

Members:

Technology White papers

[Leveling the Field: Powerful Software Solutions for Midsize Companies](#)
[Forrester - Competition Intensifies For the SMB ERP Customer](#)

Brought to you by


JACKSONVILLE Business Journal

Choose Another City: Jacksonville 

HOME	NEWS	SMALL BUSINESS	SALES & MKTG	REAL ESTATE	EVENTS	COMMUNITY
CAREERS	TRAVEL	MORE TOPICS				
U.S. business news Local Biz Directory						Classifieds Email

EXCLUSIVE REPORTS

[Jacksonville](#) > [Print Edition](#) > [Industries](#) > [Commercial Real Estate](#)

Friday, November 25, 2005

Developer buys 2,900 acres in southern St. Johns

Jacksonville Business Journal - by [Liz Flaisig](#) Staff Writer

 Print  Email  Reprints  RSS Feeds  LinkedIn  Share  Comments

Related News

- [Intracoastal project raises controversy, legal issues](#)
- [More space available for Sutton Place](#)
- [Protesters OK project](#)
- [Baker retiring as CFO of Stratus](#)
- [Tarragon sells Jupiter apartment complex](#)

ST. JOHNS COUNTY -- A South Florida developer has entered the local market, buying \$45.6 million of land off Interstate 95 in St. Johns County.

Watermen Development Group Inc. bought the 2,900-acre tract along State Road 206 under the name **Watermen-St. Johns Investment LLC**. The seller was Yilmaz M. Akdoruk, trustee of the Crescent Beach Property Trust Agreement.

Miami Lakes-based Watermen was founded in 1990 and broadened its mostly residential development strategy from South Florida into Fort Myers and Naples about seven years ago, President Eddy Garcia said.

As land became scarce and it moved toward the state's southwest cities, Watermen began developing mixed-use projects with residential and commercial components. In October, Watermen sold a Bonita Springs apartment complex to **Tarragon Corp.** for \$54 million and paid \$4.2 million for 420 acres along Interstate 75 in Bonita Springs.

The company hasn't decided how it will develop its newly acquired St. Johns County holding, but its size and the trend toward mixed-use communities are prominent factors, Garcia said.

Watermen chose land about seven miles west of Crescent Beach because of the area's potential as Jacksonville spreads south and Flagler County expands north. The company probably wouldn't have bought the land, on Oct. 14, if Watermen executives hadn't met the seller.

"We weren't looking in the area, it really just was good fortune," Garcia said. "We met the seller through a mutual friend and after several conversations, we simply came to terms."

The results of that good fortune aren't lost on St. Johns County staff, particularly Planning Director Teresa Bishop, who said projects with commercial and residential segments benefit the entire county.

"Especially the ones that have the work component are very good for St. Johns because it provides jobs," Bishop said. "As more people are moving to the county, we need those kinds of opportunities."

One of the most visible examples of mixed-use development is **Steinemann & Co.'s** World Commerce Center, a 966-acre development of regional impact along I-95 whose three phases are set for completion by 2017. Most recently, the county in August approved Transeastern Properties' Twin Creeks, a mixed-use development of regional impact on County Road 210 that will have up to 5,000 homes, 2.9 million square feet of commercial and light industrial space and a hotel with up to 175 rooms.

Like World Commerce Center and Twin Creeks, Watermen's site will require development of regional impact agreements if 1,000 or more residential units are planned.

