

ORDINANCE NUMBER: 2004- 48

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE WORLD COMMERCE CENTER PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2003-108, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS Anthony S. Robbins, AICP of Prosser Hallock Inc., on behalf of the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2004-09 for a major modification to the World Commerce Center PUD, Ordinance Number 2003-108, as amended, dated April 12, 2004, as described hereinafter, and after required notice was published, a public hearing was held on the 22<sup>nd</sup> day of June 2004, at 1:30 on said application.

**SECTION 1.** That development of lands within the World Commerce Center PUD shall proceed in accordance with Ordinance No. 2003-108, as amended, including the Application for Major Modification dated April 12, 2004 and attached hereto and made a part hereof.

**SECTION 2.** That the need and justification for modification of the World Commerce Center PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the World Commerce Center PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the World Commerce Center PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the World Commerce Center PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the World Commerce Center PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the World Commerce Center PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of Ordinance Number 2003-108, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan, PUD Ordinance or DRI Development Order Conditions, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**SECTION 5.** That the terms of this modification to the World Commerce Center PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 22 DAY OF June 2004**

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Karen R. Stern  
Karen R. Stern  
Its Chair

RENDITION DATE 06/23/04

**ATTEST: CHERYL STRICKLAND, CLERK**

BY: Cheryl Strickland  
Deputy Clerk

EFFECTIVE DATE: June 28, 2004

P.U.D. OFF. REC.  
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## World Commerce Center PUD

# Legal Description

## PARCEL A

A PART OF GOVERNMENT LOTS 1, 2, 7, 8 AND 10, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING WESTERLY AND SOUTHWESTERLY OF THE RIGHT-OF-WAY OF FRANCIS ROAD, EASTERLY OF THE RIGHT-OF-WAY OF INTERNATIONAL GOLF PARKWAY AND NORTHERLY OF THE RIGHT-OF-WAY OF STATE ROAD NO. 16, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID TRACT 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT LOT 10, A DISTANCE OF 371.01 FEET TO THE POINT OF BEGINNING, SAID POINT LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,566.52 FEET TO THE SOUTHWEST CORNER OF A COMMON BOUNDARY LINE AS ESTABLISHED BY BOUNDARY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1093 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 72°05'33" EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID AGREEMENT LINE, A DISTANCE OF 4,054.44 FEET TO A POINT IN THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT LOT 8; THENCE NORTH 19°28'33" EAST ALONG SAID DIVISION LINE AND ALONG SAID AGREEMENT LINE, A DISTANCE OF 4,068.34 FEET; THENCE NORTH 73°11'14" WEST, ALONG SAID AGREEMENT LINE TO ITS INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1,699.05 FEET; THENCE NORTH 44°32'18" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 3,911.99 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE RIGHT-OF-WAY LINE OF FRANCIS ROAD (A RIGHT-OF-WAY OF VARYING WIDTH) THE FOLLOWING SEVEN COURSES: COURSE NO. 1) SOUTH 45°27'42" EAST, A DISTANCE OF 141.00 FEET; COURSE NO. 2) NORTH 44°32'18" EAST, A DISTANCE OF 668.43 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 256.00 FEET; COURSE NO. 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 345.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°12'53" EAST AND A CHORD DISTANCE OF 319.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4) SOUTH 58°06'32" EAST, 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; COURSE NO. 5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 505.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43°12'33" EAST AND A CHORD DISTANCE OF 499.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6) THENCE SOUTH 28°18'34" EAST, A DISTANCE OF 1,695.10 FEET; COURSE NO. 7) THENCE SOUTH 27°30'35" EAST, A DISTANCE OF 224.13 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 490.00 FEET; THENCE NORTHWESTERLY, LEAVING SAID RIGHT-OF-WAY LINE OF FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 249.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°07'40" WEST AND A CHORD DISTANCE OF 247.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°44'29" WEST, A DISTANCE OF 181.64 FEET; THENCE SOUTH 68°15'29" WEST, A DISTANCE OF 7.87 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 863.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39°56'27" WEST AND A CHORD DISTANCE OF 838.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH 2°31'04" WEST, A DISTANCE OF 469.97 FEET; THENCE SOUTH 66°30'59" WEST, A DISTANCE OF 20.15 FEET; THENCE SOUTH 2°31'04" WEST, A DISTANCE OF 250.36 FEET; THENCE SOUTH 68°28'56" EAST, A DISTANCE OF 232.08 FEET; THENCE SOUTH 20°37'46" WEST, A DISTANCE OF 209.88 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 565.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°50'03" WEST AND A CHORD DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS 972.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°08'27" WEST AND A CHORD DISTANCE OF 81.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°33'29" WEST, A DISTANCE OF 8.18 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,745.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 237.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58°02'24" WEST AND A CHORD DISTANCE OF 237.70 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 984.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 62°21'13" WEST AND A CHORD DISTANCE OF 62.64 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 1745°04" EAST, A DISTANCE OF 163.76 FEET; THENCE SOUTH 19°31'38" WEST ALONG A LINE TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 1 AND SAID GOVERNMENT LOT 8, A DISTANCE OF 209.40 FEET; THENCE NORTH 73°00'55" WEST ALONG SAID DIVISION LINE, A DISTANCE OF 1,332.61 FEET; THENCE SOUTH 19°31'58" WEST LEAVING SAID DIVISION LINE, A DISTANCE OF 4,092.21 FEET; THENCE SOUTH 72°23'11" EAST, A DISTANCE OF 1,333.10 FEET; THENCE SOUTH 19°36'46" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16 (A 200.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 743.89 FEET; THENCE NORTH 71°37'31" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 17,318.80 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 353.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°12'37" WEST AND A CHORD DISTANCE OF 353.67 FEET, TO A POINT ON SAID CURVE; THENCE NORTH 19°36'13" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 469.21 FEET; THENCE NORTH 72°21'45" WEST, A DISTANCE OF 242.54 FEET; THENCE SOUTH 17°19'18" WEST ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 472.08 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF

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17,318.80 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 2,223.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°12'51" WEST AND A CHORD DISTANCE OF 2,222.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°54'57" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,473.93 FEET TO A POINT IN THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT 10; THENCE NORTH 72°07'40" WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID DIVISION LINE, A DISTANCE OF 888.05 FEET; THENCE SOUTH 19°5'10" WEST, LEAVING SAID DIVISION LINE AND ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 137.84 FEET; THENCE NORTH 80°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,099.10 FEET TO A POINT IN THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 43°33'09" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 295.33 FEET; THENCE NORTH 50°37'11" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 597.93 ACRES MORE OR LESS.

PARCEL B

A PART OF GOVERNMENT LOT 7, 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 A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7, THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 371.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1,937.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°37'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3,376.55 FEET; THENCE NORTH 44°32'18" EAST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 986.09 FEET; THENCE SOUTH 73°11'14" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG A COMMON BOUNDARY LINE, AS ESTABLISHED BY BOUNDARY AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 912, PAGE 1093 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,699.05 FEET TO A POINT IN THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 8; THENCE SOUTH 19°28'33" WEST, ALONG SAID DIVISION LINE AND ALONG AGREEMENT LINE, A DISTANCE OF 4,068.34 FEET; THENCE NORTH 72°05'33" WEST, LEAVING SAID DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT LOT 8 AND ALONG SAID AGREEMENT LINE, A DISTANCE OF 2,695.12 FEET; THENCE NORTH 24°03'53" WEST, LEAVING SAID AGREEMENT LINE AND ALONG A LINE OF THE PRESBYTERY OF ST. AUGUSTINE, A DISTANCE OF 418.69 FEET; THENCE NORTH 72°03'18" WEST CONTINUING ALONG SAID LINE OF PRESBYTERY OF ST. AUGUSTINE, A DISTANCE OF 879.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 254.511 ACRES MORE OR LESS.

PARCEL C

A PART OF GOVERNMENT LOT 1, 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 DIVIDING LINE BETWEEN SAID GOVERNMENT LOTS 1 AND 8, WITH THE WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 73°00'55" WEST ALONG SAID DIVISION LINE, A DISTANCE OF 789.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 73°00'55" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 659.20 FEET; THENCE NORTH 19°31'38" EAST, LEAVING SAID DIVISION LINE, A DISTANCE OF 209.40 FEET; THENCE NORTH 17°45'04" WEST, A DISTANCE OF 163.76 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 984.00 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 62°21'13" EAST, AND A CHORD DISTANCE OF 62.64 FEET TO THE POINT OF A COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,745.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 237.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°02'24" EAST, AND A CHORD DISTANCE OF 237.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°33'29" EAST, A DISTANCE OF 8.18 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 972.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 53°08'27" EAST, AND A CHORD DISTANCE OF 81.24 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 565.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°50'03" EAST, AND A CHORD DISTANCE OF 37.95 FEET TO A POINT ON SAID CURVE; THENCE NORTH 20°37'46" EAST, A DISTANCE OF 209.88 FEET; THENCE NORTH 68°28'56" WEST, A DISTANCE OF 232.08 FEET; THENCE NORTH 21°31'04" EAST, A DISTANCE OF 250.36 FEET; THENCE NORTH 66°30'59" EAST, A DISTANCE OF 20.15 FEET; THENCE NORTH 21°31'04" EAST, A DISTANCE OF 469.97 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 863.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°56'27" EAST, AND A CHORD DISTANCE OF 838.93 FEET TO A POINT ON SAID CURVE; THENCE NORTH 68°15'29" EAST, A DISTANCE OF 7.87 FEET

TO A POINT; THENCE SOUTH 66°44'29" EAST, A DISTANCE OF 181.64 FEET TO THE POINT OF A CURVE, CONCAVE SOUTHWESTELRY, HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 249.96 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 5207'40" EAST, AND A CHORD DISTANCE OF 247.26 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD; THENCE SOUTH 27°30'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 919.52 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 395.74 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 338.81 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 02°58'58" EAST, AND A CHORD DISTANCE OF 328.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 21°32'37" WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH FRANCIS ROAD, A DISTANCE OF 116.43 FEET; THENCE SOUTH 68°27'23" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE SOUTH 21°32'30" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 183.78 FEET; THENCE NORTH 68°27'37" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 415.83 FEET; THENCE SOUTH 21°32'40" WEST, A DISTANCE OF 209.00 FEET; THENCE NORTH 68°27'37" WEST, A DISTANCE OF 370.75 FEET; THENCE SOUTH 2°33'13" WEST, A DISTANCE OF 890.55 FEET TO A POINT ON SAID LINE DIVIDING GOVERNMENT LOTS 1 AND 8 AND THE POINT OF BEGINNING.

CONTAINING 51.12 ACRES MORE OR LESS.

PARCEL D

BEING THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) AND THE EAST ONE HALF (1/2 ) OF THE NORTHEAST QUARTER (NE ¼) OF LOT EIGHT (8), LYING WEST OF FRANCIS ROAD, IN THE ANTONIO HUERTAS GRANT KNOWN AS SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF WOLFE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN GOVERNMENT LOT 1 AND GOVERNMENT LOT 8, WITH THE WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 21°32'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,443.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOLFE ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 72°42'38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,397.27 FEET; THENCE NORTH 19°31'38" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,432.47 FEET TO A POINT ON SAID LINE DIVIDING GOVERNMENT LOTS 1 AND 8; THENCE SOUTH 73°00'55" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1,448.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.88 ACRES MORE OR LESS.



ST. JOHNS COUNTY  
Application for Major Modification to a Planned Unit Development (PUD)

DATE: May 26, 2004

PROJECT NAME: World Commerce Center

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APPLICANT AND PLANNING FIRM:

Prosser Hallock, Inc.  
13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224-0229

PHONE: (904) 739-3655 FAX: (904) 730-3413

E-MAIL ADDRESS: trobbins@prosserhallock.com

PERSON TO RECEIVE COMMENTS: Mr. Anthony S. Robbins, AICP

NAME OF PUD: World Commerce Center

LIST REQUESTED CHANGES TO APPROVED PUD

1. Revise Exhibit A, Master Development Plan to reflect changes contained in a corresponding Notice of Proposed Change application, designating land encompassing the Ring Power regional office as "Commercial", 42 acres south of Ring Power as "Commercial", and 7 acres south of the loop road as "Residential".
2. Reallocate PUD Tracking Table for Ring Power MDP from 388,000 sf of Light Industrial to 303,500 sf of Light Industrial and 84,835 sf of Office.
3. Revise Section D.1 (on PUD page 2) to reflect changes contained in a companion Notice of Proposed Change application, revising the acreage designated "Residential", "Industrial" and "Regional Office" in the first table, and revising the acreage designated "Residential", "Industrial" and "Commercial" in the second table.
4. Revise Section R.2, Permissible Uses (on page 19) to list "Earthmoving equipment sales and showroom" as a "High Intensity Commercial" use.
5. Revise Section R.2, Permissible Uses (on PUD page 20) to list "Industrial machinery and equipment auction site" as a "High Intensity Commercial" use as well as an "Industrial" use.

PROPERTY APPRAISER'S PARCEL NO.: # 028340-0000, 028350-0000, 028360-0000, 028200-0000, 028220-0000, 028231-0000, 027870-0080, 027950-0000, 028190-0000, 028680-0000, 027870-0000, 028260-0000, 028330-0000

PROPERTY APPRAISER'S MAP SHEETS: 3D/14X, 3D/38-1, 3D/38-7X, 3D/38-8N, 3D/38-8S

CENSUS TRACT: 020900

COMP PLAN DSGN: Mixed Use District (Md)

911 ADDRESS (IF KNOWN): Various

NAME OF OVERLAY DISTRICT IF APPLICABLE: Northwest Sector

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature:

Printed or Typed Name(s): Anthony S. Robbins, AICP

World Commerce Center PUD Written Description **P. U. D. OFF. REC.**  
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**Vision Statement**

We envision World Commerce Center as an outstanding community with a wide array of family lifestyles, employment and cultural resources, a strong sense of environmental stewardship, and robust economic activity that creates a vibrant place for people to live, work, learn, invest, grow, play, and visit. While World Commerce Center has grown with new people and industries, the community will retain its friendly, relaxed and welcoming environment.

Objective 1 - - Create a well-planned community that safeguards neighborhoods from incompatible development; where parks, open space, pedestrian walkways and bikeways link the entire community; and where industrial, residential and commercial uses are carefully buffered from each other.

Objective 2 - - Attract new businesses and high quality homes by developing and implementing an infrastructure improvement plan and making subdivisions into neighborhoods with well-defined centers and edges.

Objective 3 - - Provide well-planned infrastructure by coordinating land use decisions and managing fiscal resources in a manner that maintains adopted Level of Service standards and ensures that existing and future facility needs that will be met.

Objective 4 - - Revitalize the Northwest Sector focusing on the need for employment opportunities, improving the overall quality of life, and reduce the exodus of the local workforce to Jacksonville.

**A. Project Overview**

The World Commerce Center PUD is a mixed-use planned development containing a variety of land uses and housing bound on the west by International Golf Parkway, on the east and north by South Francis Road, and to the south by State Road 16. The subject property has been utilized for decades for pastureland. Improved pasture and fallow crop land cover the vast majority of the site which is proposed to be developed. Most of the higher quality wetland areas found on-site will be preserved as open spaces by a conservation easement that will be held by the St. Johns River Water Management District as part of the project's Environmental Resource Permit.

The World Commerce Center PUD represents an approved Development of Regional Impact under Section 380.06, F.S. A Development Order was approved by the St. Johns County Board of County Commissioners on December 10, 2002 via Resolution No. 2002-267. The purpose of this PUD is to become the employment hub for St. Johns County offering County residents a place where they can live, work and play helping reduce the exodus of the County's workforce to Jacksonville. The project will become a commercial center providing retail, service and recreation developed in three five-year phases unless extended pursuant to Section 380.06(19), F.S. The PUD contains a mixture of uses, preserves large amounts of high quality wetlands, and offers opportunities for interconnectivity from residential portions to employment and activity centers avoiding the creation of urban sprawl and strip development. The PUD will substantially improve the jobs-to-housing balance in the County. At build-out, the World Commerce Center PUD shall include 1,156 residential dwelling units; 1,000 hotel rooms; 908,800 square feet of retail/service space; 453,900 square feet of light industrial space; and 2,171,488 square feet of office space.

**A.1 Master Development Plan Map**

Due to the large size of the World Commerce Center, individual Master Development Plans (MDP) will be prepared in separate stages for each development parcel contained in Exhibit A, the PUD Master Development Plan Map. Each of the MDPs must include provisions for connections to future development. A detailed Land Use Summary will be included in each MDP map that incorporates all of the subsequent incremental MDPs into a single map. The MDP may be submitted in conjunction with the submittal of final construction plans for any portion of that parcel. All MDPs must demonstrate compliance with all sections of this PUD. The incremental MDP shall be a separate application submitted to the Planning Division and not only as a sheet in the construction plan set. The MDP must be approved and recorded prior to construction plan approval by St. Johns County.

**A.2 PUD/DO Review Checklist & NSI Report**

At the time of submittal for approval of a MDP, a Planned Unit Development/Development Order (PUD/DO) checklist and tracking tables (Table 1 MDP Details, Table 2 Neighborhood Sustainability Indicators, Table 3 Requested MDPs, and Table 4 Recorded MDPs) located at the end of this PUD must also be submitted to the Planning Division. The checklist will assist in demonstrating compliance with all PUD/DO conditions during site plan/engineering review of final plans. The tracking tables will allow the cumulative accounting of approved and remaining development rights and other conditions. The PUD/DO checklist and table formats are included in this PUD.

**B. Total Acreage**

The total number of acres included within the World Commerce Center PUD site is approximately 951 acres.



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**C. Total Wetland Acreage**

The total number of wetland acres within the World Commerce Center PUD site is approximately three hundred-thirty (330) acres. The total number of preserved wetland acres within the World Commerce Center PUD site shall be no less than 197 acres. These wetland acres shall be protected by a conservation easement that will be held by the St. Johns River Water Management District as part of the project's Environmental Resource Permit. Up to one hundred-thirty-three (133) acres of wetland impacts may occur within the PUD. The location and amount of wetland impacts will be shown on each Master Development Plan.

