

ST. JOHNS COUNTY  
RESOLUTION NO. 2000-98

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 May 3, 2000 (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; 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 July 18, 2000, 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. The revised Written Narrative (Exhibit D), a 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 on final wetland determinations (Exhibit F) also 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 18<sup>th</sup> DAY OF July, 2000

BOARD OF COUNTY COMMISSIONER OF ST. JOHNS COUNTY, FLORIDA

By: James E Bryant

ATTEST: Clerk

By: Patricia DeGrande  
Deputy Clerk

Adopted Regular Meeting 07-18-00

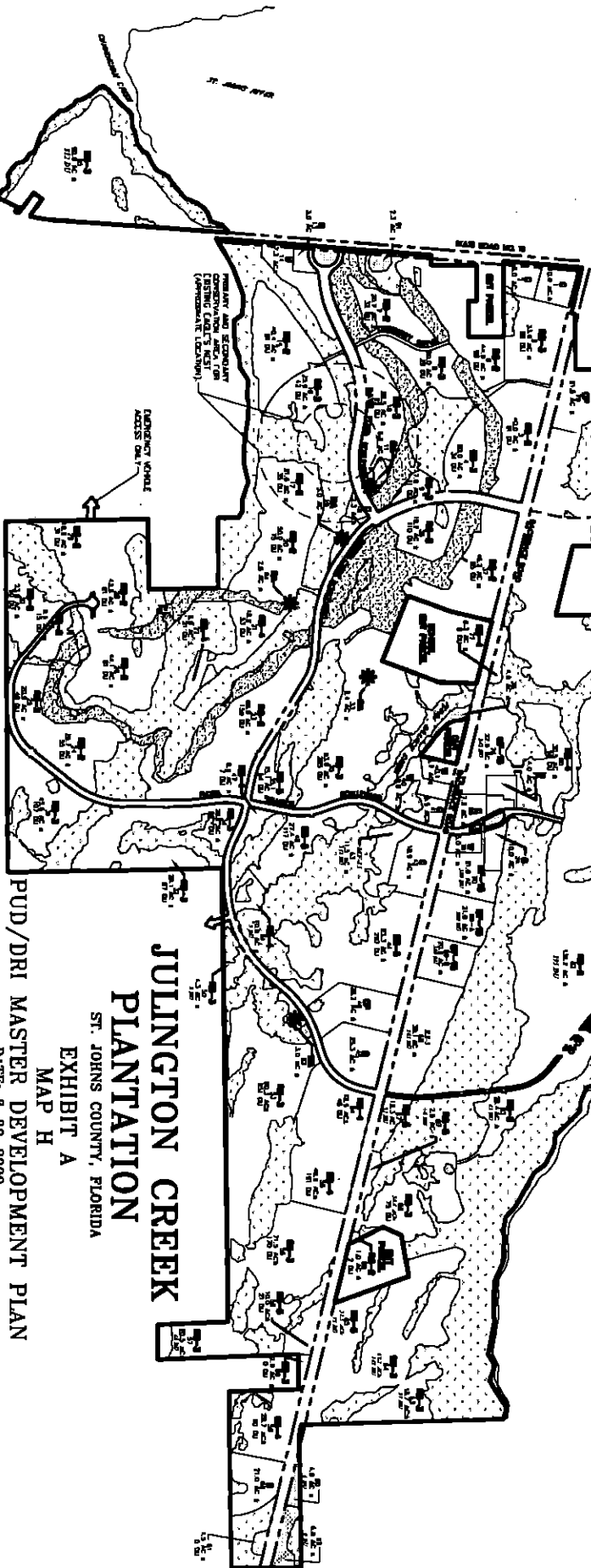
Effective: 07-18-00

1993 Restated DRI Development Order

Revised Exhibits A, B,C, D, E & F

**EXHIBIT C - TABLE 12B-3  
JULINGTON CREEK MASTER PHASING SCHEDULE**

LAND USE CATEGORY	TOTAL ACRES	PHASE 1 ACRES	PHASE 2 ACRES	PHASE 3 ACRES	PHASE 4 ACRES
RESIDENTIAL	100	100	0	0	0
COMMERCIAL	0	0	0	0	0
INDUSTRIAL	0	0	0	0	0
OFFICE	0	0	0	0	0
RECREATION	0	0	0	0	0
UTILITY	0	0	0	0	0
ROADS	0	0	0	0	0
OTHER	0	0	0	0	0
<b>TOTAL</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>



