

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, TO AMEND 2015 FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO CONSERVATION FOR APPROXIMATELY 157 ACRES, AMEND COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES-POLICY H.1.6 TO ADD POLICY H.1.6.12 TO AUTHORIZE THE TWIN CREEKS DRI TO UTILIZE THE STANDARDS AND GUIDELINES SET FORTH IN CHAPTER 163.3180 (12) FLORIDA STATUTES, TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS BY PAYMENT OF A PROPORTIONATE SHARE, AMEND THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE TO ADD THE PUBLIC FACILITY IMPROVEMENTS PROPOSED, FOR APPROXIMATELY 3,050 ACRES KNOWN AS THE TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, Section 163.3187, Florida Statutes, provides for the amendment of an adopted Comprehensive Plan; and

**WHEREAS**, Section 163.3187, Florida Statutes, provides that amendments to comprehensive plans directly related to a proposed Development of Regional Impact may be made without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan; and

**WHEREAS**, this amendment to the comprehensive plan is made in conjunction with the adoption of a Development of Regional Impact Order for a Development known as Twin Creeks.

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

**SECTION 1.** The St. Johns County Comprehensive Plan Ordinance No. 2000-34 as amended, is hereby amended as follows:

1. Amend the Future Land Use Map from Rural/Silviculture to Conservation, as described and incorporated as Exhibit A.
2. Amend Objective H.1.6 to add a policy authorizing the Twin Creeks DRI, as described and incorporated as Exhibit B, to utilize the standards and guidelines as established in Chapter 163.3180(12), Florida Statutes, allowing the payment of a proportionate share contribution to address transportation concurrency (pipelining), as described and incorporated as Exhibit C.
3. Amend the Five-Year Capital Improvement Schedule to add the public facility improvements proposed in the Twin Creeks DRI, as described and incorporated as Exhibit D.
4. The foregoing amendments are based on the following findings of fact:

- a. The proposed Comprehensive Plan amendments have been fully considered after public hearing pursuant to legal notice duly published as required by law; and
- b. The proposed Comprehensive Plan amendments are consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2000-34 as amended, the Northeast Florida Strategic Regional Policy Plan, Rule 9J-5, Florida Administrative Code, the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes), and the State Comprehensive Plan (Chapter 187, Florida Statutes); and
- c. The proposed Comprehensive Plan amendments are consistent with applicable Sections of the Land Development Code.

**SECTION 2.** The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2000-34, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.


**SECTION 3.** Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

**SECTION 4.** The effective date of this Ordinance shall be the date the final order is issued by the Department of Community Affairs or Administrative Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes.

**SECTION 5.** This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida in the official records of St. Johns County, Florida.

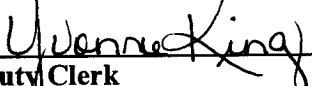
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 9<sup>th</sup> DAY OF August 2005.**

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

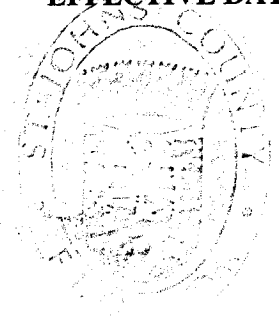
BY:   
Bruce A. Maguire, Chair

ATTEST: Cheryl Strickland, Clerk

RENDITION DATE 08/11/05

BY:   
Deputy Clerk

EFFECTIVE DATE: 10/20/05



A

A PORTION OF SECTIONS 3, 4 AND 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING 750 FEET SOUTHEASTERLY OF WHEN MEASURED AT RIGHT ANGLES AND PERPENDICULAR TO THE FOLLOWING DESCRIBED LINE:

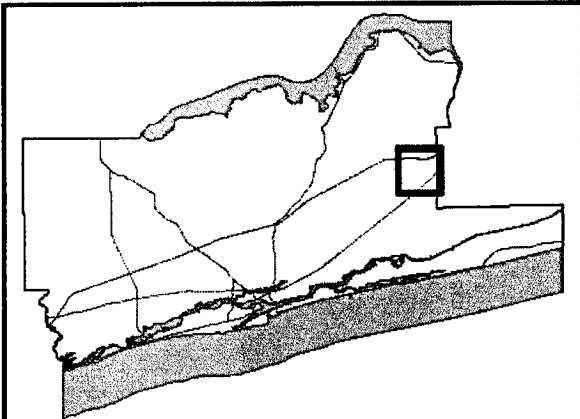
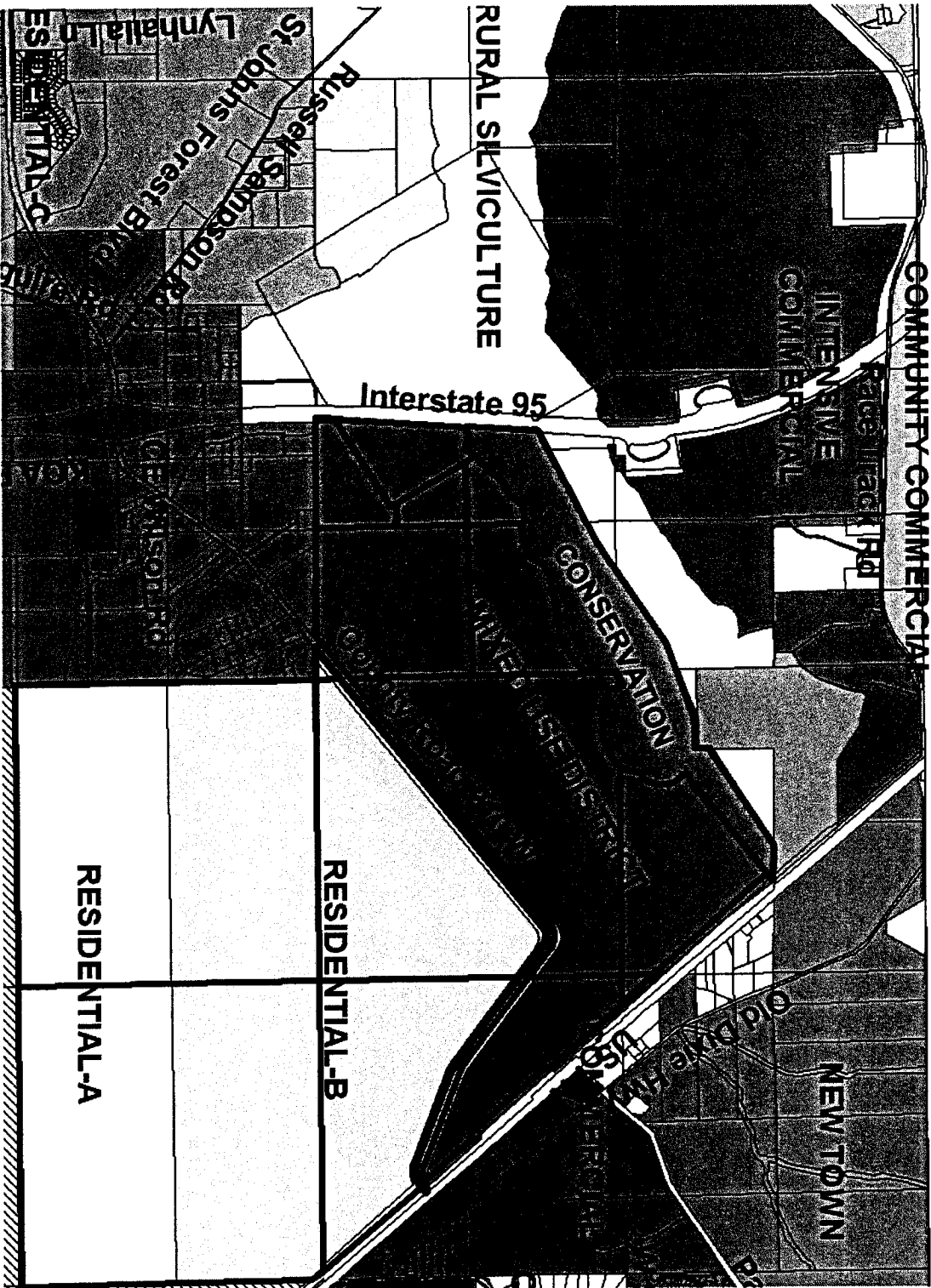
COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 9; THENCE 89°12'49" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 2,692.99 FEET; THENCE SOUTH 89°55'22" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, 1,349.80 FEET; THENCE SOUTH 01°18'02" WEST, 12.69 FEET; THENCE SOUTH 89°00'03" WEST, 589.15 FEET TO THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,309.16 FEET, AND ARC DISTANCE OF 401.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°58'05" EAST, 401.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 03°59'10" EAST, CONTINUING ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 3,620 FEET, MORE OR LESS TO THE INTERSECTION OF THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 AND THE CENTERLINE OF DURBIN CREEK AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF SAID CENTERLINE, 8,900 FEET, MORE OR LESS TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF TERMINATION, SAID LANDS BEING BOUNDED ON THE WEST BY SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, SAID LINE BEARING NORTH 03°59'10" EAST AND PASSING THROUGH THE POINT OF BEGINNING, AND BEING BOUNDED ON THE EAST BY SAID SOUTHWESTERLY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, SAID LINE BEARING SOUTH 41°00'02" EAST AND PASSING THROUGH THE POINT OF TERMINATION.

