ST. JOHNS COUNTY
RESOLUTION NO. 2006-240

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DEVELOPMENT OF REGIONAL IMPACT 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, the Board of County Commissioners of St. Johns County ("Board") is the governing body of the local government having jurisdiction pursuant to Section 380.06, Florida Statutes; and

WHEREAS, on September 28, 1993, the Board adopted Resolution No. 93-159, which amended and restated Resolution No. 82-37, which granted development approval for a development known as The Julington Creek Plantation Development of Regional Impact ("Project"); and

WHEREAS, the Julington Creek Plantation Community Development District (Applicant) submitted a Notification of Proposed Change ("NOPC") to the Project dated ____________, requesting modification to the Development Order Master Plan Map H to add a parcel of land to allow for the construction of a new recreation area to serve the residents of the Julington Creek Plantation; and

For Parcel 92, a 25 foot average, with a minimum of 10 feet, undisturbed upland buffer shall be provided between developed areas and contiguous wetlands, consistent with LDC Section 4.01.06.B.1; and a 25 foot building setback shall be provided adjacent to the required upland buffer consistent with LDC Section 4.01.06.B.2.

WHEREAS, no change is requested to the Project’s approved development rights or phasing; and

WHEREAS, the applicant provided clear and convincing evidence that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes; and

WHEREAS, a copy of the NOPC was provided to the Northeast Florida Regional Council ("NEFRC") and Florida Department of Community Affairs ("DCA"), and they were afforded the opportunity to participate in the review of this proposed change; and

WHEREAS, the Board held a duly noticed public hearing on said NOPC on 7-11______, 2006, as required by Section 380.06, Florida Statutes; and
WHEREAS, the Applicant, other units of Government, local agencies and interested citizens were afforded the opportunity to participate in the proceedings before the Board relating to the application; and

WHEREAS, on ______/____/2006, the Board determined that the proposed change does not constitute a substantial deviation and is otherwise approved.

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

SECTION 1. FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The above recitals are true and correct, and are incorporated into this development order by this reference.

2. The NOPC and its supporting documentation were reviewed as required by Chapter 380, F.S., and the local land development regulations and are incorporated into this development order by this reference.

3. The Project as modified by this development order is consistent with the State Comprehensive Plan.

4. The Project as modified by this development order is consistent with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code.

5. The Project as modified by this development order is consistent with the recommendations of the NEFRC.

6. The NOPC and other submissions provide clear and convincing evidence that the requested modification does not constitute a substantial deviation to the project.

7. All legal requirements of notice required by section 380.06, F.S., as well as other local procedural requirements, for issuance of this Development Order have been met or occurred.

8. The project is not located in an area of critical state concern.

SECTION 2. MASTER DEVELOPMENT PLAN

The Julington Creek Plantation DRI Development Order Master Development Plan (Map H) attached to Resolution 93-159 as Exhibit “A” and incorporated therein by reference is amended as shown on Revised Exhibit “A” attached to this development order and incorporated herein by this reference.
SECTION 3. OTHER

1. Except as modified by this resolution, the existing Julington Creek Plantation DRI Development Order shall remain in full force and effect.

2. Notice of the adoption of this development order shall be recorded by the Applicant, within 30 days after its effective date, in accordance with Sections 380.06(15)(f), F.S., with the Clerk of the Circuit Court of St. Johns County, Florida. The notice shall specify that this development order runs with the land and is binding on the Applicant, its agents, lessees, successors or assigns. A copy of such notice shall be forwarded to the St. Johns County Growth Management Services Planning Division within seven days of recordation.

3. This development order shall take effect as provided by law.

4. Within ten (10) days after adoption of this development order, the St. Johns County Growth Management Services Planning Division shall render copies of this development order with all attachments, certified as complete and accurate, by certified mail (return receipt requested) to the Applicant, NEFRC and DCA pursuant to the requirements of Rule 9J-2.025, Florida Administrative Code.

