

(X)

Public Records of  
St. Johns County, FL  
Clerk # 2007001025,  
O.R. 2845 PG 1720-1723  
01/05/2007 at 09:13 AM,  
REC. \$17.00 SUR. \$18.50

ORDINANCE NUMBER: 2006-97

Public Records of  
St. Johns County, FL  
Clerk # 2006065073,  
O.R. 2773 PG 701-704  
08/30/2006 at 09:27 AM,  
REC. \$17.00 SUR. \$18.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE JULINGTON CREEK PLANTATION PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 82-14, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS Arcadis, Inc., on behalf of Regency Centers, Inc, the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2005-36 for a Major Modification to the Julington Creek Plantation Ordinance 82-14, as amended, dated January 26, 2005, as described hereinafter, and after required notice was published, a public hearing was held on the 8<sup>th</sup> day of August, 2006, at 9:00AM on said application.

SECTION 1. That development of lands within the Julington Creek Plantation PUD shall proceed in accordance with Ordinance 82-14, as amended, including the Application for Major Modification dated January 26, 2005 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Julington Creek Plantation PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Julington Creek Plantation PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Julington Creek Plantation PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Julington Creek Plantation PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the Julington Creek Plantation PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Julington Creek Plantation PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

This ordinance was re-recorded due to an incorrect site plan.

*Janet y. King*  
2006

**SECTION 3.** That all other provisions of Ordinance 82-14, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**SECTION 5.** That the terms of this modification to the Julington Creek Plantation PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 8th DAY OF August, 2006.**

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Cyndi Stevenson

RENDITION DATE 8/10/2006

Cyndi Stevenson, Vice Chair

**ATTEST: CHERYL STRICKLAND, CLERK**

BY: Robin S. Rouse  
Deputy Clerk

EFFECTIVE DATE: 08/17/06

EXHIBIT A  
(Legal Description – Option Parcel)

A PART OF SECTIONS 33 AND 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT A POINT LYING IN THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN 67.00 FOOT WIDE STRIP OF LAND FOR ADDITIONAL RACETRACK ROAD RIGHT-OF-WAY, AS DESCRIBED IN AND CONVEYED TO ST. JOHNS COUNTY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1048, PAGE 1369 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT PORTION OF FLORA BRANCH BOULEVARD AS SHOWN ON THE PLAT OF JULINGTON CREEK PLANTATION, FLORA BRANCH BOULEVARD AND DURBIN CREEK BOULEVARD EXTENSIONS, RECORDED IN MAP BOOK 36, PAGES 40 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE SOUTH 76°22'54" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID 67.00 FOOT WIDE STRIP OF LAND FOR ADDITIONAL RACETRACK ROAD RIGHT-OF-WAY, A DISTANCE OF 886.90 FEET; THENCE SOUTH 13°37'06" WEST, LEAVING SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 242.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 13°37'06" WEST, A DISTANCE OF 196.29 FEET; THENCE SOUTH 76°22'54" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 13°37'06" WEST, A DISTANCE OF 276.70 FEET TO A POINT ON A NORTHERLY LINE OF SOUTHBRIDGE REPLAT, AS RECORDED IN MAP BOOK 43, PAGES 65 THROUGH 73 OF SAID PUBLIC RECORDS; THENCE NORTH 76°22'54" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 39.45 FEET; THENCE NORTH 13°37'06" EAST, LEAVING SAID NORTHERLY LINE, A DISTANCE OF 210.53 FEET; THENCE NORTH 76°22'54" WEST, A DISTANCE OF 248.26 FEET; THENCE NORTH 13°37'06" EAST, A DISTANCE OF 134.17 FEET; THENCE SOUTH 76°22'54" EAST, A DISTANCE OF 91.65 FEET; THENCE NORTH 13°37'06" EAST, A DISTANCE OF 128.30 FEET; THENCE SOUTH 76°22'54" EAST, A DISTANCE OF 156.06 FEET TO THE POINT OF BEGINNING.



The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared CHARLES BARRETT

who on oath says that he 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 NOTICE OF HEARING

in the matter MAJ 05-<sup>3</sup>06 PUBLIX

was published in said newspaper in the issues of

JULY 24, 2006.

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 he 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 24TH day of JULY, 2006.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Patricia A. Bergquist]

(Signature of Notary Public)



Patricia A. Bergquist My Commission DD275991 Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, August 8, 2006 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a Major Modification to the development plan of the Julington Creek Plantation Parcel 42 PUD. The subject property is located at 2750 Race Track Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to 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 special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County's Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 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. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and 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 Division, P.O. Drawer 349, St. Augustine, Florida, 32085. BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES BRYANT, CHAIRMAN FILE NUMBER: MAJMOD 2005-36 Public at Julington Creek L2078-6 July 24, 2006