The State Road 206 area west of I-95 is zoned for mostly rural use, though portions near the highway and close to the town of Hastings are slated for mixed use.

lflaisig@bizjournals.com | 265-2227

Sponsored Links

Penny Stock Jumping 2000%

Sign up to the #1 PennyStock Newsletter Online For Free Today
www.AwesomePennyStocks.com

Try E-Cigarettes For Free*

The Next Great American Health Story? Smoke Guilt-Free & Healthy!
ConsumerWeeklyReport.com

[Buy a link here](#)

[Contact the Editor](#)

[Need Assistance?](#)

[More Latest News](#) 

Fi

Ta

ST

Si

Bi

C

Sp

Vis

Bu

Ei

Si

Si

Fir

ma

D

U

Si

Da

C

W

Ge

■

■

■

FE

Po

Po

Sa

■

■

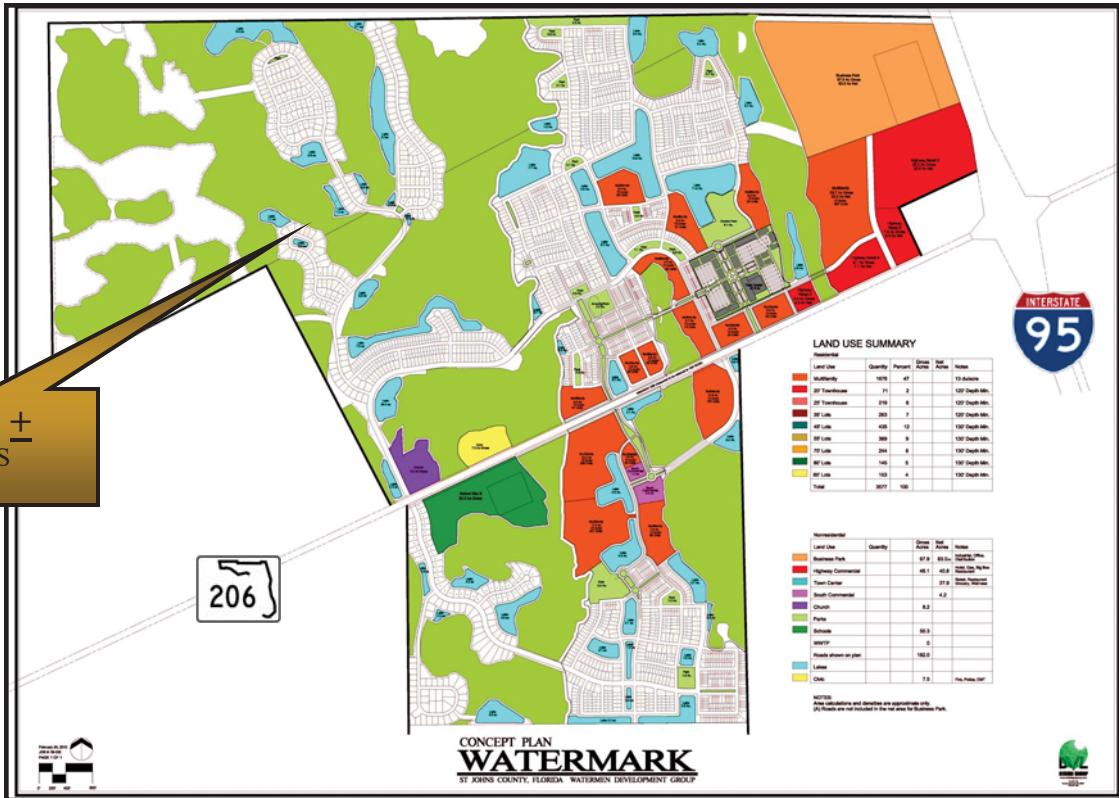
■

DEVELOPMENT

WATERMEN

ST. JOHNS

3,272 ±
ACRES



WATERMEN

265 Sevilla Avenue
Coral Gables, Fl. 33134

Direct: 305 216 2116
Phone: 305 448 9442
Fax: 305 448 9492

WHUGHES@watermengroup.com
www.watermengroup.com

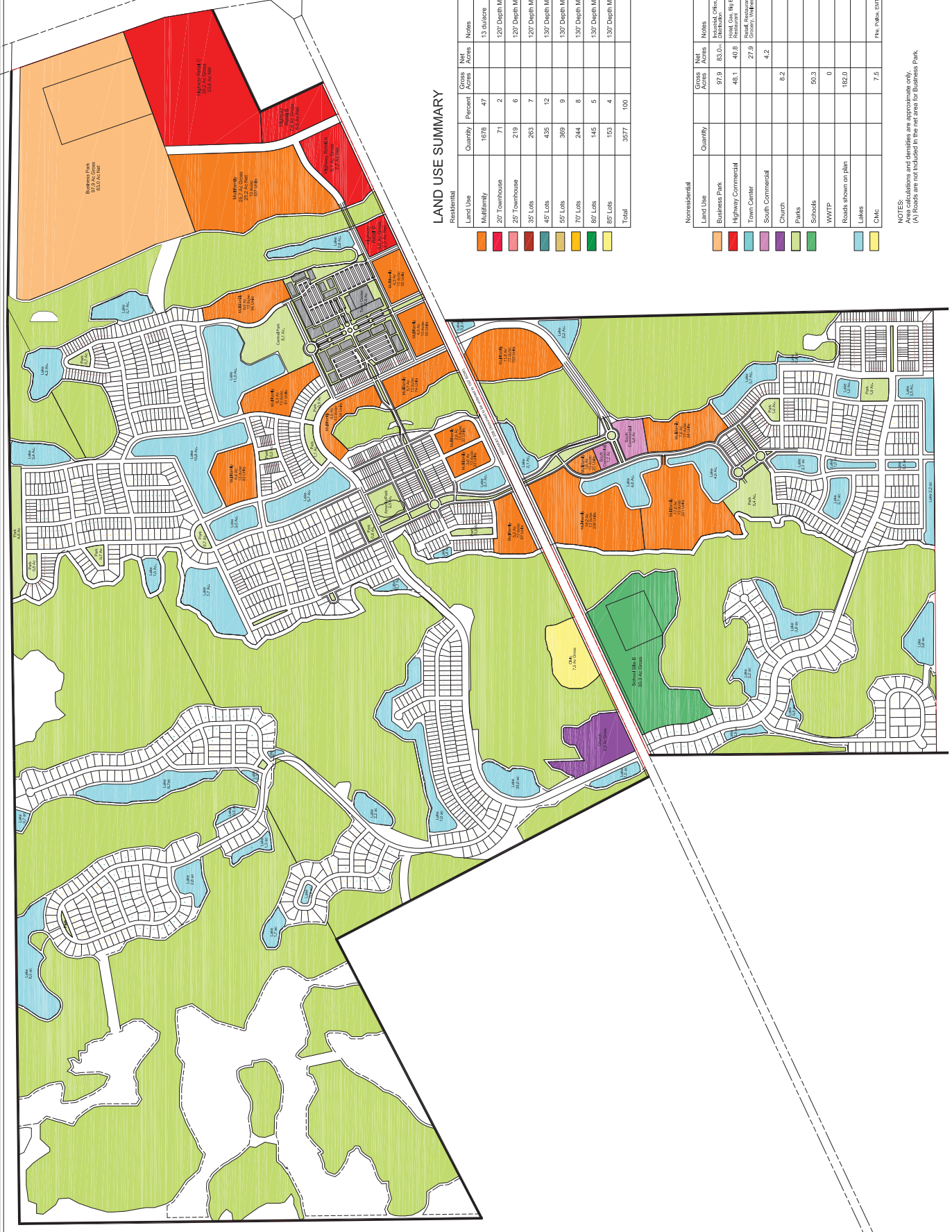
- LOCATED ON I-95 AND SR206
- 3,272 ACRES MIXED USE – DEVELOPMENT AREA
- ADDITIONAL INFORMATION AVAILABLE UPON REQUEST