**D. Development Area**

The acreage identified in Section D.1 may be allocated throughout the PUD. The approximate location and extent of each land use are shown on Exhibit A. The location of the preserved wetlands may change based on environmental permitting and actual field surveys. Each Master Development Plan (MDP) will accurately depict those wetlands to be preserved as well as the extent of any wetland impacts. Upland buffers will be depicted on the MDP. Permissible uses, number of units, and total square footage are identified in Section R.

**D.1 Land Use Allocations**

The percentage of uses based on the Northwest Sector Plan designation of Mixed Use Commerce Center District (MUCCD).

Land Use	Developable Area	Proportion of PUD
Residential	203 acres	31%
Retail/Services	260 acres	39%
Regional Office	42 acres	6%
Industrial	45 acres	7%
Public and Civic	31 acres	5%
Public Parks, Squares and Greens	78 acres	12%
Total	659 acres	100%

The percentage of uses based on Comprehensive Plan Policy A.1.9.4 for the designation of Mixed Use District (Md).

Land Use	Gross Developable Area*	Less Development Order Requirement	Net Developable Area	Proportion of PUD
Residential	218 acres	15 acres Rec	203 acres	32%
Commercial	358 acres	35 acres Open Sp	323 acres	52%
Industrial	45 acres	10 acres Open Sp	35 acres	6%
Recreation and Open Space	---	---	60 acres	10%
Total	621 acres	60 acres	621 acres	100%

\* Total site less preserved wetlands, right-of-way donations, upland buffers, development edges, and scenic edges

At least ten (10) percent of each Retail/Services, Regional Office, and Industrial parcel shall be set aside for open space.

**E. Residential Dwelling Units and Density**

The total number of residential dwelling units shall not exceed 1,156. The residential density of the project is 5.5 units per acre (1,156 units upon 211 acres). Using an average of 2.44 persons per household, the projected population is 2,821. The St. Johns County School District concurs with the DRI's projected population of school age children that may reside within the PUD as 494; however, the County Planning Division believes the population to be 821. Residential neighborhoods will reflect a variety of block lengths, varied lot sizes and setbacks.

Neighborhood streets shall use traffic calming design standards that may include, but not be limited to, the installation of traffic circles, narrow travel lanes, the installation of sidewalks, street trees, and the allowance of on-street parallel parking. On-street parallel parking spaces shall be a minimum nine (9) feet wide with a two (2) foot wide clear zone between the edge of the travel lane and the parking space. Housing shall have direct access to sidewalks and shall be oriented to parks and public spaces where applicable. Low wattage street lighting shall be provided in a uniform manner throughout World Commerce Center neighborhoods.

Each residential neighborhood exceeding 400 dwelling units shall provide a minimum thirty-five (35) foot development edge that may contain a mixture of wetlands and uplands. Each neighborhood shall have a centrally located civic space or public gathering

place in the form of a square, green, or common area to serve as a focal point of the neighborhood. These civic spaces shall be identifiable through the use of greens, parks, landscape features, and/or public art. Recreational uses that support the number of units built shall be provided beginning in Phase I.

**F. Non-Residential Square Footage and Intensity**

The total square footage and intensity of non-residential development is 908,800 square feet of retail/service; 2,171,488 square feet of office; 1,000 hotel rooms; and 453,900 square feet of light industrial. All structures and associated off-street parking spaces shall be designed in accordance with the latest edition of the St. Johns County Land Development Code and the *Florida Accessibility Code for Building Construction*. Existing agricultural uses may continue until the time of approval of an incremental MDP for the area, after which time there will be no further agricultural activity. Any agricultural activity will be performed such that no required buffers, scenic, or development edges will be compromised.

**G. Lot Requirements**

All structures that exceed thirty-five (35) feet in height shall be protected with an automatic sprinkler system designed and installed in accordance with the latest edition of NFPA 13, or equivalent standard as adopted in the Florida Fire Prevention Code. Single family units are to be detached family units. Accessory structures are those that are detached and greater than ten (10) feet from the main use structure. Any structures separated by less than ten (10) feet or attached to the main use structure is part of the main use structure and must meet building setbacks.

The maximum height of a structure shall be measured as the vertical distance from the lowest point of the established grade surrounding the perimeter of structure to the highest point of the roof. Fire or parapet walls, roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or any other similar equipment required to operate and maintain the building may extend up to ten (10) feet above the maximum height of a structure so long as such structures do not cover more than twenty (20) percent of roof area.

The maximum building heights contained in this PUD shall not restrict or interfere with air traffic or air travel to or from the St. Johns County - St. Augustine Airport. Certification from the St. Augustine Airport Authority of this shall be provided with construction plans that contain building heights exceeding seventy-five (75) feet. These heights are consistent with the World Commerce Center development plan. They shall not be detrimental to surrounding property values because they shall not restrict the free flow of light, sunlight, and air to those properties.

Flag lots may be permitted to provide additional variety to streetscape, provide access to unusual land configurations, reduce the need for impacts to wetlands, minimize the amount of impervious surface area and reflect many home buyers' preference for this type of lot. Flag lots are only allowed for lots that front a curve or cul-de-sac. Minimum lot frontage on an approved right-of-way shall be twenty-five (25) feet for any flag lot. All driveways within flag lots must be no closer than five (5) feet from the adjacent property line. Location and design of single or shared driveways must demonstrate there will be no adverse drainage effect on adjacent lots. There will be no more than three (3) flag lots adjacent to each other. The adjacent flag lots may share a driveway provided that appropriate easements are recorded. Not more than ten percent (10%) of the detached single family residential lots in World Commerce Center shall be flag lots.

The residential and non-residential structure setbacks, the maximum lot coverage by buildings, the minimum size of residential lots, and maximum height of all structures are listed in the table below. Common wall lot lines may be used for apartment buildings, townhomes, rowhouses, condominiums and commercial buildings.

Land Use Category	Min. Lot Width	Min. Lot Area	Floor Area Ratio	Max. Lot Coverage by Buildings	Impervious Surface Ratio	Min. Yard Requirements Front/Side/Rear <sup>(4)</sup>	Max. Height of Structures <sup>(1)</sup>
Single Family Residential	40 feet	5,000 ft <sup>2</sup>	NA	50%	75%	15' / 3' / 10' <sup>(1)</sup>	45 feet
Multi-family Residential	18 feet	2,000 ft <sup>2</sup>	NA	75%	75%	5' / 10' / 10'	90 feet
Retail / Services	None	None	70%	NA	75%	15' / 5' / 10' <sup>(2)</sup>	300 feet
Office	None	None	70%	NA	75%	15' / 15' / 15' <sup>(2)</sup>	450 feet
Light Industrial	None	None	70%	NA	75%	15' / 15' / 15'	100 feet
Mixed Use Overlay (Multi-family)	14 feet	2,000 ft <sup>2</sup>	70%	NA	75%	0' / 0' / 0'	90 feet
Mixed Use Overlay (Non-res)	None	None	70%	NA	75%	0' / 0' / 0'	90 feet
Accessory Structures	None	None	70%	NA	75%	- / 5' / 5'	35 feet

- (1) Residential dwellings with front facing garage/carport shall have a 20 front yard
- (2) Twenty (20) foot setbacks are required for Commercial buildings, parking and/or storage areas along property lines adjacent to road right-of-way and adjacent to Residential uses.
- (3) Buildings in excess of 45' may not be located within 200' from any single family Residential uses.
- (4) Buildings 45' to 75' in height must increase required yards by 1' for every 1' in excess of 45'; additionally, buildings 75' and taller must further increase required yards by 1' for every 5' in excess of 75'.
- (5) Front and side yard requirements may be waived for attached multi-family and commercial where the uses are proposed in an integrated mixed-use district.
- (6) Alleys that are secondary accesses shall have a building setback of zero (0) feet.



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**G.1 Parking Requirements**

The number of off-street parking spaces shall comply with the standards contained in this Master Development Plan. All standard parking spaces (all those except handicap accessible and compact spaces) shall be a minimum of nine (9) feet in width with a stall depth of eighteen (18) feet).

Use	Parking Spaces Required
Art galleries, libraries, and museums	1 per 600 GSF
Business, commercial or personal service establishment (nor otherwise listed)	1 per 500 GSF plus (where applicable) 1 per 1,000 sf of lot or ground area outside buildings used for any type of sales or display
Churches and funeral homes	1 per 4 seats in sanctuary/chapel
Clubs, lodges, dances, art/music studios, fitness centers, community centers, vocational/technical, trade and business schools and other semi-public uses	1 per 300 GSF
Commercial shopping centers	1 per 150 non-storage GSF (maximum 30% storage GSF)
Industrial uses and warehousing	1 per 2 employees on the premises at any one time plus 1 per 5,000 GSF
Institutional uses such as hospitals, rest homes, and nursing homes	1 per 4 beds plus 1 per employee
Medical or dental office or clinic	1 per doctor plus 1 per 2 employees, plus 1½ per consultation/ examination room (maximum doctor spaces shall not exceed 7)
Motels and hotels	1 per sleeping room plus 1 per employee. Additional spaces necessary for accessory uses such as restaurants shall also be provided.
Theaters	10 per 100 seats plus 1 per each additional 5 seats
Multi-family dwellings	2 per dwelling unit plus one for owner/operator plus 1 per 2 employees
Places of public assembly such as auditoriums and theaters	1 per 4 seats
Professional business offices (other than medical or dental)	1 per 500 GSF plus 1 per 2 occupants/employees
Restaurant, night clubs, bar or tavern	1 per 4 seats plus 1 per 2 employees
Schools	2 per classroom, office room, kitchen, and gymnasium/auditorium
Single and two family dwellings	2 per dwelling unit

**G.2 Angled Parking**

Angled or perpendicular parking shall not be allowed in Residential area rights-of-way. If angled parking is chosen, it shall adhere to the following design criteria:

Angle	Stall Depth To Wall	Stall Depth to Interlock	Aisle Width
90° (2-way)	17.5 feet	17.5 feet	26.0 feet
60° (2-way)	18.0 feet	16.5 feet	26.0 feet
75° (1-way)	18.5 feet	17.5 feet	22.0 feet
60° (1-way)	18.0 feet	16.5 feet	18.0 feet
45° (1-way)	16.5 feet	14.5 feet	15.0 feet

Aisle width may be decreased by two (2) feet for one-sided parking modules where four (4) feet of clear, unobstructed area is provided adjacent to the parking aisle opposite the parking spaces. Angled parking spaces are to have a minimum lane width of fifteen (15) feet behind them for safer maneuvering. This width is not to include any of the opposite travel lane.

**G.3 Compact Parking**

Compact spaces shall be permitted in low turnover parking areas such as employee lots and residential parking sites. Compact spaces shall not exceed thirty percent (30%) of the total required spaces and shall be clearly differentiated from standard spaces. Compact spaces shall be a minimum of eight (8) feet in width with stall depths a minimum of sixteen (16) feet. Compact spaces shall be considered only for ninety (90) degree layout.

**G.4 On-Street Parking**

On-street parking must directly front the lot to be used for parking credit. It should be designed to promote traffic calming, pedestrian use, and shopping convenience, and may include parallel and angled parking. On-street angled parking is permitted subject to the criteria of subsection G.2. No angled parking spaces are permitted in the center of streets on an undivided roadway or in Residential areas. On-street parallel parking spaces shall have a minimum clear zone width of two (2) feet between the edge of pavement or travel way and the edge of the parking space. On-street parallel parking spaces should be a minimum of nine (9) feet in width with a depth of twenty-four (24) feet. On-street parking is an accessory convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All on-street parking areas may have a lower speed limit, as approved by St. Johns County.



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**G.5 Shared Parking**

Shared parking is permitted for any parking spaces intended to be utilized for more than one use where persons are unlikely to need the space at the same time of day and if it complies with Land Development Code Section 6.05.02.B. A maximum of seventy (70) percent of the required parking spaces for any land use can be shared. Shared parking agreements may be allowed to meet minimum parking requirements, if the Developer can demonstrate the compatibility of shared uses by demonstrating the spaces are unlikely to be used at the same time of day. Such shared parking agreements must be in the form of recorded reciprocal agreements acceptable to the office of the St. Johns County Attorney.

**G.6 Signage**

The following definitions and table describe permissible sign types, the maximum number allowed, setbacks, and maximum advertising display area.

- (1) *Commercial Ground Sign* – Pole, double post, monument, and similar type of signs that denote the name of the business, amenity, or use and include street address. These signs shall be located near the business or use's access drive(s). All such street address numbers shall be visible and legible from the street or road right-of-way. Such numbers shall be a minimum of three (3) inches in height and one and one-half (1½) inches in width. Street address numbers shall be excluded from the calculation of advertising display area. Adjacent on-premises ground signs shall be separated by a distance at least equal to the width of the two signs added together.
- (2) *Commercial Building Sign* – Fascia, marquee, canopy, roof, wall and similar sign structures that denote the name of the business or use. If no ground sign exists for the building or use on-premises, then this sign must contain the street address.
- (3) *Interstate Identification Sign* – Series of signs that identify World Commerce Center tenants that may or may not be visible from Interstate 95. All such signs shall be located on a parcel near the I-95/International Golf Parkway interchange that is platted for use by the signs and is under common ownership.
- (4) *Residential Community Sign* – These monument signs shall denote the name of the residential community and may include the name of the developer (e.g. "A Pulte Community") or the property management company. They may locate the main entrance as well as the various community amenities. These signs may be one or two-sided with duplicate facing faces. They may be incorporated into a wall, fence or other structure, but must meet Land Development Code requirements for intersection lines of sight.
- (5) *Multiple-Family Complex Sign* – Monument sign that denotes the name of the multiple-family complex and may include the name of the developer (e.g. "A Vestcor Community") or the property management company. May be incorporated into a wall, fence or other structure, but must meet Land Development Code requirements for intersection lines of sight.
- (6) *Way-finding Sign* – These monument and pedestal signs will serve to help pedestrian and vehicles navigate the PUD safely and effectively. These signs are not associated with a particular parcel, amenity or lot, but rather direct people to locations of several such uses. Individual signs must be separated by at least four hundred (400) linear feet. Given the size of World Commerce Center and the number of businesses and uses, a formalized and consistent approach is necessary. The signs may be used throughout the PUD and should blend with the site condition. All tracts within the PUD owned under common property ownership (i.e., homeowners association, merchants association) shall be considered to be a single premise. Other than the project developer, no corporate names or logos are permitted on way-finding signs. These signs are designed to permit one or two-sided copy with duplicate faces and must be located outside the right-of-way.
- (7) *Private Directional Sign* – Each non-residential use shall be allowed a private directional sign at each access drive. Such signage shall depict the name and location of a business or use with arrows. Additional directional signage may be allowed within vehicular use areas to direct motorists and pedestrians to the location of individual entrances, parking and loading areas, and similar traffic flow patterns. These signs cannot be located within the right-of-way.
- (8) *WCC Real Estate Sign* – Temporary signs identifying the project name, World Commerce Center and denoting the opportunity for land purchase. Signs may include development rights associated with the PUD (e.g. "908,800 sf of Retail"), the name of the developer with contact information, and a conceptual master plan map. These signs can only be located near the property line on PUD property that faces Interstate 95, State Road 16, and International Golf Parkway and must be removed no later than when the project completes Phase III of the phasing schedule.
- (9) *Community Real Estate Sign* – Temporary signs located at the entry/egress point(s) of residential developments under construction and/or which have units for sale, rent or lease. These signs shall display the name of the community, price range (e.g. "Homes starting at the low \$120's"), name of the builder, and appropriate contact information (e.g. name, phone, office location). The signs shall be removed within ten (10) days of all of the lots or units being sold.

(10) *Non-Residential Real Estate Sign* – Temporary pole, double post, or monument signs with copy on one or both sides located at the entry/egress point(s) of non-residential developments under construction and/or which have space for sale, rent or lease. These signs shall display the name of the project, price range, space remaining, name of the builder, and appropriate contact information (e.g. name, phone, office location).

(11) *Residential Real Estate Sign* – Temporary pole, double post, or monument signs with copy on one or both sides for each street frontage of the parcel of property/unit offered for sale, lease or rent. Signs shall be located on the lot for sale and only one sign per lot is permitted. The signs must be removed within thirty (30) days of closing of a contract on the property.

(12) *Future Homeowner Sign* – Temporary signs used to designate residential lots that have been purchased and are no longer for sale (e.g., "Future Home of Mr. & Mrs. John Smith"). These signs shall be removed from the lot within five (5) days of final occupancy of the property.

(13) *Parcel Construction Sign* – Temporary signs that denote the owner, architect, contractor name, lot number, financial institution, general contractor, subcontractors for a parcel. One primary sign and no more than two smaller secondary signs may be displayed for each development parcel. The signs shall not be installed sooner than thirty (30) days prior to construction and shall be removed within thirty (30) days after completion of the project. These signs shall be set back at least twenty-five (25) feet from the intersection of road rights-of-way.

(14) *Entry Features* – Structures depicting the name and/or the logo for the World Commerce Center may be allowed at the PUD's major access points along World Commerce Parkway, South Francis Road, International Golf Parkway, State Road 16, and the North/South Corridor (C.R. 2209). These features serve as the primary identifiers of World Commerce Center. They may constitute a tower building, flanking walls, or a monument, along with appropriate landscaping, gives them visual importance not shared by simply placing a sign in front of the development.

All signage will adhere to the Land Development Code except as specifically requested in Section T.

