

P. U. D. OFF. REC.
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RESOLUTION NO. 94-211

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING THE SAINT JOHNS DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY RESOLUTION NO. 91-130, AND AS PREVIOUSLY MODIFIED BY ST. JOHNS COUNTY RESOLUTION NO. 91-183; FINDING THE MODIFICATIONS ARE CONSISTENT WITH THE ST. JOHNS COMPREHENSIVE PLAN 1990-2005, ORDINANCE 90-53, AND CONSISTENT WITH THE ST. JOHNS COUNTY ZONING ORDINANCE; FINDING THE MODIFICATIONS DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION; EXTENDING THE BUILDOUT DATE, THE DATE THROUGH WHICH THE PROJECT SHALL NOT BE SUBJECT TO DOWN-ZONING, AND THE BUILDOUT DATE OF EACH PHASE BY FOUR (4) YEARS; REVISING THE MASTER DEVELOPMENT PLAN, MAP H, AND THE MASTER DEVELOPMENT PLAN PHASING MAP H-1; PROVIDING FOR CAPACITY REVIEW FOR SOLID WASTE AND MASS TRANSIT; REVISING THE PHASING SCHEDULE; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, on August 27, 1991, a Development of Regional Impact Development Order (the "Development Order") was issued by the Board of County Commissioners of St. Johns County pursuant to Resolution No. 91-130, authorizing development of the property known as Saint Johns by SJH Partnership, Ltd. and Dunavant Enterprises, Inc. (collectively, the "Developer"); and

WHEREAS, the Development Order was modified by the Board by adoption of Resolution No. 91-183 incorporating Development Order changes pursuant to the Settlement Agreement between the Department of Community Affairs (the "DCA"), the Developer, and St. Johns County; and

WHEREAS, the Developer has submitted an Application for Non-Substantial Change to Development of Regional Impact dated August 30, 1994, as revised October 11, 1994 and November 4, 1994, requesting modification of certain terms of the Development Order (the "Application for Modification"); and

WHEREAS, the Developer submits that the changes proposed in the Application for Modification do not constitute a substantial deviation pursuant to the terms of Section 380.06(19)(e) 3 of the Florida Statutes, and the Developer 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 has reviewed the Application for Modification and has considered the issue whether such modifications constitute a substantial deviation requiring further development of regional impact review at a public hearing held on November 10, 1994.

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

1. The following facts are determined in connection with this Resolution;

This ordinance was re-recorded due to an incorrect approval date.

a. The proposed development, as modified herein, is consistent with the St. Johns County Comprehensive Plan 1990-2005, adopted September 14, 1990, in Ordinance 90-53.

b. The proposed development, as modified herein, is consistent with the Zoning Ordinance of St. Johns County.

2. The Application for Modification provides clear and convincing evidence that the requested modifications do not constitute a substantial deviation to the Development Order because there will be no additional regional impact resulting from any of the requested modifications.

3. The Saint Johns DRI Development Order adopted by Resolution No. 91-130, as amended by Resolution No. 91-183, is hereby modified to extend buildout dates as follows:

a. Within Section 5 on Page 3 of Resolution 91-130, the date August 27, 2015, shall be changed to December 19, 2019.

b. General Condition E shall be changed to indicate that the deadline for commencing physical development shall be December 19, 1995, and to indicate that the termination date shall be December 19, 2019.

c. General Condition F shall be changed to substitute the date, December 19, 2019, in place of the date, August 27, 2015.

d. The beginning and ending date of the phases identified in Specific Condition II-A shall each be extended by four (4) years.

e. Simultaneously with Final Development Plan review, the Planning and Zoning Department and Solid Waste Department shall review the plans for sufficient capacity for solid waste and mass transit, respectively, and for consistency with conditions CC and GG.

4. The phasing schedule for the Saint Johns project shall be modified by substituting Specific Condition II-A attached as Schedule 1 to this Resolution in place of Specific Condition II-A attached as Exhibit A to Resolution 91-183.

5. The Saint Johns DRI Development Order adopted by Resolution No. 91-130 as amended by Resolution No. 91-183 is hereby modified to change the approved Master Development Plan, Map H, for the Interchange Parcels of Saint Johns to Map H, Master Development Plan, Interchange Parcels attached as Exhibit A to this Resolution. The approved Master Development Plans for the balance of the Saint Johns project shall remain unchanged.

6. The Saint Johns DRI Development Order adopted by Resolution No. 91-130, as amended by Resolution 91-183, is hereby modified to change the approved Master Development Plan Phasing Map H-1 for the Interchange Parcels of Saint Johns to Master Development Plan Revised Phasing Map H-1 for the Interchange Parcels attached as Exhibit B to this Resolution.

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7. The Saint Johns DRI Development Order adopted by Resolution 91-130, as amended by Resolution 91-183, is hereby modified by approval of the Application for Modification including the text attached as Exhibit C to this Resolution.