PASSED AND ADOPTED by the Board on July 11, 2006.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

[Signature]
Chair

ATTEST:
[Signature]
Deputy Clerk

APPROVED AS TO FORM:
[Signature]
County Attorney

Adopted Regular Meeting 7-11-06
May 24, 2006

Ms. Teresa Bishop, AICP  
Planning Director, St. Johns County Growth Management Services Division  
4020 Lewis Speedway  
St. Augustine, Florida 32092

Mr. Ed Lehman  
Director, Planning & Development  
Northeast Florida Regional Council  
6850 Belfort Oaks Place  
Jacksonville, Florida 32216

Dear Lady and Gentlemen:

Enclosed please find an application for a Notice of Proposed Change (NOPC) to the Development Order for the Julington Creek Plantation Development of Regional Impact (DRI). The Julington Creek Plantation Community Development District seeks to add a ±26.86 acre parcel (Parcel 92) to the existing Julington Creek Plantation DRI. This Parcel 92, in conjunction with Parcel 50 which was previously designated for recreational use, will be used for the construction of new recreation facilities to serve the residents of Julington Creek Plantation. There is no change to the development or phasing previously approved for the Julington Creek DRI. The St. Johns County staff has determined that there is no need for a comprehensive plan amendment since the existing land use designation of Rural Silviculture (R/S) allows for active and passive recreational uses.

In summary, the NOPC should be viewed as a non-substantial deviation consistent with Florida Statutes. Please let us know if you require any additional information.

Very truly yours,

ENGLAND-THIMS & MILLER, INC.

Donald R. Smith, AICP  
Vice President Regulatory Planning

Cc: Susan Beaugrand/Wachovia Bank  
Jonathan Johnson/Hopping, Green & Sams  
Matthew S. Maggiore/ETM

DRS:ljh
JULINGTON CREEK PLANTATION DRI

NOTICE OF PROPOSED CHANGE
(NOPC)

PREPARED FOR:
Julington Creek Community Development District

Contact:
Susan Beaugrand
14785-4 St. Augustine Road
Jacksonville, Florida 32258

PREPARED BY:
ENGLAND-THIMS & MILLER, INC.
14775 St. Augustine Road
Jacksonville, Florida 32258
PH 904-642-8990

Contact:
Donald R. Smith, AICP

MAY 2006
JULINGTON CREEK PLANTATION DRI

NOTICE OF PROPOSED CHANGE (NOPC)

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NOPC Form

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G Proposed Map H
H Substantial Deviation Chart
I Consistency with Comprehensive Plan
J Proposed Resolution
NOPC FORM
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.

I, Susan Beaugrand, the undersigned owner/authorized representative of Julington Creek Plantation Community Development District (JCPCDD), 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 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 Florida Regional Council, and to the Bureau of Local Planning, Department of Community Affairs.

Susan Beaugrand
(Signature) 5/19/06
Date
2. **APPLICANT:**

Julington Creek Plantation Community Development District (JCPDDD)
Susan Beaugrand
14785-4 St. Augustine Road
Jacksonville, Florida 32258
Phone: (904) 489-3717
Fax: (904) 489-5975

3. **AUTHORIZED AGENT:**

An Owner’s Authorization form is included as Exhibit A to this NOPC application.

England-Thims & Miller, Inc.
14775 St. Augustine Road
Jacksonville, Florida 32258
Phone: 904-642-8990
Fax: 904-646-9485

Hopping Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32314
Phone: 850-222-7500
Fax: 850-224-8551

4. **LOCATION:**

St. Johns County - Sections 27, 28, 33, 34 and 49, Township 4 South, Range 27 East.

The existing Julington Creek Plantation Development of Regional Impact ("DRI") consists of approximately 4,150 acres. The parcel to be added (Parcel 92) consists of ±26.86 acres and is located adjacent to Parcel 50 which was approved for recreational use by NOPC Resolution 2006-37. A legal description of the Added Lands are provided as Exhibit B, a Location Map is provided as Exhibit C, and an Aerial Map as Exhibit D.