**LEGEND**

Residential	Residential
Commercial	Commercial
Industrial	Industrial
Office	Office
Recreation	Recreation
Utility	Utility
Roads	Roads
Other	Other

- NOTES**
1. PHASE 1 - 1/91 - 12/31/2000.
  2. PHASE 2 - 1/21/2001 - 12/31/2004.
  3. OTHER DEVELOPMENT APPROVED UNDER CURRENT ZONING.
  4. 10 UNITS IN PARCELS 1, 9 AND 37 SHOWN IN PHASE 1 ON THE MASTER PHASING PLAN. PHASE 1 WILL BE CONSTRUCTED IN PHASE 2.
  5. THE MAXIMUM AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT SHALL BE LIMITED TO THE AMOUNT OF DEVELOPMENT ALLOCATED FOR PHASE 1, AS STIPULATED IN SECTION 3 OF THE RESTRICTED DEVELOPMENT COVENANT.
  6. CONTEMPORARY AND SCHOOL SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE 1/2.
  7. THE UP-AND-GRABER SOAK SYSTEM IS BASED UPON AN AERIAL INSPECTION OF THE ADJACENT WETLAND DRAINAGES. ONCE A FINAL DETERMINATION OF THE ACTUAL AERIAL AND CORRESPONDING WETLAND DRAINAGES IS MADE, THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL BE ADJUSTED TO REFLECT THE ACTUAL WETLAND DRAINAGE CAPACITY. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED THE MAXIMUM LIMITS SET FORTH IN THE RESTRICTED DEVELOPMENT COVENANT. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL BE ADJUSTED TO REFLECT THE ACTUAL WETLAND DRAINAGE CAPACITY. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED THE MAXIMUM LIMITS SET FORTH IN THE RESTRICTED DEVELOPMENT COVENANT.
  8. DUE TO CERTAIN DEVELOPMENT RESTRICTIONS, INCLUDING FLOOD, SOIL, STABILITY OF UTILITIES AND OTHER RESTRICTIONS, DEVELOPMENT OF CERTAIN PARCELS IS NOT DEEMED TO BE FEASIBLE AT THIS TIME. THESE PARCELS AND OTHER PARCELS MAY BE REDEVELOPED IN PHASE 2 OR PHASE 3 OF THE MASTER PLAN SHOULD DEVELOPMENT CONDITIONS CHANGE.
  9. A 1/2 MILE BUFFER SHALL BE MAINTAINED AROUND THE SOUTHERLY 1/2 MILE OF GROUP ESTATES ROAD TO PROTECT THE ROAD FROM TRAFFIC AND UTILITIES AND LANDSCAPING.

