

**ST. JOHNS COUNTY**  
**RESOLUTION NO. 2015- 372**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,  
STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DRI  
RESTATED DEVELOPMENT ORDER, RESOLUTION NO. 1993-159, AS AMENDED;  
FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION;  
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, D.R. Horton, Inc.-Jacksonville (Applicant) submitted a Notice of Proposed Change (“NOPC”) to the Julington Creek Plantation Development of Regional Impact (“DRI”) dated September 10, 2015, requesting modification to the Development Order and Master Plan Map H to authorize the development of commercial and mini-warehouses on Parcel 90 and revise the phasing schedule; and

WHEREAS, the development of new commercial and mini-warehouses in St. Johns County will generate jobs and improve the tax base; and

WHEREAS, the Applicant submits that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.0619) of the Florida Statutes; and the applicant has provided evidence that such changes do not constitute a substantial deviation under any provision of Section 380.06(19) of the Florida Statutes; and

WHEREAS, the Board of County Commissioners has reviewed the NOPC 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 Dec. 1, 2015 after required notice.

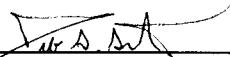
**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
  - a. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the development rights or increase in impacts from those approved Julington Creek Plantation DRI Development Order.
  - b. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
  - c. The changes requested in the NOPC are consistent with and further the objectives of the St. Johns County Comprehensive Plan 2025.

2. The legal description is included as Exhibit "A".
3. The Julington Creek Plantation DRI Development Order and Master Plan Map H are hereby modified by approval of the following specified changes:
  - a. Revise Map H included as Exhibit "B" to update the phasing schedule; reduce office by 33,583 square feet from 120,000 to 86,417; increase commercial by 5,038 square feet from 351,950 to 356,988; and add 120,000 square feet of mini-warehouse.
  - b. Revise the master phasing schedule included as Exhibit "C".
  - c. Introduce a conversion rate for mini-warehouse, and update the rates for single family residential and commercial as provided in Table 1 included as Exhibit "D".
  - d. Expand the allowable uses on Parcel 90 to 120,000 square feet of mini-warehouse development and 20,000 square feet of commercial development, by converting office using the conversion rates in the NOPC and allocating 10,509 commercial square feet of existing, vested rights.
4. Except as modified by this Resolution, the existing Julington Creek Plantation DRI Development Order 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 ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Economic Opportunity, and the Northeast Florida Regional 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 1<sup>st</sup> DAY OF December, 2015.

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

  
\_\_\_\_\_  
Jeb S. Smith, Chair

Rendition Date: 12/3/15

Attest: Hunter S. Conrad, Clerk

By:   
\_\_\_\_\_  
Deputy Clerk

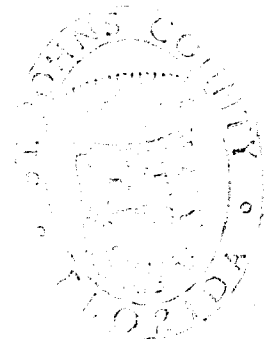


Exhibit "A" to Resolution

Legal Description

A parcel of land lying in Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Seven, Map Book 18, Pages 6 through 32, now vacated by Resolution Number 95-151 recorded in Official Records Volume 1131, Page 650, of the Public Records of said St. Johns County, Florida; together with those parts of Tracts "A" and "B" of the non-vacated portion of said Julington Creek Unit Seven, as described in deed of conveyance from St. Johns County recorded in Official Records Volume 1465, Page 1614, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of the Northerly portion of the aforementioned Julington Creek Unit Seven, said portion lying Northerly of Racetrack Road as now established; thence South  $89^{\circ} 11' 36''$  West, along the Northerly boundary of said Northerly portion of Julington Creek Unit Seven, a distance of 322.35 feet to the Northwesterly corner of lands described and recorded in Official Records Volume 705, Page 1752, of the aforementioned Public Records of St. Johns County, Florida, said Northwesterly corner being the Point of Beginning for this description.