5. **PROPOSED CHANGES:**

**A. INTRODUCTION; PURPOSE OF MODIFICATION**

The JCPDDD plans to construct a new recreation center to serve the residents of Julington Creek Plantation. The new recreation center will be located on Parcels 50 and 92, a parcel adjacent to Parcel 50. Parcel 50 was approved for recreational use by NOPC Resolution 2006-37. The purpose of this NOPC is to add Parcel 92 to the Julington Creek Plantation DRI, to form an expanded recreation area. No changes to previously approved development rights or phasing are requested by this NOPC. The lands designated RA on the Master Development Plan allow both resource-based recreation and active recreation components. Facilities may be developed as a private club or as a public facility and may include but are not limited to: tennis courts, swimming pool(s),
gazebos, boardwalks, multi-purpose courts, basketball courts, hiking trails, biking trails, skateboard park, multi-purpose fields, soccer fields, and associated parking. Restroom facilities and other ancillary facilities including 'pro' shops, offices, accessory snack bars and services will be allowed. Sites may be lighted in compliance with Section 5.03.06.H.6 of the St. Johns County Land Development Code. The center is going to be developed by the JCPCD through the use of tax assessments paid for by the property owners with the CDD.

B. SPECIFICS OF PROPOSED CHANGES

(1) The only change to the Julington Creek DRI is the addition of Parcel 92 to allow for construction of recreational facilities to serve the residents of Julington Creek Plantation.

Pursuant to 380.06(19)(e)3. any addition of land to a DRI not previously reviewed shall be presumed to create a substantial deviation and this presumption may be rebutted by clear and convincing evidence. The only change to the Julington Creek Plantation DRI is the addition of Parcel 92 to the DRI to allow for construction of recreational facilities to serve the residents of Julington Creek Plantation. There is no increase to the number of dwelling units or office or commercial development within the DRI. (re: 380.06 (19) (b)6., 9,10. F.S.) The purpose of the addition of Parcel 92 is to allow for an expanded recreation area to provide recreational facilities which are sorely lacking in that area of the County. The use of Parcel 92 for recreational facilities is consistent with the current land use designation. Based upon these facts, there is clear and convincing evidence that this change will not create the likelihood of additional regional impacts and therefore, this change does not constitute a substantial deviation. [Section 380.06 (19)(e)(3).]

A map showing the affected parcels is included as Exhibit C.

No other changes to the existing DRI development order are proposed in this NOPC.

6. SUBSTANTIAL DEVIATION DETERMINATION CHART

The substantial deviation determination chart is attached as Exhibit H.

7. MODIFICATIONS TO APPROVED DEVELOPMENT ORDER

This NOPC is the eleventh requested modification to the approved Development Order, with the most recent change being completed last year with the approval of Resolution 2006-37.

8. LANDS PURCHASED OR OPTIONED WITHIN ¼ MILE OF ORIGINAL DRI

The Julington Creek Plantation CDD has purchased Parcel 92 which is being added to the DRI by this NOPC.
9. **PERCENTAGE OF PROPOSED CHANGE UNDER PARAGRAPh 380.06(19)(B), FLORIDA STATUTES**

   The proposed change is less than 40 percent (cumulatively with other previous changes) of any criteria listed in paragraph 380.06(19)(b), and F.S. 380.06(10)(e)2 .F.S.

   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 ____________   X

10. **BUILD OUT DATE/PHASING**

   There are no changes to the build out date or phasing date.

11. **LOCAL GOVERNMENT COMPREHENSIVE PLAN**

   No comprehensive plan change is required. Please see Exhibit I.

