

ST. JOHNS COUNTY
RESOLUTION NO. 2000-10

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 10-29-99 (Notification), requesting modification of the Phase II end date 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; 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 01/25/00, 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 and other evidence 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:

Additions are underlined and deletions are stricken through.

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.

Amend Condition 5 on p. 10 (as previously amended) as follows:

5. Phasing. The projected dates for development of the phases described in the ADA shall be as follows: Phase I (1984-1990); Phase II (1991-December 15, ~~1999~~ 2001); Phase III (December 16, 1999-December 15, 2009). The DRI buildout date has been extended from 2002 to December 15, 2009. Any further extensions to this DRI buildout date shall be subject to a substantial deviation determination pursuant to Section 380.06(19), F.S. The property encompassed by each Phase is shown on the Master Phasing Plan (Map H-1), also know as Exhibit B. Attached as Exhibits B and C are Master Phasing Plan and the Master Phasing Schedule that control the maximum residential units and commercial and office square footages that can be developed in any phase. The area shown for development in Phase II and Phase II/III in Exhibit B exceeds the area needed for the number of units and square feet shown in the Master Phasing Schedule of

Phase II alone. Development in Phase II can occur anywhere in the areas identified on the Master Phasing Plan (Exhibit B) as Phase II or II/III but can not exceed the 295 multi-family and 2001 single family units, and the 80,000 square feet of commercial use, 15.3 acres of worship, and 5,000 square feet of office use, identified in Exhibit C, providing all of the necessary infrastructure is in place. In addition, (1) after completion of all traffic improvements and other traffic mitigation obligations required by this development order (Condition 6 and Exhibit F) (except for any signalization not yet warranted) and (2) provided all other necessary infrastructure is available, residential and non-residential development authorized in Phase III also may occur during Phase II.

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 25 DAY OF January 2000.

BOARD OF COUNTY COMMISSIONER OF
ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant

ATTEST: Clerk

By: Patricia DeGrande
Deputy Clerk

Adopted Regular Meeting 1-25-2000

Effective: 1-25-2000

1993 Restated DRI Development Order

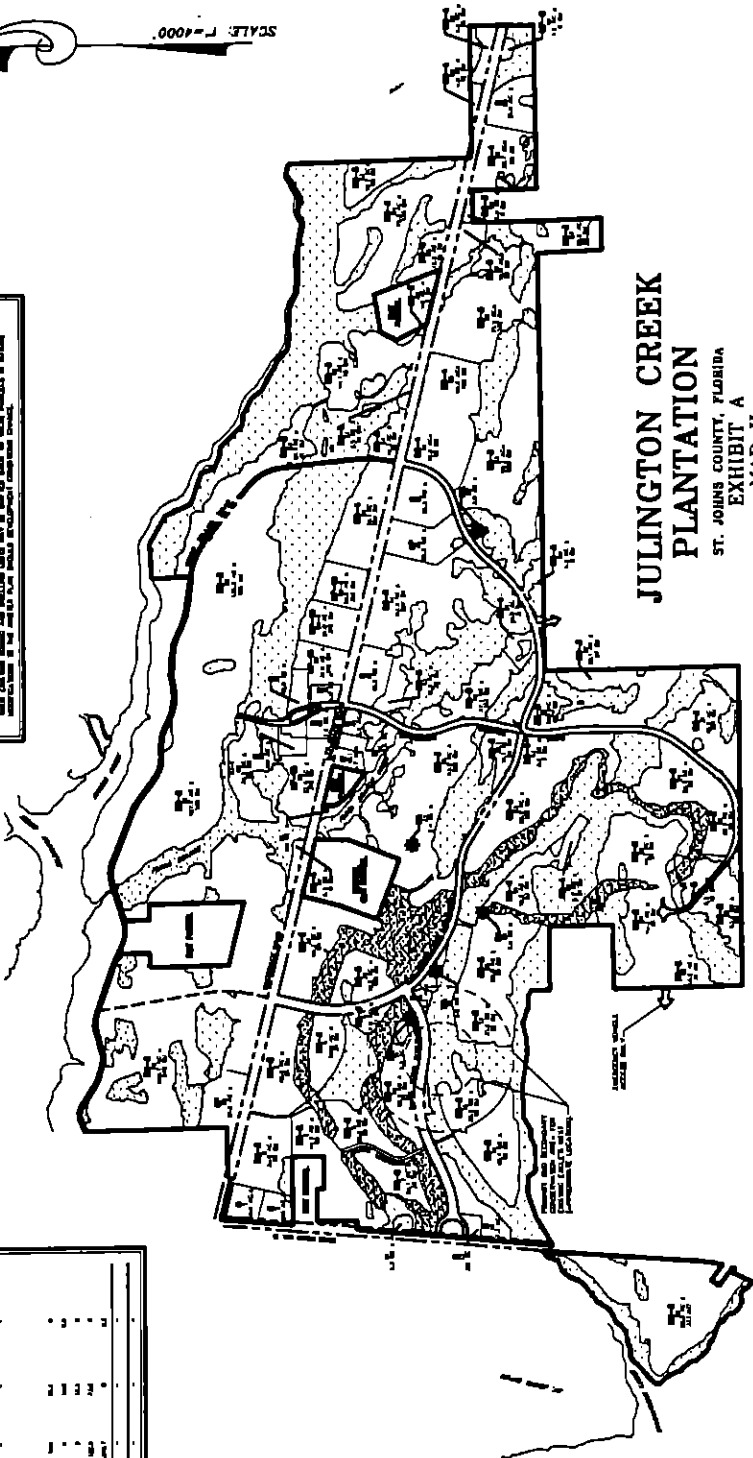
Revised Exhibits A, B, and C

EXHIBIT C - JAMES BEAS
JULINGTON CREEK MASTER PLANNING SCHEMATIC

Lot No.	Area (Acres)	Use	Notes
1-10	10.0	Residential	...
11-20	10.0	Residential	...
21-30	10.0	Residential	...
31-40	10.0	Residential	...
41-50	10.0	Residential	...
51-60	10.0	Residential	...
61-70	10.0	Residential	...
71-80	10.0	Residential	...
81-90	10.0	Residential	...
91-100	10.0	Residential	...
101-110	10.0	Residential	...
111-120	10.0	Residential	...
121-130	10.0	Residential	...
131-140	10.0	Residential	...
141-150	10.0	Residential	...
151-160	10.0	Residential	...
161-170	10.0	Residential	...
171-180	10.0	Residential	...
181-190	10.0	Residential	...
191-200	10.0	Residential	...
201-210	10.0	Residential	...
211-220	10.0	Residential	...
221-230	10.0	Residential	...
231-240	10.0	Residential	...
241-250	10.0	Residential	...
251-260	10.0	Residential	...
261-270	10.0	Residential	...
271-280	10.0	Residential	...
281-290	10.0	Residential	...
291-300	10.0	Residential	...
301-310	10.0	Residential	...
311-320	10.0	Residential	...
321-330	10.0	Residential	...
331-340	10.0	Residential	...
341-350	10.0	Residential	...
351-360	10.0	Residential	...
361-370	10.0	Residential	...
371-380	10.0	Residential	...
381-390	10.0	Residential	...
391-400	10.0	Residential	...
401-410	10.0	Residential	...
411-420	10.0	Residential	...
421-430	10.0	Residential	...
431-440	10.0	Residential	...
441-450	10.0	Residential	...
451-460	10.0	Residential	...
461-470	10.0	Residential	...
471-480	10.0	Residential	...
481-490	10.0	Residential	...
491-500	10.0	Residential	...

NOTES

1. ALL LOTS ARE 10 ACRES.
2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 20% OPEN SPACE.
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7. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 20% OPEN SPACE.
8. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 20% OPEN SPACE.
9. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 20% OPEN SPACE.
10. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 20% OPEN SPACE.



- LEGEND**
- 0-1 10' Wide Right-of-Way
 - 0-2 20' Wide Right-of-Way
 - 0-3 30' Wide Right-of-Way
 - 0-4 40' Wide Right-of-Way
 - 0-5 50' Wide Right-of-Way
 - 0-6 60' Wide Right-of-Way
 - 0-7 70' Wide Right-of-Way
 - 0-8 80' Wide Right-of-Way
 - 0-9 90' Wide Right-of-Way
 - 0-10 100' Wide Right-of-Way
 - 0-11 150' Wide Right-of-Way
 - 0-12 200' Wide Right-of-Way
 - 0-13 300' Wide Right-of-Way
 - 0-14 400' Wide Right-of-Way
 - 0-15 500' Wide Right-of-Way
 - 0-16 600' Wide Right-of-Way
 - 0-17 700' Wide Right-of-Way
 - 0-18 800' Wide Right-of-Way
 - 0-19 900' Wide Right-of-Way
 - 0-20 1000' Wide Right-of-Way
 - 0-21 1500' Wide Right-of-Way
 - 0-22 2000' Wide Right-of-Way
 - 0-23 3000' Wide Right-of-Way
 - 0-24 4000' Wide Right-of-Way
 - 0-25 5000' Wide Right-of-Way
 - 0-26 6000' Wide Right-of-Way
 - 0-27 7000' Wide Right-of-Way
 - 0-28 8000' Wide Right-of-Way
 - 0-29 9000' Wide Right-of-Way
 - 0-30 10000' Wide Right-of-Way