From the Point of Beginning thus described, thence South  $00^{\circ} 33' 34''$  East, along the Westerly line of the aforementioned lands described in Official Records Volume 705, Page 1752, and along the Southerly prolongation of said Westerly line, a distance of 500.29 feet to its point of intersection with a line lying parallel with and 100.00 feet Northeasterly of the centerline of the aforementioned Racetrack Road, when measured at right angles thereto; thence North  $76^{\circ} 22' 54''$  West, along said parallel line, a distance of 2008.25 feet to its point of intersection with the aforementioned Northerly boundary of Julington Creek Unit Seven; thence North  $89^{\circ} 11' 36''$  East, along said Northerly boundary, a distance of 1947.10 feet to the Point of Beginning.

Exhibit "B" to Resolution  
Revised Map H / Master Development Plan



**PROSSER**  
 Community Management Strategy Solutions  
 13901 Siskyou Park Drive, Suite 200  
 Jacksonville, Florida 32244-0229  
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 Fax 904.732.2115  
 www.prosser.com  
 Florida Certificate of Authorization  
 Number: 0004029

**Julington  
 Creek  
 Plantation**

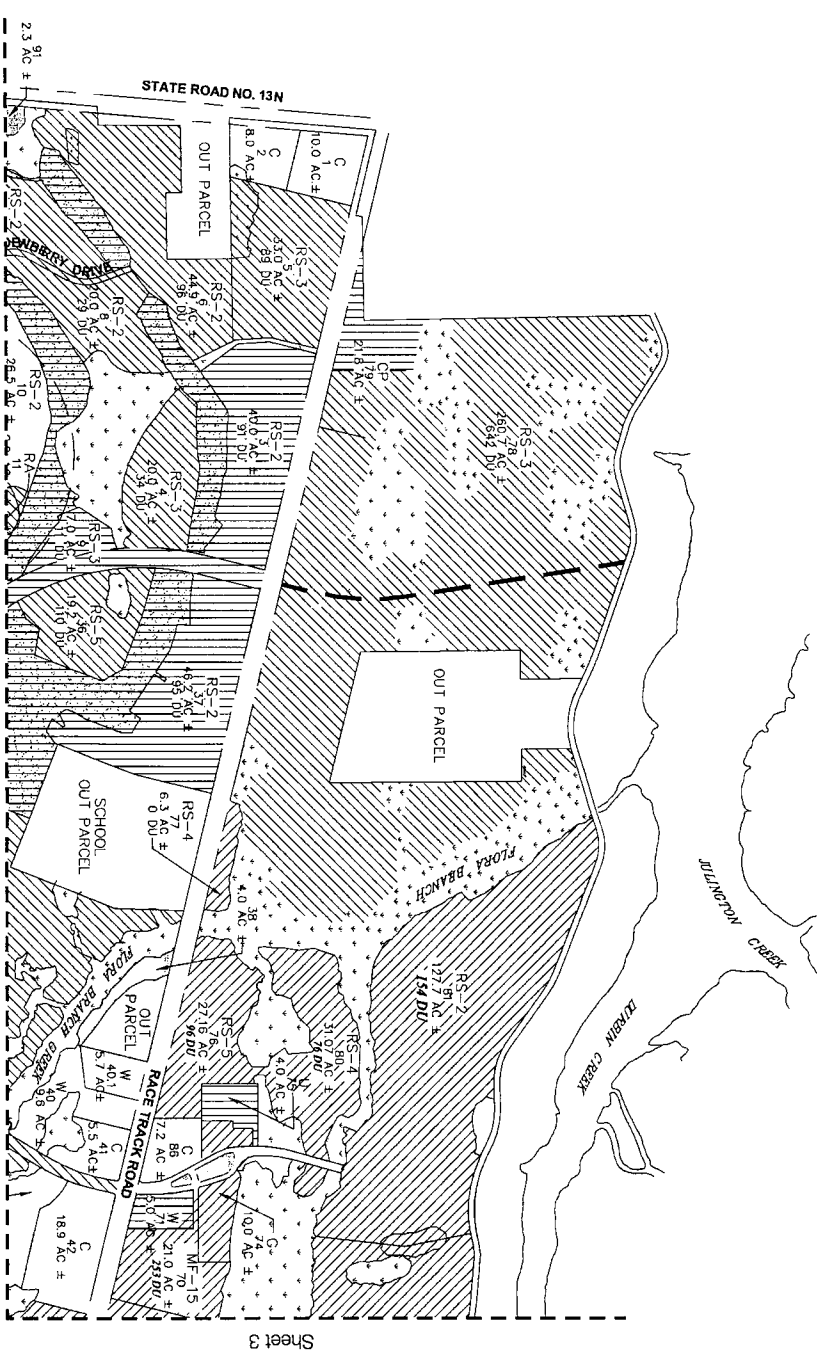
**Exhibit "B"**  
 Map H and Master  
 Development  
 Plan  
 (DR MOD 2015-04)