Sign Type	Number	Advertising Display Area	Maximum Height	Setbacks		
				Front	Side	Rear
Commercial Ground (<100 LF street frontage)	1	150 ft <sup>2</sup>	25 feet	5 feet	10 feet	10 feet
Commercial Ground (100-199 LF street frontage)	2	150 ft <sup>2</sup>	25 feet	5 feet	10 feet	10 feet
Commercial Ground (200-499 LF street frontage)	3	Two at 150 ft <sup>2</sup> One at 100 ft <sup>2</sup>	25 feet	5 feet	10 feet	10 feet
Commercial Ground (>500 LF street frontage)	4	Two at 150 ft <sup>2</sup> Two at 100 ft <sup>2</sup>	25 feet	5 feet	10 feet	10 feet
Commercial Building	Unlimited	1.5 per LF building frontage (max 150 ft <sup>2</sup> per sign, 200 ft <sup>2</sup> per business)	Building Height	NA	NA	NA
Interstate Identification	5	300 ft <sup>2</sup>	120 feet	5 feet	10 feet	10 feet
Residential Community	1 per entry/egress	32 ft <sup>2</sup>	15 feet <sup>(3)</sup>	5 feet	10 feet	10 feet
Multiple-Family Complex	1 per entry/egress	32 ft <sup>2</sup>	15 feet <sup>(3)</sup>	5 feet	10 feet	10 feet
Way-finding	Unlimited	25 ft <sup>2</sup>	5 feet	0 feet	10 feet	10 feet
Private Directional	Unlimited	10 ft <sup>2</sup>	8 feet	5 feet	10 feet	10 feet
WCC Real Estate	3	One at 300 ft <sup>2</sup> facing I-95 One at 100 ft <sup>2</sup> facing S.R. 16 One at 100 ft <sup>2</sup> facing IGP	25 feet	15 feet	15 feet	15 feet
Community Real Estate	1 per entry/egress	64 ft <sup>2</sup>	10 feet	5 feet	10 feet	10 feet
Non-Residential Real Estate	1 per business	64 ft <sup>2</sup>	10 feet	5 feet	10 feet	10 feet
Residential Real Estate	1 per lot	6 ft <sup>2</sup>	10 feet	5 feet	10 feet	10 feet
Future Homeowner	1 per lot	6 ft <sup>2</sup>	5 feet	5 feet	NA	NA
Entry Feature	8	100 ft <sup>2</sup>	35 feet	10 feet	NA	NA
Parcel Construction - Primary	1	64 ft <sup>2</sup>	25 feet	5 feet	10 feet	10 feet
Parcel Construction - Secondary	2	25 ft <sup>2</sup>	25 feet	5 feet	10 feet	10 feet

- (1) Any permanent signage located in a scenic edge or development edge required pursuant to Section N must be part of an entry feature.
- (2) "Open House" signs, banners, seasonal or holiday signs, memorial signs, and any other temporary sign not listed herein shall conform to the standards established in Part 7.03.00 of the Land Development Code.
- (3) If the sign is part of a fence or wall within the first twenty-five (25) feet of the property line, the maximum height shall be four (4) feet.

### G.7 Signage Setbacks/Placement Limits

All setbacks are measured from the property line to the base of the sign. No portion of the sign may extend into the right-of-way. Signs erected on corner lots shall not project within the triangular area formed by the street right-of-way and the line connecting

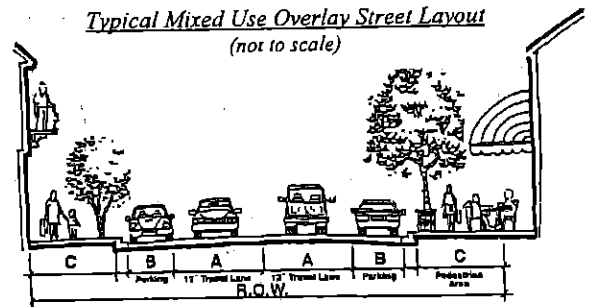
such points twenty-five (25) feet from the corner formed by the intersection of the street right-of-way line. Signs are to be installed in tracts where underground utilities, communication lines and/or drainage systems are not under the signs or within the sign tract. All traffic control, traffic information, traffic warning and stop signs to satisfy county and MUTCD size, shape and installation requirements, and all to have a diamond grade reflective surface. All street name signs to satisfy St. Johns County guidelines.

**G.8 Mixed Use Overlay**

The Mixed Use Overlay is envisioned to be World Commerce Center's town center consisting of residential, office and light industrial centers, retail/service uses, parks, civic uses, and private institutional uses. The project's theme and impressions will be communicated in the town center by its architecture, landmarks, function, and location. These elements will help to establish a sense of place, a focus of activity, and be the core of the World Commerce Center community.

**Mixed Use Overlay Streetscape Guidelines**

The following general guidelines are subject to St. Johns County approval at the time of submittal of construction plans. Dedicated and Community Development District or Property Owners Association owned rights-of-way may include sidewalks, landscaping, street trees, special paving or pavers, irrigation, signs, lighting and associated street furniture. The minimum horizontal clearance of street trees, street furniture and other structures adjacent to travel lanes shall be four (4) feet from the back of curb. Horizontal clearance for street trees and light poles may be reduced to two (2) feet where there is a non-mountable curb and on-street parking. Roof overhangs, balconies, awnings and signs may extend a maximum of six (6) feet over sidewalks with a minimum of ten (10) feet clear distance from the finish grade of the sidewalk. Final construction plans shall depict dimension and design details for all unique streetscape elements such as on-street parking; lane widths, curb types, street trees; light standards, signage; etc. Unless otherwise approved, water, sewer and stormwater collection and distribution mains are not permitted under overhangs. Hold harmless and maintenance agreements as may be required by St. Johns County shall be provided for any of the above improvements within County dedicated rights-of-way. Traffic circulation and street layout shall conform to the Master Development Plan Map (Exhibit A). Streets will be constructed to St. Johns County standards or as otherwise noted in this PUD, and then may be requested to be dedicated to the County or retained in private ownership by the Community Development District or Property Owners Association.



- A - Travel Lanes: 24 ft., Optional Center Median
- B - Optional Parallel or Angle Parking: One or Both Sides
- C - Pedestrian Area: Sidewalks, Landscaping, and Hardscape

All trees are to be planted so as to have a minimum two (2) foot wide horizontal clear zone between back of curb and the street-side tree trunk's surface when the tree reaches maturity. Streets shall be requires to be constructed with a root barrier where canopy trees are closer than four (4) feet to the pavement.

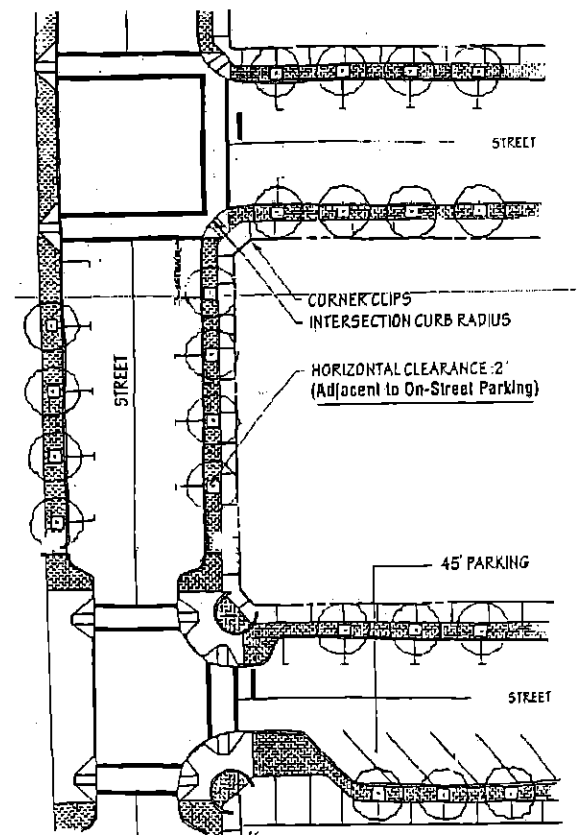
**Mixed Use Overlay Joint and Cross Access**

Adjacent commercial or office properties and major traffic generators (i.e. shopping plazas, office parks) shall provide a cross access drive and a pedestrian accessway to allow circulation between sites unless security, traffic safety or environmental considerations would make the connections impractical. This requirement shall also apply to a building site that abuts an existing developed property.

**Mixed Use Overlay Alleys**

Rear alleys, partial rear alleys, or another form of vehicular access to the rear of properties shall be allowed in all residential areas provided the Developer demonstrates adequate vehicular compatibility for on-site parking and turning movements. Where applicable, final construction plans to be approved by St. Johns County shall demonstrate adequate access for garbage trucks, moving vans, service and utility vehicles, and emergency vehicles. "Adequate access" shall mean a minimum horizontal clearance of fourteen (14) feet for emergency response vehicle passage during adverse traffic conditions. All alleys are to be constructed having a two (2) foot wide clear zone along both edges of pavement, for a minimum total clear zone width of sixteen (16) feet. No vertical obstacles to be constructed or temporarily located within this alley clear zone. Specific alley design standards will be developed in conjunction with the first Master Development Plan for an area inside the Mixed Use Overlay which

**Typical Mixed Use Overlay Street Section**



incorporates alleys, including maximum lengths, number of units or square footage, intersection design, drainage design, etc. Such alleys may provide the main point of access to homes and garages and may be located in the rear of the lot adjacent to the alley. Residential alleys shall be twelve (12) feet minimum paved width within a twenty (20) feet minimum right-of-way or easement.

#### **Mixed Use Overlay Roundabouts**

Roundabouts and/or traffic circles shall be allowed and encouraged as an alternative to signalization. All roundabouts shall conform to the standards and criteria described in the Florida Roundabout Guide published by the Florida Department of Transportation. Any deviations may be approved by the St. Johns County Public Works Department.

#### **Mixed Use Overlay New Tree Plantings**

Street trees shall be provided along all World Commerce Center streets, except where roads cross or are adjacent to preserved wetlands or other conservation areas. These trees shall be planted at the time that roads are constructed. Street trees shall have a minimum four (4)-inch caliper and shall generally be planted in planter strips between curbs and sidewalks subject to location of underground utilities. Any qualifying trees preserved within the right-of-way may serve as street trees. Spacing of trees may range between thirty (30) to one-hundred (100) feet on center averaging a minimum of seventy-five (75) feet on center. The trees required to satisfy this condition shall also be available to satisfy mitigation tree credits as may be required by the Land Development Code.

Medians within local roads may serve as common passive community spaces provided the medians are outside of the right-of-way and are identified as a separate tract or parcel; are at least forty (40) feet in width and include safety features such as signage, appropriate speed limits, crossings designations and location as may be required by the St. Johns County.

#### **Mixed Use Overlay Parking**

In all cases, it must be demonstrated that parking for any use in the Mixed Use Overlay will not rely on future development which may or may not be constructed. Each incremental phase of development must support itself with regard to parking requirements.

- a. On-street parking may be used to satisfy minimum parking requirements. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience including parallel and angle parking. On-street parallel and angled parking spaces shall have a minimum clear zone width of two (2) feet between the edge of pavement or travel way and the edge of the parking space. On-street parallel parking spaces should be a minimum of nine (9) feet in width with a depth of twenty-four (24) feet. Angled parking spaces are to have a minimum lane width of fifteen (15) feet behind them for safer maneuvering. This width is not to include any of the opposite travel lane.
- b. Off-site parking in the form of public lots, parking garages, and on-street parking in the Mixed Use Overlay may be used to satisfy all or part of the minimum parking requirements. On-street parking and off-site parking shall be within six hundred (600) feet of a use to satisfy minimum parking requirements. Such off-site parking shall be assigned to uses by the Developer on an equitable basis. Parking areas to satisfy these off-site parking requirements must be constructed by the Developer prior to or concurrently with the time that such uses are constructed.
- c. Shared parking agreements, in the form of reciprocal agreements acceptable to the Office of the St. Johns County Attorney, may be allowed to meet minimum parking requirements, if the Applicant can demonstrate the compatibility of shared uses by demonstrating the spaces are unlikely to be used at the same time of day. All shared parking shall be in compliance with Land Development Code Sections 2.03.15.A and B.

#### **Mixed Use Overlay Bicycle Parking**

Bicycle parking facilities shall be provided for all non-residential and multi-family buildings including recreational facilities. Adjacent uses may co-locate and share bicycle parking structures. Bicycle parking shall conform to standards of the St. Johns County Land Development Code Section 6.05.02(M).

#### **Mixed Use Overlay Pedestrian Orientation Standards**

All buildings shall be linked to sidewalks that connect to parking areas and adjacent streets. Private buildings such as offices and multi-family sites shall be connected via sidewalks to any adjacent facilities open to the public such as shopping areas, parks, civic facilities, etc. The use of balconies, awnings, arcades, roof overhangs, signs, colonades and other similar design elements that may overhang walks and rights-of-way are permitted in the Mixed Use Overlay.

Colonnades and awnings may be constructed over a portion of sidewalks outside of the front property line at a minimum clear height of ten (10) feet (excluding signage or lighting) and a minimum clear width of eight (8) feet. Unenclosed balconies with a minimum of nine (9) feet of clearance above the grade shall be permitted to extend up to six (6) feet over the sidewalk outside of the front property line for all uses except detached housing. Maximum building height shall be consistent with Section G.

The following general guidelines are subject to St. Johns County approval at the time of submittal of construction plans. Dedicated and CDD/POA owned rights-of-way may include sidewalks, landscaping, street trees, special paving or pavers, irrigation, signs, lighting, and associated street furniture. The minimum horizontal clearance of street trees, street furniture and other structures adjacent to travel lanes shall be four (4) feet from the back of curb. Horizontal clearance for street trees and light poles may be reduced to two (2) feet where there is a non-mountable curb and on-street parking. Roof overhangs, balconies, awnings, and signs may extend a maximum of six (6) feet over sidewalks with a minimum ten (10) feet clear distance from the finished grade of the

sidewalk. Final construction plans shall depict dimension and design details for all unique streetscape elements such as on-street parking; lane widths; curb types; street trees; light standards; signage; etc. Unless otherwise approved, water, sewer, and stormwater collection and distribution mains are not permitted under overhangs. Hold harmless and maintenance agreements as may be required by St. Johns County shall be provided for any of the aforementioned improvements within County dedicated rights-of-way.

#### **Mixed Use Overlay Upper Level Residential and Supporting Retail**

Residential housing such as apartments and condominiums are permitted above ground level retail, office and other similar non-residential uses in the Mixed Use Overlay. Restaurants and similar uses shall be allowed in association with larger buildings, office parks, and other uses.

#### **Mixed Use Overlay Compatibility Criteria**

The Mixed Use Overlay is characterized by a variety of uses consisting of multi-family including townhomes and condominiums, office, retail/service, hotel, parks, and civic uses. This area will include design elements and characteristics of a traditional main street. This urban form dictates a variety of land uses directly adjacent to each other or combined in multi-tenant buildings and sites. It is critical for the success of this mixed use area to encourage and allow planning and design flexibility throughout the feasibility, due diligence, financing and design phases of each development project. Due to this mixing and integration of land uses, the incompatibility of land uses does not exist within this overlay but does apply to its edges; therefore PUD Section N.1 regarding buffers and screening between incompatible uses is not applicable to the Mixed Use Overlay. However, specific buffer and screening requirements for the World Commerce Center uses in the Mixed Use Overlay are described below:

#### **Service Areas and other Similar Non-Public Uses**

1. Where certain incompatible uses and activities as described below are not within an enclosed building and are directly adjacent to or abutting any area accessible or open for public use, public roadway or areas that are within view of the public, screening and buffer shall be required as defined below. These incompatible uses and activities shall include, but not be limited to, work areas; elevated loading docks; open bays; garbage dumpsters and compactors; heating, ventilating and air conditioning equipment; ductwork and air compressors and other fixed machinery; neighborhood public service facilities; utility meters; above ground tanks; trash receptacles; satellite dishes; open shops; equipment storage and other similar objectionable uses.
2. Screening and buffer requirements for the uses listed above shall utilize either plant material or structural elements such as walls. One or more of these elements shall be constructed depending on specific site conditions such as space limitations and the amount of screening required to buffer the use or activity. The visual screen shall be contiguous except for driveways, walks and other accessways, including service gates. The visual screen may be wood or masonry wall or landscaping or a combination thereof, so long as the screening shall provide a minimum of eighty-five percent (85%) opacity. Plants shall be evergreen, a minimum of six (6) feet tall and spaced so that sixty percent (60%) opacity is achieved at the time of installation. Within two years of installation, the plants shall achieve a minimum eighty-five percent (85%) opacity. Earth mounds may be used provided ample space exists to permit slopes not to exceed 2:1. If plant material is utilized for screening, a minimum three (3) foot wide planting strip (six (6) feet wide is along a perimeter property line) with irrigation is required. All elements in the buffer area shall be maintained in good condition as well as maintenance of the eighty-five percent (85%) opacity requirement. Unhealthy or dead plants and any damaged wall or fencing shall be replaced to maintain an attractive appearance as well as the required opacity for the entire length of the required screen.

Whenever the above described incompatible use and activity areas are directly adjacent to each other, no buffer or screening is required. For example, air condition equipment serving an office building does not have to be screened from dumpsters that may serve an adjacent commercial building provided the entire area is properly screened from other adjacent areas pursuant to this section.

#### **Multi-Family Residential Uses**

In addition to the requirements listed above, the following screening and buffer is required in cases where multi-family or attached residential land use abuts any non-residential office or commercial use or public service facility.

1. A row of evergreen canopy trees which are not less than twelve (12) feet high at the time of planting, a minimum of two-and-a-half inch (2½") caliper, and spaced not more than twenty (20) feet apart; and one or more of the following:
  - Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of sixty percent (60%) at installation and eighty-five percent (85%) opacity after two years; or
  - A masonry wall six (6) feet in height located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
  - A solid wooden fence six (6) feet in height (finished side out); or
  - A berm not steeper than 2:1 to achieve a minimum height of six (6) feet.
2. The above screening shall be placed in a minimum landscape buffer strip of ten (10) feet. Grass, mulch, additional shrubs or other ground cover shall be installed in the landscape strip.

#### **Light Industrial Uses**

The following screening and buffers are required where light industrial uses are adjacent to non-industrial uses except wetlands.



1. A row of evergreen canopy trees which are not less than twelve (12) feet high at the time of planting, a minimum of two-and-a-half inch (2½") caliper, and spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
2. A masonry wall, a minimum of six (6) feet in height located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; and
3. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

The buffers are required along all sides and rear yards with an overall buffer width of fifteen (15) feet. Allhardscape and softscape features are to be constructed or installed in accordance with St. Johns County line-of-sight guidelines.

**H. Infrastructure**

Right-of-way width and design cross sections for World Commerce Center roadways are illustrated on Exhibit C. A new loop road, World Commerce Parkway, will provide the primary access to the World Commerce Center. World Commerce Parkway will replace the northern portion of South Francis Road lining up with the existing intersection of International Golf Village and International Village Drive. World Commerce Parkway connects the various development parcels to each other and disbursts traffic through multiple connections and allowing internal circulation with links to the regional transportation network. World Commerce Parkway will have sidewalks on at least one side that interconnects the industrial, residential and commercial elements of the PUD. Until total completion of World Commerce Parkway, temporary cul-de-sacs are to be provided which will have a minimum pavement radii of forty (40) feet with the pavement design for the cul-de-sac bulb consistent with the roadway.

