

ST. JOHNS COUNTY
RESOLUTION NUMBER 2004-153

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; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Anthony S. Robbins, AICP, the authorized representative of World Commerce Center, L.L.P., has submitted a Notice of Proposed Change (NOPC) to the World Commerce Center Development of Regional Impact (DRI) by letter dated April 7, 2004, requesting modification of Development Order Exhibit 3, Land Use Phasing Table as well as Development Order Exhibit 2, Master Plan (Map H) to reflect two land use conversions; 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 June 22, 2004, after required notice.

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. On April 23, 2003 and September 30, 2003 the Developer submitted declarations of conversion consistent with the requirements of General Condition 3 of the Development Order.
 - B. 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 development rights or increase in impacts from those approved in the World Commerce Center DRI Development Order.
 - C. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
 - D. The changes requested in the NOPC are consistent with and further the objectives of the St. Johns County Comprehensive Plan 2015.
2. The World Commerce Center DRI Development Order Exhibit 3, Land Use Phasing Table is hereby modified to reflect the First and Second Declarations of Conversion by approval of the following table:

Phase	Residential	Office	Retail/ Service	Light Industrial	Hotel
Phase I (2003-2007)	1,156 units	559,512 sf	300,000 sf	388,000 sf	---
Phase II (2008-2012)	---	855,744 sf	450,000 sf	---	250 rooms
Phase III (2013-2017)	---	756,232 sf	158,800 sf	65,900 sf	750 rooms
Total	1,156 units	2,171,488 sf	908,800 sf	453,900 sf	1,000 rooms

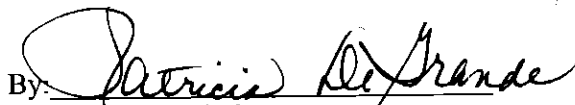
3. The World Commerce Center DRI Development Order Exhibit 2, Master Plan (Map H) is hereby modified by approval of the following specific changes:
 - A. Revision to the phasing table in the upper left corner to match the table in item 2 above.
 - B. Reclassify eleven (11) acres of Industrial land that encompasses the Ring Power regional office and as Commercial; as well as and forty-two (42) acres of Industrial land south of Ring Power as Commercial.
 - C. Reclassify seven (7) acres of Commercial land south of World Commerce Parkway as Residential.
 - D. Notation of the March 25, 2004 revision date in the lower right corner.
4. Except as modified by this Resolution, the existing World Commerce Center 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 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.
6. This Resolution shall take effect upon its adoption.

**PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA THIS 22nd DAY OF JUNE 2004.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Karen R. Stern, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd. Tallahassee, Florida 32399
850/488-4925

8:4:15
RECEIVED
APR 7 2004
ST. JOHNS COUNTY
PLANNING DEPARTMENT

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Anthony S. Robbins, the undersigned authorized representative of World Commerce Center, LLP, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the World Commerce Center development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the St. Johns County, to the Northeast Florida Regional Council (formerly the Northeast Florida Regional Planning Council), and to the Bureau of Local Planning, Department of Community Affairs.

Date

4/7/04

Signature



NOPC FORM

2. Applicant (name, address, phone).

World Commerce Center, LLP
13901 Sutton Park Drive South, Suite 100
Jacksonville, Florida 32224-0229
(904) 821-9600

RLS World Commerce Holdings
1200 Riverplace Boulevard, Suite 902
Jacksonville, Florida 32207
(904) 821-9600

3. Authorized Agent (name, address, phone).

Mr. Anthony S. Robbins, AICP
Prosser Hallock, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
(904) 739-3655

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

St. Johns County

Township 6S, Range 28 East, Section 38

(1) Revise the development table to reflect the First and Second Declarations of Conversion.

(2) Revise Map H to reclassify 53 acres of Industrial land as Commercial and 7 acres of Commercial land as Residential. This request does not seek an increase in the amount of development rights associated with this DRI.