IT IS THE INTENT OF THE ABOVE DESCRIBED LANDS THAT THE SIDELINES SHOULD BE LENGTHENED AND/OR SHORTENED AS NECESSARY, TO FORM A SINGLE CONTINUOUS PARCEL 750 FEET IN WIDTH.

LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED LAND LYING WITHIN THE NORTHWESTERLY ¼ OF THE SOUTHWESTERLY ¼ OF SAID SECTION 3; FURTHER LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE NORTH ¼ OF SAID SECTION 3.

# EXHIBIT A

From Rural Silviculture  
to Conservation



## Future Land Use Map



Map Prepared: Jul 27, 2005  
 \*Depicts General Project Boundary

**DRI 2004-01**  
**TWIN CREEKS**  
**DRI**

FILE: DRI 2004-01

St. Johns County  
 Growth Mgmt. Svcs.  
 Planning Division

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PLANNING DEPARTMENT

St. Johns County Growth Management Services Department  
Planning Division  
4020 Lewis Speedway  
St. Augustine, Florida 32084  
904/823-2480



**Comprehensive Plan Amendment Pre-Application Form**

This application, together with ALL REQUIRED EXHIBITS, should be completed and filed with the Planning Division at least 5 working days prior to the established pre-application meeting.

File No. \_\_\_\_\_ Date *July 15, 2004*

Owner *Falcon South Jacksonville Properties, L.L.C.* Agent *Prosser Hallock, Inc. Planners and Engineers*

Address *7602 Marblehead Lane* Address *13901 Sutton Park Drive South, Suite 200*

City *Parkland* State *Florida* City *Jacksonville* State *Florida*

Zip *33067* Phone *(954) 346-9700* Zip *32224-0229* Phone *(904) 739-3655*

**TYPE OF REQUEST:** This is a request to amend the *St. Johns County 2015 Comprehensive Plan* as follows:

**TEXT AMENDMENT** (Sign certification statement and attach additional pages as necessary): *See Exhibit A*

Element *Capital Improvements* Goal, Objective, or Policy # *Policy H.1.6.11 (new)* Page *H-14*

**FUTURE LAND USE MAP AMENDMENT** (Complete the following sections):

Existing Future Land Use Map Designation *Rural Silviculture (R/S)* Zoning *Open Rural (OR)*

Proposed Future Land Use Map Designation *Conservation (CON)* Zoning *Planned Unit Dev't (PUD)*

**LOCATION/DESCRIPTION:** Property Appraiser's Parcel Identification # *Parts of 023440-0000, 026810-0000, 023480-0000, and 023700-0000.*

1. Street Address/Location *750 feet south from center line of Durbin Creek between I-95 and U.S. 1*

2. Section: *3* Township: *5S* Range: *28E*

PD: *NE* Road Segment: *N/A*

3. Block: *N/A* Lot/Parcel: *N/A* Subdivision: *N/A*

4. Census Tract: *209* Census Block: *1000*

5. Total Acreage: *+/- 157* Overall Dimensions: *Irregular*

6. Adjacent Future Land Use Map Designation/Zoning North: *Rural Silviculture (R/S)*

South: *Mixed Use District (Md)* East: *Rural Silviculture (R/S)* West: *Rural Silviculture (R/S)*

7. Flood Zone: *Zone A*

8. Wetlands: *Yes* Type: *FLUCFCS 615, 617, 621, 630*

9. Soil Associations: *Please see attached Soils Map*

10. Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure. *Natural open space 750 feet from the centerline of Durbin Creek with no existing structures or infrastructure.*

Revised March 2, 2004

11. Provide general description of how property is to be developed. Include uses, and estimates of: number and type of dwelling units; square feet and type of commercial/industrial uses; open space, recreational areas,; buffers; wetlands; drainage and infrastructure areas; other uses and sizes. Account generally for all acres. Provide estimated pashing dates and anticipated buildout. *The subject property is not to be developed. It is to be a Conservation area as described in the Twin Creeks Application for Development Approval.. The map amendment is being sought to promote the protection of Durbin Creek from encroachment by development.*

**ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:**

12. (a) The project will use: public sewer or private sewer or septic tank.  
(b) The project will use: public water or private water or private well.
13. (a) Will the project build its own water plant?  Yes  No.  
(b) Will the project build its own sewage plant?  Yes  No.
14. Will the project utilize public/private central utilities? If yes, provide the name of the Utility Company.  
*Yes, the St. Johns County Utility Department.*

**REQUIRED EXHIBITS**


15. Completed Applicant's Certification Form or Owner's Authorization for Agent Form.  
16. Proof of ownership (copy of deed or purchase agreement, and title opinion).  
17. Legal description and tax identification number.  
18. General location map with subject property clearly identified.  
19. Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.  
20. Comprehensive Plan Future Land Use Map with subject property clearly identified.  
21. Most recent aerial of site showing property boundaries.  
22. Copy of soils map showing property boundaries.  
23. Generalized site plan with uses, phases as described in Question 11. *Not applicable*  
24. Six (6) copies of pre-application and exhibits.

**NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.**

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): *Anthony S. Robbins, AICP*

Signature(s): 

**NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:**

Name: *Anthony S. Robbins, AICP*

Mailing Address: *13901 Sutton Park Drive S, Suite 200 Jacksonville, FL 32224-0229*

Phone: *(904) 739-3655*

FAX: *(904) 730-3413*

E-mail: *trobbsins@prosserhallock.com*

Revised March 2, 2004

**Applicant's Certification**

Before me, the undersigned authority, appeared **Anthony S. Robbins, AICP** who first by me being duly sworn, states that he is the applicant herein, is authorized to make this verification, has read the foregoing application, and verifies that the information and statements herein are true and correct to the best of his knowledge and belief.

By: *Anthony S. Robbins*

Its: *Planner*

*Anthony S. Robbins*  
Print Name

*13901 Sutton Park Drive S, Suite 200*  
Address

*Jacksonville, FL 32225*

*(904) 739-3655*  
Telephone Number

State of *Florida*

County of *Duval*

Signed and sworn before me on the \_\_\_\_\_, day of June, 2004

by \_\_\_\_\_

Identification Presented: \_\_\_\_\_

Oath taken: [ ] Yes [X] No

\_\_\_\_\_  
Notary Signature

My Commission expires: \_\_\_\_\_, 200\_\_

QUESTIONS 4 - 7 - DEVELOPMENT INFORMATION

- 4. Attach notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lessor estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lessor interest.