DATE: September 10, 2015  
 PROJECT NO.: 115841.01  
 DESIGNED BY:  
 DRAWN BY:  
 SCALE: AS NOTED

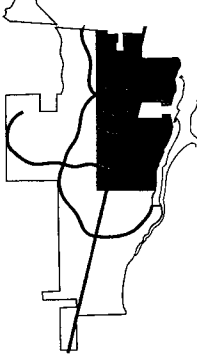
No.	Date	Revision

The Master Development Plan Map is a preliminary plan of development. It is not intended to be used for any other purpose. It is subject to change without notice. The final development plan shall be submitted to the appropriate regulatory agencies for their review and approval. The final development plan shall be submitted to the appropriate regulatory agencies for their review and approval. The final development plan shall be submitted to the appropriate regulatory agencies for their review and approval.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PERMITS NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_



**KEY MAP**

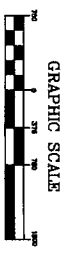


**PHASING LEGEND**

PHASE I	PHASE II	PHASE III
[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]

**LEGEND**

RS-1	Single Family (1/4000 S.F. Min.)	W	Wetland Overlay
RS-2	Single Family (1/4000 S.F. Min.)	G	Government
RS-3	Single Family (1/4000 S.F. Min.)	S	School
RS-4	Single Family (1/4000 S.F. Min.)	U	Utility
RS-5	Single Family (1/4000 S.F. Min.)	OS	Open Space
C	Community Center	MS	Medium Density Multi-Family
M	Medium Density Multi-Family	MS	Medium Density Multi-Family
MF-15	Medium Density Multi-Family	MS	Medium Density Multi-Family
Other	Other	OS	Open Space



Date: September 10, 2015  
 AS AMENDED BY RESOLUTION NO. 2015-  
 PASSED BY ST. JOHNS COUNTY B.C.C.

**PROSSER**  
 Community Management Group, Raleigh, NC  
 13001 Sileroot Park Drive South, Suite 200  
 Jacksonville, Florida 32244-6239  
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 Florida Certificate of Authorization  
 Number: 00006859

# Julington Creek Plantation

Exhibit "B"

Map H and Master  
 Development  
 Plan

(DR MOD 2015-04)