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

On April 23, 2003 and September 30, 2003 the Developer submitted declarations of conversion consistent with the requirements of General Condition 3 of the Development Order (St. Johns County Resolution No. 2002-267). A copy of these requests were sent to the St. Johns County Planning Division, the Northeast Florida Regional Planning Council, and the Florida Department of Community Affairs. This NOPC will revise Development Order Exhibits 2 (Master Plan) and 3 (Land Use Phasing Table) to reflect the accepted conversions.

The intended plan of development has necessitates more area needed to properly develop the project's Commercial and Residential development rights.

6. **Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

The Substantial Deviation Determination Chart for all land use types approved in the World Commerce Center DRI is included as Exhibit A on page 6.

7. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

12/10/02 Resolution 2003-267

- ◆ Original Development Order issued by St. Johns County

04/23/03 First Declaration of Conversion

- ◆ Increased Phase I Light Industrial development rights 48,000 square feet
- ◆ Decreased Phase I Office development rights 21,312 square feet

09/30/03 Second Declaration of Conversion

- ◆ Phasing reapportionment resulting in no net change in development rights
- ◆ Transferred 656 units to Phase I Residential development rights by converting Phase I Office and Hotel development rights
- ◆ Office development rights recouped in Phases II and III
- ◆ Hotel development rights recouped in Phase III

There has been no change in local government jurisdiction for any portion of the development since the last development order was issued.

8. **Describe any lands purchased or optioned within ¼ mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within ½ mile on a project master site plan or other map.**

There are no lands purchased or optioned within ¼ mile of the DRI site since approval of Amended Development Order, Resolution No. 2002-267.

9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.

YES X **NO** _____

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

The proposed change does not result in a change to the World Commerce Center buildout date or any phasing date.

11. Will the proposed change require an amendment to the local government comprehensive plan?

No, the proposed change is consistent with the St. Johns County 2015 Comprehensive Plan.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

An updated master site plan (Map H) dated March 25, 2004 is included with this NOPC as Exhibit D.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

There is no change in the amount of development rights that will result from this NOPC.

b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

No acreage has been added or deleted to the World Commerce Center.

- c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

Not necessary as physical development has already commenced.

- d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

Not necessary, the applicant wishes to adhere to the termination date of December 31, 2021 as denoted in General Condition 2 of the Development Order, St. Johns County Resolution No. 2002-267.

- e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

Not necessary as the date contained in General Condition 6 of the Development Order shall remain in effect.

- f. **Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.**

None are proposed as part of this request.

EXHIBIT A: SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Industrial	Building (gross square feet)	453,900	405,900	04/23/03
Hotel/Motel	# Rental units	1,000	1,000	None
Office	Building (gross square feet)	2,171,488	2,192,800	04/23/03
Residential	# Dwelling units	1,156	1,156	None
Wholesale, retail, service	Floor space (gross square feet)	908,800	908,800	None

NOTE: IF A RESPONSE IS TO BE MORE THAN ONE SENTENCE, ATTACH A DETAILED DESCRIPTION OF EACH PROPOSED CHANGE AND COIES OF THE PROPOSED MODIFIED SITE PLAN DRAWINGS. THE BUREAU MAY REQUEST ADDITIONAL INFORMATION FROM THE DEVELOPER OR HIS AGENT.

EXHIBIT B
FIRST DECLARATION OF CONVERSION



April 23, 2003

Ms. Teresa Bishop, AICP
 Planning Director
 Planning Division, St. Johns County Growth Management Services Department
 4020 Lewis Speedway
 St. Augustine, Florida 32084

**RE: World Commerce Center DRI – First Declaration of Conversion
 Prosser Hallock Reference No. 101029.11**

Ms. Bishop:

The plans for Ring Power Corporation’s new regional headquarters in northwest St. Johns County now require more light industrial square footage than was originally requested in Phase I of the DRI. I respectfully submit this letter on behalf of our client, Steinemann Development Company – Florida, Inc., to request a land use conversion. This request is being made pursuant to General Condition 3 of the World Commerce Center Development Order, St. Johns County Resolution No. 2002-267.