12. **AMENDED MASTER DEVELOPMENT PLAN**

   The Master Development Plan (Map H) has been amended to include the Recreation Parcel and a copy is included as Exhibit G to this NOPC application. The original Master Development Plan (Map H) has been included as Exhibit F to the NOPC.

13. **PRECISE LANGUAGE PROPOSED FOR AMENDED DEVELOPMENT ORDER**

   The proposed resolution is included as Exhibit J to the NOPC.
EXHIBIT A
OWNERS AUTHORIZATION FOR AGENT
Owner's Authorization for Agent

England-Thims & Miller, Inc. is hereby authorized TO ACT ON BEHALF OF Julington Creek Community Development District, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- [X] Rezoning/Modification
- [ ] Zoning Variance
- [ ] Appeal
- [ ] Concurrency
- [ ] Special Use Permit
- [ ] Non-Zoning Variance
- [ ] Overlay District Review
- [X] Other - Incremental MDP

BY: 

Susan Beaugrand
Signature of Owner

Chairman: Julington Creek Community Development District
Print Name

Signature of Owner

Print Name
904-489-3717
Telephone Number

State of Florida
County of St. Johns Duval

Signed and sworn before me on this April 18 day of, 2006

By Susan Beaugrand

Identification verified: known to

Oath sworn: _____ Yes ☑ No

[Notary Seal]

My Commission expires: 12/4/09

Revised April 26, 2005
OWNER'S AUTHORIZATION FOR AGENT

HOPPING GREEN & SAMS, P.A., is hereby authorized TO ACT ON BEHALF of JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT, the owner of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

☑ Rezoning/Modification ☐ Special Use Permit
☐ Zoning Variance    ☐ Non-Zoning Variance
☐ Appeal            ☐ Overlay District Review
☐ Concurrency       ☑ Other- Incremental MDP Map

JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT

BY:  ______________________________
     Susan Beaugrand

Print Name

(904) 489-3717

Telephone Number

STATE OF FLORIDA

COUNTY OF Duval

Sworn to and subscribed before me this the 22nd of September, 2005, by Susan Beaugrand, Chairperson of Julington Creek Plantation Community Development District, who is personally known to me or who has produced identification and who has taken an oath.

Kathryn C. Bateman
My Commission Expiration
My Commission Expires
My Commission Number is:
EXHIBIT B
DEED AND LEGAL DESCRIPTION
FOR ADDED LANDS
SPECIAL WARRANTY DEED
(Florida Property)

THIS SPECIAL WARRANTY DEED, made this 25th day of January, 2006, from TERRAPOINTE LLC, a Delaware limited liability company (formerly known as Rayland, LLC prior to a name change and merger with Rayonier Forest Properties, LLC, a Delaware limited liability company, effective May 27, 2005), duly authorized to do business in Florida, whose address is 1901 Island Walkway, Fernandina Beach, Florida 32034 (the "Grantor"), to JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT, whose address is 210 North University Drive, Suite 702, Coral Springs, FL 33071 (the "Grantee") (the words "Grantor" and "Grantee" to include any respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that land and improvements thereon located in St. Johns County, Florida as more particularly described at EXHIBIT A, attached hereto and by reference made a part hereof (the "Property").

TAX PARCEL ID # 009680-0000
THIS CONVEYANCE IS SUBJECT TO: Ad valorem property taxes accruing subsequent to December 31, 2005, cemeteries, easements, encroachments, servitudes, covenants, restrictions, zoning ordinances, rights-of-way, outstanding mineral interests, riparian rights, the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water, and all matters of record or apparent from a survey or inspection of the Property.

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

PROVIDED HOWEVER, by acceptance of this deed, Grantee covenants and agrees for itself, its heirs, successors and assigns, that the land conveyed hereby shall not be used for the purpose of a mobile home park nor shall any mobile, modular, or manufactured homes, recreational vehicles (permanent or non-permanent), house trailers, panelized and pre-cut homes, (other than temporary sales and construction trailers) be placed on any of the Property conveyed hereby, said covenant shall expire upon the tenth (10th) anniversary of the date of this document being recorded in the public records of St. Johns County County, Florida. If Grantee or its heirs, successors and assigns shall violate the covenant, Grantor or its successors and assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorney fees, whether or not suit be brought to enforce a violation.
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the
day and year first above written.