A minimum of three (3) wildlife crossings will be located within the PUD. The exact location and design of the wildlife crossings will be finalized during the engineering of each project phase. The crossings may consist of additional culverts located underneath the road crossings at varying elevations, caution signage indicated on the roadways, and/or reduced speed zones. Due to the existing conditions on the subject property, wildlife crossing utilization is likely to be limited to amphibians and small reptiles and mammals.

**H.1 Stormwater Management**

The drainage and surface water management system will be designed using multiple discharge points in order to minimize the intensity and volume of discharge from any single point, thereby reducing the potential for flooding and erosion. All drainage improvements will be designed so that the rate of stormwater which flows into the off-site creeks and tributary wetland systems is equal to or reduced from the pre-development conditions. Each stormwater management facility will be designed and established so that the adjacent wetland systems are not adversely affected. It is anticipated that wet detention systems will be the primary method of stormwater treatment and attenuation. On-site wetlands may be used for final stage attenuation. Stormwater ponds that discharge off-site and all stormwater ponds that receive runoff from industrial land uses shall be equipped with oil and grease skimmers and maintained on a regular and frequent basis to ensure they function properly.

The proposed drainage systems will consist of sodded swales, curb and gutter streets, storm inlets and sewers, and retention-detention lakes. The storm sewer systems will be designed by the rational method for a 5 year storm event in accordance with St. Johns County criteria. The retention-detention lakes will be designed in accordance with the St. Johns River Water Management District (SJRWMD) and St. Johns County criteria and regulations. At locations where the retention-detention lakes discharge into a Florida Department of Transportation (FDOT) road right-of-way or drainage facility, the design of the lakes and drainage outfall structures will be verified to also comply with the FDOT Drainage Manual.

Stormwater treatment in a wet detention system will be provided for the greater of the runoff from the first 2½ inches of runoff from the impervious area or from the first 1 inch of rainfall over the site. In accordance with SJRWMD regulations, this treatment storage will be discharged from the stormwater lakes at a rate so that no more than one half of the stored treatment volume is discharged in the first 48 hours following a storm event.

Detention structures for the stormwater lakes will be designed to control the post-development discharge at rates equal to or less than the pre-development discharge rates. The design will be based on the S.C.S. 25 year frequency 24 hour duration rainfall event, that meets the criteria of both SJRWMD and St. Johns County. At locations where the lakes discharge into a FDOT facility, the detention requirements will be satisfied for the 1, 2, 4, 8 and 24 hour durations of the 2, 5, 10, 25, 50 and 100 year storm frequencies.

**H.2 Fire Protection**

Fire protection service is presently supplied by St. Johns County's manned station located at the intersection of C.R. 210 and I-95. Fire protection devices will be installed in accordance with the Land Development Code and other related NFPA Standards such as 1141 & 1142. Prior to construction of any development exceeding seventy-five (75) feet in height, one of the following scenarios must occur:

- The operation of an aerial apparatus vehicle available on a 24-hour weekly basis, or

- The Developer has contributed a fair share of the cost based upon non-residential development square footage within the service delivery area (fire station within five miles with apparatus).

The southernmost portion of the five-acre lake adjacent to South Francis Road shall be constructed and operational prior to vertical construction of the Ring Power buildings to provide temporary fire protection.

### H.3 Utilities

Except for those utilities already in place, all utilities within World Commerce Center shall be underground which includes electric, water, sewer, cable, fiber optics, and telephone lines that may be located in the development edges.

Provision of potable water and sanitary sewer will be provided by St. Johns County Utility Department after the additional infrastructure is constructed by the Developer. The Utility can serve the PUD's needs with their Northwest Water Treatment Plant (NWWTP) and the State Road 16/I-95 Wastewater Treatment Plant (WWTP) for water and sewer respectively. Both the NWWTP and the WWTP have a capacity of 1.5 million gallons per day (MGD) and are presently operating at approximately 0.3 MGD. The Utility plans to increase the capacity of these plants as and when required to accommodate growth in the respective service areas. Based on their water demand projections that include the World Commerce Center, the NWWTP is planned for expansion to 3.0 MGD by 2008. These improvements are included as part of the County's five-year capital improvements plan. The wastewater flows are usually 75 to 80% of the water demands, hence, the expansion of the WWTP is estimated to occur in 2010.

Prior to the issuance of approval of a MDP, the applicant shall provide written evidence from St. Johns County Waste Management that adequate solid waste capacity is available for that portion of the World Commerce Center. The World Commerce Center PUD shall participate in the St. Johns County recycling program.

### H.4 Access Management

International Golf Parkway, World Commerce Parkway, South Francis Road and State Road 16 bound the World Commerce Center PUD. South Francis Road, a local road adjacent to the site, will be linked to the PUD's road network at World Commerce Center Parkway. Exhibit A identifies two major access points on International Golf Parkway for a major internal circulation loop road serving the northern portion of the site. Other project access points will be designed in accordance with the access management standards defined for each roadway in the Land Development Code.

- World Commerce Parkway is a divided Minor Collector. Access will be designed in accordance with the standards for this type of facility as defined in the St. Johns County land development regulations.
- International Golf Parkway is a multi-lane divided Major Collector. Access and design standards will be designed according to the standards for this type of facility as defined in the St. Johns County land development regulations.
- North-South Corridor (C.R. 2209) will be a multi-lane divided Major Arterial. Access will be designed in accordance with the access standards as defined in the North-South Corridor Plan. PUD property donated for the North-South Corridor shall be on an alignment agreed upon in writing by the Director of Public Works.
- S.R. 16 is currently a two-lane Major Arterial, but is planned to be improved to a multi-lane divided Major Arterial. Access will be designed in accordance with the FDOT Access Management Rules.
- Commercial retail, office, industrial and multi-family residential driveway connections shall align with other driveways on the opposite side of undivided roadways or shall be offset a minimum of one hundred (100) feet.
- Developments with thirty thousand (30,000) or more square feet gross floor area shall have a minimum of seventy-five (75) feet of storage lane at the entrance to avoid obstructing through traffic.

The first entrance onto World Commerce Parkway from the I-95/International Golf Parkway interchange shall be designated as the Ring Power entry/egress and this access point will be marked by signage directing all Ring Power truck traffic. Such truck traffic shall exit to International Golf Parkway via World Commerce Parkway.

### H.5 Joint and Cross Access

Adjacent commercial or office properties and major traffic generators (i.e. shopping plazas, office parks) shall provide a cross access drive and a pedestrian access to allow circulation between sites unless security, traffic safety or environmental considerations would make the connections impractical.

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**H.6 Sidewalk, Bicycle Lanes and Multi-Use Pathways**

Connectivity between adjacent residential areas to non-residential areas will be accomplished through roadways, meandering pedestrian and bicycle paths. Local roads will be limited to two (2) lanes and shall provide sidewalks or pathways on at least one side pursuant to the following requirements:

Facility	Required	Min. Width	Location
Local Streets	Sidewalk <sup>1</sup>	4'	One side of street
Minor Collectors	Sidewalk	5'	Both sides of street
World Commerce Parkway	Sidewalk <sup>2</sup>	5'	Both sides of street
World Commerce Parkway	Bicycle Lane	4'	Both sides of street
South Francis Road	Sidewalk	5'	One side of street

- (1) Sidewalks shall not be required for cul-de-sacs with less than five residential units.
- (2) Portions of World Commerce Parkway adjacent to I-95 shall have sidewalks on only one side of roadway.
- (3) Sidewalks shall be constructed only next to final roadway location, no temporary sidewalks shall be built.
- (4) Sidewalks shall be paved.

Within residential areas, the street pattern will link neighborhoods with roadways, bicycle paths, and recreational trails where feasible. Each new development shall be designed to discourage the use of local streets by cut-through traffic while maintaining the overall connectivity with the surrounding street system. Connectivity through multiple travel routes among wetlands, recreation, development/scenic edges, and bicycle/pedestrian pathways will exist wherever feasible.

**H.7 Traffic Calming**

Traffic calming techniques such as horizontal deflections, road narrowing, pavers, central islands, entry or gateway treatments, on-street parking, roundabouts, textured pavement, and other similar treatments are encouraged in appropriate locations subject to approval by the St. Johns County Public Works Department. Roundabouts shall be allowed and encouraged as an alternative to signalization.

**H.8 Transit Reservations**

When fixed-route or paratransit public transit service is provided to World Commerce Center, transit passenger shelters and transit bays shall be constructed where necessary to facilitate transit service. Siting of any transit facilities shall be approved by the transit service provider of any such fixed-route or paratransit service. Transit service and ridesharing information shall be prominently displayed in all public gathering areas, in employment centers, and in commercial center areas.

**H.9 Open Space and Parks**

Based on a projected population of 2,821, fourteen acres of neighborhood and community parks are required in World Commerce Center. The World Commerce Center shall include a central park or green located within the Residential portion of the PUD where active recreation may include, but not be limited to, skateboard parks, multi-purpose ballfields, play areas, tot lots, and/or playgrounds. A total of fourteen and a half (14.5) acres within the residential portion of the PUD will be set aside for active recreation. All non-residential parcels shall be designed with a minimum of ten (10) percent of their sites as open space. Passive recreation adjacent to the conservation areas may include unpaved trails and paths, equestrian trails, covered shelters and pavilions, picnic areas, environmental interpretive facilities, and trail furniture. The PUD will promote walkability through the incorporation of non-vehicular pathways and including an array of uses within buildings.

Each neighborhood may have a neighborhood park at least five acres in size that is active-based with facilities that serve the neighborhood and be designed to accommodate all age groups. Maintenance of the recreation areas will be the responsibility of the Developer or Homeowner's Association unless ownership is transferred to St. Johns County or Community Development District.

**I. Water and Sewer Use**

Utilizing County Utility Ordinance (2001-25) Schedule A and Chapter 10-D, Florida Administrative Code standards, at build-out, the project shall require a maximum of 1.048 million gallons per day of potable water and a maximum of 0.546 million gallons per day of non-potable water for a total maximum demand of 1.594 million gallons per day.

Temporary septic or holding tanks may be used to provide sewer service to construction and marketing trailers until central sewer lines are installed. These temporary tanks shall be limited to five hundred (500) gallons per day.

Water conservation strategies, including xeriscape landscape techniques, and low flow plumbing fixtures shall be incorporated into the construction, operation and maintenance phases of development, and shall be included into the covenants and deed restrictions.

Landscaped areas and other non-residential areas will be irrigated first with available stormwater, until reclaimed water is available on site. Residential development areas will be irrigated with available stormwater. Surficial water wells may only be used as an emergency back up to these sources; as such the St. Johns River Water Management District permits use. No on-site Floridan Aquifer wells, either existing active or new wells, will be utilized for non-potable uses within the project site (except the existing active wells may be utilized for fire suppression until they are capped and abandoned). Once adequate reclaimed water is available to support the non-residential irrigation needs of the project, neither Floridan Aquifer, the surficial aquifer, nor public potable supply water shall be used for irrigation. Provided however, one (1) sub-threshold Floridan Aquifer well is allowed for industrial use. Flow capacity of the well shall not exceed 100,000 gallons per day on average. The Owner will install a flow meter to monitor and record the well flow rates and submit the data to the St. Johns River Water Management District, St. Johns County and the Northeast Florida Regional Planning Council in the DRI Monitoring Reports.

**J. Soils**

Each soil type found on the property is evaluated as to potential for community development. A majority of the site's soils have medium potential for community development. The Bakersville muck has a low potential for community development and Riviera fine sand has a very low potential for community development. The Riviera soils constitute a very small portion of the site and the Bakersville soils are contained within the preserved wetland areas of the project, therefore neither soil's potential for community development is a limiting factor for the proposed PUD.

The soils rated as medium have limitations which can be overcome by conventional water management practices such as gravity drainage of developed areas via road and/or lot swales and storm sewers that will discharge to a primarily wet detention stormwater management system. The PUD's stormwater management system will have outlet structures to control water levels at desirable elevations. These and other water management improvements will alleviate any limitations by routing excess surface waters to stormwater retention/detention lakes. The stormwater management system must control the seasonal high water table and provide percolation/infiltration of stormwater plus detention of the increased runoff associated with development. Based on the Soil Survey of St. Johns County, Florida (October 1983), the subject area soils and their corresponding suitability for development are listed in the following table:

Map symbol and soil name	Brief Soil Description	Potential for Community Development
34 - Tocoï fine sand	Poorly drained, nearly level soil in broadflatwood areas.	Medium
36 - Riviera fine sand, frequently flooded	Poorly drained, nearly level soil in poorly defined drainageways and on flood plains.	Very Low
58 - Eau Gallie fine sand	Poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways.	Medium
62 - Floridana fine sand	Poorly drained, nearly level soil on low broad flats.	Medium
63 - Placid fine sand	Very poorly drained, nearly level soil on broad, low, flat areas.	Medium
65 - Riviera fine sand	Poorly drained, nearly level soil in low, broad areas in the flatwoods.	Medium
69 - Bakersville muck	Nearly level, very poorly drained soil in depressional areas of the flatwoods.	Low

**K. Land Use Classification**

The type and extent of upland forest and wetlands on the site are depicted on Exhibit B, a generalized map indicating the land cover. The site is presently undeveloped pastureland. The Level III FLUCFCS classifications of the land within the PUD are 211 (Improved Pasture), 261 (Fallow Crop Land), 411 (Pine Flatwoods), 510 (Ditch), 619 (Exotic Wetland Hardwoods (Tallow)), 621 (Cypress Wetland), 630 (Mixed Forested Wetland, 640 (Vegetated, Non Forested Wetland), and 832 (Electrical Power Lines).

**L. Significant Natural Communities**

There are no types of any Significant Natural Communities Habitat as defined by the St. Johns County Land Development Code within the boundaries of the World Commerce Center PUD.

**M. Historic Resources**

The project site does not contain any known or observed Historic Resources as defined by the St. Johns County Land Development Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. Should any regionally significant historical and archaeological resources be discovered in the course of development, the Developer shall immediately notify the Division of Historical Resources (DHR). No disruption of the findings shall be permitted until the investigation is complete and the DHR has rendered a recommendation, which will be binding to the developer.



**N. Development and Scenic Edges**

Development Edge: Except for areas abutting the 75-foot power line easement south of Ring Way, a minimum thirty-five (35) foot natural or landscaped development edge shall exist along the existing World Commerce Center boundary with South Francis Road/World Commerce Parkway as well as its other eastern boundary. To maximize the effect of this smaller development edge, the Developer shall intensively plant trees along Ring Way to create a landscaped screen between WCC and the power line easement. The development edge shall provide for natural corridors, aesthetics and open space creating a distinct buffer distinguishing World Commerce Center. Sidewalks are permissible within the development edge.

Scenic Edge: Northwest Sector Plan Policy A.2.1.4(a) cites the importance of Commercial properties located adjacent to the scenic edge being allowed to maintain visibility to those Commercial structures, signage and entrance features. The World Commerce Center Master Development Plan locates Commercial land uses along all of the project boundaries that necessitate a scenic edge. An average seventy-five (75) foot, minimum thirty (30) foot, scenic edge shall exist along the property's existing boundary with International Golf Parkway, the North-South Corridor (C.R. 2209), and State Road 16. Where commercial properties are located adjacent to scenic edges, they shall be allowed to maintain visibility to commercial structures, signage and entrance features through breaks in the scenic edge to allow for access and associated entrance features and provide view corridors. Any signage located in the scenic edge shall be as part of an entry feature.

In order to maintain visibility to commercial areas, the scenic edges shall be grassed areas or other landscaping, existing natural vegetation, or stormwater retention ponds. They shall be enhanced with xeriscape landscaping, berms, additional native tree plantings, and increased building setbacks. These edges may contain sidewalks, hiking/biking trails, nature study areas, passive parks, underground utilities with access, and stormwater ponds when designed as an amenity permanently protected from development.

Any Specimen or Historic Trees and any tree having a DBH of eight (8) inches or more may not be removed from within the scenic edge area. The following trees are exempt from this provision:

- |   |   |
|---|---|
| Caurarina cunninghamiana (Australian pine)  | Casuarina equisetifolia (Australian pine) |
| Schinus terebinthifolous (Brazilian pepper) | Cinnamomum camphora (Camphor Tree)        |
| Melia azedarach (Chinaberry)                | Sapium Sebiferum (Chinese Tallow)         |
| Pinus clausa (Sand Pine)                    | Pinus elliotti (Slash Pine)               |
| Pinus glabra (Spruce Pine)                  | Pinus Serotina (Pond Pine)                |
| Pinus Teada (Loblolly Pine)                 |   |

A Specimen Tree is a tree proven by measurements documenting the tree by species, height, crown spread, DBH, and overall condition or its species equal to or exceeding seventy percent (70%) of the current Florida State Champion Tree as published in "Big Trees of the Florid Register" for all species except fifty percent (50%) for Live Oak, Laurel Oak, Southern Magnolia and Southern Red Cedar. A Historic Tree is a tree which has been determined by the Board of County Commissioners (BCC) to be of notable historic interest and value to St. Johns County because of its provable involvement in a County historic event, or historic association with the community.

**N.1 Buffering Between Incompatible Uses**

All hardscape and softscape features are to be constructed or installed in accordance with St. Johns County line-of-sight guidelines.

- 1) Light Industrial – Residential: A minimum thirty (30) foot wide buffer consisting of:
  - A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
  - A masonry wall, architecturally finished on all sides, located within the required buffer; such wall shall be a minimum height of six (6) feet and, if a block wall, shall be painted on all sides; and
  - Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- 2) Single Family Residential – Multi-family Residential: A minimum five (5) foot buffer consisting of:
  - Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
  - A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
  - solid wooden fence six (6) feet in height with the finished side out; or
  - A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
  - Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

- 3) Medium Intensity Commercial – High Intensity Commercial;  
Residential – Medium Intensity Commercial;  
Residential – Outdoor/Passive: A minimum ten (10) foot wide buffer consisting of:
- Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
  - A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
  - A solid wooden fence six (6) feet in height with the finished side out; or
  - A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
  - Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- 4) Light Industrial – High Intensity Commercial;  
Residential – High Intensity Commercial: A minimum twenty (20) foot wide buffer consisting of:
- A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
  - Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
  - A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
  - A solid wooden fence six (6) feet in height with the finished side out; or
  - A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
  - Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- 5) Light Industrial – Medium Intensity Commercial: A minimum fifteen (15) foot wide buffer consisting of:
- A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
  - Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
  - A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
  - A solid wooden fence six (6) feet in height with the finished side out; or
  - A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
  - Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- 6) Commercial – Outdoor/Passive: A minimum twenty-five (25) foot buffer consisting of:
- A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
  - Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
  - A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
  - A solid wooden fence six (6) feet in height with the finished side out; or
  - A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; and
  - Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

## N.2 Upland Buffers

Upland buffers will be maintained around all preserved wetlands (except for road crossings) within the World Commerce Center. All buffers shall be measured from the St. Johns River Water Management District wetland jurisdictional line as follows:

- 1) Preserved contiguous wetlands: A minimum upland buffer of twenty-five (25) feet
- 2) Preserved isolated wetlands: A minimum upland buffer of fifteen (15) feet with an average of twenty-five (25) feet.

