

ORDINANCE NO. 2018 - 33

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A REZONING OF APPROXIMATELY 8 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) AND MAJOR MODIFICATION TO WORLD COMMERCE CENTER PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2003-108 , AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the development of lands within this Major Modification shall proceed in accordance with the applications dated October 2, 2017, as amended, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2017-21**, for an amendment to World Commerce Center Planned Unit Development, as Ordinance number 2003-108, as amended and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

**SECTION 1.** That development of lands within the World Commerce Center PUD and additional eight acres of land to be rezoned from Open Rural (OR) to Planned Unit Development (PUD), shall proceed in accordance with Ordinance Number 2003-108, as amended, including the Application for Major Modification 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, objectives and policies of the 2025 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 PUD Master Development Plan Text, Exhibit A and Maps, Exhibit B, 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.** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, 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 4.** 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.

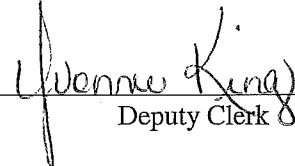
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19<sup>th</sup> DAY OF June 2018.**

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

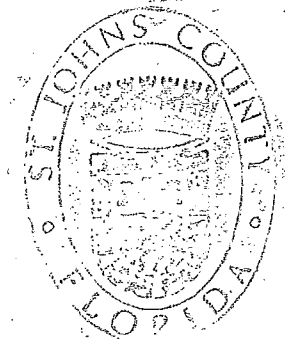
BY:   
Henry Dean, Chair

RENDITION DATE JUN 21 2018

ATTEST: Hunter S. Conrad, Clerk

BY:   
Deputy Clerk

Effective Date: JUN 22 2018



**EXHIBIT "A"**

Legal Description of World Commerce Center DRI and PUD Land

Revised 01-23-18 (MAJMOD 2017-24)

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 ELEVEN 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 885.02 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 505.49 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 1,143.65 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 395.74 FEET; COURSE NO. 8) THENCE SOUTHERLY 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; COURSE NO. 9) THENCE SOUTH 21°32'37" WEST, A DISTANCE OF 116.43 FEET; COURSE NO. 10) SOUTH 68°27'23" EAST, A DISTANCE OF 7.00 FEET; COURSE NO. 11) SOUTH 21°32'30" WEST, A DISTANCE OF 183.78 FEET; THENCE NORTH 68°27'32" WEST, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD, 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 ALONG A LINE TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 1 AND SAID GOVERNMENT LOT 8, A DISTANCE OF 890.55 FEET; THENCE SOUTH 73°00'55" EAST, ALONG SAID DIVISION LINE TO ITS INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 789.23 FEET; THENCE SOUTH 21°32'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 1443.06 FEET; THENCE NORTH 72°42'38" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WOLF ROAD (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 1397.27 FEET; THENCE NORTH 19°31'38" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID DIVISION LINE BETWEEN GOVERNMENT LOT 1 AND GOVERNMENT LOT 8, A DISTANCE OF 1,432.47 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 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 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°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 1,099.10 FEET TO A POINT

IN THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 44°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 965.93 ACRES MORE OR LESS.

Together with the Added Lands:

A parcel of land in the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, being more fully described as follows:

Commencing at the Southwest corner of subsection 7 of said section 38; thence North 20 degrees 27 minutes 06 seconds East 1,319.46 feet; thence South 72 degrees 04 minutes 32 seconds East 1,159.59 feet to the point of beginning on the Southeast line of Nine Mile Road (International Golf Parkway) at the Westerly end of a fence line, said fence line being the boundary between the Pacetti and Wolfe properties as agreed in Boundary Agreement recorded in Official Records Book 912, Page 1093, public records of said county; thence North 50 degrees 38 minutes 12 seconds East, on said Southeast line of Nine Mile Road (International Golf Parkway), 370.00 feet; thence South 72 degrees 04 minutes 32 seconds East, parallel with said boundary fence, 739.56 feet; thence South 24 degrees 01 minutes 41 seconds East 418.61 feet; thence North 72 degrees 04 minutes 32 seconds West, on said boundary fence, 1,219.36 feet to the point of beginning.

AND

A parcel of land in the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, being more fully described as follows:

Commencing at the Southwest corner of Subsection 7 of said Section 38, thence North 20 degrees 27 minutes 06 seconds East 1,319.46 feet; thence South 72 degrees 04 minutes 32 seconds East 1,159.59 feet to a point on the Southeast line of Nine Mile Road (International Golf Parkway) at the Westerly end of a fence line, said fence line being the boundary between the Pacetti and Wolfe properties as agreed in Boundary Agreement recorded in Official Records Book 912, Page 1093, public records of said County; thence South 72 degrees 04 minutes 32 seconds East, on said boundary fence, 1,219.36 feet to the point of beginning; thence North 24 degrees 01 minutes 41 seconds West 418.61 feet; thence South 72 degrees 04 minutes 32 seconds East, parallel with said boundary fence, 139.92 feet; thence South 24 degrees 01 minutes 41 seconds East 418.61 feet; thence North 72 degrees 04 minutes 32 seconds West, on said boundary fence, 139.92 feet to the point of beginning.