8. Except as modified by this Resolution, the Saint Johns DRI Development Order shall remain in full force and effect.

9. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 10th DAY OF November, 1994.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Alan Roberts
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

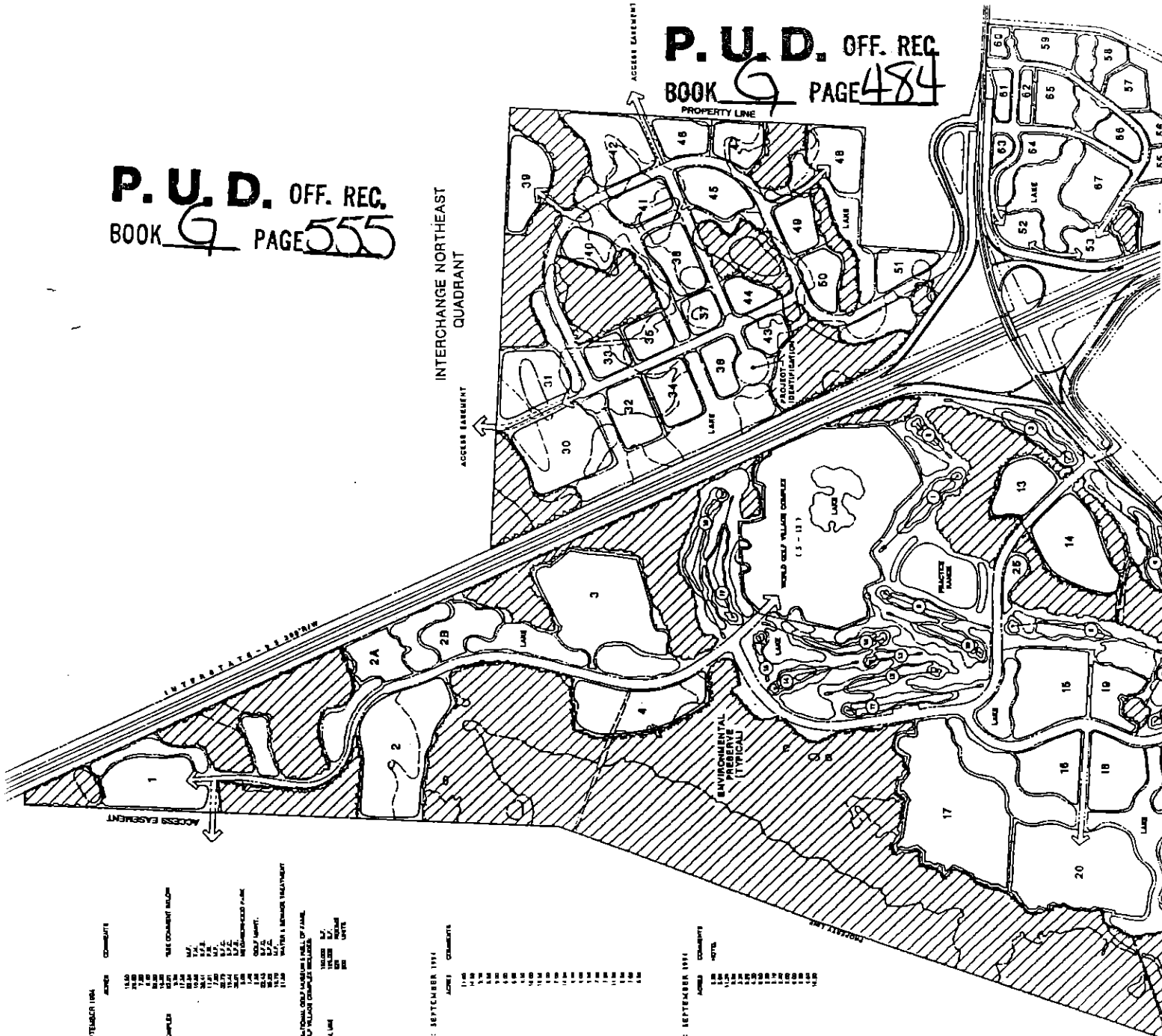
BY: Wenae Carter
DEPUTY CLERK



P.U.D. OFF. REC.
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P.U.D. OFF. REC.
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INTERCHANGE NORTHEAST QUADRANT



NORTHWEST QUADRANT: SEPTEMBER 30, 1990

NO.	LAND USE	AREA	COMMENT
1	OFFICE	11.0	
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* IN ADDITION TO THE INTERNAL ONLY MAJOR IS FULL OF JAMES.
THE SHIP NAME SHOULD BE INCLUDED IN THE COMMENTS.
- COMMERCIAL/INDUSTRIAL
- HOTEL
- OFFICE
- RESIDENTIAL

NORTHEAST QUADRANT: SEPTEMBER 30, 1990

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SOUTHWEST QUADRANT: SEPTEMBER 30, 1990