The Developer requests the maximum amount of **Light Industrial** development rights in Phase I be **increased to 388,000** square feet and the maximum amount of **Office** development rights in Phase I be **reduced to 709,688** square feet. No change to the Master Plan Map, Map H will be necessary as a result of this conversion. Derivation of this request is contained in the following calculations of the necessary conversion based upon the requirements of the Development Order’s conversion table (Exhibit 4, enclosed). The subsequent table denotes the development rights contained in the Development Order are identified as “Approved” and the requested change is identified as “Converted”.

$$\frac{48,000 \text{ sf Lt Industrial}}{1,000 \text{ sf}} \times 0.444 = 21.312 \quad 21.312 \times 1,000 \text{ sf} = 21,312 \text{ sf Office}$$

	Light Industrial	Office
Approved Phase I	340,000 square feet	731,000 square feet
Approved Build-out	405,900 square feet	2,192,800 square feet
Converted Phase I	388,000 square feet	709,688 square feet
Converted Build-out	453,900 square feet	2,171,488 square feet
Net Change	+48,000 square feet	-21,312 square feet

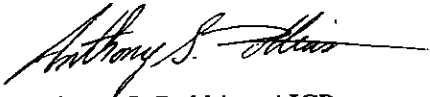
By copy of this letter, I hereby inform the Florida Department of Community Affairs and the Northeast Florida Regional Planning Council of this request. I would appreciate the County, as the agency responsible

Ms. Teresa Bishop, AICP
WCC Land Use Conversion
April 23, 2003
Page 2

for enforcing the Development Order, informing me if the conversion is allowed so it may be incorporated into the formal submittal of the project's rezoning application. Thank you for your time and attention.

Respectfully submitted,

PROSSER HALLOCK, INC.



Anthony S. Robbins, AICP
Planner

Enclosure

Copy: Mr. James Stansbury, Florida Department of Community Affairs
Mr. Edward Lehman, Northeast Florida Regional Planning Council
Mr. John Bailey, Upchurch Bailey & Upchurch, P.A.
Ms. Terah Devereaux, Steinemann Development Company - Florida, Inc.
Ms. Jan Trantham, St. Johns County Transportation Planning Division

WORLD COMMERCE CENTER DRI DEVELOPMENT RIGHTS SUMMARY

ALLOCATIONS	DATE	RESIDENTIAL	OFFICE	RETAIL	INDUSTRIAL	HOTEL
TOTAL DEVELOPMENT RIGHTS ALLOCATED		0	0	0	0	0

DEVELOPMENT RIGHTS	DATE	RESIDENTIAL	OFFICE	RETAIL	INDUSTRIAL	HOTEL
Development Order - Resolution 2002-287	12/10/02	1,156	2,192,800	908,800	405,900	1,000
First Declaration of Conversion of Dev1 Rights	4/23/03		(21,312)		48,000	
CURRENTLY APPROVED DEVELOPMENT RIGHTS		1,156	2,171,488	908,800	453,900	1,000
DEVT RIGHTS WITHIN PERMISSIBLE RANGE		YES	YES	YES	YES	YES
APPROVED MINIMUMS	12/10/02	867	1,644,600	681,600	304,425	750
APPROVED MAXIMUMS	12/10/02	1,156	2,741,000	1,136,000	750,000	1,250
UNALLOCATED DEVELOPMENT RIGHTS		1,156	2,171,488	908,800	453,900	1,000

**Exhibit 4
Conversion Tables**

Part A: Exchange Parameters

ITE Code	Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Trip Rate PM Peak Hour ⁽²⁾
310	Hotel (rooms)	1,000	750	1,250	0.61 per room
110	Lt Industrial (square feet)	405,900	304,425	750,000	0.662 per 1,000 sf ⁽³⁾
710	Gen Office (square feet)	2,192,800	1,644,600	2,741,000	1.49 per 1,000 sf
820	Shopping Ctr (square feet)	908,800	681,600	1,136,000	3.74 per 1,000 sf
210	Single Family (units)	500	375	625 ⁽¹⁾	1.01 per unit
220	Multi-family (units)	656	492	820 ⁽¹⁾	0.62 per unit

- (1) In no case shall the sum of single family and multi-family units exceed 1,156
(2) Institute of Traffic Engineers, Trip Generation, 6th Edition, 1997
(3) Calculated trip rate using a combination of the existing Ring Power site in Jacksonville, Florida and the ITE rate.

