ST. JOHNS COUNTY
RESOLUTION NUMBER 2006-

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: [Signature]

James Bryant, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: [Signature]

Deputy Clerk

RENDITION DATE 11-16-06
# EXHIBIT A

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

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<tr>
<th>ITE Code</th>
<th>Land Use</th>
<th>Proposed Amount</th>
<th>Min. Allowable</th>
<th>Max. Allowable</th>
<th>ITE Rate</th>
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<tbody>
<tr>
<td>310</td>
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<tr>
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<td>500</td>
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<td>625</td>
<td>1.01/unit</td>
</tr>
<tr>
<td>220</td>
<td>Multi Family units</td>
<td>656</td>
<td>492</td>
<td>820</td>
<td>.62/unit</td>
</tr>
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After (proposed Part A of Conversion Table)

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<tr>
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<td>Multi Family units</td>
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<td>492</td>
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</tr>
</tbody>
</table>
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 __________________ who is personally known to me
or who has produced PERSONALLY KNOWN as identification.

Patricia A. Bergquist
My Commission DD275991
Express December 18, 2007
(Signature of Notary Public) (Seal)

PATRICIA A. BERGQUIST

COPY OF ADVERTISEMENT

NOTICE OF A PROPOSED CHANGE (NPC) 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 con-
sider a Notice of Proposed Change (NPC) to the
World Commerce Center DRI for modifications to
the DRI Development Order (DO), to revise Para-
graph 2 of Section 3 to add a new Public Use District 2.5
in St. Johns County a site consisting of twelve (12) develop-
able acres, to be utilized by St. Johns County and/or
its designees for the development of a Veteran's
skilled care nursing facility; and to modify Port 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 Speed-
way, St. Augustine, Florida, and may be examined by
interested persons at no cost prior to the 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 par-
ticipate in this proceeding should contact the
County’s ADA Coordinator at (904) 209-0050 or at the
County Administration Building, 4020 Lewis Speed-
way, St. Augustine, Florida, 32084. For hearing
impaired individuals, call Florida Relay Service at 1
800 955 8779, 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-judic-
ial rules of procedure. It is anticipated that one or
more County Commissioners may attend this meet-
ing. 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 communica-
tion care of St. Johns County, Florida, 32083.

P.O. Drawer 349, St. Augustine, Florida, 32085.

JAMES E. BRYANT, CHAIRMAN
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
HARRY GREEN, CHAIRMAN

FILE NUMBER: NOPC 06-08
World Commerce Center
L3031-6 Oct 18, 2006