

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO AMEND 2015 FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO MIXED USE DISTRICT (MD) FOR APPROXIMATELY 364 ACRES, AMEND COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES TO ADD POLICY H.1.6.7 TO AUTHORIZE THE WORLD COMMERCE CENTER DRI TO UTILIZE THE STANDARDS AND GUIDELINES SET FORTH IN CHAPTER 163.3180 (12) FS TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS BY PAYMENT OF A PROPORTIONATE SHARE FOR APPROXIMATELY 966 ACRES KNOWN AS THE WORLD COMMERCE CENTER DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, provides for the amendment of an adopted Comprehensive Plan; and

WHEREAS, Section 163.3187, Florida Statutes, provides that amendments to comprehensive plans directly related to a proposed Development of Regional impact may be made without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan; and

WHEREAS, this amendment to the comprehensive plan is made in conjunction with the adoption of a Development of Regional Impact Order for a Development known as World Commerce Center.

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

**SECTION 1.** The St. Johns County Comprehensive Plan Ordinance No. 2000-34 as amended, is hereby amended as follows:

1. To change the Future Land Use Map designation from Rural/Silviculture to Mixed Use District for certain real property consisting of approximately 364 acres, as more particularly described on Exhibit A attached hereto and made a part hereof, and as graphically depicted as part of the Future Land Use Map as shown on Exhibit B attached hereto and made a part hereof.

2. To add Policy H.1.6.7 to the Comprehensive Plan stating: The World Commerce Center Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the

standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the World Commerce Center Development of Regional Impact Development Order, Special Condition 23, entitled Transportation Resource Impacts.

3. The data and analysis supporting these Comprehensive Plan amendments includes, but is not limited to, the World Commerce Center Application for Development Approval, Sufficiency Responses, and World Commerce Center Development of Regional Impact Development Order adopted concurrently with this Ordinance, application materials submitted by the Applicant and reports generated by the County Growth Management Department.

4. The World Commerce Center Development of Regional Impact Development Order insures consistency of the World Commerce Center development and land use designation on the Future Land Use Map with the Goals, Objectives and Policies of the St. Johns County Comprehensive Plan.

5. The foregoing amendments are based on the following findings of fact:

- a. The amendment request has been fully considered after public hearing pursuant to legal notice duly published as required by law; and
- b. The amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended; the State Comprehensive Plan, the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes), the Northeast Florida Strategic Regional Policy Plan and Rule Chapter 9J-5, Florida Administrative Code; and
- c. The amendment is consistent with applicable land development regulations.

**SECTION 2.** The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 3.** Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

**SECTION 4.** The effective date of this Ordinance shall be the date the final order is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

**SECTION 5.** This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida in the official records of St. Johns County, Florida.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA, THIS 10th DAY OF  
December, 2002.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant  
James E. Bryant, Chair

RENDITION DATE 12-16-02

ATTEST: Cheryl Strickland, Clerk

BY: Yvonne King  
Deputy Clerk

EFFECTIVE DATE: April 24, 2003

Exhibit A  
Legal Description  
Properties Presently Designated Rural/Silviculture

**PROPERTY APPRAISER'S PARCEL NO. 028260-0000 (±38 ACRES)**

3 NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF LOT 8, LYING WEST OF FRANCIS ROAD, IN THE ANTONIO HUERTAS GRANT KNOWN AS SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST; EXCEPT THAT PART CONVEYED TO JAMES L. ROSS, ET UX BY DEED RECORDED IN OFFICIAL RECORDS BOOK 115 AT PAGE 516.

AND

**PROPERTY APPRAISER'S PARCEL NO. 027870-0000 (±154.5 ACRES)**

ALL THAT PART OF LOT 1, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTHWESTERLY OF THE RIGHT OF WAY OF INTERSTATE 95; AND LYING WESTERLY AND SOUTHWESTERLY OF THE RIGHT OF WAY OF FRANCIS ROAD AS NOW ESTABLISHED; AND LYING EASTERLY OF THE RIGHT OF WAY OF INTERNATIONAL GOLF PARKWAY (FORMERLY NINE MILE ROAD); EXCEPTING THEREFROM THOSE PORTIONS THEREOF BEING CONVEYED TO JAMES L. ROSS, ET UX BY DEED RECORDED IN OFFICIAL RECORDS BOOK 115 AT PAGE 516; CONVEYED TO HERBERT E. ROSS BY DEED RECORDED IN OFFICIAL RECORDS BOOK 639 AT PAGE 225; CONVEYED TO EVERETT M. HUNTER BY DEED RECORDED IN OFFICIAL RECORDS BOOK 669 AT PAGE 576; CONVEYED TO EVERETT M. HUNTER AND JANET R. HUNTER BY DEED RECORDED IN OFFICIAL RECORDS BOOK 968 AT PAGE 1238; CONVEYED TO ERNEST ARNOLD HOWELL AND ERNEST DAVID HOWELL BY DEED RECORDED IN OFFICIAL RECORDS BOOK 968 AT PAGE 1236; AND CONVEYED TO ST. JOHNS HARBOUR, INC. BY DEED RECORDED IN OFFICIAL RECORDS BOOK 814 AT PAGE 1420 AND CORRECTIVE TRUSTEE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 1154, PAGE 846, AND ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 357, PAGE 653, OFFICIAL RECORDS BOOK 300, PAGE 748, OFFICIAL RECORDS BOOK 1347, PAGE 1, OFFICIAL RECORDS BOOK 805, PAGE 337, OFFICIAL RECORDS BOOK 807, PAGE 987, OFFICIAL RECORDS BOOK 1544, PAGE 438, AND OFFICIAL RECORDS BOOK 851, PAGE 258, OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