## EXHIBIT "B"

### **World Commerce Center Planned Unit Development Written Description**

#### **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 Planned Unit Development ("PUD"), Ordinance No. 2004-48, 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 partially developed with commercial, light industrial and residential land uses, with more than half of the site still undeveloped. 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, Florida Statutes. A Development Order was approved by the St. Johns County Board of County Commissioners on December 10, 2002 via Resolution No. 2002-267, and subsequently amended by Resolution Nos. 2004-153, 2005-292, 2006-446, 2008-255, 2012-157 and 2014-325. The purpose of this Major Modification is to revise the PUD to reflect these changes to the Development Order approved in the aforementioned resolutions in order 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 (3) phases unless extended pursuant to Florida law. 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; 950 hotel rooms; 1,261,000 square feet of retail/service space; 453,900 square feet of light industrial space; and 2,171,488 square feet of office space.

The World Commerce Center PUD Property is subject to private architectural review standards put in place by the Developer. These standards may differ from the development parameters set forth in this PUD. Both the PUD and private architectural review standards apply to lands located within the PUD Property.

**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 “C”, 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 959 acres.

**C. Total Wetland Acreage**

The total number of wetland acres within the World Commerce Center PUD site is approximately 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 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 “C”. The location of the preserved wetlands may change based on environmental permitting and actual field surveys. Each 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 St. Johns County Comprehensive Plan Land Use Element Policy A.2.1.11(b).

Land Use	Developable Area	Proportion of PUD
Residential	203 acres	30%



Retail/Services	268 acres	40%
Regional Office	42 acres	6%
Industrial	45 acres	7%
Public and Civic	31 acres	5%
Public Parks, Squares and Greens	78 acres	12%
Total	667 acres	100%

The percentage of uses based on St. Johns County Comprehensive Plan Policy A.1.9.3 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	366 acres	35 acres Open Sp	331 acres	52%
Industrial	45 acres	10 acres Open Sp	35 acres	6%
Recreation and Open Space	---	---	60 acres	10%
Total	629 acres	60 acres	629 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. 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 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 1,261,000 square feet of retail/service; 2,171,488 square feet of office; 950 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 (the "Code" or the "LDC") 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. Development Standards

All structures that exceed 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 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 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 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 (10) percent 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, row houses, condominiums and commercial buildings. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure. If this separation cannot be maintained, then all structures must be protected with an automatic fire sprinkler system in accordance with NFPA 13, 13R or 13D or the required fire hydrants shall be capable of providing an additional 500 gallons per minute for two (2) hours. Such fire flow shall be an addition to that already required. (LDC Section 6.03.01 and NFPA 1, Ch. 18).

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>(3)</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-foot 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 feet may not be located within 200 feet from any single-family Residential uses.
- (4) Buildings 45 feet to 75 feet in height must increase required yards by 1 foot for every 1 foot in excess of 45 feet; additionally, buildings 75 feet and taller must further increase required yards by 1 foot for every 5 feet in excess of 75 feet.
- (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.

### 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 250 non-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 250 GSF
Motels and hotels	1 per sleeping room. 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 each 4 individual units

Places of public assembly such as auditoriums and theaters	1 per 4 seats
Professional and business offices (other than medical or dental)	1 per 300 GSF
Restaurant, night clubs, bar or tavern	1 per 3 seats in public rooms
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 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 30 percent 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 16 feet. Compact spaces shall be considered only for 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 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.

## 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 LDC Section 6.05.02.B. A maximum of 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 user'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 near the interchange of Interstate 95 and International Golf Parkway. All such signs shall conform to the requirements of LDC Section 7.02.05.

(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 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 \$120s”), 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 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 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 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 LDC Section 7.02.02.
- (3) If the sign is part of a fence or wall within the first 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 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.

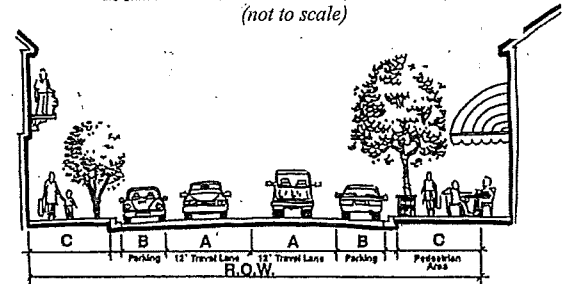
**G.8 Mixed Use Overlay**

The Mixed Use Overlay located within the loop road 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 Developer will provide certain development standards within the Overlay. These elements can help to establish a sense of place, a focus of activity, and be the core of the World Commerce Center community. Each parcel within the Mixed Use Overlay area can either comply with the Mixed Use Overlay standards set forth in this Section G.8 or comply with applicable provisions of the St. Johns County Land Development Code.

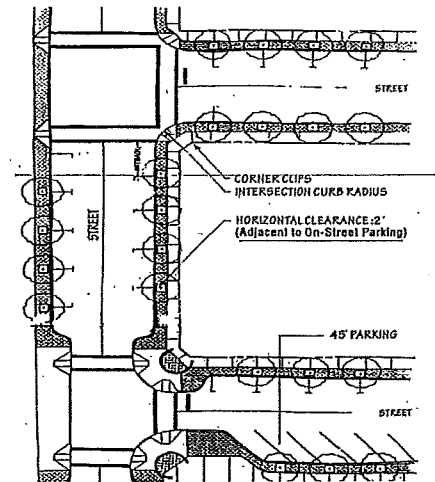
**Mixed Use Overlay Streetscape Guidelines**

The following general guidelines are subject to St. Johns County approval at the time of submittal of construction plans. Rights-of-way dedicated to the County or owned by a community development district (“CDD”) or property owners association (“POA”) 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 “C”**). 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 CDD or POA.