LAND OWNER CONSENT AND AGREEMENT

To Whom It May Concern:

I, ART FALCONE, the owner of record of (who has an interest in) real property located in St. Johns County, Florida, more particularly described in Question 5. This letter is an authorization for Prosser Hallock, Inc. and its authorized agents as it may designate from time to time to submit a land use approval application covering the real property described in Question 5 hereto for the purpose of obtaining certain land use approvals. Such applications may include, but are not limited to, Application for Development Approval as a Development of Regional Impact (DRI) pursuant to Chapter 380.06, Florida Statutes (F.S.), rezoning approval, and for any other related land use approvals. Notwithstanding the authorization to Prosser Hallock, Inc. set forth herein, or its agents, the undersigned reserves in its sole and exclusive discretion the right to rescind or revoke any such Application for Development Approval, rezoning approval or other related land use approval at any time subsequent to the date hereof and prior to the date of such land use approvals. Falcon South Jacksonville Properties, LLC further agrees that it will include a specific requirement, as part of any transfer of all or any part of its interest in the real property described in Question 5, that such transfer is explicitly subject to the terms of this Consent and Agreement.

By: *[Signature]*  
 ARTURO FALCONE MANAGING MEMBER

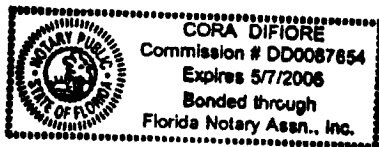
By: \_\_\_\_\_

State of Florida  
 County of BROWARD

The foregoing instrument was acknowledged before me this 8 day of JULY, 2004 by ARTHUR FALCONE. He is personally known to me and did not take an oath.

*[Signature]*  
 \_\_\_\_\_

Notary Public



Name of Notary Typed/Printed/Stamped \_\_\_\_\_  
 My Commission Number: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_



Exhibit A

The Twin Creeks Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution as is stated in the Twin Creeks Development of Regional Impact Development Order, Special Condition (TBD), entitled Transportation Resource Impacts. (See Ordinance No. 2004-TBD)

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ST. JOHNS COUNTY  
PLANNING DEPARTMENT

# Twin Creeks DRI

Comprehensive Plan Amendment

## Location & Zoning Map

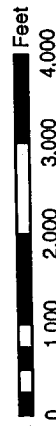
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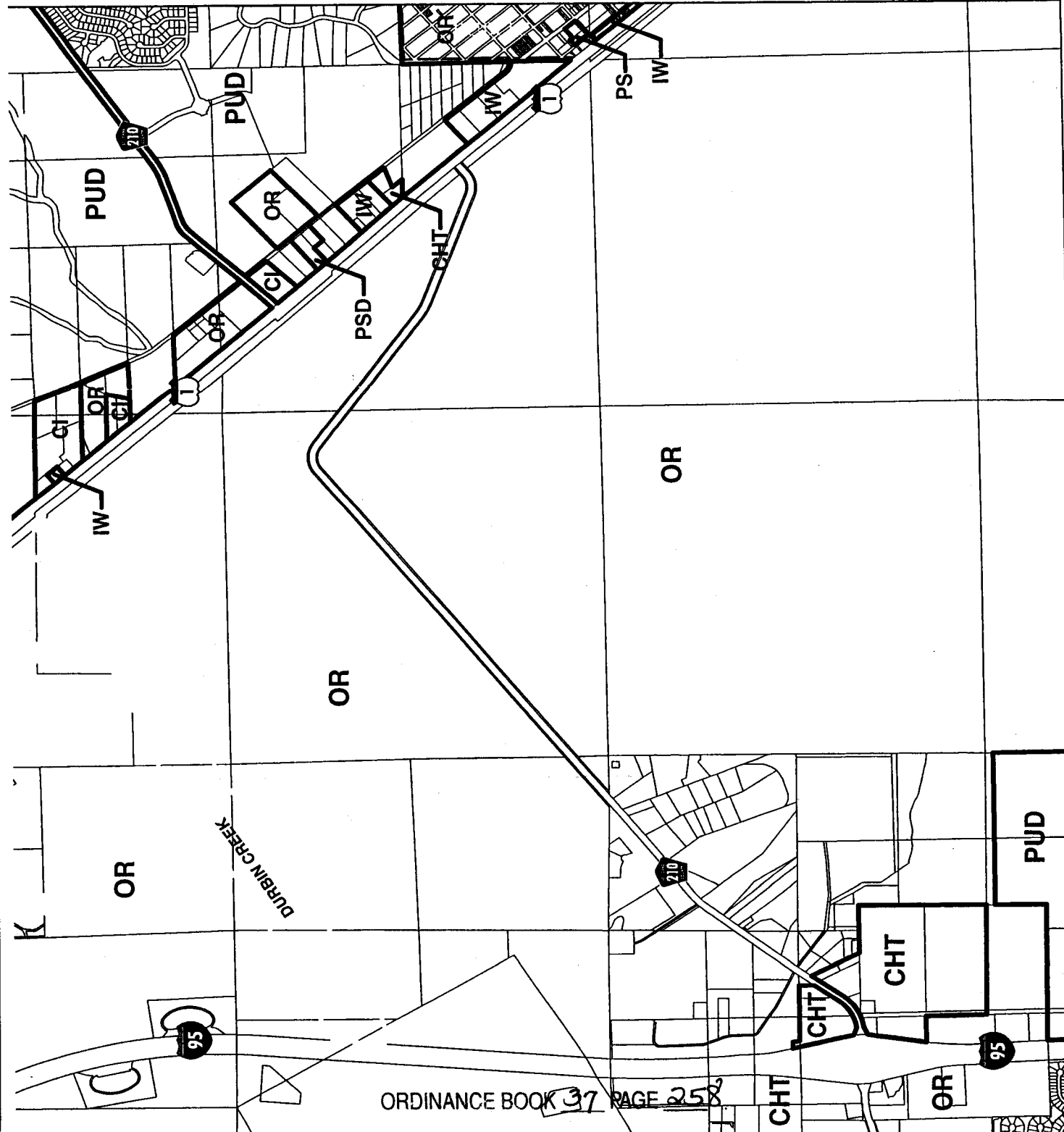
### Legend