AND

**PROPERTY APPRAISER'S NO. 027870-0080 (±8.4 ACRES)**

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE 95 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF INTERNATIONAL GOLF PARKWAY (FORMERLY NINE MILE ROAD, A RIGHT OF WAY OF VARYING WIDTH AS NOW ESTABLISHED) AS SHOWN ON THE RIGHT OF WAY MAP SHEET NO. 2 SECTION 78080-2431 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, FORMERLY STATE ROAD DEPARTMENT; THENCE SOUTH 27°32'59" EAST ALONG SAID CENTERLINE OF INTERSTATE 95, A DISTANCE OF 3250.00 FEET; THENCE SOUTH 62°27'01" WEST LEAVING SAID CENTERLINE OF INTERSTATE 95, A DISTANCE OF 230.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FRANCIS ROAD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 30°10'02" WEST LEAVING SAID WESTERLY RIGHT OF WAY LINE OF FRANCIS ROAD, A DISTANCE OF 1751.83 FEET; THENCE NORTH 43°39'47" WEST, A DISTANCE OF 468.40 FEET; THENCE NORTH 58°30'49" WEST, A DISTANCE OF 758.02 FEET; THENCE SOUTH 76°22'43" WEST, A DISTANCE OF 364.69 FEET; THENCE SOUTH 44°29'54" WEST, A DISTANCE OF 1250.00 FEET; THENCE NORTH 45°30'06" WEST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 236.70 FEET; THENCE NORTH 44°29'54" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 675.78 FEET; THENCE SOUTH 45°30'06" EAST LEAVING SAID SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AND RUNNING ALONG LINES OF THE NEW RELOCATED FRANCIS ROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD NO. 9, INTERSTATE 95, ST. JOHNS COUNTY, SECTION 78080-2431, A DISTANCE OF 141.00 FEET; THENCE NORTH 44°29'54" EAST ALONG SAID FRANCIS ROAD, A DISTANCE OF 668.45 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 256.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 345.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°10'29" EAST AND A CHORD DISTANCE OF 319.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°56" EAST CONTINUING ALONG SAID FRANCIS ROAD, A DISTANCE OF 855.02 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 971.92 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 505.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43°15'24" EAST AND A CHORD DISTANCE OF 499.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°21'52" EAST

ALONG SAID FRANCIS ROAD, A DISTANCE OF 1696.46 FEET; THENCE SOUTH 27°32'59" EAST, A DISTANCE OF 31.48 FEET TO THE POINT OF BEGINNING.

AND

**PROPERTY APPRAISER'S PARCEL NO. 028330-0000 (+40 ACRES)**

ALL OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF LOT 8, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING EASTERLY OF THE COMMON BOUNDARY LINE AS ESTABLISHED BY BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1093; EXCEPT EASEMENT FOR PUBLIC ROAD OR HIGHWAY PURPOSES OVER THE EAST 40 FEET OF THE FOREGOING DESCRIBED LAND AS SHOWN BY EASEMENT DATED MARCH 2, 1950, RECORDED IN DEED BOOK 184 AT PAGE 141, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

AND

**PROPERTY APPRAISER'S PARCEL NO. 028340-0000 (+40 ACRES)**

ALLOF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF LOT 8, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING EASTERLY OF THE COMMON BOUNDARY LINE AS ESTABLISHED BY BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1093; EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 313, PAGE 402, AND OFFICIAL RECORDS BOOK 1251, PAGE 606, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