*Typical Mixed Use Overlay Street Layout  
(not to scale)*



- 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



*Typical Mixed Use Overlay Street Section*

All trees will 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 will 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 option may 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 will 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 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 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 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 12 feet minimum paved width within a 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 will be provided along all World Commerce-Center streets, except where roads cross or are adjacent to preserved wetlands or other conservation areas. These trees can 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 30 to 100 feet on center averaging a minimum of 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 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 may 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 24 feet. Angled parking spaces are to have a minimum lane width of 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 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 LDC Sections 2.03.15.A and B.

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

All buildings shall be linked to sidewalks that connect to parking areas and adjacent streets. 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.

#### **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. 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 comply with applicable requirements of LDC Section 6.06.04.

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, the provisions of LDC Section 6.06.04.B.3 (Screening Standard A) shall apply.

### ***Light Industrial Uses***

Where light industrial uses are adjacent to non-industrial uses except wetlands, the screening standards set forth in LDC Section 6.06.04.B.3 (Screening Standard A) shall apply.

The buffers are required along all sides and rear yards with an overall buffer width of 15 feet. All hardscape 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 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 one (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

The Project will comply with applicable provisions of LDC Part 6.03 and the Florida Fire Prevention Code.

## 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 percent 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 100 feet.
- Developments with 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.

**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 (5) residential units.
- (2) Portions of World Commerce Parkway adjacent to I-95 shall have sidewalks on only one (1) 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 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 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 - Toco fine sand	Poorly drained, nearly level soil in broad flatwood areas.	Medium
36 - Riviera fine sand, frequently flooded	Poorly drained, nearly level soil in poorly defined drainageways and on flood plains.	Very Low
58 - EauGallie 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 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: Comprehensive Plan 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. Scenic edges will comply with applicable provisions of Comprehensive Plan Policy A.2.1.4. 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 70 percent of the current Florida State Champion Tree as published in "Big Trees of the Florid Register" for all species except 50 percent 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**

The project shall comply with applicable buffering and screening standards set forth in LDC Section 6.06.04. All hardscape and softscape features are to be constructed or installed in accordance with St. Johns County line-of-sight guidelines.

### **N.2 Upland Buffers**

Upland buffers will be maintained around all preserved wetlands (except for road crossings within the World Commerce Center, except when such buffers are not included within residential lots or non-residential parcels. 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 25 feet
- 2) Preserved isolated wetlands: A minimum upland buffer of 15 feet with an average of 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.

### **N.3 Setbacks from Upland Buffers**

Setbacks from upland buffers shall comply with applicable provisions of LDC Sections 4.01.06.B and C.

### **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 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 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 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 percent 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 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 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 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 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 its 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 15 percent 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 15 feet; and in industrial areas shall be 20 feet. Entry wall feature height may not exceed the maximum allowable height by more than 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 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 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 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 Beverage Establishments, as that term is defined in the Code, shall be permitted within World Commerce Center, subject to their compliance with LDC Section 2.03.02, as may be amended.

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 150 seats occupying more than 2,500 square feet; and
- 3) The sale of alcoholic beverages is solely for on-premise consumption, which shall include patios, outdoor cafes and grotto's 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 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 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), Florida Statutes) outlined in the schedule below and consistent with the World Commerce Center DRI Development Order, as may be amended. The phases may overlap during construction; however, a phase shall be 50 percent 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- March 22, 2025	Phase II March 23, 2025 – March 22, 2030	Phase III March 23, 2030 – March 22, 2035	Total
Residential	1,156 units	0 units	0 units	1,156 units
Retail/Services	440,880 sf 0 hotel rooms	661,320 sf 250 hotel rooms	158,800 sf 700 hotel rooms	1,261,000 sf 950 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 Permissible Uses**

Exhibit “C”, the Master Development Plan Map, identifies four land use designations distributed throughout World Commerce Center: Residential, Commercial, Industrial, and Mixed Use Overlay. Listed below are the categories of uses that are permissible within each MDP Map land use designation:

Use	Residential	Commercial	Industrial
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		Medium Intensity	High Intensity		Mixed Use Overlay
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			X
Auto service and repair services including body shops			X		
Automotive dealers & service stations			X		
Bars, lounges, night clubs and dance halls			X		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		

Use	Residential	Commercial		Industrial	Mixed Use Overlay
		Medium Intensity	High Intensity		
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			
Galleries		X			X
Garden apartments <sup>(a)</sup>	X				X
General merchandise stores		X			
Government branch offices		X			X
Groceries, supermarkets, and specialty food stores		X			X
Group homes	X				X
Health services		X			
Home improvement centers			X		
Hospitals			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		
Large scale building supply centers			X		X
Large-scale printing plants				X	
Laundries/dry cleaning establishments		X			X
Leather and leather products production				X	
Legal services		X			
Libraries		X			X
Light manufacturing, vegetable food processing, production packaging and assembly plants			X	X	X
Local and interurban passenger transit			X		