**JULINGTON CREEK  
PLANTATION**  
ST. JOHNS COUNTY, FLORIDA

**EXHIBIT A  
MAP H**

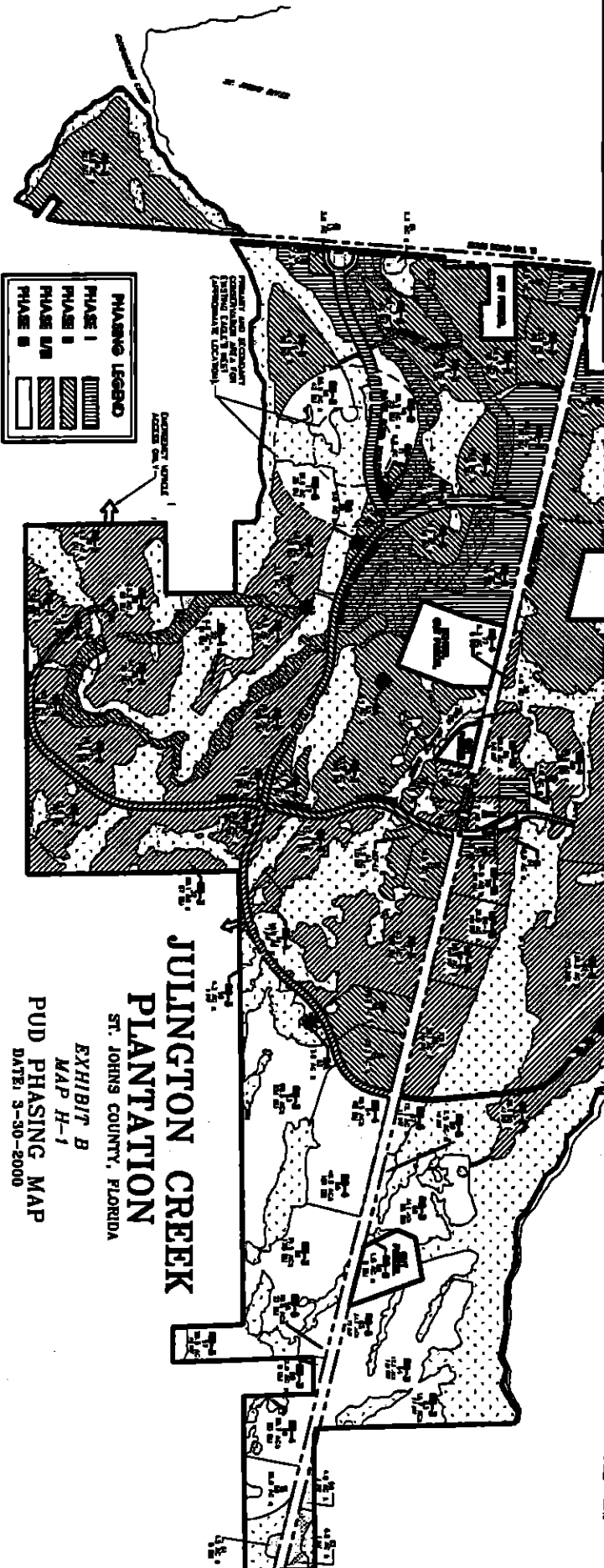
**PUD/DRI MASTER DEVELOPMENT PLAN**  
DATE: 3-30-2000

AS AMENDED BY RESOLUTION \_\_\_\_\_ AND PUD RESOLUTION \_\_\_\_\_  
PASSED BY ST. JOHNS COUNTY B.C.C., \_\_\_\_\_

### DUPLICATE - TABLE YIELD

#### JULINGTON CREEK MASTER PHASING SCHEDULE

Lot No.	Phase	Start Date	End Date	Yield	Notes
101	1	1/1/00	1/1/00	100	
102	1	1/1/00	1/1/00	100	
103	1	1/1/00	1/1/00	100	
104	1	1/1/00	1/1/00	100	
105	1	1/1/00	1/1/00	100	
106	1	1/1/00	1/1/00	100	
107	1	1/1/00	1/1/00	100	
108	1	1/1/00	1/1/00	100	
109	1	1/1/00	1/1/00	100	
110	1	1/1/00	1/1/00	100	
111	1	1/1/00	1/1/00	100	
112	1	1/1/00	1/1/00	100	
113	1	1/1/00	1/1/00	100	
114	1	1/1/00	1/1/00	100	
115	1	1/1/00	1/1/00	100	
116	1	1/1/00	1/1/00	100	
117	1	1/1/00	1/1/00	100	
118	1	1/1/00	1/1/00	100	
119	1	1/1/00	1/1/00	100	
120	1	1/1/00	1/1/00	100	
121	1	1/1/00	1/1/00	100	
122	1	1/1/00	1/1/00	100	
123	1	1/1/00	1/1/00	100	
124	1	1/1/00	1/1/00	100	
125	1	1/1/00	1/1/00	100	
126	1	1/1/00	1/1/00	100	
127	1	1/1/00	1/1/00	100	
128	1	1/1/00	1/1/00	100	
129	1	1/1/00	1/1/00	100	
130	1	1/1/00	1/1/00	100	
131	1	1/1/00	1/1/00	100	
132	1	1/1/00	1/1/00	100	
133	1	1/1/00	1/1/00	100	
134	1	1/1/00	1/1/00	100	
135	1	1/1/00	1/1/00	100	
136	1	1/1/00	1/1/00	100	
137	1	1/1/00	1/1/00	100	
138	1	1/1/00	1/1/00	100	
139	1	1/1/00	1/1/00	100	
140	1	1/1/00	1/1/00	100	
141	1	1/1/00	1/1/00	100	
142	1	1/1/00	1/1/00	100	
143	1	1/1/00	1/1/00	100	
144	1	1/1/00	1/1/00	100	
145	1	1/1/00	1/1/00	100	
146	1	1/1/00	1/1/00	100	
147	1	1/1/00	1/1/00	100	
148	1	1/1/00	1/1/00	100	
149	1	1/1/00	1/1/00	100	
150	1	1/1/00	1/1/00	100	