NO.	LAND USE	AREA	COMMENT
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SOUTHWEST QUADRANT: SEPTEMBER 30, 1990

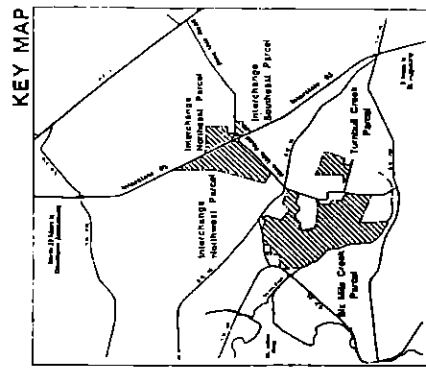
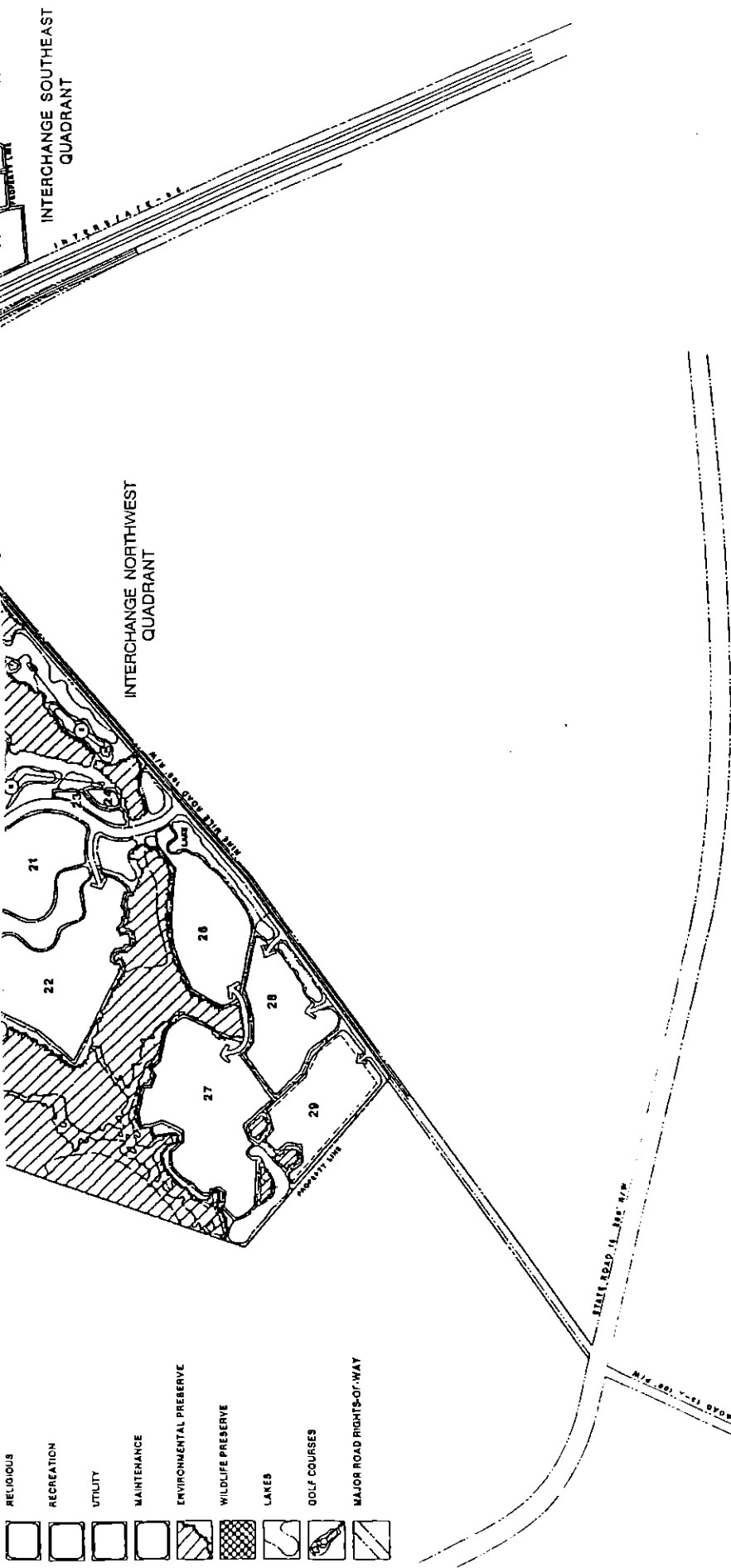
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LEGEND

- RESIDENTIAL
- COMMERCIAL
- OFFICE
- INDUSTRIAL
- CIVIC
- EDUCATION



SAINT JOHN'S
 Master Development Plan, Use X
 Land Use Classification Chart

LAND USE	ACREAGES IN (100)			ACREAGES (100 APPROX)		
	N.W. QUAD. N.E. QUAD. S.E. QUAD.	TOTAL	%	N.W. QUAD. N.E. QUAD. S.E. QUAD.	TOTAL	%
Urban	16.1	18.9	10.1	45.1	74.1	13.1
Commercial	1.1	1.1	1.1	3.1	5.1	1.1
City	1.1	1.1	1.1	3.1	5.1	1.1
Industrial	1.1	1.1	1.1	3.1	5.1	1.1
Utility	1.1	1.1	1.1	3.1	5.1	1.1
Recreation	1.1	1.1	1.1	3.1	5.1	1.1
Environmental P.A.	1.1	1.1	1.1	3.1	5.1	1.1
Wildlife P.A.	1.1	1.1	1.1	3.1	5.1	1.1
Water	1.1	1.1	1.1	3.1	5.1	1.1
WVY Closures	1.1	1.1	1.1	3.1	5.1	1.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0

NOTE: IN OFFICE USE - THIS PLAN IS SUBJECT TO THE P.A. AND THE CITY OF ST. LOUIS. THE CITY OF ST. LOUIS IS THE FINAL AUTHORITY ON ALL MATTERS RELATING TO THIS PLAN. THE CITY OF ST. LOUIS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION OR OPERATION OF ANY FACILITY UNDER THIS PLAN. THE CITY OF ST. LOUIS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY CONSTRUCTION OR OPERATION OF ANY FACILITY UNDER THIS PLAN.