Signed and sealed in the
presence of:

Kathryn P. Terwilliger
Kathleen Baker

TERMPOINTE LLC

By: James M. Stackpoole
Its: Vice President

Attest: Tracy K. Arthur
Its: Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of
January 2006, by James M. Stackpoole, as Vice President and Tracy K. Arthur, Assistant
Secretary, respectively, of TERMPOINTE LLC, a Delaware limited liability company, and
who are personally known to me.

KATHIA PINTO
Print Name: Kathia Pinto
Notary Public, State of Florida
My Commission Expires: Commission No.:
EXHIBIT A

A PARCEL OF LAND, BEING A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE NORTH 89°13'35" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, (ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST), A DISTANCE OF 1,500.000 FEET, TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUIT CLAIM DEED BETWEEN RAYONIER TIMBERLANDS OPERATING COMPANY, L.P. TO ABERDEEN DEVELOPMENT, LLC., RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1221 OF THE CURRENT PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 89°13'35" EAST, ALONG AFORESAID NORTH LINE OF SAID SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST, (ALSO BEING THE SOUTH LINE OF SAID SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST), A DISTANCE OF 955.32 FEET, TO A POINT; RUN THENCE SOUTH 54°12'47" EAST, A DISTANCE OF 777.71 FEET, TO A POINT; RUN THENCE SOUTH 00°46'25" EAST, A DISTANCE OF 590.74 FEET, TO A POINT; RUN THENCE SOUTH 89°13'35" WEST, A DISTANCE OF 595.49 FEET, TO A POINT; RUN THENCE NORTH 54°08'17" WEST, A DISTANCE OF 1,023.03 FEET, TO A POINT; RUN THENCE SOUTH 89°10'40" WEST, A DISTANCE OF 163.26 FEET, TO A POINT ON THE AFORESAID EAST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1221 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 00°49'20" WEST, ALONG THE AFORESAID EAST LINE OF LAST SAID LANDS, A DISTANCE OF 443.68 FEET, TO THE AFORESAID NORTH LINE OF SAID SECTION 3, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,170,088 SQUARE FEET OR 26.86 ACRES, MORE OR LESS, IN AREA.
EXHIBIT C
LOCATION MAP
EXHIBIT D
AERIAL MAP
JULINGTON CREEK PLANTATION DRI
Notice of Proposed Change
Aerial
May 16, 2006

Parcel 50

Added Land for Recreation Parcel 92

England-Thims & Miller, Inc.
EXHIBIT E
ENVIRONMENTAL ASSESSMENT
16 May 2006

Ms. Jan Brewer  
St. Johns County Planning Department  
4020 Lewis Speedway  
St. Augustine, Florida  32095

RE: Jultington Creek Plantation CDD Recreation Parcel  
St. Johns County, Florida

Dear Ms. Brewer:

Environmental Services, Inc. (ESI) has spent several days on the above-referenced property delineating the extent of the on-site wetlands. During our site review we also examined the property for any Significant Natural Communities regulated by St. Johns County and for the presence of species listed as endangered, threatened or species of special concern with the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (FWS).

Given the current use of the property, no Significant Natural Communities occur onsite. The uplands on the property comprise pine plantation, with a canopy of slash pine (Pinus elliottii) and understory and groundcover of saw palmetto (Serenoa repens), bitter gallberry (Ilex glabra), and bracken fern (Pteridium aquilinum). Wetlands on-site include predominantly wet pine plantation, with smaller areas of mixed forested wetland. The mixed forested wetland comprises such species as slash pine, cypress (Taxodium sp.), and red maple (Acer rubrum), with a groundcover of Virginia chainfern (Woodwardia virginica), yellow-eyed grass (Xyris sp.), and cinnamon fern (Osmunda cinnamomea).