Subject Property



Project No. 103093.02

July 6, 2004



# Twin Creeks DRI

Comprehensive Plan Amendment  
Future Land Use Map

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PLANNING DEPARTMENT

## LEGEND

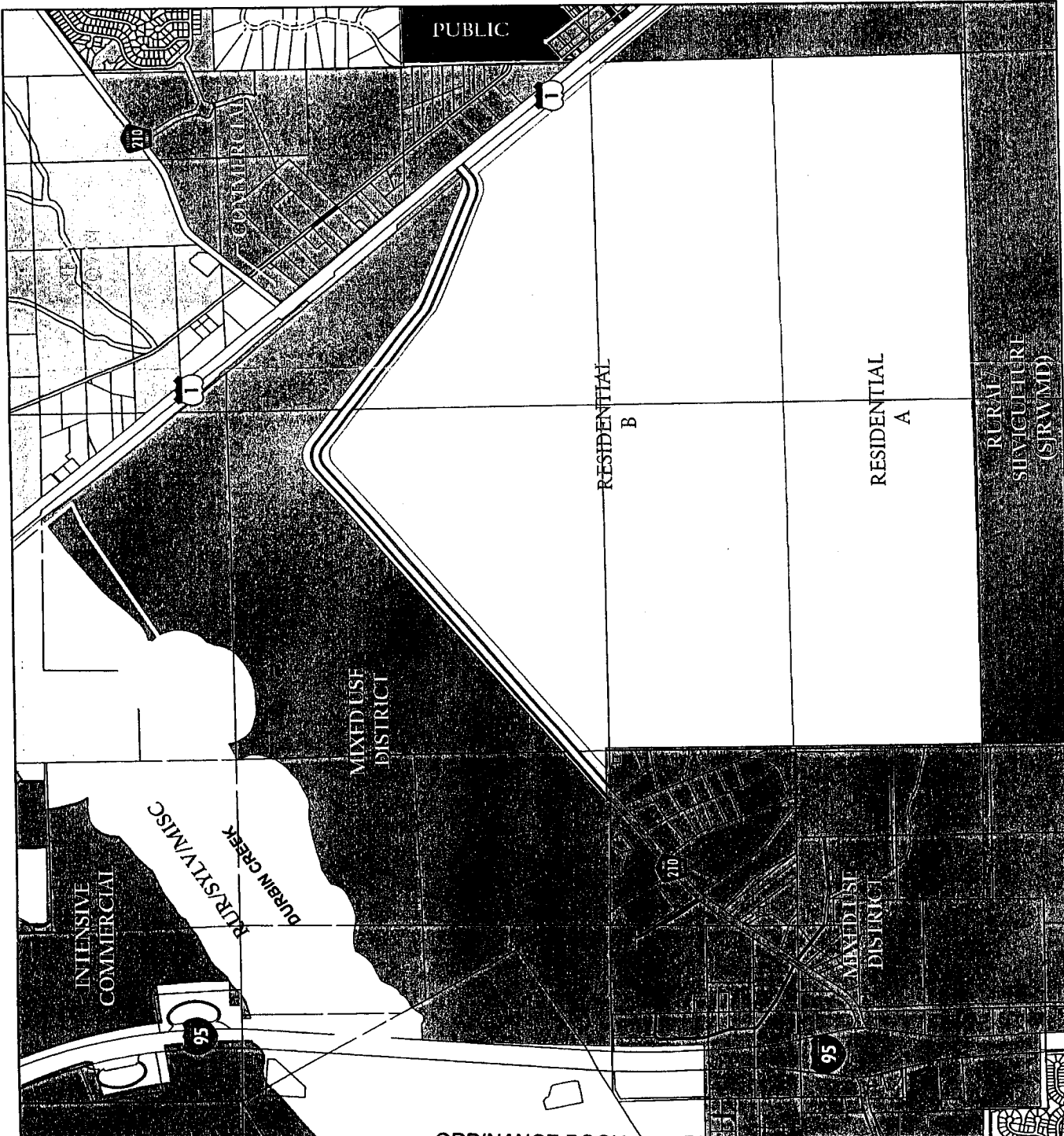
- COMMERCIAL
- INTENSIVE COMMERCIAL
- MIXED USE DISTRICT
- NEW TOWN
- PUBLIC
- RESIDENTIAL-A
- RESIDENTIAL-B
- RESIDENTIAL-C
- RUR/SYL/MISC
- RURAL/SILVICULTURE (SJR/WD)
- SUBJECT PROPERTY

**Prosser Hallock**  
PLANNERS & ENGINEERS



July 6, 2004

103091.02



# Twin Creeks DRI

Comprehensive Plan Amendment  
Future Land Use Map

## Requested Map Change

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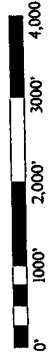
ST. JOHNS COUNTY  
PLANNING DEPARTMENT

### LEGEND

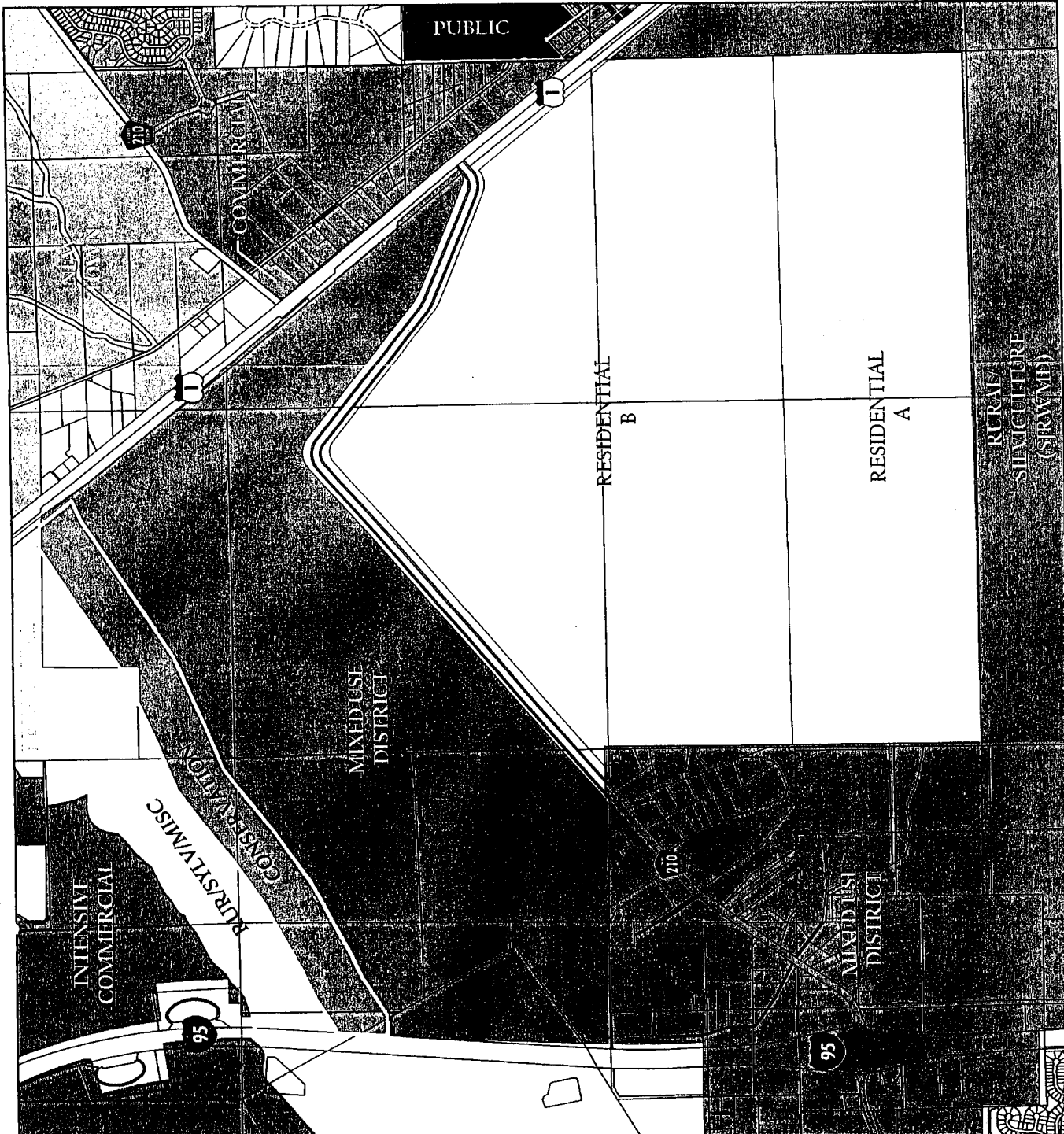
- CONSERVATION
- COMMERCIAL
- INTENSIVE COMMERCIAL
- MIXED USE DISTRICT
- NEW TOWN
- PUBLIC
- RESIDENTIAL-A
- RESIDENTIAL-B
- RESIDENTIAL-C
- RUR/SYL/V/MISC
- RURAL/SILVICULTURE (SURVMD)
- SUBJECT PROPERTY