EXHIBIT A - REVISED MAP H
 MASTER DEVELOPMENT PLAN
 INTERCHANGE PARCEL
 REVISED BY RESOLUTION 94-

REVISED: SEPTEMBER 1981
 DATE OF THE
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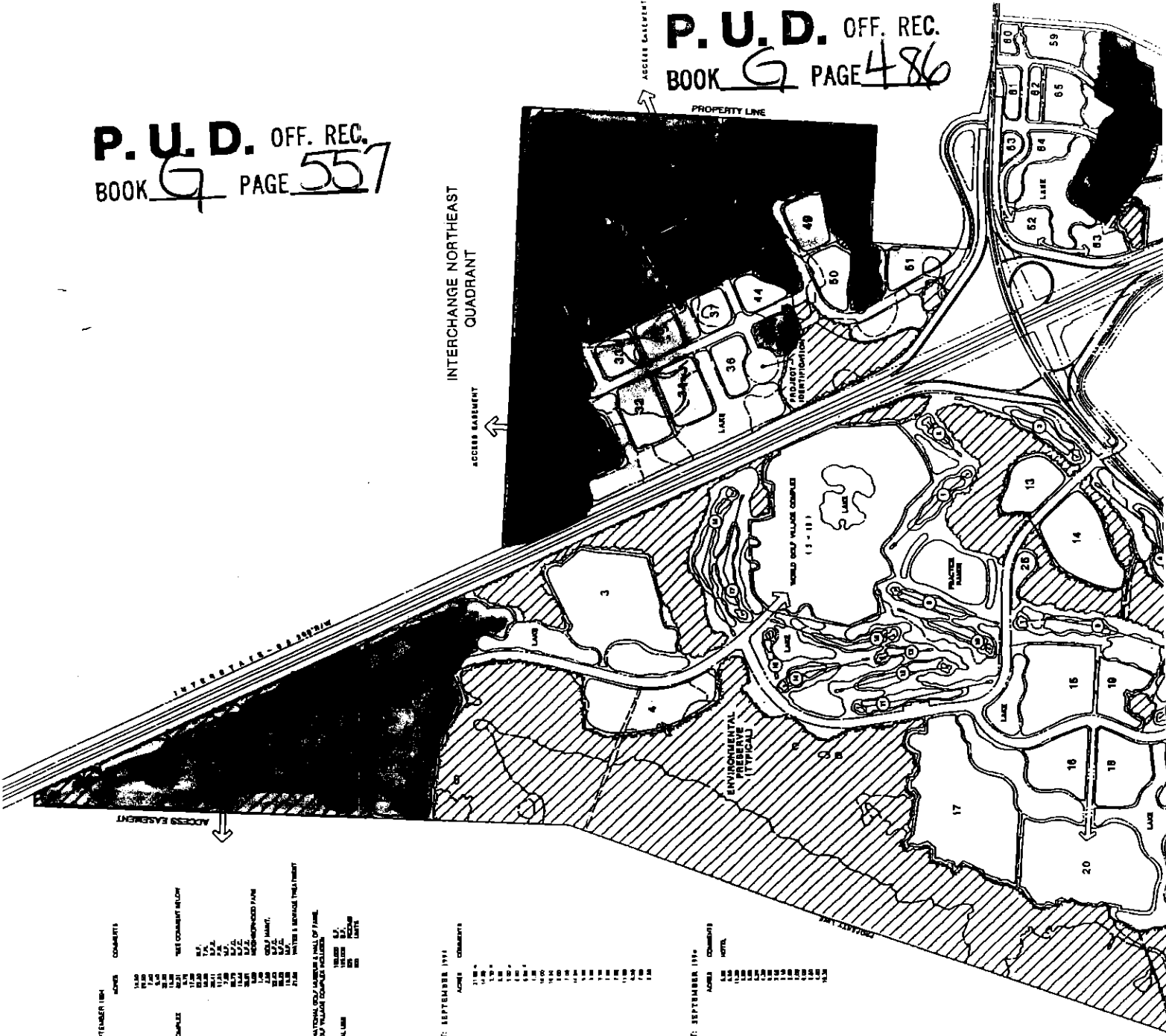
SAINT JOHN'S