<p>England · Thims & Miller, Inc. ENGINEERS - PLANNERS SURVEYORS - LANDSCAPE ARCHITECTS 3131 St. Johns Bluff Road South Jacksonville, Florida Phone No. (904) 842-8990 Fax No. (904) 846-9485</p>	MOD MASTER DEVELOPMENT PLAN		ETM. NO. E 98-216
	<p>JULINGTON CREEK PLANTATION JULINGTON PARTNERS LIMITED PARTNERSHIP ST. JOHNS COUNTY, FLORIDA</p>		DATE: OCT. 15, 1999
			DRAWN BY: R.B.P.
			DRAW NO: 1

NOTES

1. PHASE II - 1991 - 12/15/2001.
2. PHASE III - 12/16/99 - 12/15/2009.
3. OFFICE DEVELOPMENT INCORPORATED WITHIN COMMERCIAL SITES.
4. 69 UNITS IN PARCELS 3, 9 AND 37 SHOWN IN PHASE I ON THE MASTER PHASING PLAN, EXHIBIT B WILL BE CONSTRUCTED IN PHASE II.
5. THE MAXIMUM AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE II/III THROUGH 1999 IS THE AMOUNT OF DEVELOPMENT ALLOCATED FOR PHASE II, AS STIPULATED IN SECTION 5 OF THE RESTATED DEVELOPMENT ORDER.
6. GOVERNMENT AND SCHOOL SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE II/III.
7. THE UPLAND ACREAGE SHOWN HEREON IS BASED UPON AN AERIAL INTERPRETATION OF THE JURISDICTIONAL WETLAND IS WETLAND BOUNDARIES. ONCE A FINAL DETERMINATION OF THE LIMITS OF THE JURISDICTIONAL WETLAND AND CORRESPONDING ESTABLISHED BY THE APPROPRIATE ENVIRONMENTAL AGENCY, THE ACTUAL ACREAGE AND CORRESPONDING PLAN AND NUMBER OF DWELLING UNITS MAY BE MODIFIED ACCORDINGLY WITHIN THE MASTER DEVELOPMENT PLAN AND DESIGNATED MASTER PHASING SCHEDULE. THE TOTAL NUMBER OF RESIDENTIAL UNITS, SQUARE FOOTAGE DESIGNATED FOR COMMERCIAL AND OTHER LAND USES BY ACRES, SHALL NOT EXCEED THE MAXIMUM LIMITS SET FORTH IN THE MASTER DEVELOPMENT PLAN AND MASTER PHASING SCHEDULE AS SHOWN HEREIN. THE DENSITIES OF DWELLING UNITS BY ACRES SHALL BE CONSISTENT WITH THE MASTER DEVELOPMENT PLAN. THE DETERMINATION OF WETLAND BOUNDARIES WILL NOT PERMIT INCREASED CUMULATIVE IMPACT OF ANY LAND USE SET FORTH IN THE MASTER PHASING SCHEDULE SHOWN HEREON. ANY CHANGES TO THE WETLAND LIMITS AS A RESULT OF WETLAND PERMITTING REQUIREMENTS, SHALL BE SUBMITTED PURSUANT TO 380.06(19) F.S. AND PRESUMED NOT TO BE A SUBSTANTIAL DEVIATION.
8. DUE TO CERTAIN DEVELOPMENT RESTRICTIONS, INCLUDING PARCEL SIZE, SHAPE, AVAILABILITY OF UTILITIES AND OTHER RESTRICTIONS, DEVELOPMENT OF CERTAIN PARCELS IS NOT DEEMED TO BE FEASIBLE AT THIS TIME. ALTHOUGH ALL DWELLING UNITS HAVE BEEN REMOVED FROM THESE PARCELS, THEY WILL RETAIN THEIR EXISTING ZONING AND DWELLING UNITS MAY BE SHIFTED BACK TO THESE PARCELS IN FUTURE MODIFICATIONS TO THE MASTER PLAN SHOULD DEVELOPMENT CONDITIONS CHANGE.

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

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 - 1990	PHASE II ^{1.5} 1991 - 2001	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 3.0	-	-	-	
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	-	-	-	