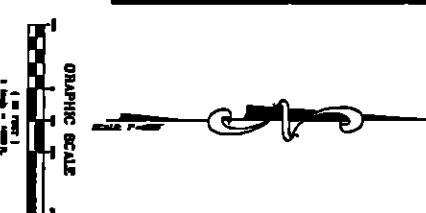


## JULINGTON CREEK PLANTATION

ST. JOHNS COUNTY, FLORIDA

EXHIBIT B  
MAP H-1  
PUD PHASING MAP  
DATE: 9-30-2000

AS AMENDED BY ORDINANCE # \_\_\_\_\_  
PASSED BY ST. JOHNS COUNTY B.C.C. \_\_\_\_\_



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

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984 - 1990	PHASE II <sup>1,5</sup> 1991 - 2001	PHASE III <sup>2</sup> 2000-2009	TOTAL UNITS
<b>RESIDENTIAL</b>					
SINGLE FAMILY (du's)	2219.8	<sup>4</sup> 126	2,001	3,019	5,146
MULTI-FAMILY (du's)	97.3	0	295	959	1,254
TOTAL	2317.1	126	2,296	3,978	6,400
<b>COMMERCIAL (sf)</b>					
COMMERCIAL	-	100,000	80,000	171,950	351,950
OFFICE	-	0	<sup>3</sup> 5,000	<sup>3</sup> 35,000	<sup>3</sup> 40,000
TOTAL	51.9	100,000	85,000	206,950	391,950
<b>INSTITUTIONAL (ac)</b>					
WORSHIP CENTER	20.3	5.0	15.3	0	
UTILITIES	21.3	21.3	0	0	
GOVERNMENT SITE	<sup>6</sup> 3.0	-	-	-	
SCHOOLS	<sup>6</sup> 46.3	-	-	-	
RIGHT-OF-WAYS	<sup>6</sup> 164.2	-	-	-	
TOTAL	265.1	-	-	-	
<b>RECREATIONAL/WETLAND/ NATURAL AREAS/ OPEN SPACE</b>					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	21.0	0	14.0	7.0	
OTHER UPLANDS	29.8	0	17.5	12.3	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,221.2	1,218.7	0	2.5	
TOTAL	1515.9	-	-	-	
<b>TOTAL ACREAGE</b>	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 2000-10 and Resolution 00-002 (Approved January 25, 2000).

St. Johns County is in the process of widening Racetrack Road through the Julington Creek Plantation project from Bishop Estates Road eastward. The county has requested from Julington Creek Plantation certain areas of land in order to provide the required stormwater management pond, wetland mitigation area, and relocation of existing Bell South easement, which will be necessary in order for St. Johns County to construct the intended roadway widening.

Julington Creek Plantation is prepared to provide these lands, but in order to do so, must reallocate dwelling units which are assigned to those developable parcels to other developable parcels within the PUD/DRI boundaries.

In order to accommodate this road widening, all dwelling units have been removed from Parcels 61, 62 and 90 and these parcels have been redesignated from single family (RS-4) to open space/other uplands so that they can be utilized by the county for wetland mitigation sites. The required stormwater management pond will be located within Parcel 65, which together with Parcels 63 through 66 have been reconfigured in order to provide the required pond site and depict the final wetland boundaries as determined by the US Army Corps of Engineers.