Part B: Land Use Exchange Table

Land Use To Increase	Land Use To Reduce					
	Hotel (rooms)	Industrial (1,000 sf)	Office (1,000 sf)	Retail (1,000 sf)	Single Family (units)	Multi-family (units)
Hotel (rooms)	---	0.921	0.409	0.163	0.604	0.984
Industrial (1,000 sf)	1.085	---	0.444	0.177	0.655	1.06
Office (1,000 sf)	2.443	2.251	---	0.398	1.475	2.403
Retail (1,000 sf)	6.131	5.650	2.510	---	3.703	6.032
Single Family (units)	1.656	1.526	0.678	0.270	---	1.629
Multi-family (units)	1.016	0.937	0.416	0.166	0.614	---

Part C: Instructions and Examples

The increase in one land use and corresponding decrease in another can be determined by the factors in the Part B using the following formulas:

$$\frac{\text{Land Use to Increase}}{(\text{Increase Quantity})} \times (\text{Factor}) = \frac{\text{Land Use to Decrease}}{(\text{Decrease Quantity})}$$

Where the Increase and Decrease Quantities are measurable in the units shown

Examples

An increase in 100,000 sf of Light Industrial will be allowed with a decrease of how much office?

Light Industrial: $(100,000 \text{ sf}/1,000 \text{ sf}) \times (0.444) =$ Office: $(44.4 \text{ sf} \times 1,000 \text{ sf})$ or 44,400 sf

An increase in 50,000 sf of Retail will be allowed with a decrease of how many Multi-family units?

Retail: $(50,000 \text{ sf}/1,000 \text{ sf}) \times (6.032) =$ Multi-family: 302 du

An increase in 50,000 sf of Office will be allowed with a decrease of how many Hotel rooms?

Office: $(50,000 \text{ sf}/1,000 \text{ sf}) \times (2.443) =$ Hotel: 122.15 rooms

EXHIBIT C
SECOND DECLARATION OF CONVERSION

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

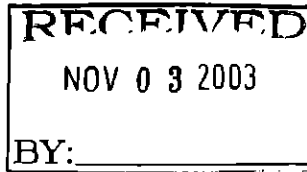
Growth Management Services
Planning Division

P.O. Drawer 349
Saint Augustine, FL
32095-0349



PHONE (904) 823-2480
FAX (904) 823-2498

October 29, 2003



Mr. Anthony Robbins, AICP
Planner
Prosser Hallock, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, FL 32224-0229

Re: World Commerce Center Second Conversion of Development Rights

Dear Mr. Robbins:

This letter serves to accept the requested conversion of development rights for the World Commerce Center DRI as stated in the revised request dated October 28, 2003. The conversion is in accordance with the allowable provisions of the DRI Development Order, Resolution No. 2002-267, General Condition 3 and Exhibit 4.

Should you have any questions regarding this information, please feel free to contact me at (904) 823-2477.

Sincerely,

A handwritten signature in cursive script that reads "Nicole L. Cubbedge".

Nicole Cubbedge, AICP
Planner III

cc: Teresa Bishop, AICP, Planning Director
James Stansbury, Florida Department of Community Affairs
Edward Lehman, Northeast Florida Regional Planning Council
Susan McDonald, Rogers Towers Bailey Jones & Gay, P.A.
Robert Udell, Steinemann Development Company-Florida, Inc.