Use	Residential	Commercial		Industrial	Mixed Use Overlay
		Medium Intensity	High Intensity		
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
Mini-warehouses (commercial storage)				X	
Mini-warehouses (personal storage)		X			X
Misc. light industrial manufacturing industries				X	
Miscellaneous repair services		X			
Miscellaneous retail establishments		X			
Mobile homes				X	
Model homes with or without office and construction trailers	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	X
Nondepository institutions		X			
Nondurable goods production				X	
Non-freestanding taverns and bars		X	X		X
Nursing homes	X	X			X
Office showrooms				X	X
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
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

Use	Residential	Commercial		Industrial	Mixed Use Overlay
		Medium Intensity	High Intensity		
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
Transportation equipment production				X	
Transportation services			X		
Travel agencies		X			X
Triplexes and Quadplexes <sup>(a)</sup>	X				
Trucking and warehousing				X	
Upholstery shop		X			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 LDC Section 6.08.12; 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 50 percent 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, Florida Statutes. 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

1. Requested waiver from **LDC Section 5.03.03.F**. 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 Incremental MDPs are designed, in accordance with the aforementioned waiver request, the locations of signage shall be illustrated on said IMDP.
2. Requested waiver from **LDC Sections 7.02.02 and 7.02.03**. On-site construction and real estate signs of 32 square feet of advertising display area ("ADA") will be barely visible from Interstate 95. On-site construction and real estate sign content will be consistent with the current Code. However, the Developer requests larger signs with greater ADA along Interstate 95, 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 of ADA to 100 square feet of ADA. Also, to allow Non-Residential Real Estate signs an increase from 32 square feet of ADA to 64 square feet of ADA. Also, this waiver will allow Primary Parcel Construction signs an increase from 32 square feet of ADA to 64 square feet of ADA. None of the aforementioned signs shall be taller than 25 feet in height. These signs may be present on the Property until the last parcel within World Commerce Center is sold and developed.
3. Requested waiver from **LDC Sections 2.02.04.A.1 and 6.05.02.A** to allow on-street parking.
4. Requested waiver from **LDC Section 2.03.15.B.2**. Allowance for the PUD to have shared parking facilities 600 feet apart to allow for more site design flexibility.
5. Request for a waiver from **LDC 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.
6. Request for waiver from **LDC Section 5.03.02.G.1.r**. Any unused development rights from a particular phase may carry over into the subsequent phase, pursuant to the World Commerce Center DRI Development Order, as amended. The reason for this request is that the impacts have been mitigated for even if the development was not constructed. Phasing for this PUD shall match the phasing set forth in the World Commerce Center DRI Development Order, as amended.





7. Request a waiver from **LDC Section 7.02.06.B** to allow Way Finding signs an increase from three (3) square feet to 25 square feet of ADA and an increase in height from three (3) feet to five (5) feet.
8. Request a waiver from **LDC Section 7.02.06.B** to allow Private Directional signs an increase from three (3) square feet to ten (10) square feet of ADA and an increase in height from three (3) feet to eight (8) feet.
9. Request a waiver from **LDC Sections 7.02.02 and 7.02.03.A** to allow Community Real Estate and Residential Real Estate signs in a residential district to increase from six (6) square feet of ADA (including the structure) to 64 square feet of ADA. This request is also for a waiver from the minimum setback from adjoining property lines, a waiver from the temporary sign duration, and an increase in sign height by ten (10) feet. Residential Real Estate signs will contain a maximum of six (6) square feet of ADA.
10. Request a waiver from **LDC Section 7.06.01.B** to allow Entry Features to be a maximum of 35 feet in height.
11. Request a waiver from **LDC Sections 7.02.02 and 7.02.03.A** to allow an increase in the number of Secondary Parcel Construction signs allowed per lot from one (1) to three (3). This request is also from the temporary sign duration and to allow signs of a maximum height of 25 feet.

#### **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, as amended), 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, Florida Statutes 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, Florida Statutes including, but not limited to, any of the indicated transportation improvements set forth in the Development Order (Resolution 2002-267, as amended) 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, Florida Statutes, including without limitation, those in Section 190.012(1) and (2), Florida Statutes, 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.

**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.			

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	1,261,000 sf	2,171,488 sf	950 rm	453,900 sf	-	133 ac	-
This Request	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	0 ac	0 ac	0 ac
Other Requests	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	0 ac	0 ac	0 ac
Recorded	625 du	405 du	220 du	8,150 sf	283,038 sf	0 rm	362,841 sf	91 ac	23 ac	12 ac
Subtotal	625 du	405 du	220 du	8,150 sf	283,038 sf	0 rm	362,841 sf	91 ac	23 ac	12 ac
Remaining	531 du	-	-	1,252,850 sf	1,888,450 sf	950 rm	91,059 sf	-	110 ac	-

Table 2: Neighborhood Sustainable Indicators

	This Request	Recorded
Acres of development edges created and protected		
Acres of scenic edges provided		
Number of recreation trails created and protected		
Acres 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		
No. of health care facilities developed/under construction		
Archaeological and historic sites identified and protected		
Miles of bikeways		
Miles of recreational trails		
Miles of sidewalks		