Prosser Hallock  
PLANNERS & ENGINEERS



July 6, 2004  
103093.02



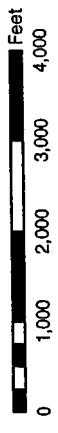
# Twin Creeks DRI

Comprehensive Plan Amendment

## Aerial Photograph

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ST. JOHNS COUNTY  
PLANNING DEPARTMENT

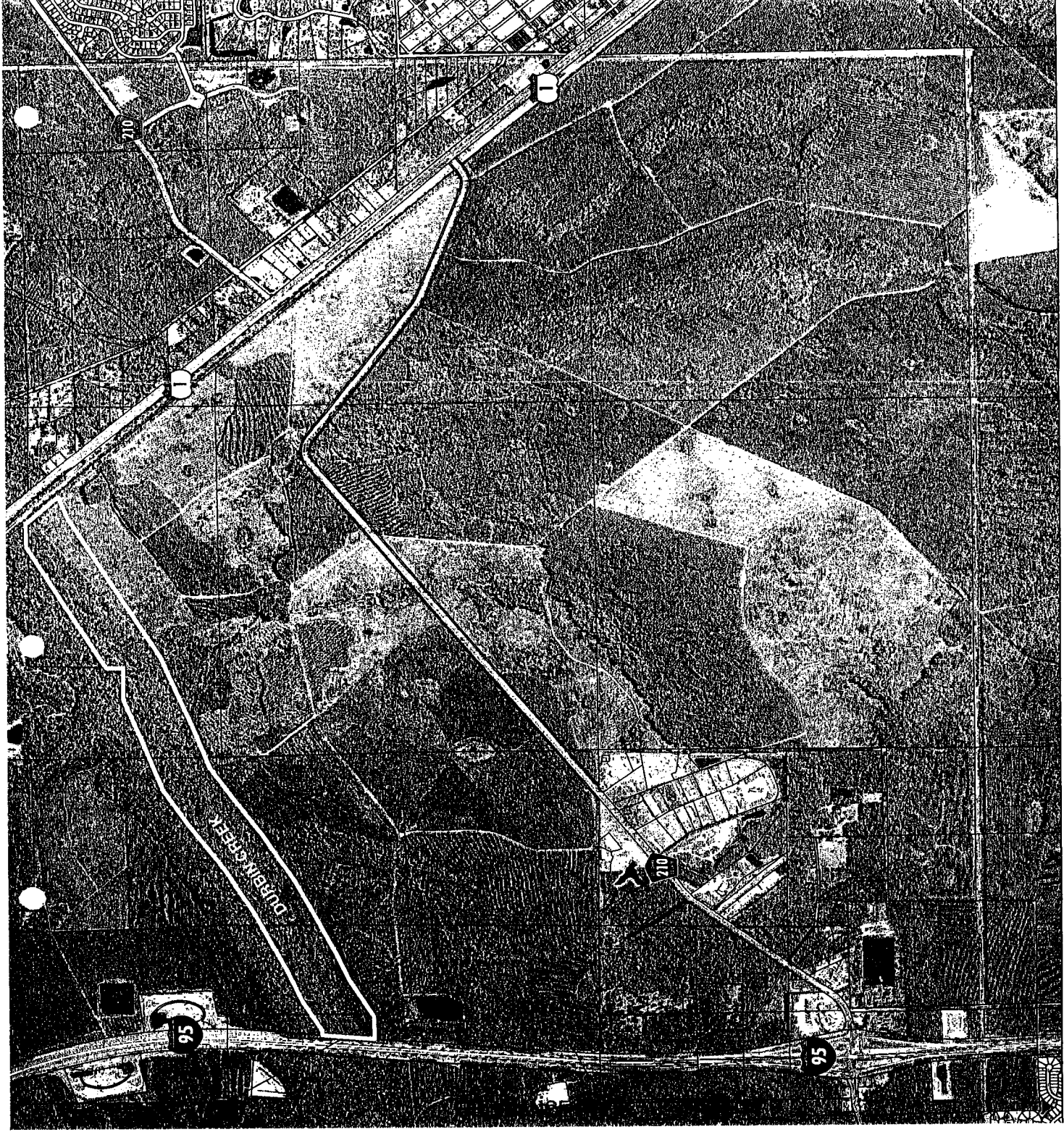
**LEGEND**  
SUBJECT PROPERTY



  
**Prosser Hallock**  
PLANNERS & ENGINEERS

Project No. 103093.02

July 6, 2004



# Twin Creeks DRI

Comprehensive Plan Amendment

Soils Map RECEIVED

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ST. JOHNS COUNTY  
PLANNING DEPARTMENT

## LEGEND

- ADAMSVILLE FINE SAND
- ASTATULA FINE SAND 0 TO 8 PERCENT SLOPES
- BAKERSVILLE MUCK
- CASSIA FINE SAND
- HOLPOW FINE SAND FREQUENTLY FLOODED
- HONTOON MUCK
- MMOKALEE FINE SAND
- MMOKALEE-URBAN LAND COMPLEX
- MYAKKA FINE SAND
- POMELLO FINE SAND 0 TO 5 PERCENT SLOPES
- POMONA FINE SAND
- POTTSBURG FINE SAND
- RIVERA FINE SAND FREQUENTLY FLOODED
- SAMSULA MUCK
- SMYRNA FINE SAND
- SPARR FINE SAND 0 TO 5 PERCENT SLOPES
- ST. AUGUSTINE FINE SAND
- ST. JOHNS FINE SAND
- ST. JOHNS FINE SAND DEPRESSIONAL
- TAVARES FINE SAND 0 TO 5 PERCENT SLOPES
- TERRA CEIA MUCK FREQUENTLY FLOODED
- TOCCI FINE SAND
- WESCONNETT FINE SAND FREQUENTLY FLOODED
- ZOLFO FINE SAND
- WATER
- SUBJECT PROPERTY



**Prosser Hallock**  
PLANNERS & ENGINEERS

Project No. 103093.02  
July 6, 2004





July 11, 2005

Lindsay K. Haga  
Planner II, Planning Division Reviewer  
St. Johns County Planning Division  
4020 Lewis Speedway  
St. Augustine, Florida 32085

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JUL 12 2005  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**RE: Twin Creeks DRI – Comprehensive Plan Amendment  
Prosser Hallock Ref. No. 103093.02**

Dear Lindsay:

Thank you for providing me with comments generated by my fifth submittal of application COMPAMD 2004-08. Listed below are our responses to each open issue as well as our response to the three objections contained in the Department of Community Affairs' July 1, 2005 ORC Report.

**CONCURRENCY/TRANSPORTATION PLANNING**

The County is not proposing to 8 lane CR 210 so there is no legitimate reason to analyze it as 8 lanes. So the proportionate share dollars should be calculated based on a 6 lane facility. Please revise proportionate share calculations accordingly.

*Response: Because the six-lane service volume would provide the capacity for Twin Creeks but leave C.R. 210 near capacity, the eight-lane reservation was conceded to by the Applicant at the request of St. Johns County. The Applicant's proportionate share of the total cost is 73.5%.*

**DRI PLANNING**

The CIS table has been revised per comment listed above. However, staff has yet to receive the DCA's Objections, Recommendations and Comments report regarding the proposed amendment. Further, the proposed improvements are under review through the associated DRI Development Order. This comment will remain open until the DO is finalized and the CPA set for public hearing. No further response is needed unless the DO review results in a modification to the proposed improvements.