The only exception to the buffer requirements will be road crossings as approved by the St. Johns River Water Management District and St. Johns County. Any upland buffer enhancement must be approved by St. Johns County. Examples of possible enhancement can be found on Exhibit D.

**N.3 Setbacks from Upland Buffers**

A twenty-five (25) foot setback shall be required from any contiguous wetland upland buffer. Narrower setbacks may be allowed to preserve trees subject to St. Johns County Environmental Planning approval. Provided there is no encroachment into the required upland buffer, all accessory uses listed in Sections Q through Q.4 shall be permitted within this setback, except buildings which have a permanent foundation. Further, provided there is no encroachment into the upland buffer, this setback requirement shall not apply to:

- 1) The installation of a sprinkler system, utility line, landscaping, fencing and gazebos;
- 2) The construction of a road essential for access and the construction of a stormwater retention or detention basin or other stormwater-related structure;
- 3) The construction of a recreation trail; and
- 4) Any necessary grade finishing to provide a gradual slope between the setback line and the upland buffer.

The upland buffer and additional building setback shall be depicted on all construction plans and shall be recorded on the plat.

**O. Special Districts**

The PUD is not located in any special districts as defined by Article III of the current Land Development Code.

**P. Construction Facilities**

After approval of as-builts, the developer or their assigns may install sales offices within the World Commerce Center PUD during the period of construction and sales, beginning at any time after approval of the construction drawings for the area in which the sales office is to be located. Temporary sales offices shall be permitted in the PUD until all residential lots are sold. These sales offices can be in place until thirty (30) days after the residential subdivision has sold all of its units. "Completion of construction" shall mean the issuance of the final certificate of occupancy. Construction trailers must be removed within thirty (30) days after the completion of construction. Construction trailers and temporary signage and storage areas related to construction of the project will be necessary for the development of the project. The trailers and storage areas may be located within the area and shall be removed from the site within one (1) month after completion of individual site construction.

Any individual developing twenty-five (25) or more contiguous acres of commercial or office land may have one (1) modular sales office on the site until leases have been sold for 85% of the commercial or office space. Also, a World Commerce Center sales center may exist on-site until build-out of the project. This sales center shall not be a construction trailer, but rather a modular building suitable for a showroom, conference rooms and administrative staff.

**Q. Accessory Uses**

No accessory building or structure shall be used or occupied until the main use building on the lot is being used, except for temporary storage of building supplies during the period of construction of the main use building. No accessory building or structure shall be placed on a lot or parcel prior to the issuance of a development permit for the main use building or structure. All air conditioning equipment, electrical equipment, pools, pool decks and pool enclosures to not encroach into any drainage, underground water and/or sewer easement. Permissible accessory uses within World Commerce Center shall not be located in the front and side yards in any area except as follows:

1. Accessory uses may be located in any required side yard on double frontage, through, and corner lots;
2. Accessory structures for the housing of persons such as employee quarters shall not be located in any required yard; and
3. Other than employee quarters, detached accessory structures which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard but not less than three (3) feet from any lot line. Employee quarters must meet all relevant setbacks.

**Q.1 Permissible Residential Accessory Uses**

1. Multi-vehicle garages
2. Recreation/fitness facilities (multi-family complex amenities only)
3. Private swimming pools and spas located either above or below the existing finished grade of the site, not located within a completely enclosed building, exceed two (2) feet in depth, and exceed one hundred-fifty (150) square feet in surface area. The pool must be intended and used solely for the enjoyment of the occupants or bona fide guests. The pools must meet the minimum yards requirements and are prohibited within all upland buffers associated with wetlands. The pool must be enclosed by a retaining wall, fence or other structure having a minimum height of four (4) feet so to obstruct access thereto by persons other than the owners or occupants of the premises. All gates installed in such walls/fences shall be

self-latching with latches placed at least four (4) feet above the underlying ground. If the property upon which the pool is located is otherwise adequately fenced, the aforementioned requirement shall be waived.

4. Fences (see Section Q.4)
5. Boat houses or boat shelters
6. Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard but not less than five (5) feet from any lot line.
7. Non-commercial green houses and plant nurseries.
8. Home office subject to continuing compliance with the Land Development Code.
9. Guardhouses for residential subdivisions.
10. Private portable basketball units shall not be allowed on public or private streets. The basketball units shall be allowed in front yard driveways, side and rear yards. The basketball unit shall not be located at the opening of the driveway onto a public or private street or any position that might pose a direct danger to automobile traffic on the street.

**Q.2 Permissible Commercial Accessory Uses**

1. Off street parking, loading meeting requirements of the Land Development Code.
2. Single family dwelling or two (2) family dwelling only for occupancy by owners or employees thereof.
3. Fences (see Section Q.4)
4. Air conditioning compressors or other equipment designed to serve the main use structure, including waste dumpster pad and containers, provided it is not located less than seven (7) feet from the property line.

**Q.3 Permissible Industrial Accessory Uses**

1. Off street parking, loading meeting the requirements of the Land Development Code.
2. Single family dwelling or two (2) family dwelling, which may include the use of a manufactured structure or mobile home, only for occupancy by owners or employees thereof.
3. Air conditioning compressors, all other equipment necessary to serve the main use structures on the property.
4. Limited amount of accessory retail or wholesale use if the following conditions are met:
  - a. Those products which may be offered for sale shall be limited to those produced or assembled on site; manufactured by the same company, or it's subsidiary, elsewhere; or manufactured by a another company but warehoused on site for distribution.
  - b. The accessory use is contained in the same building as the principal use.
  - c. The amount of floor area devoted to sales and display of the accessory use product does not exceed fifteen percent (15%) of the floor area devoted to the principal use.
  - d. The accessory retail or wholesale use is clearly accessory to the industrial use on the same site.

**Q.4 Fences and Flags**

Fence placement may be erected along property lines, so long as the fences are not located within either a scenic or development edge as may be required by Section N. Maximum allowable residential fence height shall be six (6) feet; in commercial areas a maximum of fifteen (15) feet; and in industrial areas shall be twenty (20) feet. Entry wall feature height may not exceed the maximum allowable height by more than thirty (30) percent.

A maximum of three (3) permanent flags may be flown per business site, office site, multi-family complex, and facility site. The maximum distance from top to bottom of all flags situated on a single flag pole shall be twenty (20) percent of the total height of the flag pole. For flags situated without a flag pole, the maximum distance from top to bottom of all flags shall be twenty (20) percent of the distance from the top of the flag or insignia to the ground. The height of a flag pole shall not exceed thirty (30) feet.

All hardscape and softscape features are to be constructed or installed in accordance with St. Johns County line-of-sight guidelines.

**Q.5 Sale and Consumption of Alcoholic Beverages**

The permissible use of alcoholic beverages is intended to be an element of this mixed use commerce center PUD. "Alcoholic beverages" shall mean all distilled spirits, liquor, wine and beer containing one-half of one (0.5) percent or more alcohol by volume. No vendor of alcoholic beverages within World Commerce Center shall maintain a business within one thousand (1,000) feet of a school or place of worship. The distance shall be measured by following the shortest route of ordinary pedestrian travel. This distance shall mean that route nearest the main entrance of the vendor's business to the main entrance of the place of worship, or in the case of schools, the nearest point of the school grounds in use as part of the school facilities.

The aforementioned distance provision shall not apply to a vendor location within World Commerce Center wherein the vendor owns and operates a restaurant pursuant to the following requirements:

- 1) The restaurant must contain all necessary equipment and supplies for serving full meals regularly;



- 2) The restaurant must have a seating capacity of not less than one hundred-fifty (150) seats occupying more than two thousand five hundred (2,500) square feet; and
- 3) The sale of alcoholic beverages is solely for on-premise consumption, which shall include patios, outdoor cafes and grottos adjacent to the restaurant.

The aforementioned distance provision shall not apply to a vendor location within World Commerce Center wherein the vendor owns and operates a hotel pursuant to the following requirements:

- 1) The hotel contains one hundred (100) or more rooms;
- 2) The sale of alcoholic beverages is conducted by the hotel owner solely for on-premise consumption; and
- 3) The hotel has no direct entrance or exit on a public street.

**Q.6 Model Homes**

Model homes may consist of no more than ten (10) percent of the total number of lots within the individual, phased development area pursuant to approved construction. Model homes shall provide parking to accommodate the model home and sales office, if applicable. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt, in a manner acceptable to the County. Parking for model homes must be outside the right of way. Parking may temporarily be provided on adjacent lots where those lots have a surface prepared for vehicular use. Vehicular use areas are to be configured in accordance with Land Development Code guidelines, with a driveway compatible with parking use provided for the off-site and out of right-of-way parking. An access apron shall be provided to not damage the adjacent roadway.

**R. Phasing Schedule**

The PUD shall be developed in three phases (unless extended pursuant to Section 380.06(19), F.S.) outlined in the schedule below. The phases may overlap during construction; however, a phase shall be fifty percent (50%) complete before the next phase may proceed. For purposes of this PUD, "commencement" shall mean the horizontal/vertical development of land approved by County permit. "Completion" shall be defined as St. Johns County approval of the as-builts. Unused development rights from a particular phase carry over into subsequent phases until build-out.

Land Use	Phase I 2003-2007	Phase II 2008-2012	Phase III 2013-2017	Total
Residential	1,156 units	0 units	0 units	1,156 units
Retail/Services	300,000 sf 0 hotel rooms	450,000 sf 250 hotel rooms	158,800 sf 750 hotel rooms	908,800 sf 1,000 hotel rooms
Office	559,512 sf	855,744 sf	756,232 sf	2,171,488 sf
Industrial	388,000 sf	0 sf	65,900 sf	453,900 sf

Nothing contained herein shall prevent the continuation of agricultural uses on the subject property. Agricultural activities within a certain parcel may occur until the commencement of development of that parcel. All agricultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the 2015 Comprehensive Plan (May 2000), where applicable.

**R.1 Monitoring of PUD**

A PUD Progress Report shall be submitted to the Planning Division of the Growth Management Services Department at the end of each phase. The PUD Progress Report shall provide the following:

- 1) The total number of residential lots and commercial property platted;
- 2) The total square footage of completed non-residential development with a percentage of each type of land use proposed in the phasing schedule;
- 3) The total amount, in acres and percentage of the phase, of open space, and recreation areas, provided in the phase; and
- 4) The total amount of residential and non-residential development that received a Certificate of Concurrency, pursuant to Article XI of the Land Development Code and a list of improvements or schedule of improvements in order to meet the concurrency requirements.
- 5) The following sustainability indicators:
  - ◆ Acres of development edges created and protected
  - ◆ Acres of scenic edges provided
  - ◆ Number of recreation trails created and protected
  - ◆ Acres of land donated/conveyed to school sites
  - ◆ Number and type of schools
  - ◆ Acres donated/conveyed to public parks, greens, & squares

- ◆ Acres of wetlands created
- ◆ Acres of wetlands enhanced
- ◆ Acres of wetlands preserved
- ◆ Acres of wetlands mitigated
- ◆ Number of activity-based recreation facilities
- ◆ Number of civic and cultural facilities
- ◆ Number of health care facilities developed and under construction
- ◆ Number of archaeological and historic sites identified and protected
- ◆ Miles of bikeways
- ◆ Miles of recreational trails
- ◆ Miles of sidewalks

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**R.2 Permissible Uses**

Use	Residential	Commercial		Industrial	Mixed Use Overlay
		Medium Intensity	High Intensity		
Accessory apartments <sup>(a)</sup>					X
Adult care centers		X			X
Agricultural services			X		
Agricultural uses	X	X	X	X	X
Amusement/recreation services			X		
Apparel and accessory stores		X			
Apparel and other textile products				X	
Archery facilities		X			
Assisted living facilities	X				X
Auto service and repair services including body shops			X		
Automotive dealers & service stations			X		
Bars, lounges, night clubs and dance halls			X		
Bed and breakfasts with up to 30 rental units		X			X
Big box retailers			X		X
Billiards and pool parlors		X			X
Building materials and garden supplies			X		
Business and commerce parks				X	X
Business services		X			
Call centers			X		
Car wash facilities			X		
Child care centers/nurseries		X			X
Churches, synagogues, mosques (places of worship)		X			X
Commercial, vocational, business and trade schools		X			X
Community centers	X	X			X
Condominiums	X				X
Congregate care homes	X				X
Construction trailers	X	X	X	X	X
Convenience stores with or without gas pumps		X			X
Convention centers or other similar places of assembly civic spaces including plazas, fountains, squares, commons and other outdoor gathering spaces	X	X			X
Depository institutions		X			
Diagnostic centers		X			X
Driving ranges		X			
Duplexes <sup>(a)</sup>	X				X
Durable goods production				X	
Earthmoving equipment sales and showroom			X		
Eating and drinking establishments			X		
Electronic and other electronic equipment production				X	
Employment services		X			X
Engineering and management services		X			
Extermination and pest control services				X	
Financial institutions with or without drive-thru		X			X
Flea markets or similar indoor/outdoor sales complexes			X		X
Food and kindred products production				X	
Foster homes	X				X
Funeral homes, mortuaries, and crematoriums			X		X
Furniture and fixtures production				X	
Furniture and home furnishings stores		X			

Use	Residential	Commercial		Industrial	Mixed Use Overlay
		Medium Intensity	High Intensity		
Galleries		X			X
Garden apartments <sup>(a)</sup>	X				X
General merchandise stores		X			X
Government branch offices		X			X
Groceries, supermarkets, and specialty food stores		X			X
Group homes	X				
Health services		X			
Home improvement centers			X		
Hospitals			X		X
Hotels, motels			X		X
Indoor farm and garden supply centers			X		X
Indoor recreation (bowling, wall climbing, arcades)		X			X
Indoor shooting and firing ranges			X		
Industrial and commerce parks				X	X
Industrial machinery and equipment production				X	
Industrial machinery and equipment auction site			X	X	
Instruments and related products production				X	
Insurance carriers		X			
Kennels and other animal boarding facilities			X		X
Large scale building supply centers			X		
Large-scale printing plants				X	X
Laundries/dry cleaning establishments		X		X	
Leather and leather products production				X	
Legal services		X			X
Libraries		X			
Light manufacturing, vegetable food processing, production packaging and assembly plants			X	X	X
Local and interurban passenger transit			X		
Lumberyards				X	X
Mail and package services		X			X
Manufactured buildings <sup>(a)</sup>	X			X	X
Medical and professional offices <sup>(b)</sup>		X			X
Membership organizations		X			
Mid-rise and high-rise apartment complexes <sup>(a)</sup>	X			X	X
Mini-warehouses (commercial storage)					X
Mini-warehouses (personal storage)				X	
Misc. light industrial manufacturing industries					
Miscellaneous repair services		X			
Miscellaneous retail establishments		X			
Mobile homes				X	
Model homes with or without office and construction trailers	X				X
Motion picture theaters		X			X
Museums		X			X
Neighborhood public service facility <sup>(c)</sup>	X	X	X	X	X
Newspaper printing operations/distribution centers		X			
Nondepository institutions				X	
Nondurable goods production		X	X		X
Non-freestanding taverns and bars		X			X
Nursing homes	X	X		X	X
Office showrooms					
Open air markets and outdoor display areas, temporary or permanent (Christmas trees, pumpkin patches, sidewalk sales, etc.)		X			X
Packaging and assembly plants				X	
Parking garages (multi-level)			X		X
Parks and recreation facilities with or without lighted fields and courts	X	X			X
Personal services (i.e., beauty shop, salon, barber)		X			X
Photography studios		X			
Physical therapists		X			
Printing and publishing				X	
Private clubs		X			X
Public buildings such as police and fire stations, emergency medical facilities and administrative offices					X

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Use	Residential	Commercial		Industrial	Mixed Use Overlay
		Medium Intensity	High Intensity		
Restaurants with or without drive-thru		X			X
Retail goods stores		X			X
Sales Trailers	X	X	X	X	X
Schools for the performing, fine or martial arts		X			X
Schools with conventional academic curriculum	X				X
Schools, public or private		X			
Security and commodity brokers		X			
Service establishments such as blueprint, printing, and catering		X			X
Service stations with or without retail food sales			X		X
Single family detached homes	X				
Small appliance repair shops		X			X
Social services		X			
Spas, gyms and health clubs		X			X
Swimming pools/recreation facilities	X		X		X
Textile mill products				X	
Time Share and Condominium Hotels <sup>(d)</sup>		X	X		X
Theaters and auditoriums, performing arts centers		X			X
Townhomes and Rowhouses <sup>(a)</sup>	X			X	X
Transportation equipment production			X		
Transportation services		X			X
Travel agencies		X			
Triplexes and Quadplexes <sup>(a)</sup>	X			X	
Trucking and warehousing				X	X
Upholstery shop		X			
Vegetable food processing/production				X	
Vehicle recycling facilities				X	
Vehicle sales, rental, service, repair and storage including automobile, boats, buses, farm and garden equipment, motorcycles, trucks, and recreation vehicles			X		X
Veterinarian offices and animal hospitals		X	X		
Villas and townhouses	X				X
Warehousing with or without distribution centers				X	X

- (a) May include rental, condominiums, fee simple ownership, cooperative and other ownership arrangements.
- (b) This use also includes diagnostic centers which provide radiology and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding use.
- (c) This type of use includes, but is not limited to, components of electric substations; telephone equipment stations, switching stations, and similar communication facilities; communication antennas pursuant to meeting the requirements of Section 6.08.12 of the Land Development Code; neighborhood support services; and other substantially similar facilities and uses.
- (d) Includes any structure included as part of a time share program or operated similar to a hotel with individual unit ownership. Rentals of these products typically are for less than three (3) months. In order to classify for this product type, at least fifty percent (50%) of units will be included in the rental pool and will be managed by a single operator for each distinct product.