September 30, 2003 (Revised October 28, 2003)

Mrs. Nicole Cubbedge, AICP
 DRI Coordinator
 Planning Division, St. Johns County Growth Management Services Department
 4020 Lewis Speedway
 St. Augustine, Florida 32084

**RE: World Commerce Center DRI – Second Declaration of Conversion
 Prosser Hallock Reference No. 101029.19**

Mrs. Cubbedge:

I respectfully submit this letter on behalf of our client, Steinemann Development Company – Florida, Inc., to request a second land use conversion to the World Commerce Center DRI. This request is being made pursuant to General Condition 3 of the World Commerce Center Development Order, St. Johns County Resolution No. 2002-267.

The Developer requests the maximum amount of Residential development rights in Phase I be increased to 1,156 dwelling units. Phase I Hotel and Office development rights are converted to the additional 656 units. In Phases II and III, the 656 units contained therein are converted to Hotel and Office rights. No change to the Master Plan Map, Map H will be necessary as a result of this conversion. Derivation of this request is contained in the following calculations of the necessary conversion based upon the requirements of the Development Order's conversion table (Exhibit 4, attached).

Phase I: (295 units) x (1.016) = 299.72 rooms
 (361 units) x (0.416) = 150,176 square feet

Phase II: (124,844 square feet) x (2.403) = 300 units
 1,000 square feet

Phase III: (299.72 rooms) x (0.984) = 295 units
(25,332 square feet) x (2.403) = 61 units
 1,000 square feet

	Residential	Hotel	Office
Approved Phase I	500 units	300 rooms	709,688 square feet
Approved Phase II	300 units	250 rooms	730,900 square feet
Approved Phase III	356 units	450 rooms	730,900 square feet
Approved Build-out	1,156 units	1,000 rooms	2,171,488 square feet
Converted Phase I	1,156 units	0 rooms	559,512 square feet
Converted Phase II	0 units	250 rooms	855,744 square feet
Converted Phase III	0 units	750 rooms	756,232 square feet
Converted Build-out	1,156 units	1,000 rooms	2,171,488 square feet
Net Change	None	None	None

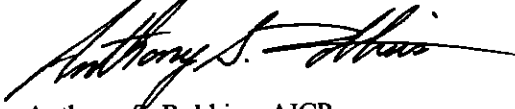
Mrs. Nicole Cubbedge, AICP
WCC Land Use Conversion
September 30, 2003 (Revised October 28, 2003)
Page 2

The preceding table denotes the development rights contained in the Development Order and First Declaration of Conversion are identified as "Approved". The requested changes are identified as "Converted".

By copy of this letter, I hereby inform the Florida Department of Community Affairs and the Northeast Florida Regional Planning Council of this request. I would appreciate the County, as the agency responsible for enforcing the Development Order, informing me if the conversion is allowed so it may be incorporated into the formal submittal of the project's rezoning application. Thank you for your time and attention.

Respectfully submitted,

PROSSER HALLOCK, INC.



Anthony S. Robbins, AICP
Planner

Enclosure

Copy: Mr. James Stansbury, Florida Department of Community Affairs
Mr. Edward Lehman, Northeast Florida Regional Planning Council
Ms. Susan McDonald, Rogers Towers Bailey Jones & Gay, P.A.
Mr. Robert Udell, Steinemann Development Company - Florida, Inc.

**Exhibit 4
Conversion Tables**

Part A: Exchange Parameters

ITE Code	Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Trip Rate PM Peak Hour ⁽²⁾
310	Hotel (rooms)	1,000	750	1,250	0.61 per room
110	Lt Industrial (square feet)	405,900	304,425	750,000	0.662 per 1,000 sf ⁽³⁾
710	Gen Office (square feet)	2,192,800	1,644,600	2,741,000	1.49 per 1,000 sf
820	Shopping Ctr (square feet)	908,800	681,600	1,136,000	3.74 per 1,000 sf
210	Single Family (units)	500	375	625 ⁽¹⁾	1.01 per unit
220	Multi-family (units)	656	492	820 ⁽¹⁾	0.62 per unit

(1) In no case shall the sum of single family and multi-family units exceed 1,156

(2) Institute of Traffic Engineers, Trip Generation, 6th Edition, 1997

(3) Calculated trip rate using a combination of the existing Ring Power site in Jacksonville, Florida and the ITE rate.