AN SJM PARTNERSHIP, LTD. DEVELOPMENT

- Developer: **Delaware Development, Inc.**
- Land Planner and Landscape Architect: **EDWP, Inc.**
- Project Manager/Estimator: **Project Manager and Landscape Architect**
- Legal Counsel: **Legal Counsel**
- Engineering: **Engineering**
- Consulting Engineers: **Consulting Engineers**
- Ecologist: **Ecologist**
- Golf Course Architect: **Golf Course Architect**
- World Golf Village Foundation: **World Golf Village Foundation**
- PGA TOUR Investment: **PGA TOUR Investment, Inc.**
- World Golf Village Foundation: **World Golf Village Foundation**



INTERCHANGE NORTHEAST
 QUADRANT



NORTHWEST QUADRANT : SEPTEMBER 30, 1990

NO.	LAND USE	ACRES	COMMENTS
1	OFFICE	1.50	
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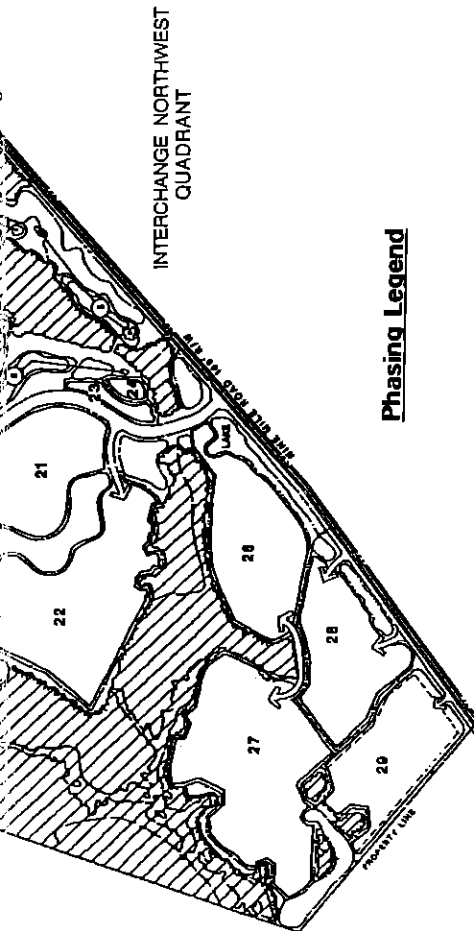
SOUTHWEST QUADRANT : SEPTEMBER 30, 1990

NO.	LAND USE	ACRES	COMMENTS
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LEGEND

[Symbol]	RESIDENTIAL
[Symbol]	COMMERCIAL
[Symbol]	OFFICE
[Symbol]	INDUSTRIAL
[Symbol]	CIVIC
[Symbol]	EDUCATION

- RELIGIOUS
- RECREATION
- UTILITY
- MAINTENANCE
- ENVIRONMENTAL PRESERVE
- WILDLIFE PRESERVE
- LAKES
- GOLF COURSES
- MAJOR ROAD RIGHTS-OF-WAY



Phasing Legend

Phase I

Phase II

Phase III

Phase IV

Phase V

P. U. D. OFF. REC.
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SAINT-JOHNS

A N S J H PARTNERSHIP, LTO. DEVELOPMENT

Division Developer, Inc.
 EDWARDS, INC.
 Peppers, Merrill and Jenks
 Legal Counsel
 Bizzari, Mammola and Archibald, Inc.
 Consulting Engineers
 Levine-Hick, Incorporated
 Ecologist
 PGA TOUR Design Services, Inc.
 Golf Course Architect
 PGA TOUR Investment, Inc. & World Golf Village Foundation
 World Golf Village Development

REVISED SEPTEMBER 1971
 DATE 1967, 1970, 1971
 SCALE 1"=100'



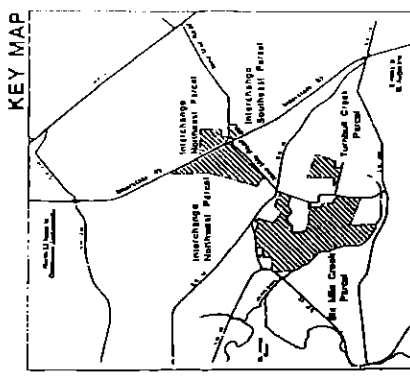
Note: The location and configuration of phase boundaries are conceptual in nature and subject to further refinement at final development stage.

SAINT-JOHNS
 Master Development Plan, Use H
 Land Use Commission Chart

LAND USE	SCHEDULE 2, (MO)		SCHEDULE 2, (MO)		SCHEDULE 2, (MO)		TOTAL	TOTAL
	N.W. QUAD.	S.E. QUAD.	N.W. QUAD.	S.E. QUAD.	N.W. QUAD.	S.E. QUAD.		
Office	182.3	182.3	182.3	182.3	182.3	182.3	364.6	364.6
Commercial	11.5	11.5	11.5	11.5	11.5	11.5	23.0	23.0
City	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Highway	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Utility	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-10	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-11	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-12	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-13	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-14	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-15	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-16	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-17	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-18	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-19	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-20	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-21	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-22	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-23	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-24	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-25	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-26	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-27	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-28	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-29	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-30	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-31	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-32	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-33	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-34	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-35	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-36	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-37	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-38	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-39	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-40	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-41	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-42	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-43	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-44	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-45	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-46	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-47	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-48	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-49	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Residential R-50	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

NOTE: THE LOCATION, CONFIGURATION AND COVERAGE OF DEVELOPMENT PARCELS, GOLF COURSE, LAKES AND UTILITIES ARE CONCEPTUAL IN NATURE AND SUBJECT TO FURTHER REFINEMENT AT FINAL DEVELOPMENT PLAN.

