS-3	93.9			
35.1	RS-5	15.1			
36	RS-5	19.2			
37	RS-2	46.2			
38	RS-4	4.0			
39	O.S.				
40	W	9.6			
40.1	W	5.7			
41	C	5.5			
42	C	18.9			
43	RS-5	11.5			
44	RS-5	83.3			
45	S	25.3			
46	CP	26.2			
47	RS-4	6.6			
48	RS-5	27.4			
49					
50	RS-3	4.3			
51	RS-4	10.0			
52	RA				
53	RS-3	110.5		90.3	-20.2
54	RS-4	13.1		18.5	5.4
55	RS-4	43.0		49.2	6.2
56	RS-3	57.7		71.5	13.8
57	RS-3	20.7		20.5	-0.2
58	RS-5	9.3		10.0	0.7
59	RS-4	35.6		28.7	-6.9