Part B: Land Use Exchange Table

Land Use To Increase	Land Use To Reduce					
	Hotel (rooms)	Industrial (1,000 sf)	Office (1,000 sf)	Retail (1,000 sf)	Single Family (units)	Multi-family (units)
Hotel (rooms)	---	0.921	0.409	0.163	0.604	0.984
Industrial (1,000 sf)	1.085	---	0.444	0.177	0.655	1.000
Office (1,000 sf)	2.443	2.251	---	0.398	1.475	2.403
Retail (1,000 sf)	6.131	5.650	2.510	---	3.703	6.032
Single Family (units)	1.656	1.526	0.678	0.270	---	1.629
Multi-family (units)	1.016	0.937	0.416	0.166	0.614	---

Part C: Instructions and Examples

The increase in one land use and corresponding decrease in another can be determined by the factors in the Part B using the following formulas:

$$\frac{\text{Land Use to Increase}}{(\text{Increase Quantity}) \times (\text{Factor})} = \frac{\text{Land Use to Decrease}}{(\text{Decrease Quantity})}$$

Where the Increase and Decrease Quantities are measurable in the units shown

Examples

An increase in 100,000 sf of Light Industrial will be allowed with a decrease of how much office?

Light Industrial: $(100,000 \text{ sf} / 1,000 \text{ sf}) \times (0.444) =$ Office: $(44.4 \text{ sf} \times 1,000 \text{ sf})$ or 44,400 sf

An increase in 50,000 sf of Retail will be allowed with a decrease of how many Multi-family units?

Retail: $(50,000 \text{ sf} / 1,000 \text{ sf}) \times (6.032) =$ Multi-family: 302 du

An increase in 50,000 sf of Office will be allowed with a decrease of how many Hotel rooms?

Office: $(50,000 \text{ sf} / 1,000 \text{ sf}) \times (2.443) =$ Hotel: 122.15 rooms

EXHIBIT D
REVISED MASTER DEVELOPMENT PLAN AND PHASING TABLE

Exhibit 3
Land Use Phasing Table
 (Revised March 22, 2004)

Phase	Residential	Office	Retail/ Service	Light Industrial	Hotel
Phase I (2003-2007)	1,156 units	559,512 sf	300,000 sf	388,000 sf	---
Phase II (2008-2012)	---	855,744 sf	450,000 sf	---	250 rooms
Phase III (2013-2017)	---	756,232 sf	158,800 sf	65,900 sf	750 rooms
Total	1,156 units	2,171,488 sf	908,800 sf	453,900 sf	1,000 rooms



WORLD COMMERCE CENTER

EXHIBIT 2 Development Order

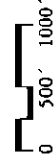
Master Plan (Map H)

LEGEND

- Commercial (Retail, Office, Hotel, Warehouse)
- Residential
- Industrial
- Preserved Wetlands
- Wells