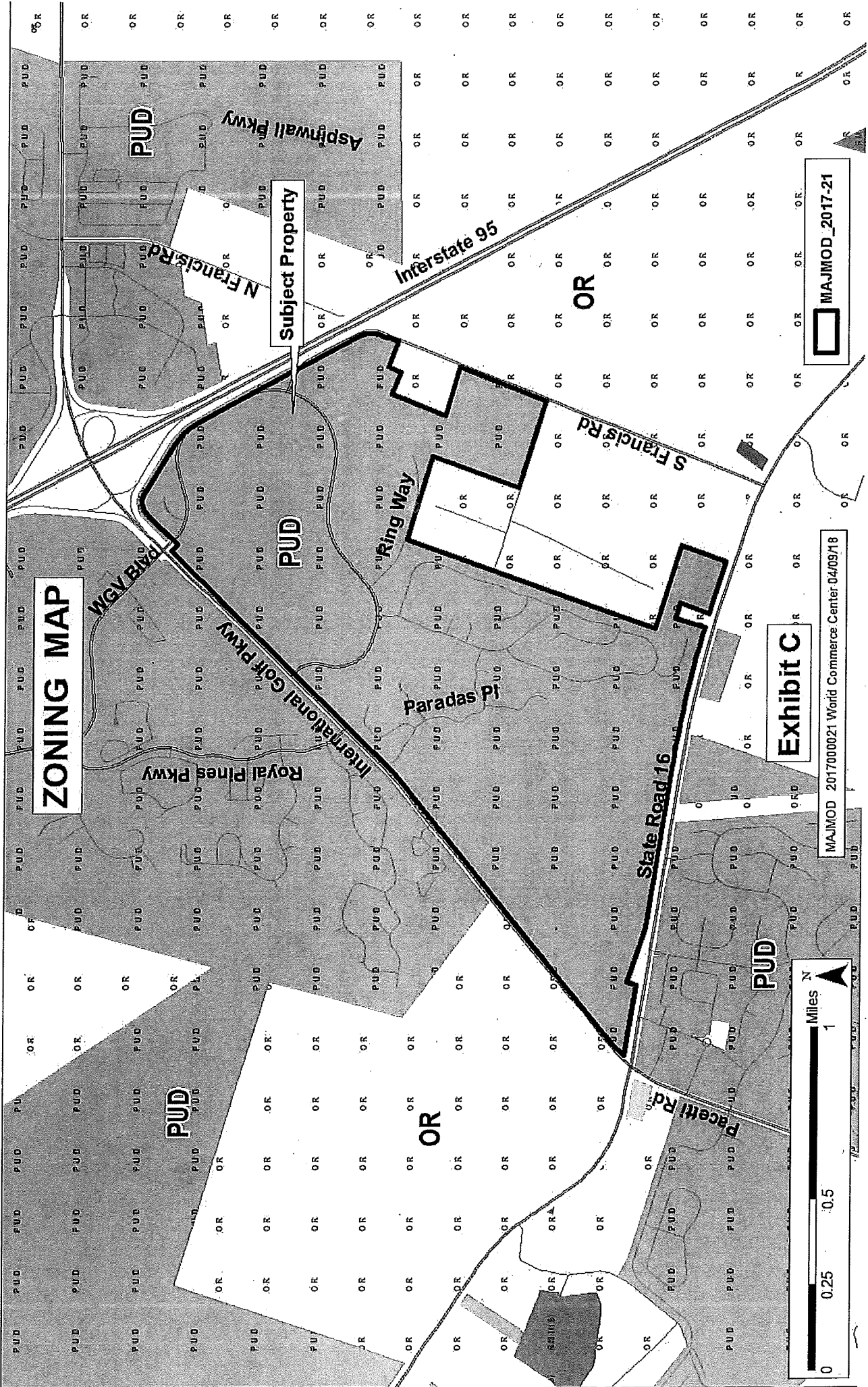
Table 3: Requested Master Development Plans

MDP	Residential	Single Family Residential	Multi-family Residential	Retail/ Service	Office	Hotel	Light Industrial	Preserved Wetlands	Impacted Wetlands	Recreation
	0 du	du	du	sf	sf	rm	sf	ac	ac	ac
	0		du	sf	sf	rm	sf	ac	ac	ac
	0		du	sf	sf	rm	sf	ac	ac	ac
	0		du	sf	sf	rm	sf	ac	ac	ac
	0		du	sf	sf	rm	sf	ac	ac	ac
Total	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	0 ac	0 ac	0 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	303,451 sf	40.7 ac	6.09 ac	0.0 ac
Sevilla	405 du	405 du	0 du	0 sf	0 sf	0 rm	0 sf	3.2 ac	12.10 ac	6.8 ac
Stockpile Site	0 du	0 du	0 du	0 sf	0 sf	0 rm	0 sf	0.0 ac	5.00 ac	0.0 ac
Rulon	0 du	0 du	0 du	0 sf	15,605 sf	0 rm	59,390 sf	ac	ac	0.0 ac
Segovia	220 du	0 du	220 du	0 sf	0 sf	0 rm	0 sf	47.6 ac	0.00 ac	5.0 ac
Golf Park Center	0 du	0 du	0 du	8,150 sf	49,598 sf	0 rm	0 sf	0.0 ac	0.00 ac	0.0 ac
Ring Power	0 du	0 du	0 du	0 sf	133,000 sf	0 rm	0 sf	0.0 ac	0.00 ac	0.0 ac
	0 du	du	du	sf	sf	rm	sf	ac	ac	ac
	0 du	du	du	sf	sf	rm	sf	ac	ac	ac
Total	625 du	405 du	220 du	8,150 sf	283,038 sf	0 rm	362,841 sf	91.5 ac	23.19 ac	11.8 ac