AND

**PROPERTY APPRAISER'S PARCEL NO. 028350-0000 (+40 ACRES)**

ALL OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF LOT 8, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING EASTERLY OF THE COMMON BOUNDARY LINE AS ESTABLISHED BY BOUNDARY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1093; EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN LANDS AS DESCRIBED IN OFFICIAL RECORDS OK 1251, PAGE 606, OFFICIAL RECORDS BOOK 1327, PAGE 403, AND OFFICIAL RECORDS BOOK 1060, PAGE 571, THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

AND

**PROPERTY APPRAISER'S NO. 028360-0000 (+43.8 ACRES)**

ALL OF THAT PORTION OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF LOT 8, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING NORTHERLY OF STATE ROAD NO. 16, AS NOW ESTABLISHED; EXCEPT LANDS DESCRIBED AS EXCEPTED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 70 AT PAGE 299, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

**WORLD  
COMMERCE  
CENTER**

St. Johns County, Florida

Amendment  
Area



Exhibit B



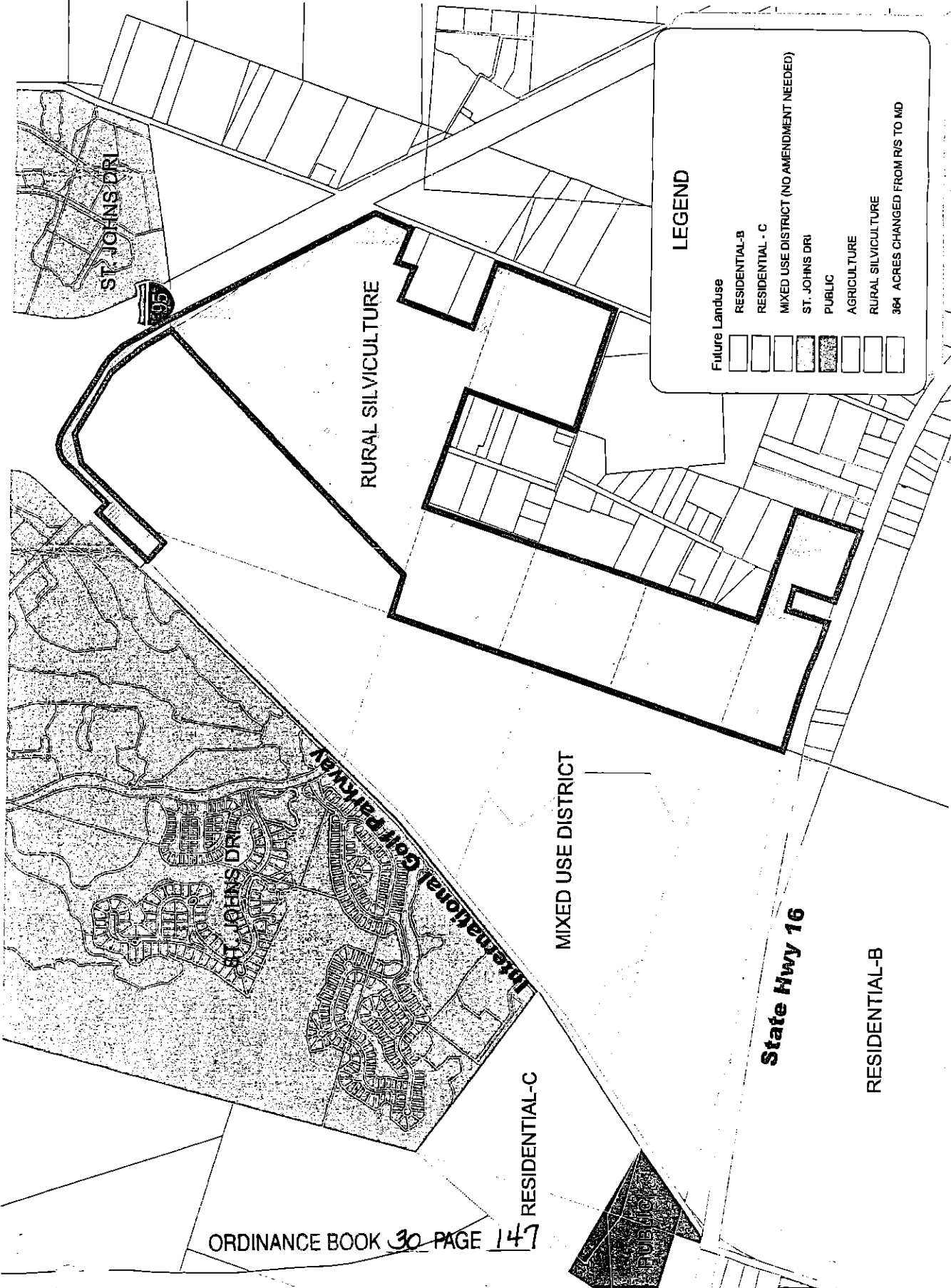
**PROSSER  
HALLOCK**  
Planners & Engineers