The resulting shift in units and land use acreage, which are proposed in order to accommodate the Race Track Road widening, are depicted on the Master Development Plan Map (Exhibit A), Phasing Map (Exhibit B), Master Phasing Schedule (Exhibit C) and in the attached charts (Exhibits E and F). 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.

Additionally, as requested in public hearings related to the changes adopted by St. Johns County November 9, 1999 (Resolution No. 99-172 and Ordinance No. 99-65), access from Parcels 81 and 82 to Bishop Estates Road have been removed from the plan.

The changes described herein do not have any adverse impacts on the approved PUD/DRI as a whole. The total numbers of dwelling units (including the total number of single family and multi-family dwelling units), the total acreage of the PUD/DRI, the overall phasing, the phasing of residential units and the overall plan of development have not changed.



**EXHIBIT E**  
**JULINGTON CREEK PLANTATION**  
**DRI and PUD**  
**MASTER DEVELOPMENT PLAN**  
**June 15, 2000**

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

		Current Approved PUD St. Johns County Resolutions 2000-10 and 00-002 Approved January 25, 2000			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-3	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	25	0.9					
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	42	1.6					
17	21.6	RS-2	35	1.6					
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	81	1.8					
27	8.5	RS-2	15	1.8					
28	43.3	RS-2	81	1.9					

**Current Approved PUD  
St. Johns County Resolutions 2000-  
10 and 00-002  
Approved January 25, 2000**

**PROPOSED MASTER PLAN**

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
29	18.2	RS-2	31	1.7					
30	23.8	RS-2	50	2.1					
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	MF-15		112		+84
44	83.3	RS-5	297	3.6					
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			2		+2
51	10.0	RS-4	0	0			3		+3
52	3.0	RA							
53	90.3	RS-3	260	2.9			251		-9
54	18.5	RS-4	46	2.5					
55	49.2	RS-4	192	3.9			191		-1
56	71.5	RS-3	172	2.4			170		-2
57	20.5	RS-3	38	1.9			46	2.0	+8
58	10.0	RS-5	20	2.0			21		+1
59	28.7	RS-4	80	2.8					
60	21.0	S							
61	1.5	MF-8	0	8.0	OS				

**Current Approved PUD  
St. Johns County Resolutions 2000-  
10 and 00-002  
Approved January 25, 2000**

**PROPOSED MASTER PLAN**

PARCEL NO.	ACREAGE ±	ZONING	DWELLING UNITS	DENSITY DU/AC	ZONING	ACREAGE ±	DWELLING UNITS	DENSITY DU/AC	NET GAIN/LOSS
62	6.8	RS-4	26	3.8	OS		0		-26
63	18.7	RS-3	40	2.1			57	3.0	+17
64	78.2	RS-3	172	2.2		67.2	143	2.1	-29
65	12.5	RS-5	35	2.8		31.5	75	2.4	+40
66	44.4	RS-3	75	1.7		36.4		2.1	
67	12.3	RS-5	61	5.0			31	2.4	-30
68	39.1	RS-4	118	3.0	RS-5		165	4.2	+47
69.A	21.0	MF-15	315	15.0			300		-15
69.B	20.9	MF-15	314	15.0			300		-14
70	21.0	MF-15	315	15.0			300		-15
71	5.0	W							
74	10.0	G							
75	4.0	U							
76	22.9	MF-15	310	13.5			242		-68
77	6.3	RS-4	0	0					
78	260.7	RS-3	642	2.4					
79	21.8	CP							
80	30.5	RS-4	59	1.9					
81	127.7	RS-2	140	1.1			157	1.2	+17
82	136.2	RS-2	185	1.3			195	1.4	+10
83	26.4	RS-2	41	1.4			45	1.7	+4
84	2.8	RA							
85	90.8	RS-3	212	2.3					
86	7.2	C							
87	2.5	RS-5	12	4.8			0		-12
88	1.0	RS-2	2	2.0					
89	2.0	RS-3	0	2.5					
90	4.0	RS-4	12	3.0	OS		0		-12
91	2.3	OS							
TOTALS			6,400						0.0