Based on our field review of the property, no Significant Natural Communities (as defined by St. Johns County) occur on the site. In addition, no evidence of threatened or endangered species or species of special concern was observed on the property.

I trust that this information satisfies the requirements of Section 4.01.07 and 4.01.08 of the Land Development Code. Please call me with any questions or if you need additional information.

Sincerely yours,

Michelle Hendryx  
Senior Scientist

AMH/nc/EB03120.000/wildlife lei.doc  
Spc051606f
EXHIBIT G
PROPOSED MAP H
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<td>N.A.</td>
<td>N.A.</td>
</tr>
<tr>
<td></td>
<td>Acreage, including drainage,</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
</tr>
<tr>
<td>ROW, easements, etc.</td>
<td>Industrial</td>
<td>Mining Operations</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>------------</td>
<td>-------------------</td>
<td>--------</td>
<td></td>
</tr>
<tr>
<td>External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D.O. Conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Acreage, including drainage, ROW, easements, etc.</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Parking spaces</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Building (gross square feet)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Employees</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Chemical storage (barrels and pounds)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Site locational changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D. O. conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Acreage mined (year)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Water withdrawal (gal/day)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Size of mine (acres), including drainage, ROW, easements, etc.</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Site locational changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D. O. conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Acreage, including drainage, ROW, easements, etc.</td>
<td>31 acres</td>
<td>61 acres</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Building (gross square feet)</td>
<td>300,000 sq.ft.</td>
<td>600,000 sq.ft.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Parking spaces</td>
<td>1,215</td>
<td>2,430</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Employees</td>
<td>1,230</td>
<td>2,460</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Site locational changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D. O. conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Petroleum/Chemical Storage</td>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
</tr>
<tr>
<td>---------------------------</td>
<td>---------------------</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>Storage capacity (barrels and/or pounds)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Distance to navigable waters (feet)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Site locational changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Facility acreage, including drainage, ROW, easements, etc.</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D. O. Conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Ports (Marinas)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Boats, wet storage</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Boats, dry storage</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Dredge and fill (cu. Yds.)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Petroleum storage (gals.)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Site locational changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Port acreage, including drainage, ROW, easements, etc.</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D. O. conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Open space (all natural and vegetated non-impervious surfaces)</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Acreage</td>
<td>160 acres</td>
<td>160 acres</td>
<td><strong>Reso. 2002-103 added lands and reduced maximum height of structures - 6/4/02</strong></td>
<td></td>
</tr>
<tr>
<td>Site locations changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Type of open space</td>
<td>Golf Course</td>
<td>Golf Course</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D.O. conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Preservation, buffer or special protection areas</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Acreage</td>
<td>773 acres</td>
<td>346 acres</td>
<td><strong>Reso. 98-220 created enhanced wetland</strong></td>
<td></td>
</tr>
<tr>
<td>preservation (cont.) Includes wetlands, upland buffers, etc.</td>
<td></td>
<td></td>
<td>buffers - 12/10/98</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>Site location changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Development site proposed</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D.O. conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Residential - Includes paths, recreation, etc.</td>
<td></td>
<td></td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>#Dwelling units</td>
<td>2,774.</td>
<td>2,642</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type of dwelling units</td>
<td>MF 774</td>
<td>MF &amp; SF</td>
<td>Mixture</td>
<td></td>
</tr>
<tr>
<td># of lots</td>
<td>SF 2,000</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Acreage, including drainage, ROW, easements, etc.</td>
<td>1,674 acres</td>
<td>760</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Site locational changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Wholesale, Retail, Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acreage, including drainage, ROW, easements, etc.</td>
<td>45 acres</td>
<td>31 acres</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Floor space (gross square feet)</td>
<td>300,000</td>
<td>300,000</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Parking spaces</td>
<td>1,500</td>
<td>1,500</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># Employees</td>
<td>750</td>
<td>750</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>Site location changes</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td># External vehicle trips</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>D.O. conditions</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
<tr>
<td>ADA representations</td>
<td>N.A.</td>
<td>N.A.</td>
<td>N.A.</td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT I
CONSISTENCY WITH COMPREHENSIVE PLAN
CONSISTENCY WITH COMPREHENSIVE PLAN POLICIES