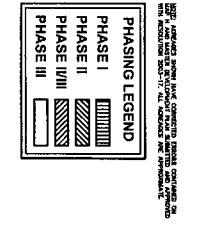
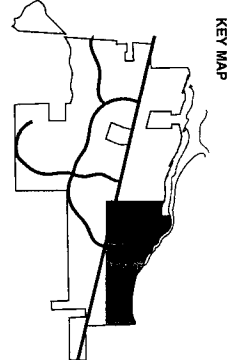
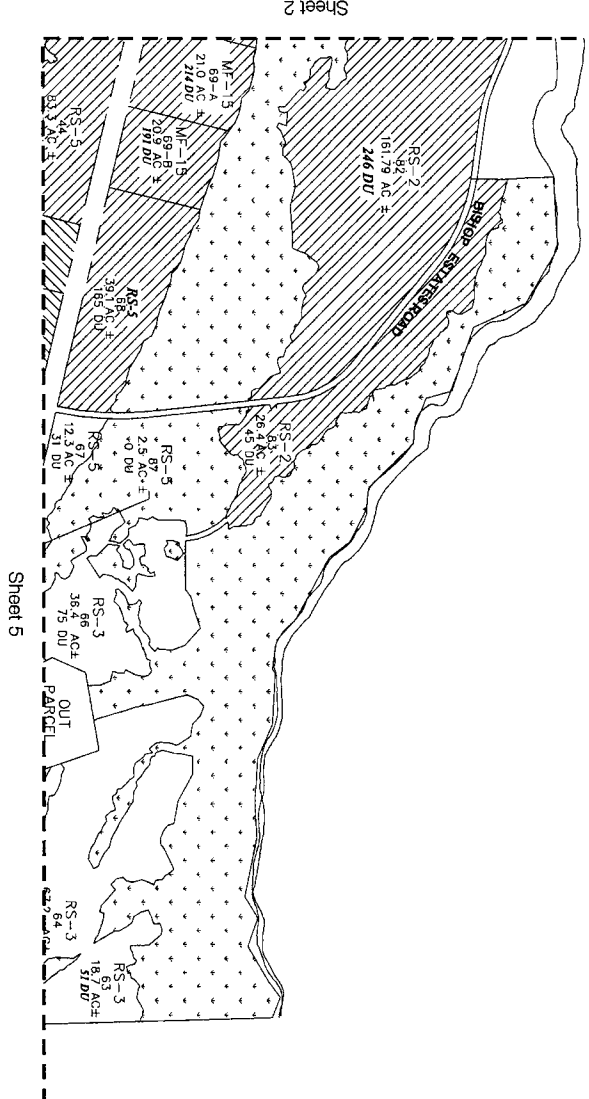
DATE : September 10, 2015  
 PROJECT NO. : J1504131  
 DESIGNED BY :  
 DRAWN BY :  
 SCALE : AS NOTED

No.	Date	Revision

The Master Development Plan Map is a plan of development, and approval of this plan is conditional upon the approval of the final development conditions and all other requirements of the PDOR and other applicable laws and regulations.

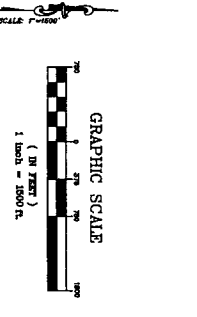
APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

