

ST. JOHNS COUNTY  
RESOLUTION NUMBER 2003- 151

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 April 30, 2003 (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 August 12, 2003, 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.
  - c. The Notice and other evidence received provide clear and convincing evidence that the requested change does not constitute a substantial deviation to the DRI.
2. 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 2, DRI Master Plan (2003) for currently approved Exhibit 2, and substitute Exhibit 3, Estimated Phasing Schedule (revised May 2003) for currently approved Exhibit 3.**

3. Except as modified by this Resolution, the existing 1997 St. Augustine Centre DRI Development Order as previously amended 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 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.
5. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 12<sup>th</sup> DAY OF August, 2003..

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

RENDITION DATE 8-19-03

By: James L. Bryant

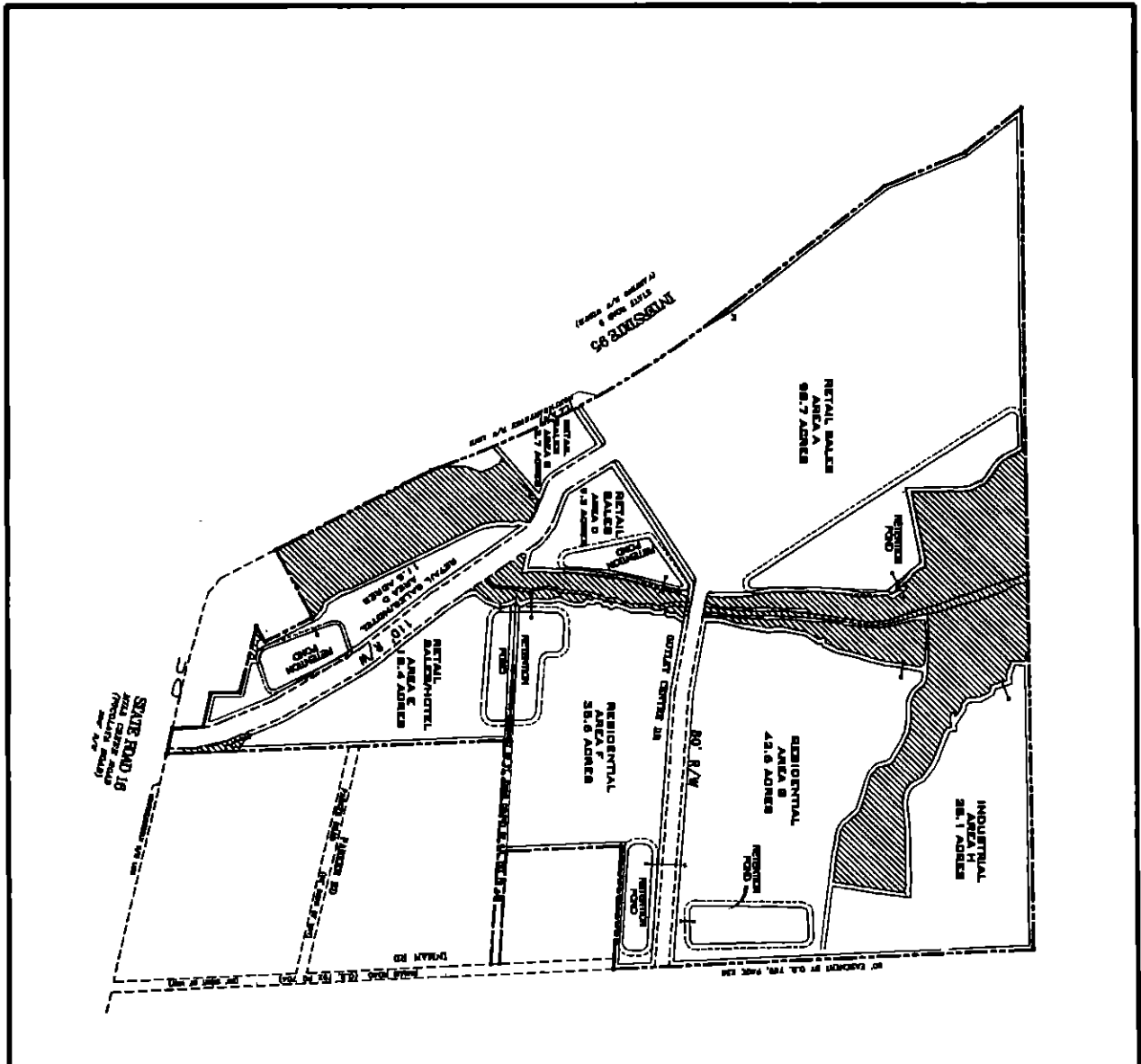
ATTEST: CLERK

By: *Patricia DeGrande*  
Deputy Clerk

Adopted Regular Meeting 8-12-03

Effective: 8-12-03





**MAP H**  
**DEVELOPMENT PLAN**  
**EXHIBIT 2**

**LEGEND**

--- PROPERTY LINE	
[Hatched Box] WETLANDS	49.8 ACRES
[Hatched Box] RETAIL SALES/HOTEL	141.6 ACRES
[Hatched Box] LIGHT INDUSTRIAL	28.1 ACRES
[Hatched Box] RESIDENTIAL	78.2 ACRES
[Hatched Box] RIGHT-OF-WAY	11.9 ACRES
[Hatched Box] ISOLATED UPLANDS	5.7 ACRES