*Response: The St. Johns County Planning Director supplied the Applicant with a copy of the Department's ORC Report on July 5, 2005. The Applicant's response to the three objections are being supplied with these responses. The NEFRC voted to recommend transportation improvement conditions on July 7, 2005. The reviewer was in attendance at that meeting and is aware of their recommendation. The revised draft Development Order submitted concurrently with these responses (file DRI DO 2005-01) includes said recommendations.*

**PUBLIC WORKS DIRECTOR**

I see no problem with the creation of a conservation easement as proposed. The issue of pipelining for this project should remain open to discussion. Unless the I-95 interchange is appropriately improved to include dual eastbound left turn lanes on CR 210, dual northbound on ramps and dual southbound off ramps (at a minimum); 6 through travel lanes from west of I-95 across U.S. 1; and a 6 lane grade

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p • 904.739.3655 f • 904.730.3413 e • info@prosserhallock.com

separated overpass at CR 210 and U.S. 1, by or before build-out of this development, substantial traffic congestion can be anticipated. Unless the pipelining proposal specifically provides for these improvements, it is recommended that some other approach to mitigation for this development remain open to consideration. 10/18/04: It is acknowledged that "improvements" addressing the three specific locations are included in the proposed mitigation plan. What is not included is a clear and committed plan to accomplish all three improvements by the time of project build out. Without commitment to such a plan, I cannot support a Comprehensive Plan Amendment. 02/13/05: The improvements and schedule are reasonable and acceptable. One opportunity for improvement appears to be on Link 36.2, between the curve and U.S. 1. Should there be any delay in completion of the CR 210 / U.S. 1 interchange, 4 lanes rather than 3 lanes may be needed. I request that this possibility be reflected. 04/11/05: The applicant's commitment to timely and appropriate participation in the design, permitting, right-of-way acquisition, and construction of the grade separated interchange at U.S. 1 and CR 210 appears clear. While there are still details of timing and funding amounts to be worked out, they appear manageable. Likewise, the applicants plans for and commitment to appropriate improvements to SR 210 from west of I-95 to U.S. 1 appear to be appropriate and the final details manageable.

The remaining issue that is unresolved is the I-95 / CR 210 interchange. Long term improvement requirements have not been defined, and the FDOT has determined that a complete Interchange Modification Report (IMR) will be required to accomplish this definition, and a completed and approved (by FHWA) IMR is likely to be a year away. The short term improvements proposed by the applicant have not been approved by the County, the FDOT or the FHWA, pending analysis based on projected traffic. Definition of short term improvement requirements can, it appears, be accomplished by early summer, 2005. However, even if an acceptable short term improvement can be identified before the IMR is completed, the features, cost and timing of the long term improvements will remain unknown until IMR is completed and approved by the FHWA. This means that final approval of this DRI will either: 1) Have to await the IMR, so that the appropriate participation in the long term improvements can be included in the Development Order, or, 2) Based on a contribution amount determined and included in the DO without benefit of the IMR. Option 1 is highly undesirable to the applicant, and option 2 leaves the County and the FDOT without any assurance that the total amount needed to fund the long term improvements will be available from any source in an acceptable time frame.

This is a serious dilemma with implications that could impact this applicant's financial commitment to other need improvements, the participation needed at this location by other DRI and PUD applicants, the County's CIP, and the FDOT's work program. In spite of the above, I support transmittal of the Comprehensive Plan amendment for this project at this time, so long as all involved parties recognize the I-95 / CR 210 improvement dilemma and are committed to its appropriate resolution: And I believe that to be the case.

*Response: The reviewer failed to add anything to his comments after the Applicant completed a considerable amount of work on the Development Order's suggested conditions. There is no other response that can be offered except to say until the Public Works Director comments on the submitted work, the application cannot move forward.*



**DEPARTMENT OF COMMUNITY AFFAIRS**

**Revise the proposed amendment to be consistent with the above policies [15 and 19] of the State Comprehensive Plan, as recommended in this report.**

**Objection 1: New Policy under Objective H.1.6. Submit relevant and appropriate data and analysis, in this case an adopted Development Order for the Twin Creeks DRI, concurrent with the adoption of this amendment, to demonstrate that the DRI meets Section 163.3180(12), F.S., to be eligible for the proportionate share contribution.**

*Response: A Development Order for the Twin Creeks DRI is scheduled for public hearings with the local planning agency and local governing body on August 4 and 9, 2005, respectively. The Applicant hereby requests that the St. Johns County DRI Coordinator see to it that a copy of the adopted Development Order be included with the adoption package sent to the Department of Community Affairs in an effort to effectively respond to their recommendation.*

**Objection 2: Financial Feasibility. Include in the transmittal a revised Five-Year Schedule of Capital Improvements, which incorporates the transportation improvements to be pipelined, in order to establish the financial feasibility of the amendment. The schedule should identify the project descriptions and their general locations, the projected costs, and revenue sources. In this case, the revenue source is the developer contribution identified in the DRI Application for Development Approval as the proportionate share. It is the Department's understanding that the County is reviewing the transportation mitigation plan submitted by the applicant, as part of the ongoing Twin Creeks DRI review process. The transportation mitigation plan should be coordinated with the Florida Department of Transportation and the Northeast Florida Regional Planning Council. Additionally, data and analysis should be submitted to demonstrate that the proposed improvements are required improvements that benefit a regionally significant transportation facility.**

*Response: The transportation mitigation plan was extensively negotiated with St. Johns County, the Northeast Florida Regional Council (NEFRC), FDOT, and the First Coast Metropolitan Planning Organization. It received the unanimous vote of approval by both the NEFRC's Planning and Growth Management Policy Committee and the full Northeast Florida Regional Planning Council on July 7, 2005. A revised Capital Improvement Schedule that reflects the transportation mitigation plan contained in the Twin Creeks DRI Development Order is included with these responses.*

**Objection 3: Contribution to the St. Johns County Transportation Demand Organization. Submit relevant and appropriate data and analysis to demonstrate that the funding of the St. Johns County Transportation Demand Organization through the Twin Creeks DRI proportionate share contribution is a required improvement that will benefit a regionally significant transportation facility.**

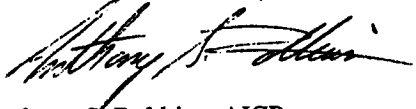
*Response: The Applicant has removed the 2.8% trip reduction as would relate to the TMO and no longer proposes a contribution to the TMO as part of their pipelining. The Northeast Florida Regional Council's Regional Recommendation Report (July 7, 2005) reflects same and the Applicant has amended their draft Development Order (dated July 8, 2005 and submitted under separate letter as Submittal #2 of DRI DO 2005-01) to reflect the Council's recommendations.*

Lindsay K. Haga  
COMPAMD 2004-08  
July 11, 2005  
Page 4

If any questions arise or if I can be any help, please do not hesitate to contact me a 739-3655 or trobbins@prosserhallock.com.