3 of 5  
 SHEET



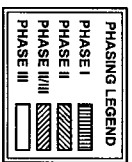
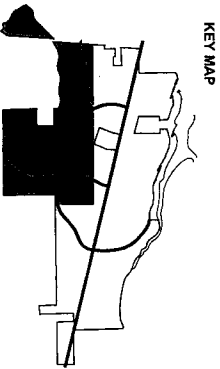
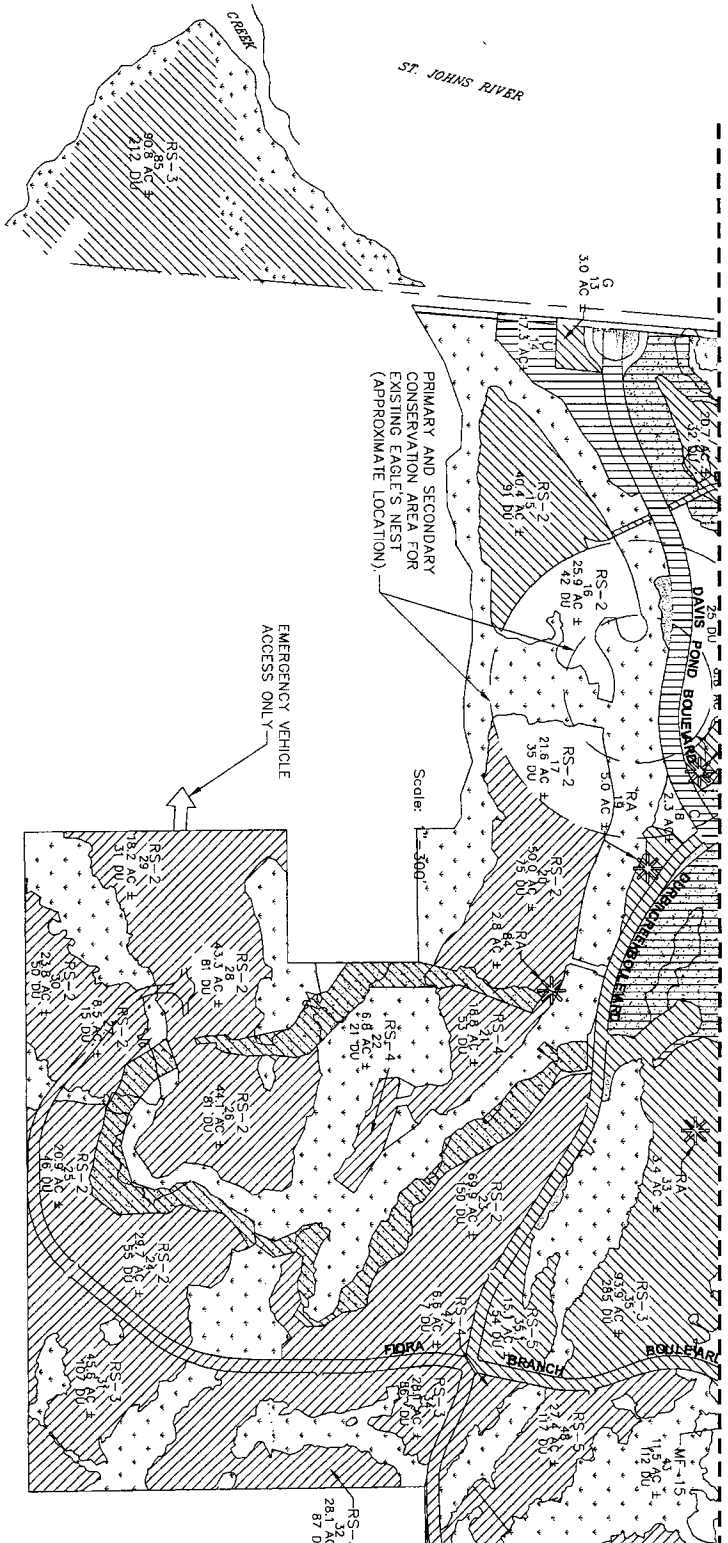
**LEGEND**

RS-1	Single Family (20,000 S.F. Min.)	W	Weekly Center
RS-2	Single Family (70,000 S.F. Min.)	D	Commercial
RS-3	Single Family (200,000 S.F. Min.)	S	School
RS-4	Single Family (400,000 S.F. Min.)	U	Utility
RS-5	Single Family (800,000 S.F. Min.)	OS	Open Space
MF-3	Multi-Family (20,000 S.F. Min.)	OS	Open Space
MF-5	Multi-Family (40,000 S.F. Min.)	OS	Open Space
C	Commeval	OS	Open Space
O	Other	OS	Open Space



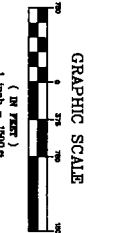
Date: September 10, 2015  
 AS AMENDED BY RESOLUTION NO. \_\_\_\_\_ 2015  
 PASSED BY ST. JOHNS COUNTY B.C.C.

