

ST. JOHNS COUNTY, FLORIDA
Board of County Commissioners

*Growth Management Services Department
Planning Division
Transportation Section*

*P.O. Drawer 349
Saint Augustine, FL
32085-0349*



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

May 15, 2003

Xavier L. Pellicer, Inc.
Jones & Pellicer, Inc.
906 Anastasia Blvd., Suite A
St. Augustine, Florida 32080-4664

RE: Ocean Gate Resort and Hibiscus III
Final Certificate of Concurrency 96-CD-13 (Ocean Gate Resort)

Dear Mr. Pellicer:

Your letter of April 8, 2003 requested confirmation of the number of units that are permitted for Ocean Gate and Hibiscus Resorts. A review of County records indicates that the Hibiscus project was originally vested in 1991 for a total of 119 units (63 existing and 56 to be built), of which a total of 87 units have been built to date, leaving a balance of 32 units remaining to be built. The Ocean Gate Resort was approved in 1996 for a total of 66 units consistent with applicable regulations and was modified to 69 units in 1998, of which 37 units have been built to date, leaving a balance of 32 units remaining to be built.

Upon review of County records, it was determined that the 56 vested units in Hibiscus III resort are exempt from concurrency pursuant to approval of all infrastructure (Final Local Development Permit) prior to the establishment of concurrency regulations in 1991. Final Certificate of Concurrency 96-CD-13 was approved in 1996 for the 66 Ocean Gate units. A Construction Plan was approved in 1996 for the remaining units in both projects; 56 units in Hibiscus III and 66 units in Ocean Gate. FCOC 96-CD-13 was subsequently modified in 1998 to 69 units in the Ocean Gate Resort.

The Building Permit(s) for some of the units in Hibiscus III were mistaken for Ocean Gate units for concurrency tracking purposes and reserved trips were released accordingly. We have corrected our trip reservation and the corrected concurrency tracking table is attached for your records.

If you have any questions or require additional information, feel free to contact me.

Sincerely,

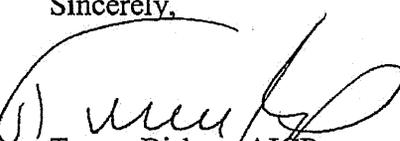

Teresa Bishop, AICP
Planning Director

EXHIBIT 4

TRAFFIC RESERVATION OF CAPACITY
Certificates of Concurrence Approved 3/1/96 through 2/28/97
Minor Traffic Reviews for Residential Developments

Date: 5/7/03

File Number	Project Name	Effective Date	Phasing	Type of Development	DUs	Sc. I.	ITE Code	ITE Rate	% New	PH Trips	Reserve PRTs	Road Secs.	Building Permit #	Issue Date	Amount of Development	Built	Balance Reserved	Population Zone	
96-CD-06	Lost Beach Subdivision	03/22/96	1996-97	Single Family	17		210	1.01	100%	17	9	27		1997/98 1998/99 1999/00	2 Yes 3 Yes 2 Yes		6		
96-CD-11	Balmaceda Subdivision	06/04/96	I (1996)	Single Family	9		210	1.01	100%	17	9	27		1998/99 1999/00 2001/02	2 Yes 2 Yes 1 Yes		7		
96-CD-13	Ocean Gate Resort Condo.	05/28/96	II (1997)	Single Family	8		230	0.55	100%	36	18	137	173491	10/9/97	6 Yes		8		
			I (1996)	Multi-Family	25								181475	4/7/98	9 Yes				
			II (1997)	Multi-Family	16								183301	8/29/98	4 Yes				
			III (1998)	Multi-Family	25								110159	1/16/01	9 Yes				
				Total	68								110160	1/16/01	9 Yes				
				New Total	3														
					69														
96-CD-24	Vineyard Subdivision	08/05/96	1996-98	Single Family MH	37		210	1.01	100%	37	19	82		Total 1998/99 1999/00 2000-01 2001/02	37 11 Yes 5 7 9	56%	3		
96-CD-32	Bartram Oaks Magnolia Hammock Sub.	09/20/96	1996	Single Family	28		210	1.01	100%	28	14	72	Platted at 27 lots	1998/99 1999/00 2000/01 2001/02	6 Yes 9 Yes 1 Yes 2		5		
96-CD-40	South Beach Subdivision	12/20/96	1996-98	Single Family	36		210	1.01	100%	36	18	143.1		1998/99 1999/00	11 Yes 24 Yes		1		
Total DUs Approved					339										171	168			
Grand Total										87	256	87	256	Total Trips Reserved		28	42		

Updated: 7/00

