PUBLIC FACILITIES REPORT

For the:

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

June 16, 2020

Prepared by:

PROSSER, INC.

Project No. 101029.60



June 16, 2020

Board of Supervisors World Commerce Community Development District 2806 N. Fifth Street, Suite 403 St. Augustine, FL 32084

RE: Public Facilities Report

Dear Board Members:

As requested we are pleased to present herein a report on the Public Facilities within the District's boundaries. The report was prepared to provide the data pursuant to Florida Statute 189.415, Special District Public Facilities Report.

We appreciate the opportunity to service the District in the matter and wish to thank your staff for their assistance.

Sincerely,

Ryan P. Stilwell, P.E. Prosser, Inc.

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PURPOSE AND SCOPE

This report has been prepared at the request of the World Commerce Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned by the District.

GENERAL INFORMATION

The World Commerce Community Development District (District), located in St. Augustine, Florida, (Figure 1) is an independent special district established pursuant to Chapter 190 Florida Statutes and an ordinance enacted by St. Johns County. The District's area encompasses approximately 934.51 acres, all within the World Commerce DRI (Figure 2). The general description of the boundaries are: on the northwest by International Golf Parkway (IGP), on the Northeast by I-95, on the east by South Francis Road, and on the south by S.R 16.

EXISTING PUBLIC FACILITIES

Stormwater Management Facilities

The stormwater management system which is owned and operated by the District includes the 25-acre wet detention pond within the commercial area of the District. The outfall structure of this pond includes a stormwater pump station that is also owned and operated by the District.

Landscaping

The District maintains the landscaping along World Commerce Parkway (a St. Johns County public roadway) from the North Entry to the South Entry at International Golf Parkway. This landscaping includes a variety of the trees, shrubs and grasses.

Irrigation Facilities

St. Johns County prohibits irrigation meters on potable water systems, also the DRI prohibits individual well for irrigation, so the District pumps stormwater from the stormwater management system for irrigation. The District owns and operates one (1) irrigation pump station to transmit the stormwater to the landscape areas around the World Commerce Parkway. This irrigation pump was recently replaced and is functioning properly. The Sevilla (SRF) development provides a surface water irrigation main for residents to tie into. Each development is required to secure its own irrigation from a surface water source.

Entry Feature

The entry feature for the District consists of signage, landscaping and a fountain which are all owned and operated by the District.

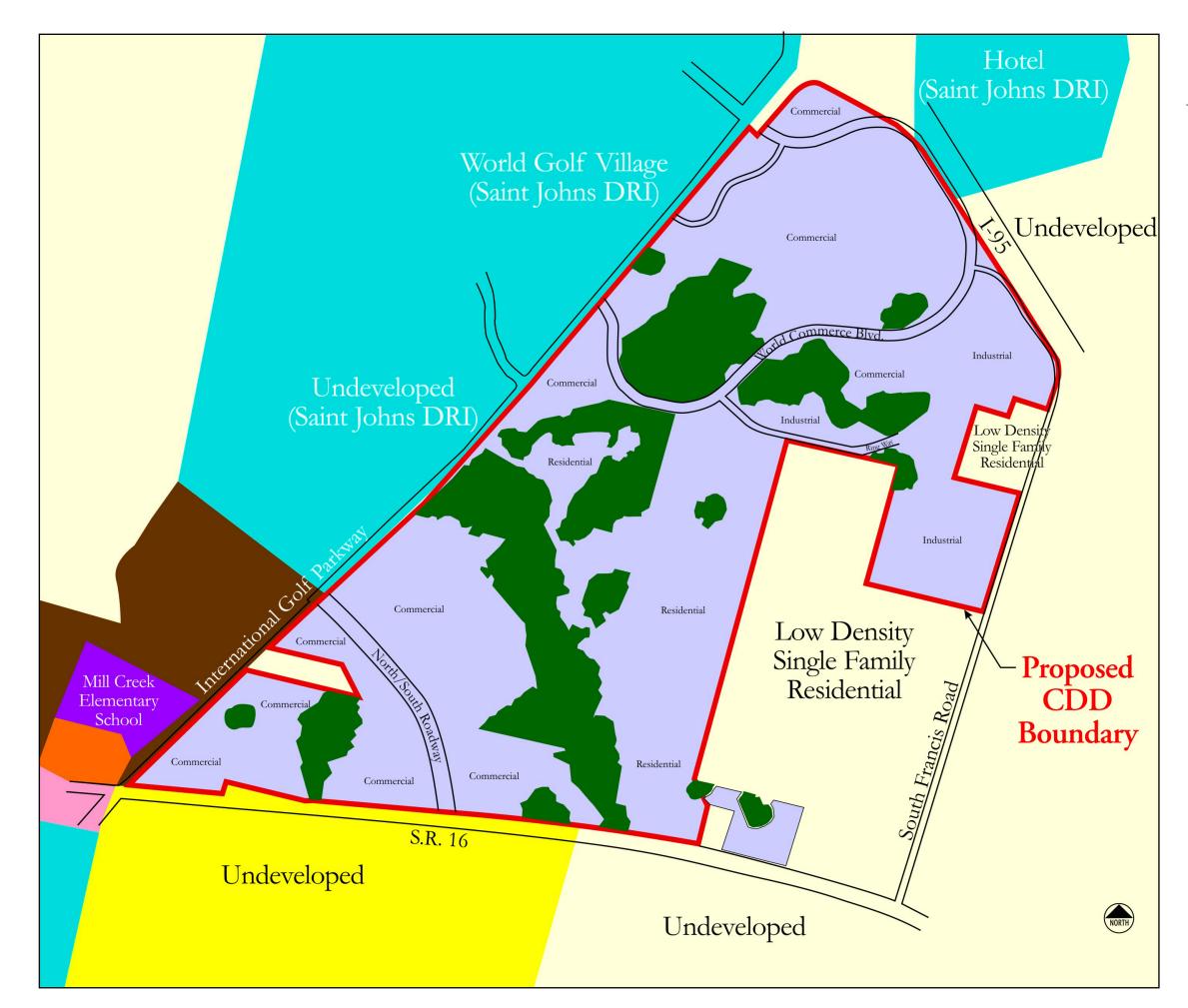
CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT FIVE YEARS

The District may add additional acreage in the future via a boundary amendment process as properties adjacent to the current District have been brought into the existing DRI and PUD.

REPLACEMENT OF FACILITIES OVER THE NEXT FIVE YEARS

The District is currently contemplating the "updating" of the existing entry feature landscaping at the North Entry and South Entry due to health issues with some trees that were damaged by lighting. The timeline of the proposed improvements will be determined based upon the health of the existing landscaping. The updating of the entry features will enhance the overall aesthetic of the CDD entry features.







WORLD COMMERCE CENTER

CDD Land Use Plan Figure 2

Legend		
2015 Future Land Use Map		
Community CommercialDensity ADensity B		
 Density C Public Mixed Use Saint Johns DRI Rural Silviculture (R/S) 		





December 4, 2003