July 5, 2002

101029.02

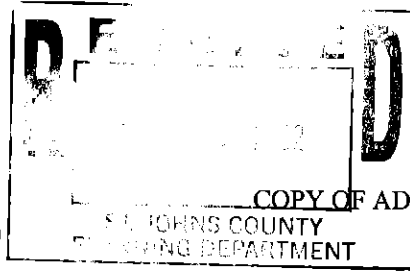


1000 Feet



**LEGEND**

|                 |                    |  |
|-----------------|--------------------|--|
| Future Landuse  | RESIDENTIAL-B      | MIXED USE DISTRICT (NO AMENDMENT NEEDED) |
| RESIDENTIAL - C | ST. JOHNS DRI      | PUBLIC                                   |
| AGRICULTURE     | RURAL SILVICULTURE | 364 ACRES CHANGED FROM R/S TO MD         |



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 PUBLIC HEARING (DISPLAY ADVERTISEMENT)

In the matter of LAND USE CHANGE

WORLD COMMERCE CENTER DEVELOPMENT

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

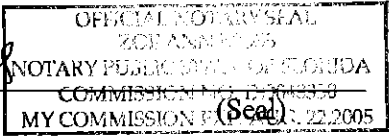
OCTOBER 12, 2002

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.

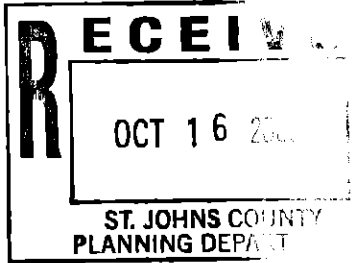
Sworn to and subscribed before me this 14TH day of OCTOBER 2002

by Linda Y Murray who is personally known to me or who has produced PERSONALLY KNOWN as identification.

(Signature of Notary Public)

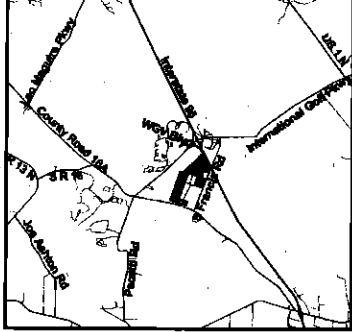


Zoe Ann Moss



**NOTICE OF PUBLIC HEARINGS ON  
A PROPOSED AMENDMENT TO THE  
ST. JOHNS COUNTY 2015  
COMPREHENSIVE PLAN AND  
NOTICE OF LAND USE CHANGE  
FOR THE WORLD COMMERCE  
CENTER DEVELOPMENT OF  
REGIONAL IMPACT**

NOTICE IS HEREBY GIVEN that the St. Johns County Planning and



Zoning Agency (PZA) will hold a public hearing on November 21, 2002 at 1:30 p.m. to consider and make recommendations to the Board of County Commissioners on a proposed amendment to the St. Johns County 2015 Comprehensive Plan, Ordinance 2000-34, and to the 2015 Future Land Use Map.

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners will hold a public hearing on December 10, 2002 at 1:30 p.m. to consider adoption of a proposed Compre-

hensive Plan Amendment and Land Use Change for the World Commerce Center Development of Regional Impact. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US 1 North, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed amendment in accordance with the rules of the Board of County Commissioners for this hearing. Specific times will be set in these hearings for particular presentations in a schedule available from the Clerk of Court or the County Planning Division. The St. Johns County Comprehensive Plan excludes the incorporated municipalities of the City of St. Augustine, City of St. Augustine Beach, Town of Hastings, and the portion of the Town of Marineland within St. Johns County.

The property subject to the proposed amendment is approximately 375 acres in size and is located south and east of International Golf Parkway, west of Interstate 95 and South Francis Road and north of S.R. 16. A complete legal description is available in the Planning Division. The amendment proposes to change the future land use designation from Rural/Silviculture (R/S) to Mixed Use District (Md) in order to conform with the existing Mixed Use District which will be part of the World Commerce Center DRI, and to add a transportation concurrency provision for the Nocatee development as authorized by Section 163.3180(12), Florida Statutes, which provision is commonly called "pipelining".

File Number CPA-02-001 is available for review by the public in the Planning division located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US 1 North), St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

**NOTICE TO PERSONS NEEDING ACCOMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an Interpreter to participate in this proceeding should contact, ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals: Telecommunications Device for the Deaf (TDD): FLORIDA Relay Service: 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 hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PLANNING AND ZONING AGENCY  
OF ST. JOHNS COUNTY, FLORIDA  
By: DAVID WILES, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY FLORIDA  
By: CHERYL STRICKLAND, ITS CLERK