**S. Impact on St. Johns County**

The World Commerce Center PUD is part of an approved DRI under Section 380.06, F.S. By approving the DRI, the County agrees that World Commerce Center shall provide regional and community employment, retail/services, recreation, hotel, and entertainment opportunities in close proximity to a variety of residential choices. The project includes a wide mix of uses encouraging human interaction and activity during both day and night. The PUD adheres to the intent of the St. Johns County Northwest Sector Plan by creating a Mixed Use Commerce Center upon the subject property. The goal of this PUD is to become the major employment hub of the County, offering residents quality jobs proximate to their homes and subduing the exodus of the local workforce to Jacksonville. The PUD shall encourage and accommodate potential future linkage with the regional transportation system improvements, such as the North-South Corridor (C.R. 2209), and shall be integrated with the existing arterial and major and minor collector roads. Internal neighborhoods shall be connected to the employment, recreational, civic and entertainment facilities contained within the PUD reducing the vehicle trips onto the regional road network. The project could offer the County an enormous increase in ad valorem revenue due to the PUD's large proportion of non-residential development. By build-out, the World Commerce Center could offer the County as much as \$3.4 million in ad valorem revenues each year.

**T. Waivers**

Requested waiver from Section 5.03.02.G.2.1 and Section 7.03.01.B.3. At the time of application, it is not possible to determine specific locations of signage identified on the Master Development Plan Map. The Master Development Plan Text contains signage

regulations governing any signage that may be located within the World Commerce Center PUD. Once future MDPs are designed, in accordance with the aforementioned waiver request, the locations of signage shall be illustrated on said MDP.

Requested waiver from Section 7.03.01.B.3 and Section 7.03.01.C.4. On-site construction and real estate signs of thirty-two (32) square feet will be hardly visible from Interstate 95. On-site construction and real estate sign content remains consistent with the current Land Development Code, however the Developer requests a maximum sixty-four (64) square feet of display area, just as was approved by the Board of County Commissioners for the Ring Power at World Commerce Center PUD (Ordinance 2003-3). This waiver will allow WCC Real Estate signs an increase in size from 32 square feet to 300 and ~~150~~ 100 square feet advertising display area. Also, to allow Non-Residential Real Estate signs an increase from 32 square feet to 64 square feet of advertising display area. Also, this waiver will allow Primary Parcel Construction signs an increase from 32 square feet 64 square feet of advertising display area

Requested waiver from Sections 2.02.04.A.1 and 6.05.02.A. To allow on-street parking.

Requested waiver from Section 2.03.15.B.2. Allowance for the PUD to have shared parking facilities six hundred (600) feet apart to allow for more site design flexibility.

Request for a waiver from Section 6.04.07.H.1. Sidewalks should not be provided on portions of World Commerce Parkway adjacent to Interstate 95 because there will be no pedestrian demand on that portion of the roadway. The land between World Commerce Parkway and Interstate 95 is not developable and for the most part lie outside of the PUD boundary.

Request for waiver from Section 5.03.02.G.1.r. Any unused development rights from a particular phase may carry over into the subsequent phase. The reason for this request is that the impacts have been mitigated for even if the development was not constructed. It is understood by all the agencies and governing bodies who reviewed the DRI that the scale of this project requires some flexibility. There is no need to proceed through the Minor Modification process as permission for the carry over is permitted in General Condition 2 of the DRI Development Order.

Request a waiver from 7.03.01.E.1 to allow Way Finding signs an increase from 3 square feet to ~~35~~ 25 square feet advertising display area and an increase in height from 3 feet to 5 feet.

Request a waiver from 7.03.01.E.1 to allow Private Directional signs an increase from 3 square feet to 10 s square feet advertising display area and an increase in height from 3 feet to 8 feet.

Request a waiver from 7.03.01.C.3 to allow Community Real Estate and Residential Real Estate signs an increase from 6 square feet (including the structure) to 64 square feet of advertising display area.

Request a waiver from 7.06.01.B to allow Entry Features an increase in height to 35 feet.

Request a waiver from 7.03.01.B.1 to allow Secondary Parcel Construction signs an increase in the number of construction signs allowed per lot from one (1) to three (3).

#### U. Binder

The Owners of World Commerce Center hereby agree to bind all successors and assigns in title to all terms of the PUD Ordinance. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district.

#### V. Future Land Use Map Designation

The 2015 Comprehensive Plan Future Land Use Map was amended by Ordinance 2002-71 resulting in the entire World Commerce Center PUD property being designated Md, Mixed Use District.

#### W. Community Involvement

A public community workshop was conducted August 28, 2002 prior to development approval with the residents and landowners of the Mill Creek Development Area. Property owners within the Mill Creek Development Area, St. Johns County Planning Division staff, St. Johns Board of County Commissioners, and special interest groups that may operate within the community were notified of the workshop through an advertised notice published in the St. Augustine Record. A summary of the workshop was submitted to the Planning Division on August 29, 2002 prior to scheduling of public hearings before the Planning and Zoning Agency and Board of County Commissioners.

A public community meeting was conducted October 22, 2002 with the residents of World Golf Village. Residents were invited to hear an overview presentation about the World Commerce Center project and allowed opportunities for questions of the Developer. The meeting was well-received and was extremely insightful to many of the residents who remained for over an hour after the presentation had concluded to share their thoughts with the Developer.

Another community workshop was held October 27, 2003 at Mill Creek Elementary School which offered the public a chance to offer input on the World Commerce Center PUD. Pursuant to the Northwest Sector Plan, property owners within the Mill Creek Development Area, St. Johns County Planning Division staff, the Board of County Commissioners, and special interest groups that may operate within the community were notified of the workshop through an advertised notice published in the St. Augustine Record. A summary of the workshop was submitted to the Planning Division on October 28, 2003 prior to scheduling of public hearings before the Planning and Zoning Agency and Board of County Commissioners.

**X. Relationship to Development Order**

In the event of a conflict between the terms of this PUD and the terms of the DRI Development Order (Resolution No. 2002-267), the terms of the DRI Development Order shall control.

**Y. Community Development Districts**

One or more Community Development Districts (CDD) may exist within the World Commerce Center PUD. Any CDD for World Commerce Center approved pursuant to Chapter 190, F.S. may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, F.S. including, but not limited to, any of the indicated transportation improvements set forth in the Development Order (Resolution 2002-267) and any other project required or authorized by the Development Order. Construction or funding by any such CDD of all such projects within or without the boundaries of the CDD required by the Development Order or necessary to serve the development approved by the Development Order is expressly approved. If the developer of the World Commerce Center is required by the Development Order to provide, pay for or otherwise cause to be provide, infrastructure, projects, systems or facilities set forth in Chapter 190, F.S., including without limitation, those in Section 190.012(1) and (2), F.S., then the CDD independently may satisfy such obligations.

To the extent any such obligation under the Development Order is met or performed by the CDD, then the developer shall no longer be subject to the obligation. In the event that any contributions of land, money (including "fair share payments"), or improvements funded or constructed with funds from a CDD are required by then current law to give rise to impact fee credits to the CDD, then such impact fee credits shall be established in the name of the CDD. The amount of such credit shall be determined in accordance with applicable law and County ordinance as established by the County.

**P.U.D. OFF. REC.**  
**R PAGE 1967**

World Commerce Center

PUD/DO Review Checklist for \_\_\_\_\_ Master Development Plan

	Yes	No	N/A
1. This MDP does not exceed the land use totals described in PUD Section R.			
2. All permits applied for, approved, pending or denied are listed on the MDP.			
3. Concurrency has been reserved for this MDP.			
4. Upland buffers to preserved jurisdictional wetlands adhere to PUD Section N.2.			
5. Setbacks from all upland buffers adhere to PUD Section N.3.			
6. A pole or platform for utilization by osprey has been erected within the PUD boundaries.			
7. An eagle nest has been found or located within or adjacent to the MDP site.			
8. This MDP contains wildlife crossings.			
9. There are on-site water treatment plants within this MDP.			
10. Adequate potable water/sanitary sewer service is available from the SJCU.			
11. All active wells within this MDP have been properly plugged and abandoned.			
12. Reuse water, if available, is part of this MDP's irrigation system.			
13. A Hazardous Waste Plan has been developed for this MDP.			
14. All transportation improvement commitments required to date have been completed.			
15. This MDP contains 14.5 acres donated to the County for active recreation.			
16. This MDP contains 12 acres donated to the County for creation of affordable housing.			
17. This MDP contains buildings exceeding 75 feet in height.			
18. Historical or archaeological artifacts have been discovered within this MDP.			
19. Conservation easements exist on all preserved wetlands areas within this MDP.			
20. The location and amount of wetland impacts are shown on the MDP.			
21. The MDP accurately depicts those wetlands to be preserved and impacted.			
22. All lot requirements in PUD Section G are adhered to in the MDP.			
23. All parking is consistent with PUD Sections G.1 through G.5.			
24. Entry features are less than 35 feet in height.			
25. Shared parking agreements are recorded agreements accepted by the County Attorney.			
26. All signs adhere to PUD Sections G.6, G.7 and P.			
27. Any temporary cul-de-sacs have a minimum pavement radii of 40 feet.			
28. Written evidence that solid waste capacity is available for the MDP has been provided.			
29. All sidewalks and bikeways adhere to PUD Section H.6.			
30. All access points adhere to PUD Sections H.4 and H.5.			
31. Cross access drive and pedestrian access between adjacent commercial/office properties.			
32. Neighborhoods are linked to one another by roads, bike paths, and/or recreation trails.			
33. Where feasible, connectivity exists among wetlands, edges, and bike/pedestrian pathways.			
34. This MDP contains traffic calming consistent with PUD Section H.7.			
35. This MDP contains transit passenger shelters and/or transit bays.			
36. A central park or green is located within the residential portion of the PUD.			
37. Appropriate development and scenic edges exist in this MDP.			
38. Buffering between incompatible uses adheres to PUD Section N.1.			
39. This MDP contains a temporary sales office.			
40. Not more than 4 mobile office trailers are located within the MDP.			
41. This MDP contains the World Commerce Center sales center.			
42. A construction sign consistent with PUD Section P exists in this MDP.			
43. All fences adhere to PUD Section Q.4.			
44. The number of model homes does not exceed 10% of the total units in this MDP.			
45. If at the end of a development phase, a PUD Progress Report accompanies the MDP.			
46. This MDP includes a Community Development District.			



WORLD COMMERCE CENTER

# EXHIBIT A Master Development Plan Map

**LEGEND**

- Commercial (Retail, Office, Hotel, Warehouse)
- Mixed Use Overlay (Permits Residential as part of Mixed Use)
- Residential
- Industrial
- Preserved Wetlands
- MUCCD Core Area
- Scenic Edge (Avg. 75', Min. 30')
- Development Edge

**NOTES**

1. PUD Section H.4 addresses access management criteria.
2. Ponds and other future internal roadways not shown.
3. Preserved wetland configuration is approximate and subject to change based on survey and permitting.
4. The King Power MDP has been approved pursuant to Small Adjustment 2003-44.

P.U.D. OFF. REC.  
BOOK **R** PAGE **1968**

0 300' 600' 1200'



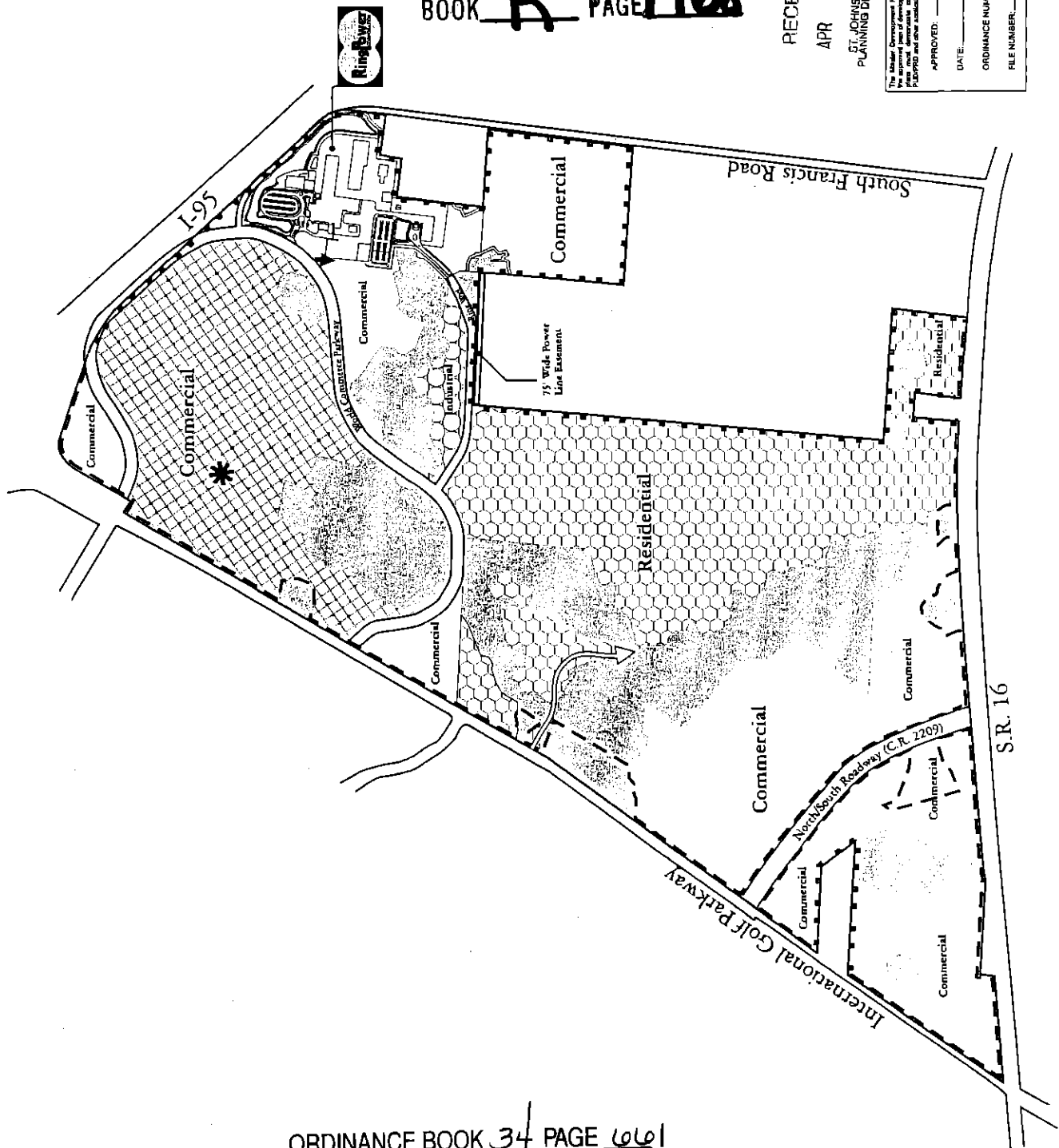
**Prosser Hallock**  
PLANNERS & ENGINEERS

March 25, 2004  
101029.19

RECEIVED  
APR 7 2004  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering shall be subject to the requirements of the P.U.D. and other applicable local governmental regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_





P.U.D. OFF. REC  
BOOK R PAGE 1969

Table 1: MDP Details

Development	Residential	Single Family Residential	Multi-family Residential	Retail/ Service	Office	Hotel	Light Industrial	Preserved Wetlands	Impacted Wetlands	Recreation
Approved	1,156 du	NA	NA	908,800 sf	2,171,488 sf	1,000 rm	453,900 sf	-	133 ac	-
This Request	405 du	405 du	0 du	0 sf	0 sf	0 rm	0 sf	3.2 ac	12.1 ac	6.8 ac
Other Requests	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	0.0 ac	0.0 ac	0.0 ac
Recorded	0 du	0 du	0 du	84,835 sf	84,835 sf	0 rm	302,451 sf	40.7 ac	11.1 ac	0.0 ac
Subtotal	405 du	405 du	0 du	0 sf	84,835 sf	0 rm	302,451 sf	43.9 ac	23.2 ac	6.8 ac
Remaining	751 du	-	-	908,800 sf	2,086,653 sf	1,000 rm	151,449 sf	-	109.8 ac	-

Table 2: Neighborhood Sustainable Indicators

	This Request	Recorded
Acres of development edges created and protected	0.0	0.0
Acres of scenic edges provided	0.0	0.0
Number of recreation trails created and protected	0	0.0
Acres donated/conveyed to school sites	0.0	0.0
Number and type of schools	0	0.0
Acres donated/conveyed to public parks, greens, & squares	0.0	0.0
Acres of wetlands created	0.0	0.0
Acres of wetlands enhanced	0.0	0.0
Acres of wetlands preserved	0.0	40.7
Acres of wetlands mitigated	0.0	11.1
Number of activity-based recreation facilities	0	0.0
Number of civic and cultural facilities	0	0
No. of health care facilities developed/under construction	0	0
Archaeological and historic sites identified and protected	0	0
Miles of bikeways	0.0	0.0
Miles of recreational trails	0.0	0.0
Miles of sidewalks	0.0	0.0

Table 3: Requested Master Development Plans

MDP	Residential	Single Family Residential	Multi-family Residential	Retail/ Service	Office	Hotel	Light Industrial	Preserved Wetlands	Impacted Wetlands	Recreation
Single Fam Residences	405 du	405 du	0 du	0 sf	0 sf	0 rm	0 sf	3.2 ac	12.1 ac	6.8 ac
	0	0	0 du	0 sf	0 sf	0 rm	0 sf	ac	ac	ac
	0	0	0 du	0 sf	0 sf	0 rm	0 sf	ac	ac	ac
	0	0	0 du	0 sf	0 sf	0 rm	0 sf	ac	ac	ac
	0	0	0 du	0 sf	0 sf	0 rm	0 sf	ac	ac	ac
Total	405 du	405 du	0 du	0 sf	0 sf	0 rm	0 sf	3.2 ac	12.1 ac	6.8 ac