Sheet 2



LEGEND

RS-1	Single-Family, 1/2-Acre S.F. (Min.)	W	Wetland Buffer
RS-2	Single-Family, 1/4-Acre S.F. (Min.)	Q	Open Space
RS-3	Single-Family, 1/2-Acre S.F. (Min.)	S	Scrub
RS-4	Single-Family, 1/4-Acre S.F. (Min.)	U	Utility
RS-5	Single-Family, 1/2-Acre S.F. (Min.)	CS	Cell Storage
RA	Residential	OS	Open Space
MF-15	Multi-Family	CF	Community Facility
Other	Other	CS	Community Storage



Date: September 10, 2015  
 AS AMENDED BY RESOLUTION NO. 2015-  
 PASSED BY ST. JOHNS COUNTY B.C.C.

**PROSSER**  
 Consulting - Engineering - Survey - Architecture

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 Number: 0000000

**Julington  
 Creek  
 Plantation**

Exhibit "B"  
 Map H and Master  
 Development  
 Plan  
 Sheet 01 (DRI MOD 2015-04)

DATE:	September 10, 2015
PROJECT NO.:	115921.01
DRAWN BY:	
SCALE:	AS NOTED
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

The Master Development Plan Map is a plan of development of the property and shall be subject to the approval and review of the local government. The Master Development Plan Map shall be subject to the approval and review of the local government and shall be subject to the approval and review of the local government.

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDNANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_



**PROSSER**  
 Community Management Group • Jacksonville  
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 Number: 00004050

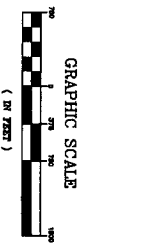
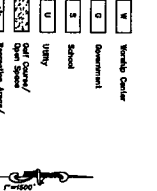
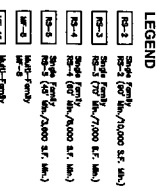
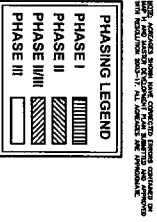
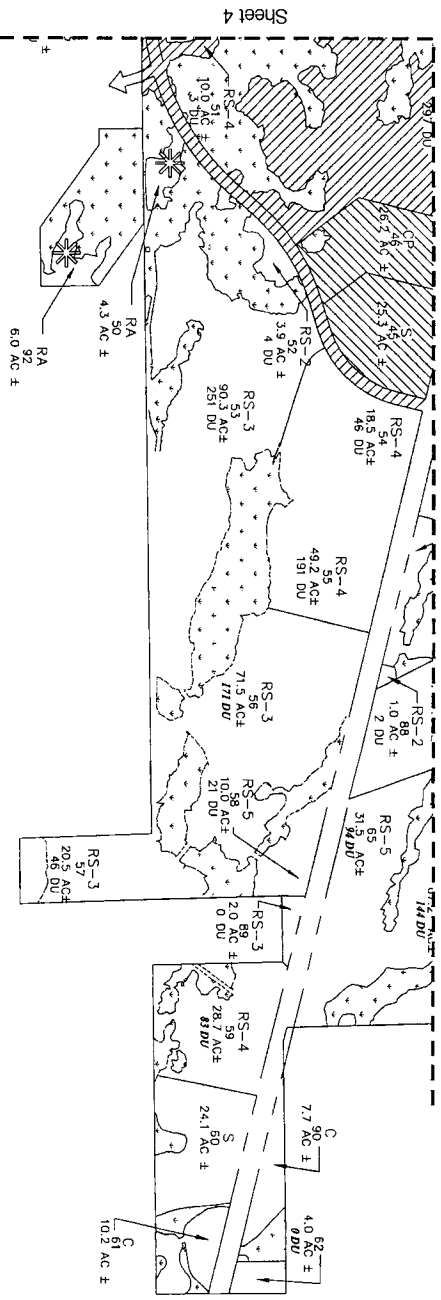
# Julington Creek Plantation

## Exhibit "B" Map H and Master Development Plan (DRI MOD 2015-04)

DATE: September 10, 2015  
 PROJECT NO.: 112901101  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 SCALE: AS NOTED

No.	Date	Revision

The Master Development Plan Map is a plan of development.  
 Final construction and engineering plans must be submitted to the FDOT and other agencies for review and approval.  
 APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 REC NUMBER: \_\_\_\_\_



AS AMENDED BY RESOLUTION NO. 2015-  
 PASSED BY ST. JOHNS COUNTY B.C.C.