Parcel 92 has a land use designation of Rural Silviculture (R/S), which allows for Cultural/Institutional which may include private clubs, parks and recreation facilities with or without lighted fields and courts. Please see attached excerpts from the St. Johns County Land Development Code. The proposed uses on Parcel 92 include active and passive recreation. Teresa Bishop, Planning Director for St. Johns County and Lindsay Haga, Chief Planner/DRI Planner, have determined that a land use amendment is not required for this parcel in order to develop for recreational uses, which are ancillary to the residential development of Julington Creek Plantation.
corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated Wastewater land application disposal. Agricultural Uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those Uses are directly associated with the principal Agricultural Use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, Primitive Campgrounds, Retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, Private Clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

C. Cultural/Institutional Uses

1. Cultural/Institutional Uses provide a personal service in the form of education, culture, fine arts displays and exhibits, and similar activities. Uses in this category are predominantly day-time activities. However, due to the nature of the Cultural/Institutional Use, traffic, parking, use of land coverage may be increased for special events. Users and employees may vary due to the nature of Cultural/Institutional Uses. Institutional Uses may be public or private.

2. Typical Cultural/Institutional Uses in this category are libraries, galleries, and museums; schools with conventional academic curriculum; child care, adult day care, or child nurseries; Community Centers; churches and synagogues; Private Clubs; parks and recreation facilities with or without lighted fields and courts. Specifically not included in this category are theaters and auditoriums or other similar places of assembly; colleges and universities are listed under Regional Culture and Entertainment Facilities.

D. Neighborhood Business and Commercial Uses

1. Land Use activities in this category are those which serve the surrounding neighborhood or a small group of neighborhoods. Uses typically require direct access to collectors, and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise Buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers.

2. Typical Uses in this category include commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions with or without drive-through facilities; funeral homes and mortuaries; neighborhood Convenience Stores without gas pumps; grocery stores; specialty food stores; billiards and pool parlors, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments limited to a maximum of (10) rental units; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and laundries; veterinary offices without outside boarding facilities and enclosed within a sound proof building; personal services such as beauty shops, barbers, or photography studios; Adult Care Centers, Child Care Centers, Nursing Homes; psychics in accordance with St. Johns County.
Objective A.1.11
Provision of Efficient, Compact Development

The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.

Policies

A.1.11.1 The land use designations, as depicted on the Future Land Use Map, shall permit the following land uses:

(a) **Agricultural-Intensive and Rural / Silviculture** shall mean those lands designated on the Future Land Use Map which are primarily intended for agriculture, silviculture, and other uses typical of rural areas. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Agricultural;
- Cultural / Institutional;
- Mining and Extraction;
- Outdoor/Passive;
- Neighborhood Public Service;
- Solid Waste and Correctional Facilities;
- Public elementary, middle schools and high schools, if located within two (2) miles of an existing Residential or Mixed Use District land use designation on the Future Land Use Map, or any new public school which is replacing an existing school serving the rural areas of the County;
- Residential uses, as permitted and regulated through the County's Land Development Regulations (LDRs), including Planned Rural Developments (PRD) as specified in the LDRs and as specified in policy A.1.6.2.;
- Other uses ancillary to, or supportive of, agricultural or silviculture uses or activities, and single family residential structures which are utilized by the owners of the agricultural or silviculture lands (or family members of such owners) as their primary residence;