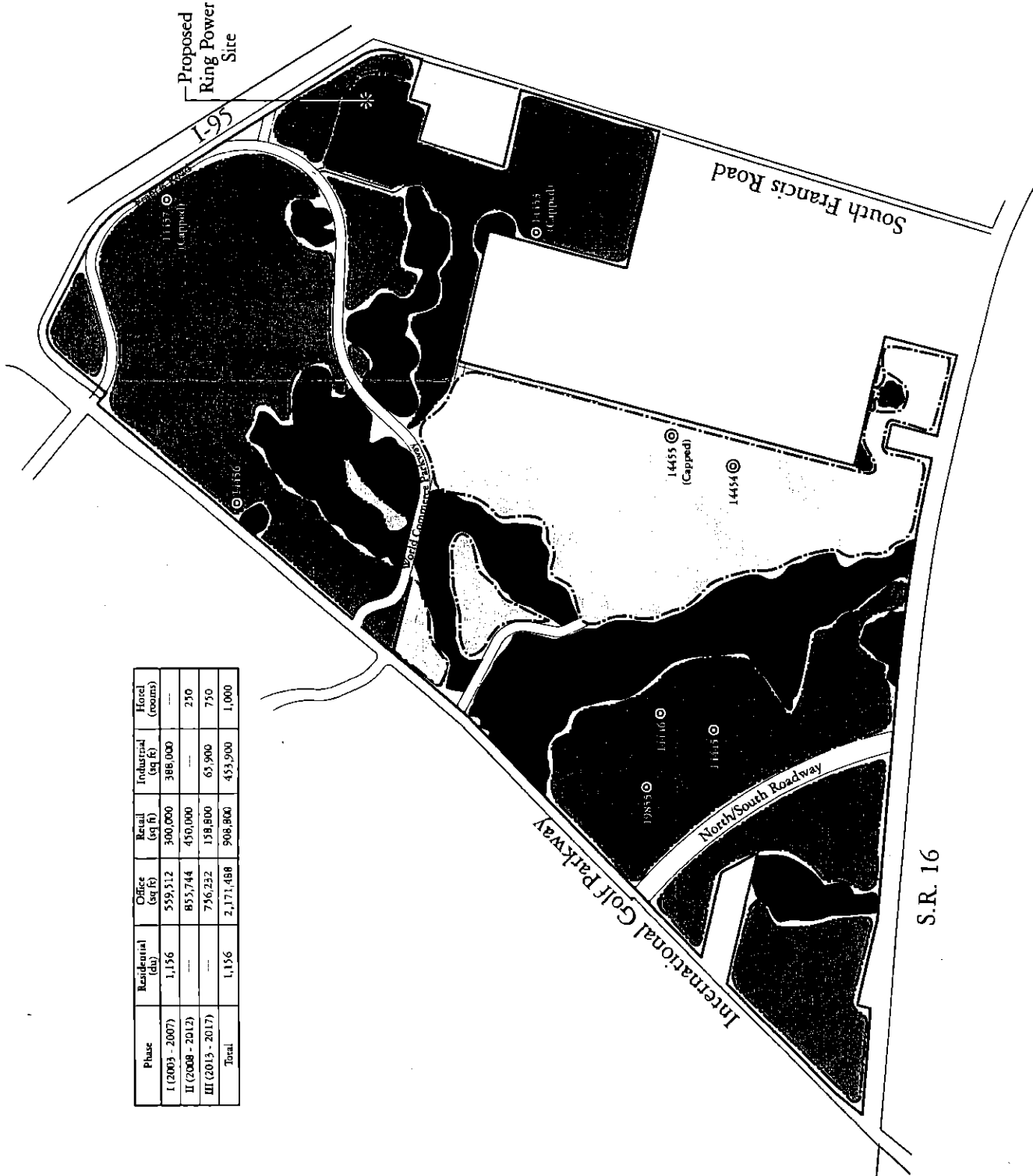
NOTES

1. Recreational lands included within residential development parcels.
2. Preservation areas are shown as generalized areas and are subject to final design, soil mappings, final wetland surveys and permitting.
3. Access easements placed in response to Question 21-G.
4. A 21-foot natural upland buffer shall be located along the outer perimeter of the wetland area. The natural line shall be established through wetland survey and finalized by the U.S. Army Corp of Engineers.



Prosser Hallock
PLANNERS & ENGINEERS

March 22, 2004
101029.19



Phase	Residential (dbs)	Office (sq ft)	Retail (sq ft)	Industrial (sq ft)	Hotel (rooms)
I (2003 - 2007)	1,156	559,512	300,000	386,000	---
II (2008 - 2012)	---	855,744	450,000	---	250
III (2013 - 2017)	---	756,232	158,800	63,900	750
Total	1,156	2,171,488	908,800	453,900	1,000