LAND USE SUMMARY

Land Use	Quantity	Percent	Gross Acres	Net Acres	Notes
Multi-Family	1076	47			13 stories
20' Townhouse	71	2			120' Depth Mts.
25' Townhouse	216	6			120' Depth Mts.
35' Lots	263	7			120' Depth Mts.
45' Lots	435	12			130' Depth Mts.
55' Lots	369	9			130' Depth Mts.
70' Lots	244	8			130' Depth Mts.
80' Lots	145	5			130' Depth Mts.
85' Lots	153	4			130' Depth Mts.
Total	3577	100			

Land Use	Quantity	Gross Acres	Net Acres	Notes
Business Park		87.0	83.0	Industrial Office, Distribution
Highway Commercial		48.1	40.8	Hotel, Gas, Big Box
Town Center			27.9	Retail, Restaurant, Grocery, Wellness
South Commercial			4.2	
Church			8.2	
Parks			50.3	
Schools			0	
WWTP			182.0	
Roads shown on plan				
Lakes				
Chc			7.5	File Parks, BMT

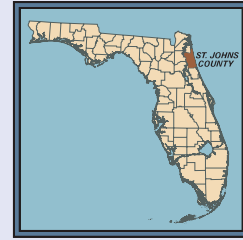
NOTES:
 Area calculations and densities are approximate only.
 (A) Roads are not included in the net area for Business Park.



ST. JOHNS COUNTY 2015 FUTURE LAND USE MAP

DUVAL COUNTY

Jacksonville



AMENDMENT DATES

Map 1A Map Adopted 05/18/00
 Map Amendment 01/05/00 Ord. No. 2000-53
 Map Amendment 12/05/00 Ord. No. 2000-68
 Map Amendment 03/23/01 Ord. No. 2001-18
 Map Amendment 03/27/01 Ord. No. 2001-27
 Map Amendment 04/24/01 Ord. No. 2001-30
 Map Amendment 06/26/01 Ord. No. 2001-43
 Map Amendment 08/01/01 Ord. No. 2001-54
 Map Amendment 12/04/01 Ord. No. 2001-71
 Map Amendment 03/28/02 Ord. No. 2002-28
 Map Amendment 05/28/03 Ord. No. 2003-21
 Map Amendment 08/04/03 Ord. No. 2003-24
 Map Amendment 12/10/03 Ord. No. 2003-71
 Map Amendment 01/02/04 Ord. No. 2004-04
 Map Amendment 03/25/03 Ord. No. 2003-25
 Map Amendment 03/25/03 Ord. No. 2003-26
 Map Amendment 03/25/03 Ord. No. 2003-27
 Map Amendment 03/25/03 Ord. No. 2003-28
 Map Amendment 03/25/03 Ord. No. 2003-29
 Map Amendment 03/25/03 Ord. No. 2003-30
 Map Amendment 04/01/03 Ord. No. 2003-33
 Map Amendment 04/01/03 Ord. No. 2003-34
 Map Amendment 08/26/03 Ord. No. 2003-69
 Map Amendment 08/26/03 Ord. No. 2003-70
 Map Amendment 08/26/03 Ord. No. 2003-71
 Map Amendment 09/16/03 Ord. No. 2003-85
 Map Amendment 10/14/03 Ord. No. 2003-86
 Map Amendment 10/14/03 Ord. No. 2003-87
 Map Amendment 11/12/03 Ord. No. 2004-06
 Map Amendment 01/13/04 Ord. No. 2004-08
 Map Amendment 01/13/04 Ord. No. 2004-09
 Map Amendment 02/24/04 Ord. No. 2004-14
 Map Amendment 04/27/04 Ord. No. 2004-28
 Map Amendment 04/27/04 Ord. No. 2004-29
 Map Amendment 04/27/04 Ord. No. 2004-30
 Map Amendment 06/15/04 Ord. No. 2004-42
 Map Amendment 07/12/04 Ord. No. 2004-52
 Map Amendment 11/03/04 Ord. No. 2004-91
 Map Amendment 11/03/04 Ord. No. 2004-92
 Map Amendment 11/03/04 Ord. No. 2004-93
 Map Amendment 11/03/04 Ord. No. 2004-94
 Map Amendment 11/03/04 Ord. No. 2004-95
 Map Amendment 11/03/04 Ord. No. 2004-96
 Map Amendment 11/03/04 Ord. No. 2004-97
 Map Amendment 11/03/04 Ord. No. 2004-98
 Map Amendment 11/03/04 Ord. No. 2004-99
 Map Amendment 11/03/04 Ord. No. 2004-100
 Map Amendment 11/03/04 Ord. No. 2004-101
 Map Amendment 11/03/04 Ord. No. 2004-102
 Map Amendment 11/03/04 Ord. No. 2004-103
 Map Amendment 11/03/04 Ord. No. 2004-104
 Map Amendment 11/03/04 Ord. No. 2004-105
 Map Amendment 11/03/04 Ord. No. 2004-106
 Map Amendment 11/03/04 Ord. No. 2004-107
 Map Amendment 11/03/04 Ord. No. 2004-108
 Map Amendment 03/09/05 Ord. No. 2005-23
 Map Amendment 03/09/05 Ord. No. 2005-24
 Map Amendment 03/09/05 Ord. No. 2005-25
 Map Amendment 03/09/05 Ord. No. 2005-26
 Map Amendment 03/09/05 Ord. No. 2005-27
 Map Amendment 03/09/05 Ord. No. 2005-28
 Map Amendment 05/04/05 Ord. No. 2005-44

