

ST. JOHNS COUNTY
RESOLUTION NUMBER 2006- 446

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE WORLD COMMERCE CENTER DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON DECEMBER 10, 2002, UNDER RESOLUTION 2002-267; AND PREVIOUSLY MODIFIED BY RESOLUTION 2004-153, APPROVED JUNE 22, 2004; AND RESOLUTION 2005-292, APPROVED AUGUST 4, 2005, FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, World Commerce Center, LLC has submitted a Notice of Proposed Change (NOPC) to the World Commerce Center Development of Regional Impact (DRI) by letter dated September 25, 2006, requesting modification of portions of the Development Order (the "Notice of Change"); and

WHEREAS, the Developer submits 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 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 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 November 14, 2006, after required notice; and

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 number of development rights or increase in impacts from those approved in the original World Commerce Center DRI Development Order as amended prior to this change.
 - B. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
 - C. The change requested in the NOPC is consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2015.

2. The World Commerce Center DRI Development Order is hereby modified by approval of the following specific changes:
 - A. Part A of Exhibit 4 Part A of Exhibit 4, attached hereto, is hereby substituted for the currently approved Part A of Exhibit 4 of the original Development Order

B. **Special Condition 24** : The second paragraph shall be amended to read as follows:

The Developer shall donate to St. Johns County a site within the World Commerce Center consisting of twelve (12) contiguous developable acres within sixty (60) days of written request of St. Johns County. The site will be utilized by St. Johns County or its assignees for the development of a skilled care nursing facility for veterans of the United States Military forces and any and all other uses deemed appropriate by St. Johns County as ancillary to such principal use. Notwithstanding any language in any prior version of this Development Order to the contrary, Developer shall have no right to repurchase the site and the Developer retains all 1156 residential units allocated to the DRI.

3. Except as modified by this Resolution, the existing World Commerce Center DRI Development Order shall remain in full force and effect.
4. 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 Community Affairs, and the Northeast Florida Regional Council.
5. This Resolution shall take effect upon its adoption.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 14th DAY OF November, 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James Bryant, Chair

ATTEST: Cheryl Strickland, Clerk

By: Atrevia DeGrande
Deputy Clerk

RENDITION DATE 11-16-06

EXHIBIT A

Before (existing Part A of Conversion Table from adopted Development Order)

ITE Code	Land Use	Proposed Amount	Min. Allowable	Max. Allowable	ITE Trip Rate
310	Hotel Rooms	1000	750	1250	.61/room
110	Lt. Indus.	405900	304425	750000	.662/1000sf
710	Gen. Office	2192800	1644600	2741000	1.49/1000sf
820	Shopping Ctr.	908800	681600	1136000	3.74/1000sf
210	Single Family units	500	375	625	1.01/unit
220	Multi Family units	656	492	820	.62/unit

After (proposed Part A of Conversion Table)

ITE Code	Land Use	Proposed Amount	Min. Allowable	Max. Allowable	ITE Trip Rate
310	Hotel Rooms	1000	<u>250</u>	<u>1750</u>	.61/room
110	Lt. Indus.	405900	304425	750000	.662/1000sf
710	Gen. Office	2192800	<u>439372</u>	2741000	1.49/1000sf
820	Shopping Ctr.	908800	681600	<u>1745400</u>	3.74/1000sf
210	Single Family units	500	375	625	1.01/unit
220	Multi Family units	656	492	820	.62/unit

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 **NOPC 06-08 WORLD COMM CTR**
was published in said newspaper in the issues of
OCTOBER 18, 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 **18th** day of **OCTOBER 2006.**

by *Charles Barrett* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



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

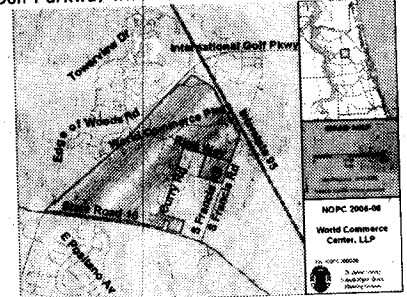
(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED CHANGE (NOPC) TO THE WORLD COMMERCE CENTER DEVELOP- MENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, November 2, 2006 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency and on Tuesday, November 14, 2006 at 9:00 a.m. by the Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a Notice of Proposed Change (NOPC) to the World Commerce Center DRI for modifications to the DRI Development Order (DO), to revise Paragraph 2 of Special Condition 24, to donate to St. Johns County a site consisting of twelve (12) developable acres, to be utilized by St. Johns County or its assignees for the development of a Veteran's skilled care nursing facility; and to modify Part A of the Conversion Table, identified as Exhibit 4 in the Development Order.

The subject property is located Northeast of the intersection of County Road 16 and International Golf Parkway 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 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 E. BRYANT, CHAIRMAN
**PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA**
HENRY GREEN, CHAIRMAN

FILE NUMBER: NOPC 2006-08
World Commerce Center
L3031-6 Oct 18, 2006