Table 4: Recorded Master Development Plans

MDP	Residential	Single Family Residential	Multi-family Residential	Retail/ Service	Office	Hotel	Light Industrial	Preserved Wetlands	Impacted Wetlands	Recreation
Ring Power	0 du	0 du	0 du	0 sf	84,835 sf	0 rm	302,451 sf	40.7 ac	6.09 ac	ac
Stockpile Site	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	ac	5.00 ac	ac
	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	ac	ac	ac
	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	ac	ac	ac
	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	ac	ac	ac
Total	0 du	0 du	0 du	0 sf	84,835 sf	0 rm	302,451 sf	40.7 ac	11.09 ac	0 ac

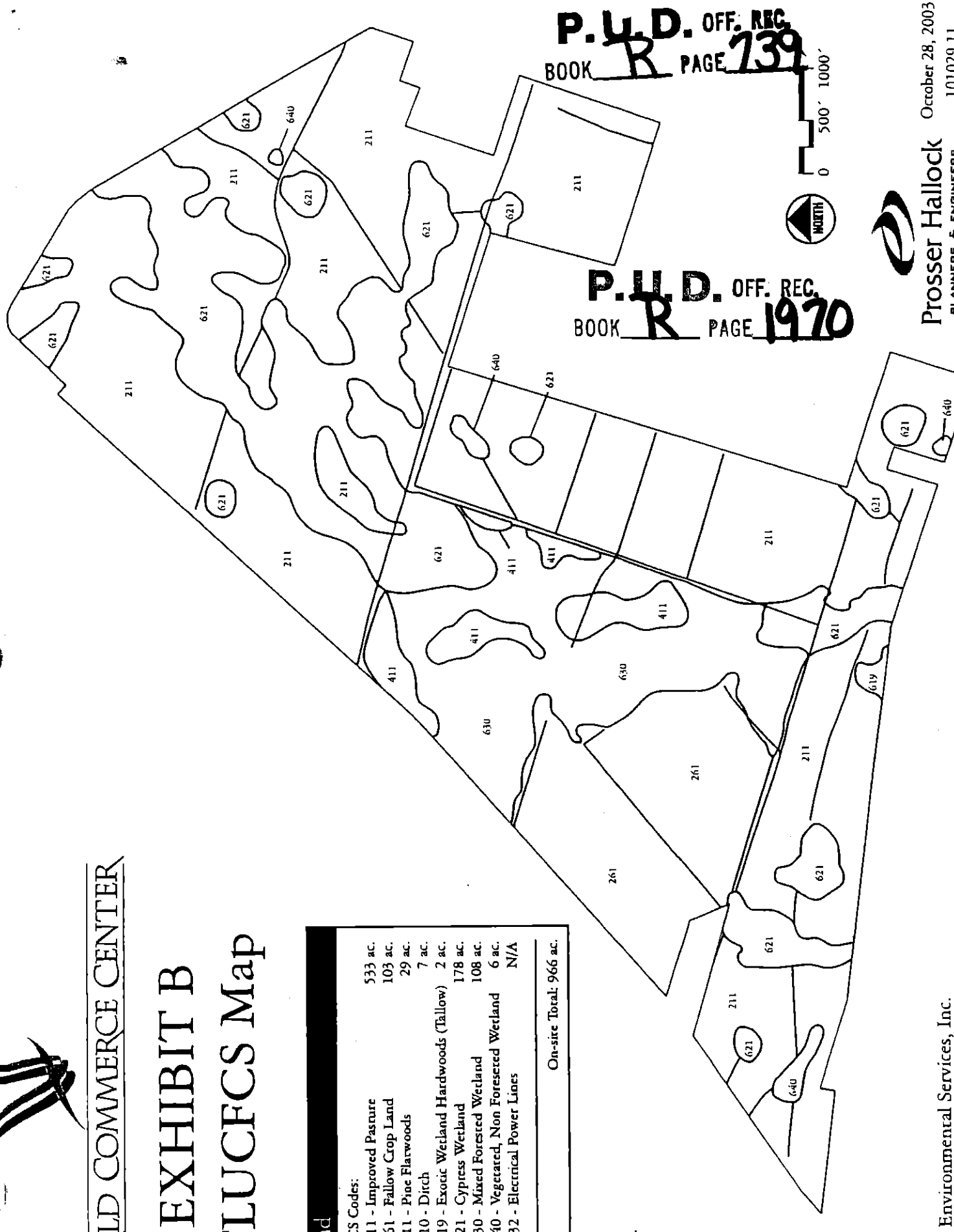


# WORLD COMMERCE CENTER

## EXHIBIT B FLUCFCS Map

Legend	
FLUCFCS Codes:	
211 - Improved Pasture	533 ac.
261 - Fallow Crop Land	103 ac.
411 - Pine Flatwoods	29 ac.
510 - Ditch	7 ac.
619 - Exotic Wetland Hardwoods (Tallow)	2 ac.
621 - Cypress Wetland	178 ac.
630 - Mixed Forested Wetland	108 ac.
640 - Vegetated, Non Forested Wetland	6 ac.
832 - Electrical Power Lines	N/A
<b>On-site Total: 966 ac.</b>	

ORDINANCE BOOK 34 PAGE 663



P.U.D. OFF. REC.  
BOOK R PAGE 739

P.U.D. OFF. REC.  
BOOK R PAGE 1970

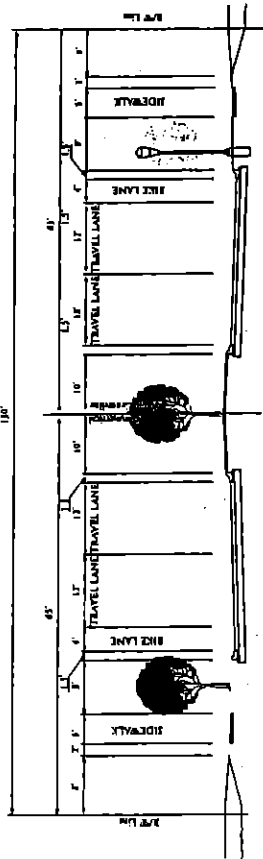


Proser Hallock  
PLANNERS & ENGINEERS

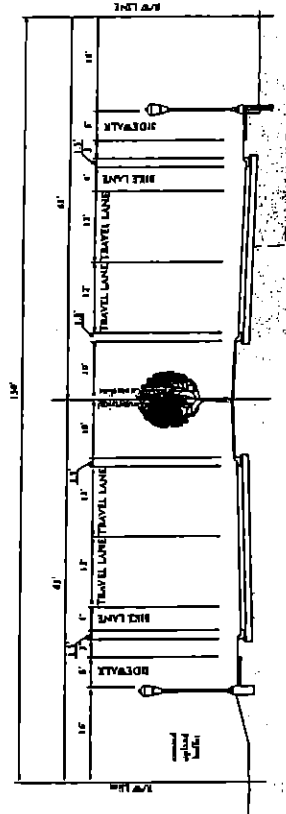
October 28, 2003  
101029.11

Source: Environmental Services, Inc.

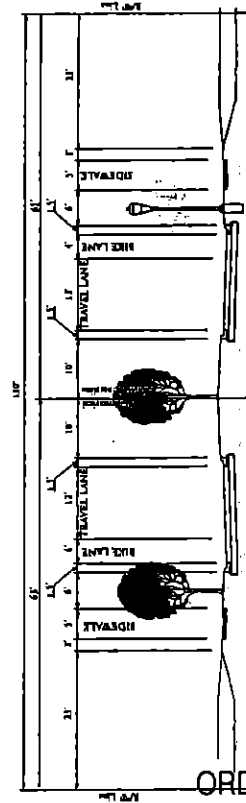
WORLD  
 COMMERCE  
 CENTER PUD  
 EXHIBIT C  
 Typical Sections



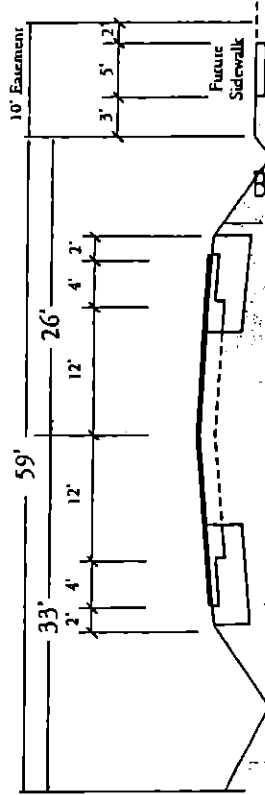
4-Lane Typical Section - 130' ROW



4-Lane Typical Section - 130' ROW (through wetlands)



2-Lane Typical Section - 130' ROW



South Francis Road

P.U.D. OFF. REC.  
 BOOK R PAGE 740



December 19, 2003

101029.11

P.U.D. OFF. REC.  
 BOOK R PAGE 197

NOTE: None of these sections apply to the North-South Corridor (C.R. 2209)



WORLD COMMERCE CENTER

# EXHIBIT D Upland Buffer Enhancement

ORDINANCE BOOK 33 PAGE 139



- Large Trees**
- Loblolly Pine
  - Live Oak
  - Southern Magnolia

- Understory Trees**
- Dahoon Holly
  - Red Bay
  - Eastern Redbud

- Shrubs/Groundcovers**
- Saw Palmetto
  - Wax Myrtle
  - Gallberry
  - Sand Cordgrass

**Upland Buffer Plant Materials**

Existing Grade

25' Wide Wetland Buffer Area

Converted to 25' Wide Upland Buffer Area

Undisturbed Wetland Area

Raised Development Area

P.U.D. OFF. REC.  
BOOK R PAGE 1972

Prosser Hallock  
PLANNERS & ENGINEERS

October 28, 2003  
101029.11

P.U.D. OFF. REC.  
BOOK R PAGE 74

ORDINANCE BOOK 34 PAGE 665

Owner's Authorization for Agent

Anthony S. Robbins, AICP, representing Prosser Hallock, Inc., is hereby authorized TO ACT ON BEHALF OF **World Commerce Center, LP and RLS World Commerce Center Holdings, LLC**, the owner of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

Rezoning / Modification **P.U.D.** OFF. REC.  
Zoning Variance **R**  
Concurrency **BOOK R PAGE 1973**

BY: [Signature]  
Signature of Owner

BY: \_\_\_\_\_  
Signature of Owner

R. Lee Smith RLS World Commerce Center Holdings, LLC  
Print Name

904-993-6118  
Telephone Number

State of Florida  
County of Duval

Signed and sworn before me on this 27<sup>th</sup> day of October, 2003.

By R. Lee Smith

Identification verified: ✓

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No Personally Known

[Signature]  
Notary Signature

My Commission expires: 11/9/05



Stacy K Staring  
My Commission DD069835  
Expires November 04, 2005

Owner's Authorization for Agent

P. U. D. OFF. REC.  
BOOK R PAGE 1974

Anthony S. Robbins, AICP, representing Prosser Hallock, Inc., is hereby authorized TO ACT ON BEHALF OF **World Commerce Center, LP and RLS World Commerce Center Holdings, LLC**, the owner of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

Rezoning / Modification  
Zoning Variance  
Concurrency

BY: \_\_\_\_\_  
Signature of Owner

BY: \_\_\_\_\_  
Signature of Owner

Frank C. Steinemann, Jr., President of Steinemann Development Company - Florida, Inc.  
Print Name Manager of World Commerce Center, LP

(904) 821-9600  
Telephone Number



State of Florida  
County of Duval

Signed and sworn before me on this 28 October day of, 2003.

By Frank C. Steinemann, Jr.

Identification verified: \_\_\_\_\_

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No

Teri Blake  
Notary Signature

My Commission expires: 5-10-2004

# World Commerce Center PUD

## Proof of Ownership

<u>Parcel No.</u>	<u>Owner</u>
027870-0080	World Commerce Center, LLP
027870-0000	World Commerce Center, LLP & RLS World Commerce Holdings, LLC
027950-0000	World Commerce Center, LLP
028190-0000	World Commerce Center, LLP
028200-0000	World Commerce Center, LLP
028220-0000	World Commerce Center, LLP
028231-0000	World Commerce Center, LLP
028260-0000	RLS World Commerce Holdings, LLC
028330-0000	World Commerce Center, LLP
028340-0000	World Commerce Center, LLP
028350-0000	World Commerce Center, LLP
028360-0000	World Commerce Center, LLP
028680-0000	World Commerce Center, LLP

P. U. D. OFF. REC.  
BOOK R PAGE 1976

Public Records of  
St. Johns County, FL  
Clerk# 03-023839  
O.R. 1930 PG 352  
10:04AM 04/10/2003  
REC \$13.00 SUR \$2.00  
Doc Stamps \$3,281.60

This instrument prepared by:  
HAMILTON D. UPCHURCH  
Upchurch, Bailey and Upchurch, P.A.  
780 North Ponce de Leon Boulevard  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN: 7-01-507

WARRANTY DEED

THIS INDENTURE, Made this 8th day of April, 2003, between HELEN WOLFE ROSS, individually and as Trustee of the Helen Wolfe Ross Trust created under agreement dated April 30, 1998, conveying her undivided interest in non-homestead property, Grantor, and RLS WORLD COMMERCE HOLDINGS, I.I.C, a Florida Limited Liability Company, whose mailing address is 1200 Riverplace Blvd., Suite 902, Jacksonville, FL 32207, of the County of Duval, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and its heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

**PARCEL I.D.# 028260-0000**

**SUBJECT TO:**

- Taxes for the year 2003 and subsequent years.
- Easement to Florida Power & Light Company recorded August 24, 1992 in Official Records Book 954, Page 634, public records of St. Johns County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And said Grantor does covenant with said Grantee that she is lawfully seized of the said premises, that the premises are free from all encumbrances, and that she has good right and lawful authority to sell the same; and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever.



OR1930PG 353

P. U. D. OFF. REC.  
BOOK R PAGE 1977

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

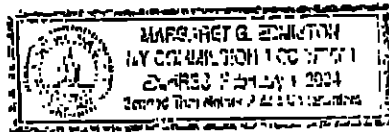
Helen Wolfe Ross  
HELEN WOLFE ROSS, individually and as Trustee of the Helen Wolfe Ross Trust created under agreement dated April 30, 1998  
4575 Wolfe Road  
St. Augustine, FL 32092

[Signature]  
Print: [Name]  
[Signature]  
Print: W C Edmiston Jr

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2003, by Helen Wolfe Ross, individually and as Trustee of the Helen Wolfe Ross Trust created under agreement dated April 30, 1998, Grantor, who is personally known to me.



[Signature]  
Signature of Notary  
Margaret G Edmiston  
Name of Notary typed, printed or stamped  
Notary Public, State of Florida  
My Commission Number is CC 877504  
My Commission expires 2/1/04

P. U. D. OFF. REC.  
BOOK R PAGE 1978  
OR1930PG 354

EXHIBIT A

PARCEL D

BEING THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE EAST ONE HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF LOT EIGHT (8), LYING WEST OF FRANCIS ROAD, IN THE ANTONIO HUERTAS GRANT KNOWN AS SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WOLFE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN GOVERNMENT LOT 1 AND GOVERNMENT LOT 8, WITH THE WESTERLY RIGHT OF WAY LINE OF FRANCIS ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 21°32'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1443.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOLFE ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 72°42'38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1397.27 FEET; THENCE NORTH 19°31'38" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1432.47 FEET TO A POINT ON SAID LINE DIVIDING GOVERNMENT LOTS 1 AND 8; THENCE SOUTH 73°00'55" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1448.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.88 ACRES MORE OR LESS.

This instrument prepared by:  
HAMILTON D. UPCHURCH  
Upchurch, Bailey and Upchurch, P.A.  
780 North Ponce de Leon Boulevard  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN: 7-01-485

WARRANTY DEED

THIS INDENTURE, Made this    /    day of May, 2003, between WOLFE RANCH LTD. a Florida Limited Partnership, Grantor, and WORLD COMMERCE CENTER, LLP, a Florida Limited Liability Partnership, whose mailing address is 13901 Sutton Park Drive South, Suite 100, Jacksonville, FL 32224, of the County of Duval, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and its heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

**PARCEL I.D.#** 027870-0000, 027950-0000, 028220-0000, 028330-0000, 028340-0000, 028350-0000, 028360-0000, 028680-0000, 027870-0080

***SUBJECT TO THE FOLLOWING:***

- Taxes for the year 2003 and subsequent years.
- Easement to St. Johns County dated March 2, 1950 and recorded in Deed book 184, Page 141, public records of St. Johns County, Florida.
- Boundary Agreement dated September 4, 1991 and recorded in Official Records Book 912, Page 1093, public records of St. Johns County, Florida.
- Easement to Florida Power & Light Company dated November 25, 1992 and recorded in Official Records Book 971, Page 817, public records of St. Johns County, Florida.
- Easement to Florida Power & Light Company dated July 12, 1993 and recorded in Official Records Book 1002, Page 1734, public records of St. Johns County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And said Grantor does covenant with said Grantee that it is lawfully seized of the said premises, that