# ZONING MAP



Subject Property

MAJMOD\_2017-21

Exhibit C

MAJMOD 201700021 World Commerce Center 04/09/18

Miles N  
0 0.25 0.5 1



WORLD COMMERCE CENTER

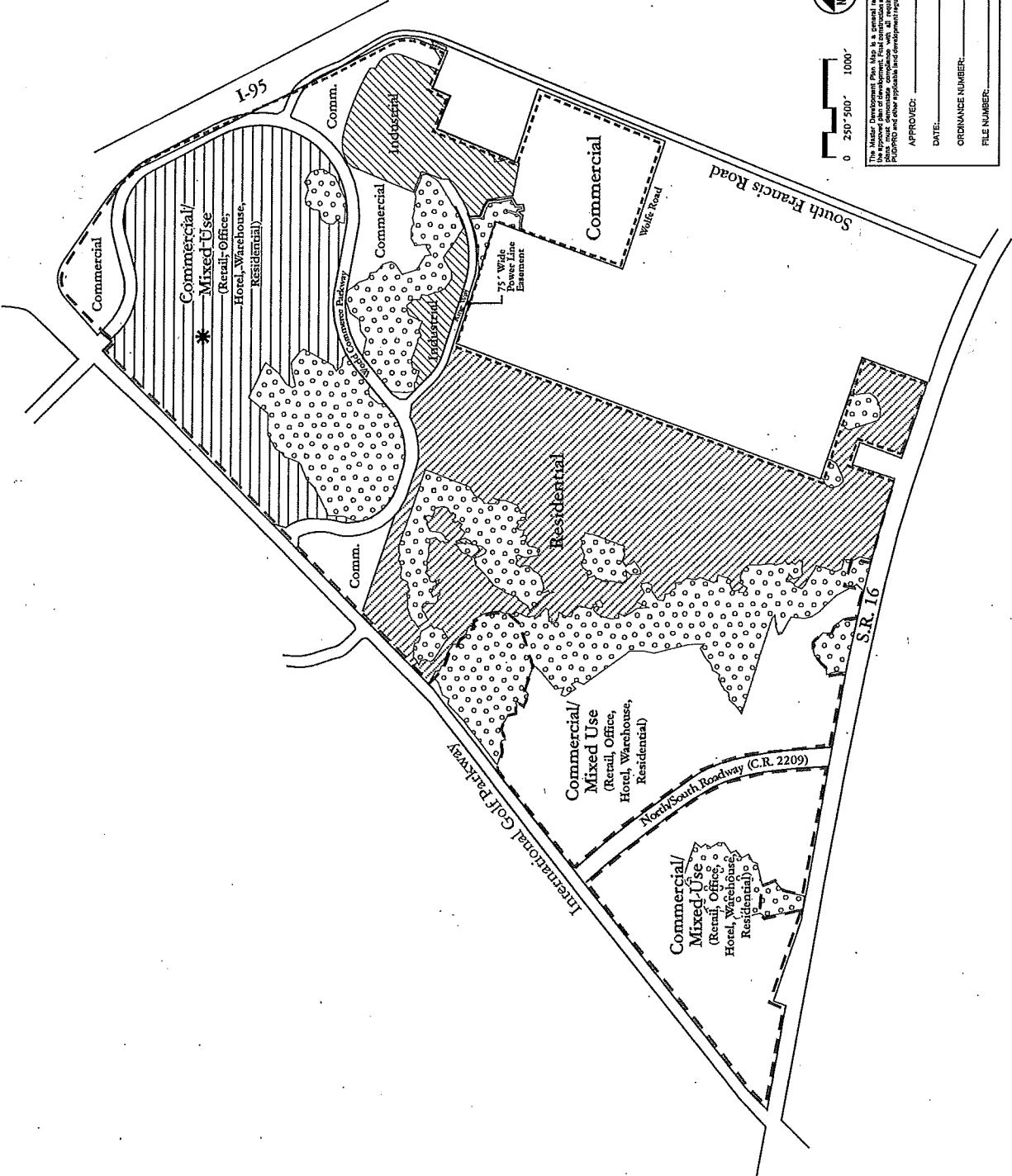
# Exhibit C Master Development Plan Map (Sheet 2 of 2)

**LEGEND**

- Commercial / Mixed Use (Retail, Office, Hotel, Warehouse, Residential)
- ▨ Mixed Use Overlay (Located within Loop Road and 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. Proposed wetland configuration is approximate and subject to change based on survey and permitting.
4. The Ring Power MDP has been approved pursuant to Small Adjustment 2003-44.



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering shall be the responsibility of the applicant. The applicant shall be responsible for obtaining all applicable local development regulations.