With kind regards,

**PROSSER HALLOCK, INC.**



Anthony S. Robbins, AICP  
Senior Planner

Copy: George McClure, Rogers Towers, P.A.  
Susan Bloodworth, Rogers Towers, P.A.  
Bruce Robbins, Falcon South Jacksonville Properties, LLC

**Prosser Hallock**  
PLANNERS & ENGINEERS

B

## Twin Creeks Planned Unit Development Legal Description

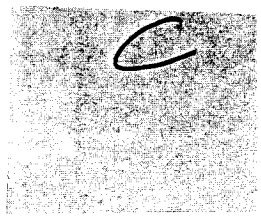
### Subject Property South of C.R. 210

A portion of Sections 9, 10, 11, and 14, together with all of Section 15, all lying in Township 5 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows For a Point of Beginning, commence at the corner common to Sections 15, 16, 21, and 22 of said Township and Range; thence North 01°06'17" West, along the Westerly line of said Section 15, a distance of 2,655.18 feet to an angle in said Westerly line; thence North 00°50'08" West, continuing along said Westerly line, 2,702.59 feet to the Northwest corner of said Section 15; thence South 89°12'49" West, along the Southerly line of said Section 9, a distance of 496.47 feet to its intersection with the Southerly right-of-way line of County Road 210, a 150 foot right-of-way per St. Johns County Right-of-Way Map, dated August 15, 2002; thence along said Southerly line the following six (6) courses: (1) thence North 51°03'28" East, 6,410.43 feet to the point of curvature of a curve concave Southerly, having a radius of 243.31 feet; (2) thence Northeasterly, along the arc of said curve, through a central angle of 75°41'49", an arc distance of 321.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 88°54'23" East, 298.58 feet; (3) thence South 53°14'43" East, 2,494.87 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1,029.93 feet; (4) thence Southeasterly, along the arc of said curve, through a central angle of 15°27'40", an arc distance of 277.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°58'33" East, 277.08 feet; (5) thence South 68°42'23" East, 1,737.76 feet to the point of curvature of a curve concave Northerly, having a radius of 393.31 feet; (6) thence Northeasterly, along the arc of said curve, through a central angle of 57°28'11", an arc distance of 394.31 feet to its intersection with the Westerly right-of-way line of a Florida East Coast Railroad right-of-way, a variable width right-of-way per Florida East Coast Railway Company Right-of-Way Track Map, dated December 31, 1927, said arc being subtended by a chord bearing and distance of North 82°34'22" East, 378.01 feet; thence South 41°00'02" East, departing said Southerly right-of-way line and along said Westerly right-of-way line, 2,283.78 feet to a point lying on the Southerly line of said Section 11; thence North 89°28'59" East, continuing along said Westerly right-of-way line and along said Southerly line, 36.95 feet; thence South 41°02'31" East, departing said Southerly line and along said Westerly right-of-way line, 253.73 feet to its intersection with the Easterly line of said Section 14; thence South 01°04'11" East, departing said Westerly right-of-way line and along said Easterly line, 5,180.32 feet to the Southeasterly corner of said Section 14; thence South 89°33'57" West, along the Southerly line of said Section 14, a distance of 5,363.20 feet to the Southwest corner of said Section 14, said point also being the Southeast corner of said Section 15, thence South 89°33'51" West, along the Southerly line of said Section 15, a distance of 5,368.24 feet to the Point of Beginning. Containing 1,857.26 acres, more or less.

### Subject Property North of C.R. 210

A portion of Sections 2, 3, 4, 9, 10, 11, and 16, together with a portion of Section 46, the Joseph Peavett Grant, all lying in Township 5 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows For a Point of Reference, commence at the corner common to said Sections 9, 10, 16 and Section 15 of said Township and Range, thence South 89°12'49" West, along the Southerly line of said Section 9, a distance of 739.26 feet to its intersection with the Northerly right-of-way line of County Road No. 210, a 150 foot right-of-way per St. Johns County Right-of-Way Map dated August 15, 2002, said point also being the Point of Beginning.

From said Point of Beginning, thence South 89°12'49" West, departing said Northerly right-of-way line and continuing along said Southerly line of Section 9, a distance of 1,953.73 feet; thence South 89°55'22" West continuing along said Southerly line 1,349.80 feet to its intersection with the Easterly line of Government Lot 7 of said Section 16; thence South 01°18'02" West, departing said Southerly line and long said Easterly line, 12.69 feet; thence South 89°00'03" West, departing said Easterly line, 589.15 feet to a point lying on the Easterly limited access right-of-way line of Interstate Highway No. 95 (State Road No. 9), a 300 foot right-of-way per Florida Department of Transportation Right-of-Way Map Section No. 78080-2408 and Section No. 78080-2440, said point also lying on a curve; thence Northeasterly, along said Easterly limited access right-of-way line and along the arc of a curve concave Easterly, having a radius of 11,309.16 feet, through a central angle of 02°02'10", an arc distance of 401.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02°58'05" East, 401.86 feet; thence North 03°59'10" East, 3,620 feet, more or less, to a point of intersection with the centerline of Durbin Creek, said point bearing South 03°59'10" West, 590 feet, more or less, from an angle point in said Easterly limited access right-of-way line, said point serving as Reference Point "A" for the purposes of this property description and bearing North 03°59'10" East, 4,208.87 feet from last said point of tangency, departing said Easterly limited access right-of-way line and along the meanderings of said centerline of Durbin Creek, 5,880 feet, more or less, to its intersection with the Southerly line of the Northwest one-quarter of the Southwest one-quarter of said Section 3, said line also being a Southerly line of those lands described and recorded in Official Records Book 60, page 689, of the Public Records of said county; thence North 89°30'48" East, along last said Southerly line, 510 feet, more or less, to the Southeasterly corner of the Northwest one-quarter of the Southwest one-quarter of said Section 3, said Southeasterly corner bearing North 68°19'26" East, 6,016.57 feet from said Reference Point "A"; thence North 00°18'06" West, along the Easterly line of said lands of Official Records Book 50, page 689, a distance of 240 feet, more or less, to its intersection with said centerline of Durbin Creek; thence Northeasterly, departing said Easterly line and along the meanderings of said centerline, 2,180 feet, more or less, to its intersection with a Southerly line of said lands of Official Records Book 60, page 689; thence North 89°29'16" East, along said Southerly line, 360 feet, more or less, to a point of intersection with the Westerly right-of-way line of a Florida East Coast Railroad right-of-way, a variable width right-of-way per Florida East Coast Railway Company Right-of-Way and Track Map, dated December 31, 1927, said point bearing North 57°49'04" East, 2,613.07 feet from said Southeast corner of the Northwest one-quarter of the Southwest one-quarter of Section 3; thence along said Westerly right-of-way line the following seven (7) courses: course one, thence South 41°00'02" East, 3,556.42 feet to a point lying on the Southerly line of said Section 2; course two, thence North 89°24'41" East, along said Southerly line, 26.27 feet; course three, thence South 41°00'02" East, departing said Southerly line, 1,807.93 feet; course four, thence South 48°39'58" West, 70.00 feet; course five, thence South 41°00'02" East, 1,745.00 feet; course six, thence North 89°16'33" East, 98.30 feet; course seven, thence South 41°00'02" East, 1,073.11 feet to an intersection with said Northerly right-of-way line of County Road No. 210, said point also lying on a curve concave Northerly, having a radius of 243.31 feet; thence along said Northerly right-of-way line the following six (6) courses: course one, thence Southwesterly, along the arc of said curve, through a central angle of 54°28'06", an arc distance of 231.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 84°04'34" West, 222.57 feet; course two, thence North 68°42'23" West, 1,737.76 feet to the point of a curve concave Northeasterly, having a radius of 879.93 feet; course three, thence Northwesterly, along the arc of said curve, through a central angle of 15°27'40", an arc distance of 237.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 60°58'33" West, 236.73 feet; course four, thence North 53°14'43" West, 2,494.87 feet to the point of curvature of a curve concave Southerly, having a radius of 393.31 feet; course five, thence Southwesterly, along the arc of said curve, through a central angle of 75°41'49", an arc distance of 519.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°54'23" West, 482.65 feet; course six, thence South 51°03'28" West, 6,601.35 feet to an intersection with the Southerly line of Section 9 and the Point of Beginning. The above described lands being subject to any submerged sovereign lands of the State of Florida associated with Durbin and Sampson Creeks. Containing 1,193 acres, more or less.



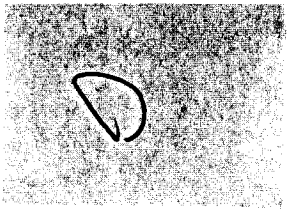
## Objective H.1.6

Consistently with applicable law, the County shall require that future development pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted LOS standards.