Exhibit "C" to Resolution  
Revised Master Phasing Schedule

**EXHIBIT C – TABLE 12B.a (Rev. September 10, 2015)**  
**JULINGTON CREEK PLANTATION MASTER PHASING SCHEDULE**

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1984-1990	PHASE II 1991-1999	PHASE III 2000-2017	TOTAL UNITS
<b>RESIDENTIAL</b>					
SINGLE FAMILY (du's)	2,268.82	126	2,001	3,200	5,327
MULTI-FAMILY (du's)	74.04	0	0	770	770
<b>TOTAL</b>	<b>2,342.86</b>	<b>126</b>	<b>2,001</b>	<b>3,970</b>	<b>6,097</b>
<b>COMMERCIAL (sf)</b>					
MINI-WAREHOUSE	-	0	0	120,000	120,000
COMMERCIAL	-	84,590	38,543	233,855	356,988
OFFICE	-	0	5,000	81,417	86,417
<b>TOTAL</b>	<b>51.9</b>	<b>84,590</b>	<b>43,543</b>	<b>435,272</b>	<b>563,405</b>
<b>INSTITUTIONAL (ac)</b>					
WORSHIP CENTER	20.3	5.0	0	15.3	
UTILITIES	21.3	21.3	0	0	
GOVERNMENT SITE	13.0	-	-	-	
SCHOOLS	46.3	-	-	-	
RIGHTS-OF-WAY	164.2	-	-	-	
<b>TOTAL</b>	<b>265.1</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>RECREATIONAL/WETLAND NATURAL AREAS/OPEN SPACE</b>					
COMMUNITY PARKS (PUBLIC)	48.4	12.0	36.4	0	
RECREATION AREAS (PRIVATE)	22.3	0	15.2	7.1	
OTHER UPLANDS	29.8	0	17.5	12.3	
GOLF COURSE	195.5	122.5	73.0	0	
WETLANDS/NATURAL AREAS	1,220.3	1,218.7	0	2.5	
<b>TOTAL</b>	<b>1,517.2</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>TOTAL ACREAGE</b>	<b>4,176.16</b>	<b>-</b>	<b>-</b>	<b>-</b>	

Exhibit “D” to Resolution  
Land Use Conversion Table

**Table 1 – Julington Creek Plantation DRI Land Use Conversion Table (Rev. June 29, 2015)**

Converting From

Converting To	Land Use			Single-Family	Multi-Family	Office	Commercial	Mini-Warehouse
	ITE LUC			210	220	710	820	151
	Units			DU	DU	1,000 sf	1,000 sf	1,000 sf
	Rate			1.00	0.62	1.49	3.71	0.26
Single-Family	210	DU	1.00	1.00	0.61	N/A	N/A	N/A
Multi-Family	220	DU	0.62	1.61	1.00	N/A	N/A	N/A
Office	710	1,000 sf	1.49	0.67	0.42	1.00	2.49	0.17
Commercial	820	1,000 sf	3.71	0.27	0.17	0.40	1.00	0.07
Mini-Warehouse	151	1,000 sf	0.26	3.85	2.39	5.73	14.27	1.00

Notes:

- 1) Conversion Rates are based on trip rates from *Trip Generation*, 9<sup>th</sup> Edition
- 2) No Minimum or Maximum amount is proposed for the land uses since the DRI being nearly built-out and a mix of uses has been established

Examples:

- 1) When converting single-family residential to multi-family multiply the number of single-family units by 1.61 to calculate the number of multi-family units.
- 2) When converting multi-family residential to office multiply the number of multi-family units by 0.42 and then by 1,000 to calculate the equivalent square footage of office space.