- LEGEND**
- Residential Density Units/Acre
 - DENSITY A 1.0-1.0 0.4-1.0
 - DENSITY B 2.0-2.0 2.0-2.0
 - DENSITY C 2.0-6.0 2.0-4.0
 - DENSITY D 4.0-13.0 4.0-8.0
 - COMMERCIAL
 - COMMUNITY COMMERCIAL
 - NEIGHBORHOOD COMMERCIAL
 - RURAL COMMERCIAL
 - INTENSIVE COMMERCIAL
 - MIXED USE DISTRICT
 - INDUSTRIAL
 - AIRPORT DISTRICT
 - PUBLIC
 - PARKS AND OPEN SPACE
 - DEVELOPMENT OF REGIONAL IMPACT (ADOPTED PRIOR TO 1990 COMPREHENSIVE PLAN) CITIES AND TOWNS
 - RURAL SILVICULTURE
 - RURAL SILVICULTURE OWNED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - AGRICULTURAL-INTENSIVE CONSERVATION*
 - NEW TOWN
 - TOWN CENTER MIXED USE DISTRICT
 - WATER BODIES
 - WETLANDS (NATIONAL WETLANDS INVENTORY)
 - SECTION LINES
 - DEVELOPMENT AREA BOUNDARY
 - COASTAL CORRIDOR BOUNDARY
 - INTERSTATE FREEWAY
 - PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR COLLECTOR
 - LOCAL ROADS
 - PROPOSED ROADS
 - RAILWAY LINES
 - MUNICIPAL BOUNDARIES

WATERMEN ST. JOHNS
3,272 Acres

LAND USE NOTES

Conservation
* Areas designated Conservation are approximate in nature and the exact boundaries shall be determined by environmental survey and established pursuant to applicable regulatory requirements.

Development of Regional Impact
Approved Developments of Regional Impact shown on this map, may be developed consistent with their Development Orders and in accordance with applicable law.

2015 COMPREHENSIVE PLAN
ST. JOHNS COUNTY
FUTURE LAND USE MAP

St. Johns County Planning Department
4022 Lewis Cemetery
St. Augustine, FL 32095
(904) 209-0575

DISCLAIMER:
This map is for reference only. Data provided was obtained from multiple sources with varying levels of accuracy. The St. Johns County GIS Program disclaims all responsibility for the accuracy or completeness of the data herein shown.