S.R. 16

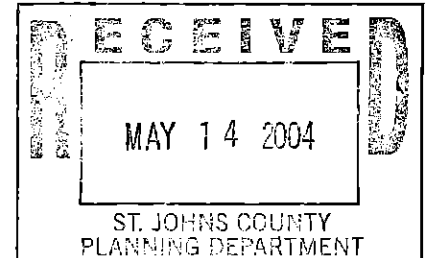


Bringing Communities Together

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May 12, 2004

Mr. James Stansbury
Resource Planning and Management
Dept. of Community Affairs
2555 Shumard Oak Drive
Tallahassee, Florida 32399-2100



RE: World Commerce Center DRI – Notice of Proposed Change – NEFRC review

Dear Mr. Stansbury:

NEFRC staff has reviewed the Notice of Proposed Change for the World Commerce Center DRI, located in St. Johns County, received April 7, 2004. The following recommendation is based upon our review and should serve to aid the DCA in determining whether the proposed changes constitute a substantial deviation.

The NOPC consists of the following proposed changes:

1) The NOPC proposes to revise the Master Plan and Land Use Phasing Table to reflect previously adopted declarations of conversion. On April 23, 2003 and September 30, 2003, the developer submitted declarations of conversion consistent with the requirements of General Condition 3 of the D.O. The first declaration increased Phase I light industrial development rights by 48,000 square feet, and simultaneously decreased Phase I office development by 21,312 square feet. The second declaration increased Phase I residential development so that the entire residential component of 1156 dwelling units was approved for the first phase. Phase I hotel rooms decrease from 300 to 0, with Phase I office development decreasing from 709,688 square feet to 559,512 square feet. The decrease in Phase I office development was added to Phase II and Phase III, with all hotel rooms switched from Phase I to Phase III. Net development amounts were not affected by this change. This change is consistent with the terms and conditions of the adopted D.O. Therefore, staff recommends that the proposal to incorporate the change within the D.O. through this NOPC is not a substantial deviation.

2) The NOPC proposes to modify Map H to reclassify 53 acres of industrial land along South Francis Road as commercial, and to reclassify 7 acres of commercial land along International Golf Parkway as residential. The applicant is not proposing to increase the commercial square footage or the number of residential units as a result of this land reclassification. The proposal to modify Map H to reclassify 53 acres of industrial land as commercial, and to reclassify 7 acres of commercial land to residential with no increase in development rights should not result in additional regional impacts.

Mr. James Stansbury
May 12, 2004
Page 2

Staff recommends that the proposed changes, pursuant to P. 380.06(19), F.S., do not constitute a substantial deviation. Should you have any questions regarding this recommendation, please contact me at (904) 279-0880.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Lehman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Edward Lehman
Director of Growth Management

Cc: Ms. Nicole Cubbedge
Mr. Tony Robbins

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 AMANDA N. BRUNK 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 NOPO 0401

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

JUNE 2, 2004

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 2ND day of JUNE 2004

by Amanda N. Brunk 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

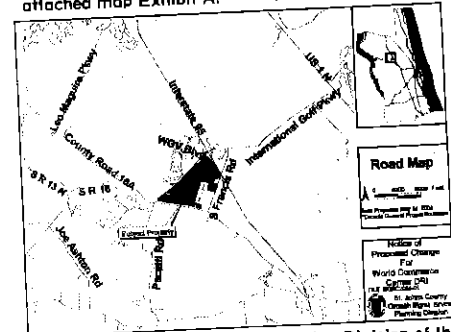
(Seal)

PATRICIA A BERGQUIST

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

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, June 17, 2004 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency, and Tuesday, June 22, 2004 at 1:30 p.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 to the World Commerce Center DRI to request modifications to the DRI Development Order Land Use Planning Table and Map H.

The subject property is located at 2700 International Golf Parkway within St. Johns County, Florida. See attached map Exhibit A.



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, 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 Halstead, 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. 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 notified 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 KAREN STERN, CHAIR PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA ROBERT TAYLOR, CHAIR

FILE NUMBER: NOPC 2004-01 World Commerce Center DRI