6	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 30, 2026**

FROM: **Corey Bowens, Director, Land Management Systems** **PHONE:** **904 209-0776**

SUBJECT OR TITLE: **Resolution accepting a Deed of Dedication for two (2) lift station parcels located along World Commerce Parkway.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

WCC DRI OWNER, LLC has presented to St. Johns County a Deed of Dedication for two properties associated with (2) existing lift stations located along World Commerce Parkway in World Commerce Center. It is in the best interest of the County to accept the Deed of Dedication for the health, safety and welfare of its citizens.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to adopt Resolution 2026-_____, accepting a Deed of Dedication for two (2) lift station parcels located along World Commerce Parkway.

For Administration Use Only:
Legal: Lex Taylor 11/18/2026 **OMB: LF 11/19/2026** **Admin: JDD 11/20/2026**

RESOLUTION NO. 2026-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR TWO LIFT STATION PARCELS LOCATED ALONG WORLD COMMERCE PARKWAY.

RECITALS

WHEREAS, WCC DRI OWNER, LLC, a Delaware limited liability company, has presented to St. Johns County a Deed of Dedication, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; for two properties associated with (2) existing lift stations located along World Commerce Parkway in World Commerce Center; and

WHEREAS, on March 23, 2005, the World Commerce Community Development District presented to the Board of County Commissioners a Bill of Sale for the lift station infrastructure which was accepted by Resolution No. 2005-74; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication for the health, safety and welfare of its citizens.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accept the Deed of Dedication attached hereto.

Section 3. To the extent that there are typographical**,** scriveners or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the original Deed of Dedication in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY:_____
Ann Taylor, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

_____
Deputy Clerk

EXHIBIT "A" TO RESOLUTION

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

DEED OF DEDICATION

THIS INDENTURE, made this ___ day of _____, 2026 by **WCC DRI OWNER, LLC,** a Delaware limited liability company, whose address is c/o Stiles Corporation, 201 E. Las Olas Boulevard, Suite 1200, Fort Lauderdale, Florida 33301, hereinafter called Grantor, to and in favor of **ST. JOHNS COUNTY, FLORIDA,** a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

[signature on following page]

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

Signed and sealed in
our presence:

(sign) _____
(print name) Cole Hernandez
(address) 201 E Las Olas Blvd #200
Ft Lauderdale, FL 33301

(sign) _____
(print name) Paris Vanacore
(address) 201 E Las Olas Blvd #1200
Ft Lauderdale, FL 33301

WCC DRI OWNER, LLC, a Delaware limited liability company

By: WCC DRI HOLDINGS, LLC, a Delaware limited liability company, its manager

By: S CM WCC DRI, LLC, a Florida limited liability company, its manager

By: S-WCC DRI, LLC, a Florida limited liability company, its manager

By: _____
Name: DAVID CHANON
Title: VP

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of October, 2026, by David Chanon as Vice President of S-WCC DRI, LLC, a Florida limited liability company, as manager of S CM WCC DRI, LLC, a Florida limited liability company, the manager of WCC DRI HOLDINGS, LLC, a Delaware limited liability company, the manager of WCC DRI OWNER, LLC, a Delaware limited liability company, on behalf of the company who is personally known to me or has produced _____ as identification.

_____
Notary Public
My Commission Expires: 3/19/2027

LYNDA A. WATKINS NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires 03/19/2027 No. HH 344095

SGR/83095488.1

EXHIBIT "A"