TOTAL SITE AREA 315.3 ACRES

NOTE: RIGHTS OF WAY WITHIN DEVELOPMENT INCLUDE SIDEWALKS, PARALLEL OR 3' WIDE, SEPARATE FROM HIGHWAY, ON BOTH SIDES OF ROAD. LOCATION OF FUTURE HIGHWAY ON RESIDENTIAL PLOTS (EAST OF WETLAND) APPROPRIATE ONLY.

**ST. AUGUSTINE CENTRE**  
149 & S.W. 16, ST. JAMES CO., FL.

**OWNER:**  
**ST. AUGUSTINE ASSOCIATES**

**CONSULTING TEAM:**  
L&S ENGINEERING ASSOCIATES, INC.  
MORTON GREEN & SAUS  
UNIONCH, SMITH & UNIONCH, P.A.

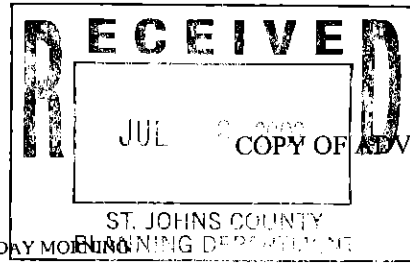
**DRIVING BY:**  
0 150 300 600  
SCALE: 1" = 200'  
NORTH

**JOB MANAGER:** [Signature]  
**DESIGNER:** [Signature]  
**REVISION DATE:** CHICAGO 01/04-01-03  
**CHECKED BY:** TMA

## Phasing Schedule

Use	Phase 1 1997-2003 (12/31/03 end date)			Phase 2 2004 (12/31/04 end date)			Phase 3 2005 - 2006 (12/31/06 end date)			Total		
	Acres	Gross Sq.Ft.	Units	Acres	Gross Sq.Ft.	Units	Acres	Gross Sq.Ft.	Units/ Rooms	Acres	Gross Sq.Ft.	Units
Retail Service including Outlet Retail	60.0	530,007	N/A	10.0	96,000	N/A	56.6	439,125	N/A	126.6	1,065,132	N/A
		492,007			0			271,725			763,732	
Hotel	—	—	—	—	—	—	15.0	N/A	400	15.0	N/A	400
Residential	49.4	N/A	472	—	—	—	28.8	N/A	345	78.2	N/A	817
Industrial	—	—	—	—	—	—	28.1	300,000	NA	28.1	300,000	N/A
Movie Theater	NA	(Retail outlet includes)	2600 seats	—	—	—	—	—	—	N/A	(Retail Outlet Includes)	2,600 seats

**EXHIBIT 3 (Revised May 2003)**



THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **LINDA Y MURRAY**

who on oath says that she 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 a

**NOTICE OF PROPOSED CHANGE**

In the matter of **FILE # NOCP 2003-02**

**ST AUGUSTINE CENTER**

in the Court, was published in said newspaper in the issues of

**JULY 2, 2003**

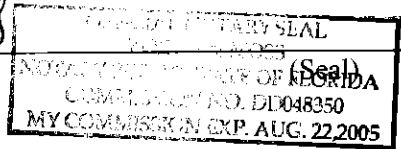
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 she 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 3<sup>RD</sup> day of **JULY** 2003

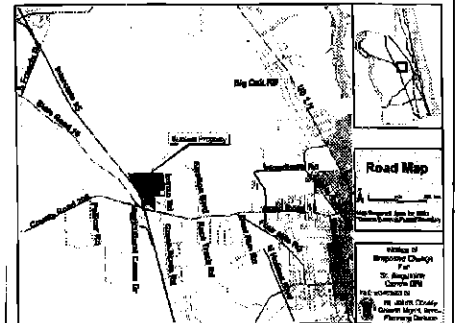
by [Signature] who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

[Signature]  
(Signature of Notary Public)

Zoe Ann Moss



**NOTICE OF A PROPOSED CHANGE TO ST. AUGUSTINE CENTER DRI**  
NOTICE IS HEREBY GIVEN that a public hearing will be held on the Thursday, July 17, 2003 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency, and August 12, 2003 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. The NOCP seeks to modify the development plan, Map H and the phasing schedule. The subject property is located at Inman 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 David Haislead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. 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. 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  
DON HOUSE, CHAIRMAN  
FILE NUMBER: NOCP 2003-02  
St. Augustine Center

L1442-3 July 2, 2003