

RESOLUTION NUMBER 95-06

A RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING RESOLUTION 94-211 WHICH WAS A RESOLUTION MODIFYING THE SAINT JOHNS DRI DEVELOPMENT ORDER RESOLUTION NO. 91-130 WHICH WAS PREVIOUSLY MODIFIED BY RESOLUTION NO. 91-183; PROVIDING THE INCLUSION OF PHASING SCHEDULE 1; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SJH Partnership, LTD., as represented by James E. Davidson Jr., authorized agent, filed a Notice of Proposed Change to a Previously Approved Development of Regional Impact on August 30, 1994 which requested modification of certain terms of the DRI Development Order as approved by Resolution 91-130 and modified by Resolution No. 91-183; and

WHEREAS, in a public hearing on November 10, 1994, the St. Johns County Board of County Commissioners approved Resolution 94-211 which found that the proposed modifications do not constitute a Substantial Deviation; and

WHEREAS, the phasing schedule was not included with Resolution 94-211;

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

Section 1. The Saint Johns DRI Development Order adopted by Resolution 91-130, as amended by Resolution 91-183 and Resolution 94-211, is hereby modified by including the revised Schedule 1 (the phasing schedule) of Specific Condition II-A (attached) to Resolution 94-211 in place of Specific Condition II-A attached as Exhibit A to Resolution 91-183.

Section 2. Except as modified by this Resolution, the Saint Johns DRI Development Order shall remain in full force and effect.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA THIS 10 DAY OF JANUARY
1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Barbara Ward*
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Lenia Pacetti*
DEPUTY CLERK

c:stj12-29

SCHEDULE 1

Specific Conditions

A. Development of the Saint Johns DRI shall not exceed the following for any individual phase or cumulatively for the entire project:

<u>Phase 1 (1995-1999)</u>	
Residential	944 D.U.
Office	108,000 sf
Retail/Commercial	80,000 sf
Industrial/Warehouse	100,000 sf
Golf	18 holes
Hotel	700 rooms
PGA Hall of Fame and Tour Productions	75,000 sf

<u>Phase 2 (2000-2004)</u>	
Residential	1,394 D.U.
Office	489,000 sf
Retail/Commercial	171,000 sf
Industrial/Warehouse	399,000 sf
Golf	18 holes
Hotel	350 rooms

<u>Phase 3 (2005-2009)</u>	
Residential	1,799 D.U.
Office	648,000 sf
Retail/Commercial	219,000 sf
Industrial/Warehouse	625,000 sf
Golf	18 holes
Hotel	175 rooms

<u>Phase 4 (2010-2014)</u>	
Residential	1,892 D.U.
Office	638,000 sf
Retail/Commercial	72,000 sf
Industrial/Warehouse	670,000 sf
Golf	N/A
Hotel	N/A

<u>Phase 5 (2015-2019)</u>	
Residential	1,171 D.U.
Office	610,000 sf
Retail/Commercial	20,000 sf
Industrial/Warehouse	670,000 sf
Golf	N/A
Hotel	N/A

No building permits for any phase of development, beyond that approved by the IDO (as described in Section H of the General Conditions) shall be issued until 50% of the projected non-residential development and 50% of the residential development of the previous phase has been permitted and constructed.