**EXHIBIT F**  
**JULINGTON CREEK PLANTATION**  
**DRI and PUD**  
**MASTER DEVELOPMENT PLAN**  
**(Map H)**  
**June 15, 2000**

**WETLANDS/NATURAL AREAS COMPARISON**

(NOTE: BLANK SQUARES INDICATE NO PROPOSED CHANGE)

<b>CURRENTLY APPROVED MASTER PLAN</b> St. Johns County Ordinance 98-55 and Resolution 98-171, Approved September 8, 1998 and Resolution 98-72, Approved December 3, 1998			<b>CURRENTLY PROPOSED PLAN</b>		
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			

**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	MF-15		
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	90.3			
54	RS-4	18.5			
55	RS-4	49.2			
56	RS-3	71.5			
57	RS-3	20.5			
58	RS-5	10.0			
59	RS-4	28.7			



# 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 **Linda Y. Murray**  
who on oath says that she is an 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 PROPOSED CHANGE (NOPC)

in the matter of **DEVELOPMENT OF REGIONAL IMPACT**

## JULINGTON CREEK PLANTATION (DRI)

in the Court, was published in said newspaper in the issues of

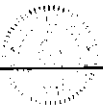
**JUNE 21, 2000**

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, for a period of one year 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 **21ST** day of **JUNE** 2000,

by Linda Y. Murray who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss  
(Signature of Notary Public)



Zoe Ann Moss  
MY COMMISSION NO. 20041814 EXPIRES  
MAY 31, 2004  
BUNNED THROUGH THE FIRM (Seal) INC.

Zoe Ann Moss

NOTICE OF PROPOSED CHANGE (NOPC) TO JULINGTON CREEK PLANTATION DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER. NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency and the Board of County Commissioners of St. Johns County will consider a Notice of Proposed Change to the previously approved Julington Creek Plantation DRI Development of Regional Impact. THE PLANNING AND ZONING AGENCY HEARING will be held on the 6th day of July, 2000, at 1:30 p.m. to consider and make recommendations to the Board of County Commissioners on whether the proposed change(s) constitutes a Substantial Deviation to the Development Order and will require further review. It is anticipated that one or more members of the Board of County Commissioners of St. Johns County may attend and participate in this meeting. THE BOARD OF COUNTY COMMISSIONERS HEARING will be held on the 18th day of July, 2000, at 9:00 a.m. to consider and take action on a Resolution of the County of St. Johns, State of Florida, modifying the Julington Creek Plantation DRI Development Order as previously approved; finding the modifications are consistent with St. Johns County Comprehensive Plan 1990-2005, Ordinance 2000-34, as amended and consistent with the St. Johns County Land Development Code, Ordinance 99-51; finding that the modifications do not constitute a substantial deviation; and providing for an effective date. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, (County Road 16-A) and US 1 North, St. Augustine, Florida. The Julington Creek Plantation DRI is an existing development located at State Route 13 and Racetrack Road within Sections 2,3,10,11,14,15,18,19,31,38,43 and 44, Township 6 South, Range 28 East; Sections 26,27,28,29,31,33,34,35,36,40,49 and 54, Township 4 South, Range 27 East; and all or portions of Sections 2,4,5,38,39 and 42, Township 5 South, Range 27 East (See General Location Map Exhibit A). The proposed changes to be considered are designed to accommodate St. Johns County's request that the developer provide land to the county for drainage and wetland mitigation related to the widening of Racetrack Road in the eastern portion of the DRI. The Julington Creek Plantation DRI Notice of Proposed Change file is available for review by the public in the Planning Department located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US 1 North), St. Augustine, Florida, and may be examined by interested parties prior to said public hearing, and all interested parties shall be granted an opportunity to be heard at said public hearing. NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations 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. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this meeting. If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, 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 appeal is to be based. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095. PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA  
BY: DON HOUSE, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
CHERYL STRICKLAND, CLERK  
L1015, June 21, 2000