EXHIBIT A

PARCEL A

A PART OF GOVERNMENT LOTS 1, 2, 7, 8 AND 10, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING WESTERLY AND SOUTHWESTERLY OF THE RIGHT-OF-WAY OF FRANCIS ROAD, EASTERLY OF THE RIGHT-OF-WAY OF INTERNATIONAL GOLF PARKWAY AND NORTHERLY OF THE RIGHT-OF-WAY OF STATE ROAD NO. 16, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID TRACT 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH  $72^{\circ}07'40''$  EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT LOT 10, A DISTANCE OF 371.01 FEET TO THE POINT OF BEGINNING, SAID POINT LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH  $50^{\circ}37'11''$  EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1566.52 FEET TO THE SOUTHWEST CORNER OF A COMMON BOUNDARY LINE AS ESTABLISHED BY BOUNDARY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1093 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH  $72^{\circ}05'33''$  EAST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID AGREEMENT LINE, A DISTANCE OF 4054.44 FEET TO A POINT IN THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT LOT 8; THENCE NORTH  $19^{\circ}28'33''$  EAST ALONG SAID DIVISION LINE AND ALONG SAID AGREEMENT LINE, A DISTANCE OF 4068.34 FEET; THENCE NORTH  $73^{\circ}11'14''$  WEST, ALONG SAID AGREEMENT LINE TO ITS INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1699.05 FEET; THENCE NORTH  $44^{\circ}32'18''$  EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 3911.99 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE RIGHT-OF-WAY LINE OF FRANCIS ROAD (A RIGHT-OF-WAY OF VARYING WIDTH) THE FOLLOWING SEVEN COURSES: COURSE NO. 1) SOUTH  $45^{\circ}27'42''$  EAST, A DISTANCE OF 141.00 FEET; COURSE NO. 2) NORTH  $44^{\circ}32'18''$  EAST, A DISTANCE OF 668.43 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 256.00 FEET; COURSE NO. 3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 345.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $83^{\circ}12'53''$  EAST AND A CHORD DISTANCE OF 319.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4) SOUTH  $58^{\circ}06'32''$  EAST, 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; COURSE NO. 5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 505.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $43^{\circ}12'33''$  EAST AND A CHORD DISTANCE OF 499.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6) THENCE SOUTH  $28^{\circ}18'34''$  EAST, A DISTANCE OF 1695.10 FEET; COURSE NO. 7) THENCE SOUTH  $27^{\circ}30'35''$  EAST, A DISTANCE OF 224.13 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 490.00 FEET; THENCE NORTHWESTERLY, LEAVING SAID RIGHT-OF-WAY LINE OF FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 249.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $52^{\circ}07'40''$  EAST AND A CHORD DISTANCE OF 247.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $66^{\circ}44'29''$  WEST, A DISTANCE OF 181.64 FEET; THENCE SOUTH  $68^{\circ}15'29''$  WEST, A DISTANCE OF 7.87 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 863.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $39^{\circ}56'27''$  WEST AND A CHORD DISTANCE OF 838.93 FEET TO THE END OF SAID CURVE; THENCE SOUTH  $21^{\circ}31'04''$  WEST, A DISTANCE OF 469.97 FEET; THENCE SOUTH  $66^{\circ}30'59''$  WEST, A DISTANCE OF 20.15 FEET; THENCE SOUTH  $21^{\circ}31'04''$  WEST, A DISTANCE OF 250.36 FEET;

THENCE SOUTH 68°28'56" EAST, A DISTANCE OF 232.08 FEET; THENCE SOUTH 20°37'46" WEST, A DISTANCE OF 209.88 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 565.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°50'03" WEST AND A CHORD DISTANCE OF 37.95 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS 972.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53°08'27" WEST AND A CHORD DISTANCE OF 81.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°33'29" WEST, A DISTANCE OF 8.18 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2745.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 237.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 58°02'24" WEST AND A CHORD DISTANCE OF 237.70 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 984.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 62°21'13" WEST AND A CHORD DISTANCE OF 62.64 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 17°45'04" EAST, A DISTANCE OF 163.76 FEET; THENCE SOUTH 19°31'38" WEST ALONG A LINE TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 1 AND SAID GOVERNMENT LOT 8, A DISTANCE OF 209.40 FEET; THENCE NORTH 73°00'55" WEST ALONG SAID DIVISION LINE, A DISTANCE OF 1332.61 FEET; THENCE SOUTH 19°31'58" WEST LEAVING SAID DIVISION LINE, A DISTANCE OF 4092.21 FEET; THENCE SOUTH 72°23'11" EAST, A DISTANCE OF 1333.10 FEET; THENCE SOUTH 19°36'46" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16 (A 200.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISH), A DISTANCE OF 743.89 FEET; THENCE NORTH 71°37'31" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 17,318.80 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 353.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°12'37" WEST AND A CHORD DISTANCE OF 353.67 FEET, TO A POINT ON SAID CURVE; THENCE NORTH 19°36'13" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 469.21 FEET; THENCE NORTH 72°21'45" WEST, A DISTANCE OF 242.54 FEET; THENCE SOUTH 17°19'18" WEST ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 472.08 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 17,318.80 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 2223.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°12'51" WEST AND A CHORD DISTANCE OF 2222.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°54'57" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2473.93 FEET TO A POINT IN THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT 10; THENCE NORTH 72°07'40" WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID DIVISION LINE, A DISTANCE OF 888.05 FEET; THENCE SOUTH 19°15'10" WEST, LEAVING SAID DIVISION LINE AND ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 137.84 FEET; THENCE NORTH 80°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1099.10 FEET TO A POINT IN THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 43°33'09" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 295.33 FEET; THENCE NORTH 50°37'11" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 597.93 ACRES MORE OR LESS.

This instrument prepared by:  
HAMILTON D. UPCHURCH  
Upchurch, Bailey and Upchurch, P.A.  
780 North Ponce de Leon Boulevard  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN: 7-01-507

WARRANTY DEED

THIS INDENTURE, Made this 1 day of May, 2003, between WOLFE RANCH LTD. a Florida Limited Partnership, Grantor, and RLS WORLD COMMERCE HOLDINGS, LLC, a Florida Limited Liability Company, whose mailing address is 1200 Riverplace Blvd., Suite 902, Jacksonville, FL 32207, of the County of Duval, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and its heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

**PARCEL I.D.# 027870-0000**

**SUBJECT TO** taxes for the year 2003 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And said Grantor does covenant with said Grantee that it is lawfully seized of the said premises, that the premises are free from all encumbrances, and that it has good right and lawful authority to sell the same; and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever.

EXHIBIT A

PARCEL C

A PART OF GOVERNMENT LOT 1, 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 DIVIDING LINE BETWEEN SAID GOVERNMENT LOTS 1 AND 8, WITH THE WESTERLY RIGHT OF WAY LINE OF FRANCIS ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 73°00'55" WEST ALONG SAID DIVISION LINE, A DISTANCE OF 789.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 73°00'55" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 659.20 FEET; THENCE NORTH 19°31'38" EAST, LEAVING SAID DIVISION LINE, A DISTANCE OF 209.40 FEET; THENCE NORTH 17°45'04" WEST, A DISTANCE OF 163.76 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 984.00 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 62°21'13" EAST, AND A CHORD DISTANCE OF 62.64 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2745.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 237.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 58°02'24" EAST, AND A CHORD DISTANCE OF 237.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°33'29" EAST, A DISTANCE OF 8.18 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 972.00 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 53°08'27" EAST, AND A CHORD DISTANCE OF 81.24 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 565.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°50'03" EAST, AND A CHORD DISTANCE OF 37.95 FEET TO A POINT ON SAID CURVE; THENCE NORTH 20°37'46" EAST, A DISTANCE OF 209.88 FEET; THENCE NORTH 68°28'56" WEST, A DISTANCE OF 232.08 FEET; THENCE NORTH 21°31'04" EAST, A DISTANCE OF 250.36 FEET; THENCE NORTH 66°30'59" EAST, A DISTANCE OF 20.15 FEET; THENCE NORTH 21°31'04" EAST, A DISTANCE OF 469.97 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 863.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°56'27" EAST, AND A CHORD DISTANCE OF 838.93 FEET TO A POINT ON SAID CURVE; THENCE NORTH 68°15'29" EAST, A DISTANCE OF 7.87 FEET TO A POINT; THENCE SOUTH 66°44'29"

EAST, A DISTANCE OF 215.91 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 249.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52°07'40" EAST, AND A CHORD DISTANCE OF 247.26 FEET TO A POINT ON SAID CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD; THENCE SOUTH 27°30'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 919.52 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 395.74 FEET; THENCE SOUTHERLY, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 338.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°58'58" EAST, AND A CHORD DISTANCE OF 328.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 21°32'37" WEST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD, A DISTANCE OF 116.43 FEET; THENCE SOUTH 68°27'23" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE SOUTH 21°32'30" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 183.78 FEET; THENCE NORTH 68°27'37" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 415.83 FEET; THENCE SOUTH 21°32'40" WEST, A DISTANCE OF 209.00 FEET; THENCE NORTH 68°27'37" WEST, A DISTANCE OF 370.75 FEET; THENCE SOUTH 21°33'13" WEST, A DISTANCE OF 890.55 FEET TO A POINT ON SAID LINE DIVIDING GOVERNMENT LOTS 1 AND 8 AND THE POINT OF BEGINNING.

CONTAINING 51.12 ACRES MORE OR LESS.



**THIS INSTRUMENT PREPARED BY:**

John L. Whiteman  
Rogers Towers, P.A.  
170 Malaga Street, Suite A  
P.O. Box 3504  
St. Augustine, FL 32085-3504

P. U. D. OFF. REC.  
BOOK R PAGE 1985

**WARRANTY DEED**

THIS INDENTURE made this 31st day of December, 2003, BETWEEN LAVONDA PACETTI RATHEL, a married woman conveying her separate non-homestead property, whose post office address is 104 Broadview Terrace, Dalton, GA 30702, Grantor, and WORLD COMMERCE CENTER, LLP, a Florida limited liability partnership, whose post office address is 13901 Sutton Park Drive S., 2<sup>nd</sup> Floor, Jacksonville, FL 32224, Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

Property Described on Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

SUBJECT TO: (a) Easement recorded in Official Records Book 949, Page 1798, public records of St. Johns County, Florida; (b) Easement recorded in Official Records Book 987, Page 739, public records of St. Johns County, Florida; (c) Conservation Easement recorded in Official Records Book 1974, Page 1082, public records of St. Johns County, Florida; and (d) real property taxes accruing subsequent to December 31, 2003.

Parcel Account #s 028231-0000 & 028190-0000.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor and seal the day and year first above written.

P. U. D. OFF. REC.  
BOOK R PAGE 1986

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

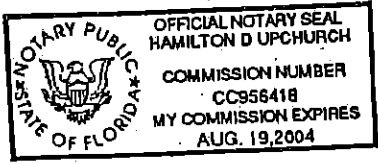
[Signature]  
STEVE SYKES  
(Witness Name Printed or Typed)

[Signature]  
LAVONDA PACETTI RATHEL

[Signature]  
HAMILTON UPCHURCH  
(Witness Name Printed or Typed)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 31 day of DECEMBER, 2003, by LAVONDA PACETTI RATHEL, who is personally known to me or who has produced driver's licenses as identification.



[Signature]  
Notary Public, State of FLORIDA  
Name: HAMILTON UPCHURCH  
My Commission Expires \_\_\_\_\_  
My Commission No. is: \_\_\_\_\_

A PART OF GOVERNMENT LOT 7, 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 SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE NORTH  $20^{\circ}26'05''$  EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 1319.46 FEET; THENCE SOUTH  $72^{\circ}05'33''$  EAST, A DISTANCE OF 3950.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $57^{\circ}21'33''$  EAST, A DISTANCE OF 788.29 FEET; THENCE NORTH  $01^{\circ}21'12''$  WEST, A DISTANCE OF 662.74 FEET; THENCE NORTH  $34^{\circ}46'32''$  WEST, A DISTANCE OF 911.75 FEET; THENCE NORTH  $50^{\circ}19'00''$  EAST, A DISTANCE OF 458.92 FEET; THENCE NORTH  $70^{\circ}49'29''$  WEST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A RIGHT-OF-WAY OF VARYING WIDTH, A DISTANCE OF 1181.20 FEET; THENCE NORTH  $50^{\circ}37'11''$  EAST ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1131.75 FEET; THENCE NORTH  $44^{\circ}32'18''$  EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 986.09 FEET; THENCE SOUTH  $73^{\circ}11'14''$  EAST, ALONG A COMMON BOUNDARY LINE, AS ESTABLISHED BY BOUNDARY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 912, PAGE 1093 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1699.05 FEET TO A POINT ON THE DIVISION LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 8; THENCE SOUTH  $19^{\circ}28'33''$  WEST ALONG SAID DIVISION LINE AND AGREEMENT LINE, A DISTANCE OF 4068.34 FEET; THENCE NORTH  $72^{\circ}05'33''$  WEST, LEAVING SAID DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND SAID GOVERNMENT LOT 8 AND ALONG SAID AGREEMENT LINE, A DISTANCE OF 1263.23 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED TRACT OF LAND BEING THE SAME LANDS AS THOSE RECORDED IN OFFICIAL RECORD BOOK 950, PAGE 293 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

This Instrument Prepared By:  
John D. Bailey, Jr.  
Upchurch, Bailey and Upchurch, P.A.  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN. 6-01-532

Public Records of  
St. Johns County, FL  
Clerk# 04-004932  
O.R. 2127 PG 402  
03:13PM 01/22/2004  
REC \$17.00 SUR \$2.50  
Doc Stamps \$21,000.00

**P.U.D. OFF. REC.**  
**BOOK R PAGE 1988**

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 20 day of January, 2004, by RICHARD A. PACETTI and BARBARA J. PACETTI, his wife ("Grantor") to WORLD COMMERCE CENTER, LLP, a Florida Limited Liability Partnership, whose post office address is 13901 Sutton Park Drive South, Suite 100, Jacksonville, Florida 32224, and whose federal taxpayer identification number is:02-0556459 ("Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").**

**PARCEL IDENTIFICATION NO: 028200-0000**

**SUBJECT TO THOSE MATTERS LISTED ON EXHIBIT "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

And Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed in its name by its President and its seal to be affixed all on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Gloria M. Banta  
Witness GLORIA M. BANTA  
(type or print name)

Richard A. Pacetti  
Richard A. Pacetti  
5560 State Road 16  
St. Augustine, Florida 32092

John D. Bailey Jr  
Witness JOHN D. BAILEY JR  
(type or print name)

Gloria M. Banta  
Witness GLORIA M. BANTA  
(type or print name)

Barbara J. Pacetti  
Barbara J. Pacetti  
5560 State Road 16  
St. Augustine, Florida 32092

John D. Bailey Jr  
Witness JOHN D. BAILEY JR  
(type or print name)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 16 day of January, 2004, by Richard A. Pacetti and Barbara J. Pacetti, his wife, who (✓) are personally known to me or ( \_ ) have produced Florida driver's license no. \_\_\_\_\_ and \_\_\_\_\_, respectively, as identification.

Gloria M. Banta  
Signature of Notary  
(Name of notary, typed/printed/stamped)  
Commission Number \_\_\_\_\_  
Commission Expires \_\_\_\_\_

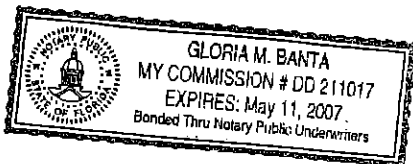


EXHIBIT "A"

A PORTION OF SECTION 38 (ANTONIO HUERTAS GRANT) TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SUBSECTION 7, OF SAID SECTION 38, THENCE NORTH 20 DEGREES 27 MINUTES 06 SECONDS EAST, 1319.46 FEET; THENCE SOUTH 72 DEGREES 04 MINUTES 32 SECONDS EAST, 1159.59 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF DRIVE (NINE MILE ROAD) AS NOW MONUMENTED; THENCE NORTH 50 DEGREES 38 MINUTES 12 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 370.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEGREES 38 MINUTES 12 SECONDS EAST, 2245.43 FEET SOUTH 70 DEGREES 48 MINUTES 28 SECONDS EAST, 1181.29 FEET; THENCE SOUTH 50 DEGREES 20 MINUTES 01 SECONDS WEST, 458.92 FEET; THENCE SOUTH 34 DEGREES 45 MINUTES 31 SECONDS EAST, 911.75 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 11 SECONDS EAST, 662.74 FEET; THENCE SOUTH 57 DEGREES 22 MINUTES 34 SECONDS WEST, 788.29 FEET; THENCE NORTH 72 DEGREES 04 MINUTES 32 SECONDS WEST, 1432.01 FEET; THENCE NORTH 24 DEGREES 01 MINUTES 41 SECONDS WEST, 418.61 FEET; THENCE NORTH 72 DEGREES 04 MINUTES 32 SECONDS WEST, 879.48 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes for the year 2004 and subsequent years.
2. Applicable zoning and other governmental regulations.
3. Boundary Agreement dated September 4, 1991 and recorded in Official Records 912, Page 1093, of the public records of St. Johns County, Florida.
4. Easement to Florida Power & Light Company recorded April 22, 1993 in Official Records 988, Page 915, of the public records of St. John County, Florida.
5. Option and Lease Agreement and Easement recorded September 29, 1994 in Official Records 1075, Page 250, Notice of Exercise of Option by BellSouth Mobility, Inc., recorded September 29, 1994 in Official Records 1075, Page 260, Grant of Easement to SprintCom, Inc., and Sublease referred to therein, recorded July 14, 1998 in Official Records 1333, Page 688, and Site Designation Supplement and Memorandum of Sublease recorded in Official Records 1521, Page 52, all of the public records of St. Johns County, Florida.
6. Easement for Utilities recorded March 1, 1999 in Official Records 1389, Page 1693, of the public records of St Johns County, Florida.

FILED AND RECORDED IN  
PUBLIC RECORDS OFFICE  
ST. JOHNS COUNTY, FLORIDA

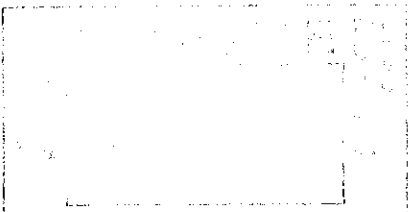
04 JUL 13 PM 2:40

CHERYL STRICKLAND  
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 13<sup>th</sup> DAY OF July 20 04  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: Werner King DC





**THE ST. AUGUSTINE RECORD**

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

COPY OF ADVERTISEMENT

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 MODIFICATION**

In the matter of **MAJ 0409**

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 **2<sup>ND</sup>** 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*



Patricia A. Bergquist  
My Commission DD275991  
Expires December 18, 2007

(Signature of Notary Public)

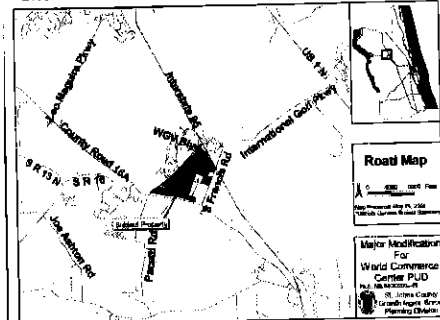
(Seal)

PATRICIA A BERGQUIST

**NOTICE OF A PROPOSED MAJOR MODIFICATION**

**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 request a Major Modification to the Master Development Plan (MDP) text and map of the World Commerce Center PUD.

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 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. 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 property 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  
KAREN STERN, CHAIR  
PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
ROBERT TAYLOR, CHAIR  
FILE NUMBER: MAJMOD 2004-09  
World Commerce Center  
L1299-4 June 2, 2004