PUMP STATION 3 – WORLD COMMERCE PARKWAY

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

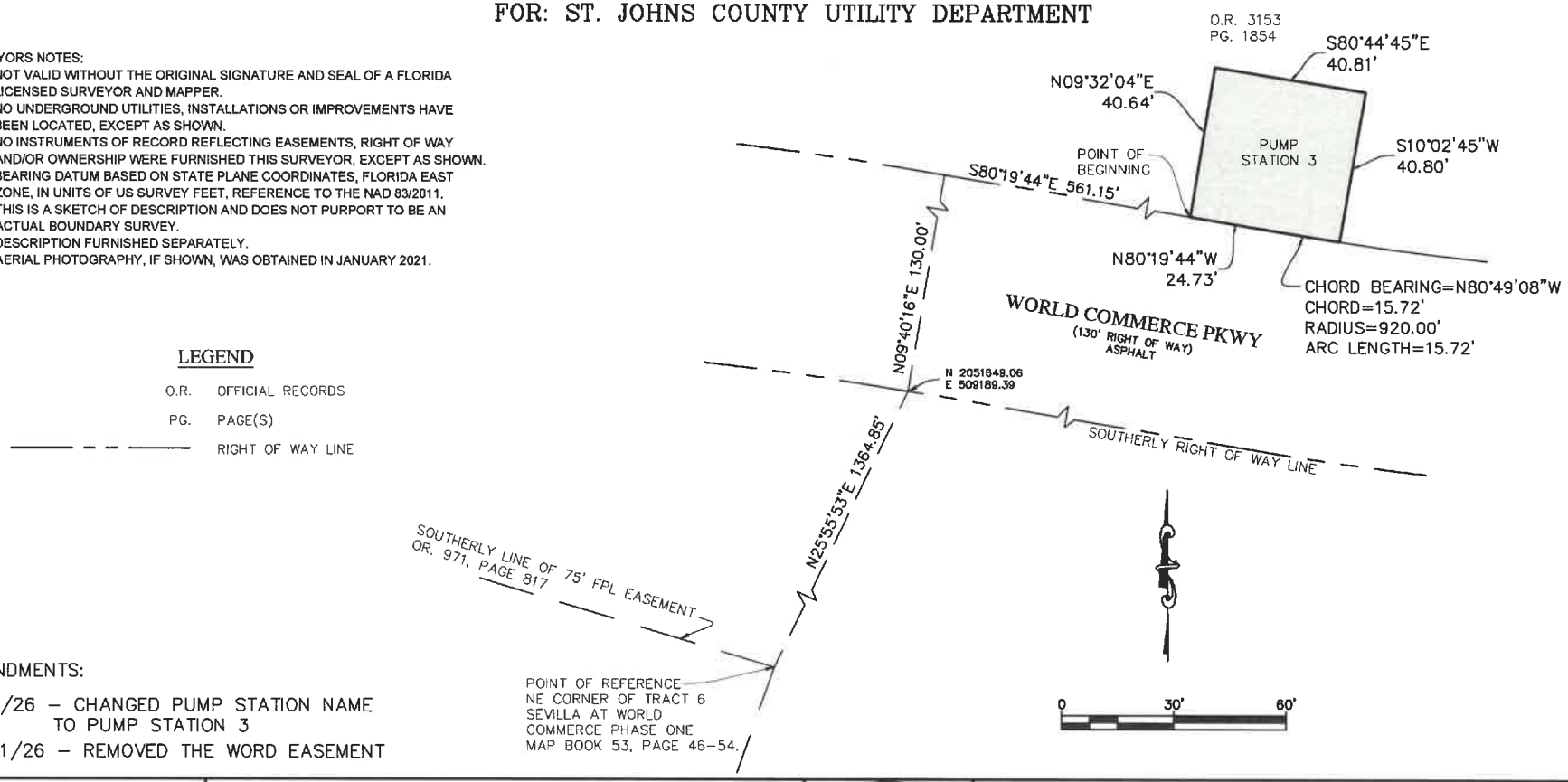
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF TRACT 6, SEVILLA AT WORLD COMMERCE PHASE ONE, AS RECORDED IN MAP BOOK 53, PAGES 46 THROUGH 54, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF A 75 FOOT FPL EASEMENT, AS RECORDED IN OFFICIAL RECORDS 971, PAGE 817 OF SAID PUBLIC RECORDS; THENCE NORTH 25°55'53" EAST A DISTANCE OF 1364.85 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF WORLD COMMERCE PARKWAY, A 130 FOOT RIGHT OF WAY AS NOW ESTABLISHED; SAID POINT ALSO HAVING A STATE PLANE COORDINATE (FLORIDA EAST ZONE, NAD83/2011 DATUM, FEET) VALUE OF N2051649.06 AND E509189.39; THENCE NORTH 09°40'16" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 130.00 FEET, TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID PARKWAY; THENCE SOUTH 80°19'44" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 561.15 FEET TO THE POINT OF BEGINNING. THENCE NORTH 09°32'04" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.64 FEET; THENCE SOUTH 80°44'45" EAST A DISTANCE OF 40.81 FEET; THENCE SOUTH 10°02'45" WEST A DISTANCE OF 40.80 FEET TO ITS INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT IS ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 920.00 FEET; THENCE NORTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A CHORD BEARING OF NORTH 80°49'08" WEST A DISTANCE OF 15.72 FEET; THENCE NORTH 80°19'44" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 24.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,656 SQUARE FEET MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA. FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011.
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN JANUARY 2021.