EXHIBIT B - REVISED MAP H-1
 MASTER DEVELOPMENT PLAN
 PHASING INTERCHANGE PARCEL
 REVISED BY RESOLUTION 94-



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REVISED APPLICATION FOR NON-SUBSTANTIAL CHANGE

SAINT JOHNS

DEVELOPMENT OF REGIONAL IMPACT

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BOOK G PAGE 559

SUBMITTED BY DAVIDSON DEVELOPMENT, INC.
ON BEHALF OF SJH PARTNERSHIP, LTD AND
DUNAVANT ENTERPRISES, INC.

AUGUST 30, 1994
REVISED OCTOBER 11, 1994
REVISED NOVEMBER 4, 1994

I. INTRODUCTION

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This Application for Non-Substantial Change to the Saint Johns Development of Regional Impact is submitted by Davidson Development, Inc. on behalf of SJH Partnership, Ltd. and Dunavant Enterprises, Inc. (collectively, the "Developer") and consists of a completed State of Florida Department of Community Affairs Form RPM-BSP-PROPCHANGE-1 (the "DCA Notification Form"), a proposed resolution (the "Resolution"), a revised Map H, Master Development Plan for the Interchange Parcels dated September, 1994 identified as Exhibit A to the Resolution (the "Revised Interchange Master Development Plan"), a revised Master Development Plan Phasing Map H-1 for the Interchange Parcels identified as Exhibit B to Resolution ("Map H-1"), and this application text identified as Exhibit C to the Resolution (the "Text").

The Saint Johns Development of Regional Impact Development Order was approved by the St. Johns County Board of County Commissioners (the "Board") by Resolution 91-130 adopted August 27, 1991 (the "Original Saint Johns Development Order"). Subsequent to adoption of Resolution 91-130 the Department of Community Affairs (the "DCA") appealed the Original Saint Johns Development Order. The Developer, the DCA, and the Board entered into a settlement agreement dated November 26, 1991 (the "Settlement Agreement"). Pursuant to the terms of the Settlement Agreement, the Board adopted Resolution 91-183 on November 26, 1991 adding Specific Condition LL, Specific Condition MM, modifying Specific Condition IIA, and modifying the date of the first annual traffic report (the "First Modification"). As agreed in the Settlement Agreement, the DCA appeal was dismissed on December 19, 1991. The Saint Johns Development of Regional Impact Development Order currently consists of the Original Saint Johns Development Order as modified by the First Modification ("the Saint Johns Development Order").

The Developer requests approval by the Board of the changes to the Saint Johns Development Order described in this Text and shown on the Revised Interchange Master Development Plan by adoption of the attached Resolution. The changes requested, the reasons for the changes, and an explanation of why the changes do not constitute a substantial deviation are set forth below.

II. EXTENSION OF BUILD-OUT DATES
AND MODIFICATION OF PHASING SCHEDULE

A. Background. Although several important development permits were obtained prior to approval of the Saint Johns Development Order, including, but not limited to, St. Johns River Water Management District ("SJRWMD") Management and Storage of Surface Waters ("MSSW") Permit No. 4-109-0117, issued January 15,

1991, SJRWMD Wetland Resource Management Permit No. 12-109-0036, issued September 10, 1991, SJRWMD Conceptual MSSW Permit No. 4-109-0120C issued September 10, 1991, and SJRWMD Individual MSSW Permit No. 4-109-0122, issued on September 10, 1991, many more important development permits were required to be obtained subsequent to approval of the Saint Johns Development Order. The permits that have been obtained subsequent to approval of the Saint Johns Development Order include, but are not limited to, United States Army Corps of Engineers Dredge Fill Permit No. 199100108 (IP-GS) issued December 24, 1991, SJRWMD Consumptive Use Permit ("CUP") No. 2-109-0270AN issued to Northwest Utilities I, Inc. on August 11, 1992, SJRWMD CUP No. 2-109-0271AN issued to Northwest Utilities I, Inc. on August 11, 1992, SJRWMD CUP No. 2-109-0202NM issued to Northwest Utilities II, Inc. on August 11, 1992, SJRWMD CUP No. 2-109-0269N issued to Northwest Utilities II, Inc. on August 11, 1992, Florida Department of Environmental Regulation ("FDER") Permit No. WC55-220232 issued to Northwest Utilities I, Inc. on February 1, 1993, FDER Permit No. DC55-220234 issued to Northwest Utilities I, Inc. on April 13, 1993, United States Environmental Protection Agency Permit No. FL0043559 issued to Northwest Utilities I, Inc. on September 13, 1993, and several St. Johns County tree clearing permits.