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

## PROSSER

March 25, 2004  
Revised May 10, 2018  
101099.87



WORLD COMMERCE CENTER

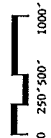
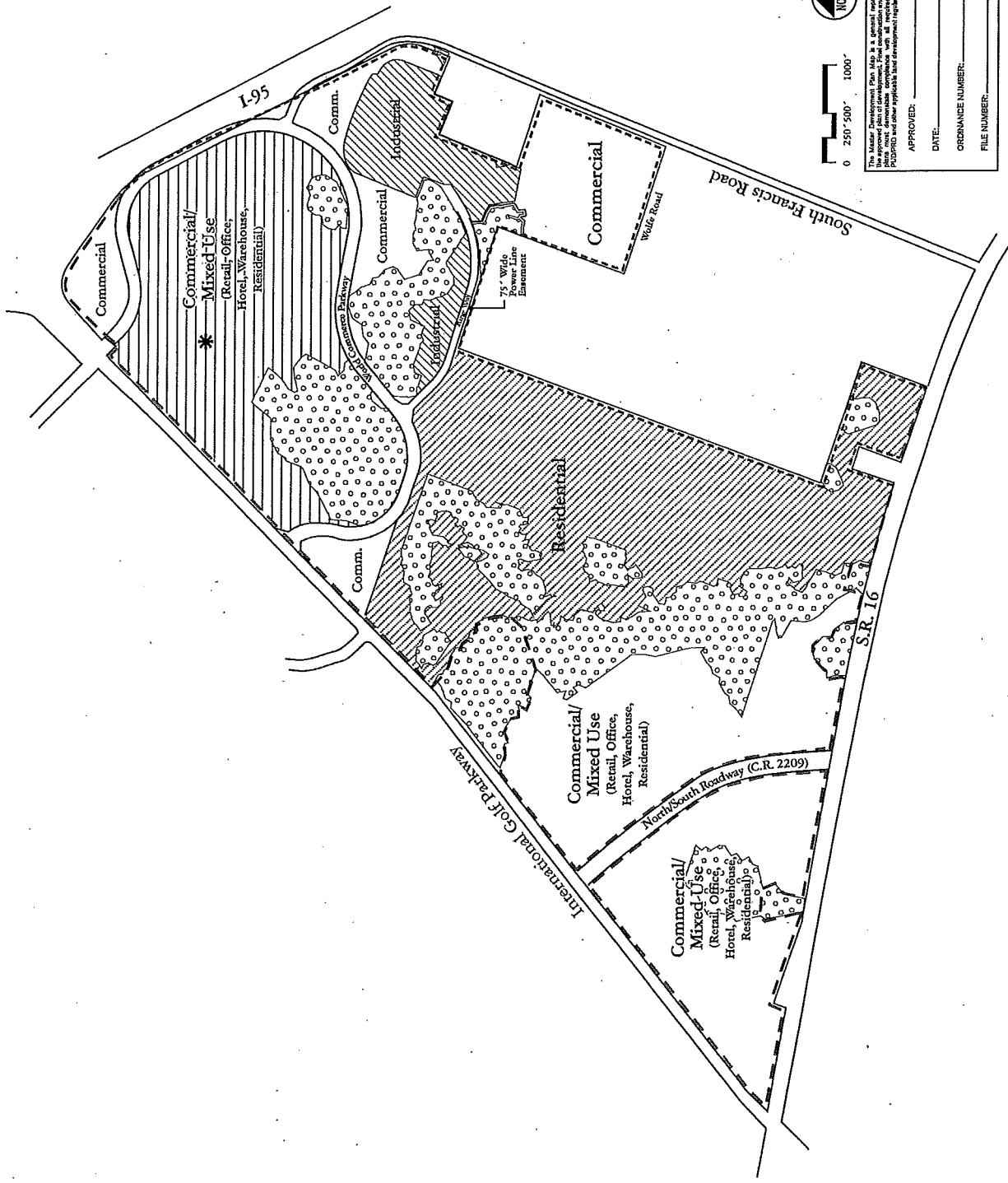
# Exhibit C Master Development Plan Map (Sheet 2 of 2)

**LEGEND**

- Commercial / Mixed Use (Retail, Office, Hotel, Warehouse, Residential)
- ▨ Mixed Use Overlay (Except with a Local Ordinance that permits Residential as part of Mixed Use)
- ▩ Residential
- ▧ Industrial
- ▦ Preserved Wetlands
- \* MUCCD Core Area
- ▭ Scenic Edge (Avg. 75' Min. 30')
- ▤ Development Edge

**NOTES**

1. PUJ 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 Ring Power MDP has been approved pursuant to Small Adjustment 2003-44



The Master Development Plan Map is a general representation of the proposed development and does not constitute a contract. It is subject to all requirements of the applicable laws and regulations. It is intended to be used in conjunction with the approved development plan and other documents.

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

## PROSSER

March 25, 2004  
Revised May 10, 2018  
101029.87





**WHITTINGTON & AVERY-SMITH**  
236 SAN MARCO AVENUE  
ROOM 400  
SAINT AUGUSTINE, FL 32084

ACCT: 18934  
AD# 0003031983-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee 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 HEARING** in the matter of **MAJMOD-2017000021** was published in said newspaper on **04/17/2018**.

