

ST. JOHNS COUNTY  
RESOLUTION NUMBER. 2002-20

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE ST. AUGUSTINE CENTRE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER (RESOLUTION NO. 97-77); FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, St. Augustine Associates (the Owners/Developers) have submitted a Notice of a Proposed Change to the St. Augustine Centre Development of Regional Impact (DRI) by letter dated October 11, 2001 (Notice), requesting modification of the phasing of previously approved land uses; and

WHEREAS, the Owners/Developers have provided information showing that the proposed modifications of the DRI development order do not constitute a substantial deviation under any provision of Section 380.06(19), Florida Statutes; and

WHEREAS, the Board of County Commissioners has reviewed the Notice and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held on February 5, 2002, after required notice.

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

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

a. The Notice of Proposed Change is consistent with the St. Johns County Comprehensive Plan, as amended.

b. The Notice of Proposed Change is consistent with the Land Development Code of St. Johns County, as amended.

2. The Notice and other evidence received provide clear and convincing evidence that the requested change does not constitute a substantial deviation to the DRI.

3. The 1997 St. Augustine Centre DRI Development Order (Resolution No. 97-77), as previously amended to date, is hereby modified, as follows:

**Substitute attached new Exhibit 3, Estimated Phasing Schedule (revised October 2001) for Exhibit 3.**

**Amend Development Order General Condition 8 as follows:**  
(Additions are underlined and deletions are stricken through.)

8.

\* \* \* [no change in basic annual reporting requirements (a) - (j)]

(k) Traffic reports shall be submitted to the Florida Department of Transportation (FDOT) District Urban Office in Jacksonville and the Regional Planning Office in St. Augustine, as well as the St. Johns County Planning Department, Northeast Florida Regional Planning Council, and the Department of Community Affairs. The first traffic report shall be due concurrently with the first annual report and then annually thereafter until project buildout, unless otherwise agreed to by the Regional Planning Council and the Department of Community Affairs. The following information shall be included:

- i. A description of current development by land use, type, location, and amount of square footage, along with the proposed construction schedule for the ensuing 12 month period, and appropriate maps.
- ii. Traffic counts, turning movements, and actual levels of service for the past 12 months and projected for the ensuing 12 months, including traffic estimates for the following roads and intersections. The report shall distinguish between St. Augustine Centre DRI traffic and total traffic volumes.

- I-95

From C.R. 210 to International Golf Parkway

From International Golf Parkway to S.R. 16

From S. R. 16 to S. R. 207

- Turn movements at all ramp locations (4 approaches) at the I-95/S.R. 16 interchange

- S.R. 16

From C.R. 16A to International Golf Parkway

From International Golf Parkway to existing outlet mall entrance west of I-95

From existing outlet mall entrance west of I-95 to C.R. 208

From C.R. 208 to I-95

From I-95 to project entrance

From project entrance to Four Mile Rd.

From Four Mile Rd. to Woodlawn

From Woodlawn to Masters Dr.

From Masters Dr. to Lewis Speedway

From Lewis Speedway to U.S. 1

- C.R. 208

From Joe Ashton Rd. to C.R. 13A

From C.R. 13A to S.R. 16

**Note:** Actual FDOT or St. Johns County traffic counts shall be used where possible. If actual FDOT or St. Johns County traffic counts are not available for a particular road or intersection, the Applicant shall retain, at its expense, a traffic engineering firm to collect the necessary counts. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

- iii. Daily and p.m. peak hour trip generation rates from the outlet retail use component of the project. The Applicant shall be responsible for calculating the trip generation from the occupied portion of the outlet retail use based on square footage occupied and the actual observed traffic counts from the outlet retail use.
- iv. As part of the DRI annual report due in May ~~2002~~ 2003, the Applicant shall provide a traffic study to address and reconfirm certain traffic assumptions for the outlet retail and other retail commercial use contained

in a Notification of Proposed Change dated March 8, 2000 (March 2000 Notification). Specifically, the Applicant shall redetermine:

- a. the daily and p.m. peak trip generation rates for the outlet retail uses;
- b. the pass-by traffic capture and internal capture rates for the outlet retail use and for the other retail commercial use;
- c. the trip distribution and assignment percentages from the outlet retail use.

This analysis shall address the number of DRI trips captured from I-95 traffic and the actual trip distribution and assignment percentages through a comprehensive patron survey or other professionally acceptable method. Prior to undertaking this study, the Applicant shall confer with St. Johns County, the Northeast Florida Regional Planning Council, Department of Community Affairs, and Florida Department of Transportation (the “traffic reviewing agencies”) to review the proposed study methodology and address their comments on the proposed methodology. Provided, however, that the Applicant in all circumstances shall meet the May ~~2002~~ 2003 reporting deadline. The Applicant also shall re-analyze the cumulative traffic impacts of the project for Phase 3 based on the new revised trip generation and pass-by capture rates and trip distribution. If required as a result of that analysis, prior to issuance of any building permits for Phase 3, the Applicant shall amend the DRI development order to provide for revised and adequate mitigation for the projected Phase 3 traffic impacts, in a manner meeting the requirements of the DCA’s DRI Transportation Uniform Standard Rule, Rule 9J-2.045, Florida Administrative Code. The Applicant shall not be required to amend the development order if the May ~~2002~~ 2003 re-analysis shows that no change is needed in the Phase 3 traffic improvements already required by the then effective DRI development order.

4. Except as modified by this Resolution, the existing 1997 St. Augustine Centre 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 10 days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs and the Northeast Florida Regional Planning Council.

6. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 5<sup>th</sup> DAY OF FEBRUARY 2002.

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

By: Mark J. J. [Signature]

ATTEST: Cheryl Strickland, Clerk

By: Patricia [Signature]  
Deputy Clerk

RENDITION DATE 2-7-02

Adopted Regular Meeting 2-5-02

Effective: 2-5-02



Phasing Schedule

Use	Phase 1 1997-2002			Phase 2 2003			Phase 3 2004 -2006			Total		
	Acres	Gross Sq.Ft.	Units/ Rooms	Acres	Gross Sq.Ft.	Units/ Rooms	Acres	Gross Sq.Ft.	Units/ Rooms	Acres	Gross Sq.Ft.	Units
Retail Service including Outlet Retail	72.0	623,732	N/A	10.0	85,000	N/A	44.6	356,400	N/A	126.6	1,065,132	N/A
		583,732						180,000			763,732	
Hotel	2.0	N/A	100	—	—	—	13.0	N/A	300	15.0	N/A	400
Residential	30.0	N/A	250	—	—	—	44.7	N/A	364	74.7	N/A	614
Industrial	—	—	—	—	—	—	35.6	540,000	N/A	35.6	540,000	N/A
Movie Theater	—	—	—	—	—	—	N/A	N/A	2,280 seats	N/A	N/A	2,280 seats

EXHIBIT 3  
(Revised October 2001)