In addition to the delays associated with obtaining the permits referenced above, the project has been delayed pending completion of final planning of the World Golf Village, design of the International Golf Museum and Hall of Fame, and redesign of the first eighteen hole golf course by the PGA Tour Design Services, Inc. As a result, the Developer requests extension of the build-out date of the project and each phase of the project by four years. The specific changes to the Saint Johns Development Order associated with the requested four year extension are described in subsection B below.

B. Extension of Build-Out Dates. The requested four year extension requires the following changes to the Saint Johns Development Order:

1. Within Section 5 on page 3 of Resolution 91-130 the date August 27, 2015 should be changed to December 19, 2019.
2. General Condition I, paragraph E, should be changed to indicate that the deadline for commencing physical development shall be December 19, 1995 and the termination date shall be December 19, 2019.
3. General Condition I, paragraph F, should be changed to substitute the date December 19, 2019 in place of the date August 27, 2015.
4. The beginning and ending date of the phases identified in Specific Condition II-A should each be increased by four years.

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The requested four year extension of the build-out date of the project and each phase of the project is not a substantial deviation because, under Section 380.06(19)(e)2 "an extension of the date of build-out of a development or phase of a development by less than three years, is not a substantial deviation." Section 380.06(19)(e)2 also states that "beginning on April 8, 1992, and effective through December 31, 1994, the time period contained in this subparagraph is extended by two years." The net result is that an extension of the build-out date of a development or phase of a development by up to five years that occurs between April 8, 1992 and December 31, 1994 is not a substantial deviation.

C. Modification of Phasing Schedule. The PGA Tour has been more successful than hoped in obtaining participation by other golf organizations in the Golf Hall of Fame project. The golf organizations now represented as board members or in an advisory capacity to the World Golf Village include the PGA Tour, Inc., PGA of America, LPGA, Augusta National, National Golf Foundation, Royal and Ancient Golf Club of St. Andrews, PGA of South Africa, United States Golf Association, American Junior Golf Association, National Golf Course Owners Association, Golf Writers Association of America, Golf Course Builders Association of America, Golf Course Superintendents Association of America, PGA European Tour, Society of Golf Course Architects, and Club Managers Association of America. Corporate participation includes IBM Corporation, Nike, Inc., International Management Group, Senior Tour Sponsors-Bell Atlantic Classic, LPGA Corning Classic, and Stringer Marketing Group. As a result of its success in promoting the World Golf Village concept, the Hall of Fame facility is now referred to as the International Museum and Golf Hall of Fame.

The World Golf Village project requires assurance of sufficient hotel rooms in Phase 1 to accommodate the anticipated demand. Accordingly, the Developer requests a modification in the phasing schedule to add 350 hotel rooms to Phase 1, and reduce hotel rooms in Phases 4 and 5 by 175 rooms each. The total number of hotel rooms in the project would remain constant at 1,225. The total square footage of non-residential development would remain constant at 5,594,000 square feet. The proposed changes to the phasing schedule are set forth on Schedule 1 attached to this Text. Schedule 1 is intended to revise and restate Specific Condition II-A in its entirety.

The requested changes in the phasing schedule do not exceed any of the criteria for substantial deviation set forth in Section 380.06(19) of the Florida Statutes. Increasing the number of hotel rooms by 350 in Phase 1 while reducing hotel rooms in the later phases of development will not adversely affect transportation in the area because:

(a) All of the impacts from the increased number of hotel rooms in Phase 1 will occur in that part of Nine Mile Road

currently under construction for improvement to its buildout condition, so phasing does not affect the required transportation improvements.

(b) The I-95 Interchange is also under construction to its buildout condition.

(c) Specific Condition FF of the Saint Johns Development Order requires the Developer to maintain an appropriate level of service on Nine Mile Road. Annual traffic monitoring is required under General Condition I of the Saint Johns Development Order.

(d) No change is proposed to Specific Conditions LL and MM which address the level of service on Interstate 95 and the limitations on development specified in those Specific Conditions shall be unchanged.

In summary, the requested changes to the phasing schedule are crucial to the success of the World Golf Village, will not adversely affect transportation or other public facilities, and do not exceed any criteria for substantial deviation under Section 380.06(19) of the Florida Statutes.

**III. MODIFICATION OF MASTER DEVELOPMENT PLAN
FOR INTERCHANGE PARCELS**

The Applicant is proposing several changes to the land use plan for the Interchange Parcels of the Saint Johns project. All of the proposed changes involve rearranging land uses within the development footprint approved by the Saint Johns Development Order. No new land is proposed for development and there is no reduction in land proposed for preservation. The revised land plan is depicted on the Revised Interchange Master Development Plan. The Revised Interchange Master Development Plan contains a summary of land uses by development parcel and a comparison of proposed land uses to the land uses shown on the September 30, 1990 plan which was approved by the Saint Johns Development Order (the "Approved Interchange Master Development Plan"). A summary of the major changes by land use type is included in the following subsections.