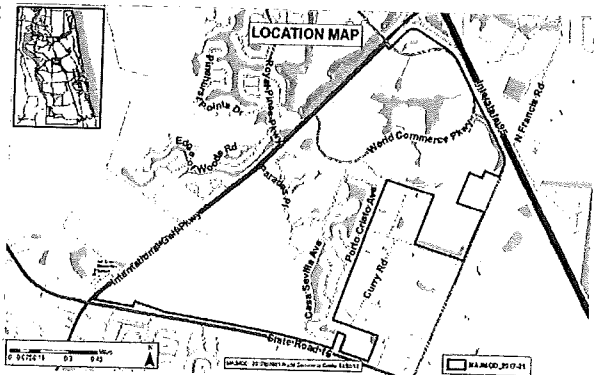
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF A PROPOSED MAJOR MODIFICATION**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on 5/3/2018 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 6/19/2018 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a request for a Major Modification to World Commerce Center PUD to reflect changes made to World Commerce Center DRI and related Map H, to revise the phasing and expiration dates based on recent legislation and gubernatorial emergency declarations and provide for option to Overlay Design standards or St. Johns County Land Development Code.

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO WORLD COMMERCE CENTER PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2008-108, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

The subject property is located west of I-95, South of IGP and north of SR 16. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



**Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.**

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**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 the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY      BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA      ST. JOHNS COUNTY, FLORIDA  
MIKE KOPPENHAFER, CHAIR      HENRY DEAN, CHAIR  
FILE NUMBER: MAJMOD-2017000021  
PROJECT NAME: World Commerce Center

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

WHITTINGTON & AVERY-SMITH  
236 SAN MARCO AVENUE  
ROOM 400  
SAINT AUGUSTINE, FL 32084

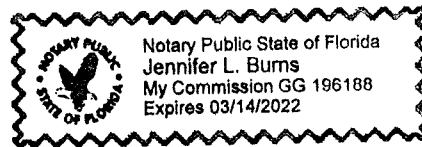
ACCT: 18934

Sworn to and subscribed before me this \_\_\_\_\_ day of **APR 16 2018**

by Jamie Williams who is personally known to me  
or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)

(Seal)



**ROGERS,TOWERS**  
**ATTN: TINA**  
**1301 RIVERPLACE BLVD, STE 1500**  
**JACKSONVILLE, FL 32207**

ACCT: 15669  
AD# 0003049592-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee 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 HEARING** in the matter of **MAJMOD-2017000021** was published in said newspaper on **06/02/2018**.

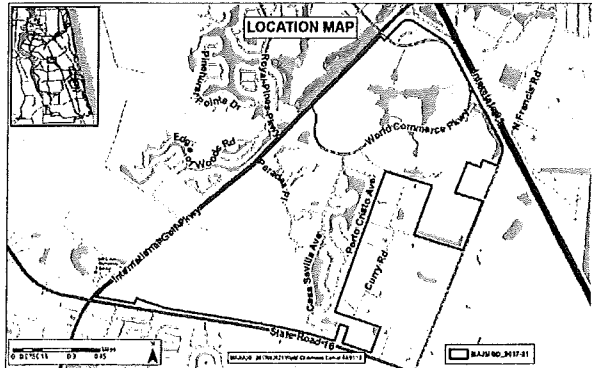
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**NOTICE OF A PROPOSED MAJOR MODIFICATION**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on **Tuesday, 6/19/2018 at 9:00 am** before the Board of County Commissioners in the St. Johns County Auditorium located at 600 San Sebastian View, St. Augustine, Florida to consider a request for a Major Modification to World Commerce Center PUD to reflect changes made to World Commerce Center DRI Resolution 2014-325, including addition of 8 acres, text revisions, update Map H and revise the phasing and expiration dates based on recent legislation and gubernatorial emergency declarations and provide for option to Overlay Design standards or St. Johns County Land Development Code

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A REZONING OF APPROXIMATELY 8 ACRES FROM OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD) AND MAJOR MODIFICATION TO WORLD COMMERCE CENTER PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 2003-108, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SIC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
HENRY DEAN, CHAIR  
FILE NUMBER: MAJMOD-2017000021  
PROJECT NAME: World Commerce Center

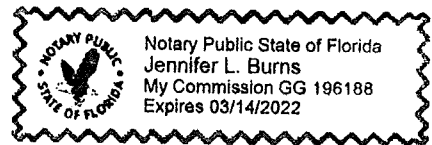
THE ST. AUGUSTINE RECORD  
Affidavit of Publication

**ROGERS, TOWERS**  
**ATTN: TINA**  
**1301 RIVERPLACE BLVD, STE 1500**  
**JACKSONVILLE, FL 32207**

ACCT: 15669

Sworn to and subscribed before me this \_\_\_\_\_ day of JUN 04 2018

by Jamie Williams who is personally known to me  
or who has produced as identification



Jennifer L. Burns  
(Signature of Notary Public)

(Seal)



## FLORIDA DEPARTMENT of STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

June 25, 2018

Honorable Hunter S. Conrad  
Clerk of Court  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2018-33, which was filed in this office on June 22, 2018.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED JUN 22 2018  
ST. JOHNS COUNTY  
CLERK OF COURT  
BY: Yvonne King  
DEPUTY CLERK