LEGEND

O.R.	OFFICIAL RECORDS
PG.	PAGE(S)
———	RIGHT OF WAY LINE

AMENDMENTS:

9/10/26 – CHANGED PUMP STATION NAME TO PUMP STATION 3

10/21/26 – REMOVED THE WORD EASEMENT

WORLD COMMERCE PARKWAY
PUMP STATION 3

SKETCH OF DESCRIPTION
DATE OF SKETCH: NOVEMBER 2, 2021

ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW
ST AUGUSTINE, FLORIDA 32084

PATRICIA GAIL OLIVER P.S.M. NO. 4564
Phone (904) 209-0770 Email: goliver@sjcfl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1194
SHEET NO. 1
OF 1

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PUMP STATION 4 – WORLD COMMERCE PARKWAY

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

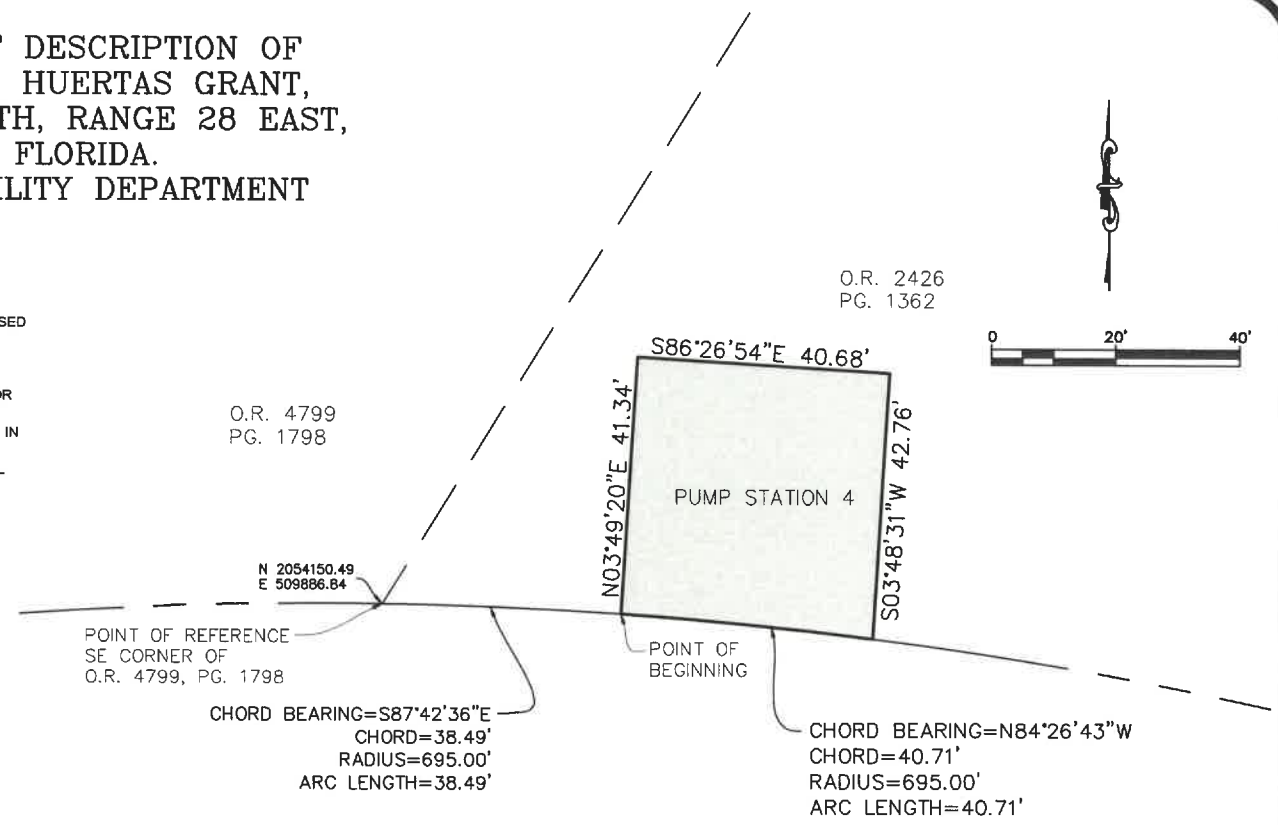
FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF OFFICIAL RECORDS BOOK 4799, PAGE 1798, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME POINT HAVING A STATE PLANE COORDINATE (FLORIDA EAST ZONE, NAD83/2011 DATUM, FEET) VALUE OF N2054150.49 AND E509886.84, SAID POINT IS ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 695.00 FEET; THENCE SOUTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF WORLD COMMERCE PARKWAY, A 130 FOOT RIGHT OF WAY AS NOW ESTABLISHED, A CHORD BEARING OF SOUTH 87°42'36" EAST A DISTANCE OF 38.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°49'20" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 41.34 FEET; THENCE SOUTH 86°26'54" EAST A DISTANCE OF 40.68 FEET; THENCE SOUTH 03°48'31" WEST A DISTANCE OF 42.76 FEET TO ITS INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE, SAID POINT IS ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 695.00 FEET; THENCE NORTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A CHORD BEARING OF NORTH 84°26'43" WEST A DISTANCE OF 40.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,703 SQUARE FEET MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.
FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011.
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN JANUARY 2021.



LEGEND

O.R.	OFFICIAL RECORDS
PG.	PAGE(S)
—— – – ——	RIGHT OF WAY LINE

AMENDMENTS:

9/10/26 – CHANGED PUMP STATION NAME TO PUMP STATION 4
10/21/26 – REMOVED THE WORD EASEMENT

WORLD COMMERCE PKWY
(130' RIGHT OF WAY)
ASPHALT

WORLD COMMERCE PARKWAY
PUMP STATION 4

SKETCH OF DESCRIPTION
DATE OF SKETCH: NOVEMBER 2, 2021

ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
SURVEYING AND MAPPING DIVISION
500 SAN SEBASTIAN VIEW
ST AUGUSTINE, FLORIDA 32084

PATRICIA GAIL OLIVER P.S.M. NO. 4564
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OF 1

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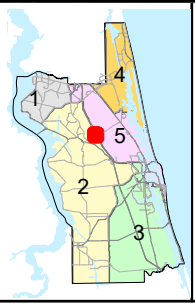

Imagery Date: 12/2024

Date: 10/30/2026

Deed of Dedication

World Commerce Parkway

ST. JOHNS COUNTY EST. 1821 FLORIDA AT FIRST SIGHT

Land Management Systems
(904) 209-0764

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.The St. Johns County Real Estate Division disclaims all responsiblilty for the accuracy or completeness of the data shown hereon.