A. Golf. On the Approved Interchange Master Development Plan the golf course meanders throughout most of the Interchange Northwest Parcel to maximize residential and office frontage on the golf course and to create golf course views from Interstate 95. On the Revised Interchange Master Development Plan, the golf course has been consolidated in the vicinity of the World Golf Village complex. Golf holes 1 and 2 and 9 through 18 are adjacent to and surround the World Golf Village Complex (defined in subsection B below). Golf holes 3 through 6 are located along Nine Mile Road where golf holes 1 through 4 were located under the Approved

Interchange Master Development Plan. Golf holes 7 and 8 are located within portions of parcels 15 and 19 and golf hole 8 on the Approved Interchange Master Development Plan.

B. World Golf Village Complex. The World Golf Village Complex is identified as parcels 5 through 12 on the Revised Interchange Master Development Plan (the "World Golf Village Complex" or "Complex"). The Complex contains approximately 82.01 acres. The Complex, golf holes 1, 2, and 9 through 18, the golf practice range and associated roads and lakes combine into a single complex, parcels identified on the approved Interchange Master Development Plan for golf (hole 10, part of hole 9, part of hole 18, and part of the driving range), commercial hotel (parcel 6), office (parcels 5, 7 and 8), golf club (parcel 9), golf maintenance (parcel 10), commercial (parcel 11), and civic (parcel 12). The Complex will be the site of the International Golf Museum and Hall of Fame which will include up to 75,000 square feet of museum space and public exhibits, some of which may be associated with the headquarters of PGA Tour Productions. The Complex will also include up to 125,000 square feet of commercial use (or industrial, if approved under Section E below), 150,000 square feet of office use, 825 hotel rooms, and 200 multifamily residential units.

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C. Office. Total office square footage within the development remains unchanged but there are some changes in the location of office uses. Thirty-four acres of office use is relocated from the Interchange Southeast Parcel to the Interchange Northeast Parcel and eleven acres of office use is relocated from the Interchange Northwest Parcel to the Interchange Northeast Parcel. There is a net reduction of 32.2 acres devoted to office use, but this land is incorporated in the World Golf Village Complex which will contain up to 150,000 square feet of office space.

D. Commercial. Total commercial square footage within the development remains unchanged, but there are some changes in the location of commercial uses. Commercial acreage within the Interchange Northwest Parcel is increased by 1.6 acres and commercial acreage within the Interchange Southeast Parcel is increased by 7.7 acres. These increases are offset by shifting 11.5 acres of commercial from the Interchange Northeast Parcel. There is a net reduction of 2.2 acres of land specifically identified as commercial, but commercial uses are allowable within the World Golf Village Complex which will contain up to 125,000 square feet of commercial space (less any industrial space approved under Section E below).

E. Industrial Use. Total industrial square footage within the development remains unchanged, but there are some changes in the location of industrial uses. Industrial acreage in the Interchange Northeast Parcel is reduced by 33.5 acres, while industrial use in the Interchange Southeast Parcel is increased by

20.3 acres. Although acreage specifically identified as industrial within the development is reduced by 13.2 acres, some uses that may be identified as industrial may be permissible within the World Golf Village Complex subject to a determination of compatibility during the Final Development Plan review process. Any such uses within the World Golf Village Complex would be in substitution for commercial square footage not in addition to commercial square footage.

F. Residential. The total number of residential units allowable within the development remains unchanged, but there are some changes in the location of residential uses. The total land area specifically identified for residential use is reduced by approximately 8.9 acres, but this land is incorporated in the World Golf Village Complex which will include up to 200 multifamily units.

G. Civic. Under the Approved Interchange Master Development Plan, parcel 12 on the Interchange Northwest Parcel is identified as a six acre civic site. This six acre civic site has been shifted to parcel 59 of the Interchange Southeast Parcel as shown on the Proposed Interchange Master Development Plan. The total acreage devoted to civic use is unchanged.

H. Swim and Tennis. Under the Approved Interchange Master Development Plan, parcel 25 on the Interchange Northwest Parcel is identified as a 15 acre swim and tennis center. This use is being dropped from the Master Development Plan. The developer anticipates that swimming pools, tennis courts, and other similar amenities will be provided at the hotel within the World Golf Village Complex. Additional recreational areas may be incorporated within residential development parcels and will be addressed at the time of final development plan review.

In summary, the requested changes to the land use plan do not increase the number of residential units or the allowable square footage within any land use category and do not involve increases in the acreage in any of the land use categories. As a result, none of the criteria for substantial deviation under Section 380.06(19) of the Florida Statutes are exceeded.

IV. SUMMARY

The requested modifications involve an extension of the build-out dates of the project and each phase of the project, a minor change in project phasing which will not adversely affect the availability of any public facilities and minor changes in the location of land uses associated with consolidating the golf course around the World Golf Village. There are no increases in any land use category. Therefore, the Applicant requests the Board approve the proposed changes by adoption of the Resolution.

Submitted by:

DAVIDSON DEVELOPMENT, INC.

By: _____

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94 NOV 30 AM 8:10

Carl "Burl" Mantel
CLERK OF CIRCUIT COURT

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CIRCUIT COURT

94 NOV 23 AM 9:11

Carl "Burl" Mantel
CLERK OF CIRCUIT COURT