### Policies

- H.1.6.1 The County shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.
- H.1.6.2 The county shall establish a procedure for determining on a site by site basis the preference for actual construction of adjacent off-site road improvements in lieu of impact fee payments.
- H.1.6.3 Consistently with applicable law, the County shall continue to assess impact fees for the following public facilities or services: roads, parks, schools, police services, fire services, EMS, and public buildings.
- H.1.6.4 Consistently with applicable law, the County shall continue to require mandatory dedications as a condition of plat approval.
- H.1.6.5 The Bartram Park Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution. The Bartram Park Development of Regional Impact proportionate share contribution is as stated in the Bartram Park Development of Regional Impact Development Order, Special Condition No. 24 entitled Racetrack Road. (See Ordinance 2000-53)
- H.1.6.6 The Nocatee Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Nocatee Development of Regional Impact Development Order, Special Condition No. 25 entitled Transportation Resource Impacts.(See Ordinance No. 2001-18)

- H.1.6.7 The World Commerce Center Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the World Commerce Center Development of Regional Impact Development Order, Special Condition 23, entitled Transportation Resource Impacts. (See Ordinance No. 2003-71)
- H.1.6.8 The Aberdeen Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Aberdeen Development of Regional Impact Development Order, Special Condition 23, entitled Transportation Resource Impacts. (See Ordinance No. 2003-33)
- H.1.6.9 The Durbin Crossing Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the Durbin Crossing Development of Regional Impact Development Order, Special Condition 23, entitled Transportation Resource Impacts. (See Ordinance No. 2003-32)
- H.1.6.10 The RiverTown Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180 (12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the RiverTown Development of Regional Impact Development Order, Special Condition 22, entitled Transportation. (See Ordinance No. 2004-14)
- H.1.6.11 The St. Augustine Centre Development of Regional (DRI), a multi-use development meeting the criteria of Chapter 163.3180(12), Florida Statutes, is authorized by the County to utilize the standards an guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution as stated in the St. Augustine Centre Development of Regional Impact special conditions for transportation.
- H.1.6.12 The Twin Creeks Development of Regional Impact, a multi-use development meeting the criteria of Chapter 163.3180 (12) Florida Statutes, is authorized by the County to utilize the standards and guidelines set forth in the Statute to satisfy the County's transportation concurrency requirements by payment of a proportionate share contribution is as stated in the RiverTown Development of Regional Impact Development Order, Special Condition 25, entitled Transportation. (See Ordinance No. 2004- )



ATTACHMENT "A" TO ORDINANCE NO. 2005-\_\_\_\_  
 ST. JOHNS COUNTY FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS  
 SUPPORTING LEVEL OF SERVICE STANDARDS

CAPITAL IMPROVEMENT	Begin	End	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	SOURCE
<b>SANITARY SEWER/POTABLE WATER</b>									
Anastasia WWTP Improvements	2003	2005	1,744,021	600,000	1,000,000	0	0	0	W/S
CR 214 Plant Wellfield	2003	2006	501,948	400,000	800,000	600,000	0	0	W/S
CR 214 WTP Improvements	2003	2005	628,565	500,000	8,500,000	0	250,000	0	W/S
Northwest Plant Wellfield	2003	2007	593,456	250,000	0	0	600,000	0	W/S
Northwest Utilities Phase II	2003	2007	700,000	700,000	500,000	300,000	290,000	0	W/S
Northwest WTP Improvements	2003	2006	200,000	500,000	400,000	3,000,000	0	0	W/S
SR 16 WWTP Improvements	2004	2008	0	75,000	0	500,000	500,000	800,000	W/S
SR 207 WWTP Improvements	2003	2004	616,046	300,000	0	0	0	0	W/S
Force Main System	2003	2008	3,143,889	2,350,000	1,000,000	875,000	800,000	2,800,000	W/S
Water Transmission Mains	2003	2008	3,147,527	1,485,000	1,551,875	1,040,625	1,068,750	2,283,250	W/S
Sewage Lift Station Improvements	2003	2008	1,729,677	1,750,000	1,000,000	750,000	750,000	750,000	W/S
Twin Creeks Utilities	2006	2011					5,000,000	7,000,000	PRI
<b>TOTAL</b>			<b>13,005,129</b>	<b>8,910,000</b>	<b>14,751,875</b>	<b>7,065,625</b>	<b>9,258,750</b>	<b>13,633,250</b>	

**Funding Source Key:**  
 W/S-Water and Sewer Enterprise Fund  
 GCR-Golf Course Revenue Fund  
 DON-Donation  
 GRA-Federal/State Grant

GF-General Fund  
 TDC-Tourist Development Council  
 IF-Impact Fees  
 TIF-Transportation Improvement Fund

FBIP-Florida Boating Improvement Program  
 PRI-Private/Development Funded  
 FDOT-Florida Department of Transportation

CAPITAL IMPROVEMENT	Begin	End	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	SOURCE
<b>RECREATION and OPEN SPACE</b>									
Davis Park Improvements	2003	2004	600,000	240,000	0	0	0	0	IF, GF
Golf Course Improvements	2004	2008	0	563,000	100,000	100,000	100,000	175,000	GCR
BMX Park	2004	2005	0	60,000	0	0	0	0	GF
Beach Front Parks	2004	2008	0	300,000	300,000	300,000	300,000	300,000	IF, TDC
Palm Valley Boat Ramp	2003	2004	540,000	0	0	0	0	0	IF, TDC
County-wide Boat Ramp Improvements	2003	2008	30,000	30,000	150,000	150,000	150,000	150,000	FBIIP
Calvin Peete Park Center	2003	2006	114,972	150,000	300,000	350,000	0	0	GF, TDC
New County Boat Ramp	2003	2005	50,000	430,000	1,070,000	0	0	0	IF, GF, TDC
County Fishing Pier Expansion	2003	2004	10,000	1,600,000	0	0	0	0	IF, GF, TDC
County-wide Parkland Acquisition	2004	2008	0	2,000,000	2,000,000	2,000,000	1,190,000	710,000	GF
Flagler Estates Park Acquisition/Development	2003	2004	157,825	400,000	0	0	0	0	IF, GRA
Landrum Lane Soccer Fields Improvement	2004	2005	0	40,000	0	0	0	0	GF
Northwest Parkland Acquisition	2003	2004	1,500,000	200,000	0	0	0	0	IF, DON
Northwest Park Development	2003	2004	693,405	420,000	0	0	0	0	IF, DON
Rails to Trails	2003	2004	456,000	200,000	0	0	0	0	GF, GRA
Riverdale Park Expansion	2004	2004	196,403	350,000	0	0	0	0	IF, GF, GRA
Southeast Library Park	2004	2005	0	50,000	0	0	0	0	GRA
Southeast Park Development	2003	2004	313,394	200,000	0	0	0	0	GRA
Trout Creek Playground	2003	2004	300,000	0	0	0	0	0	IF, GRA
Twin Creeks Community Park (North)	2006	2007					1,000,000		
Twin Creeks Community Park (South)	2006	2007					1,800,000		
<b>TOTAL</b>			<b>4,961,999</b>	<b>7,233,000</b>	<b>3,920,000</b>	<b>2,900,000</b>	<b>4,540,000</b>	<b>1,335,000</b>	

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FBIIP-Florida Boating Improvement Program  
 PRL-Private/Development Funded  
 FDOT-Florida Department of Transportation

CAPITAL IMPROVEMENT	Begin	End	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	SOURCE
<b>TRANSPORTATION/ROADS</b>									
CR 210 West 4 lane from I-95 to CE Wilson	2003	2004	3,159,000	0	0	0	0	0	TTF
International Golf Parkway 4-lane improvement from the western entrance of WGV to SR 16	2005	2007	0	0	2,921,000	0	0	0	PRI
CR 2209 (North/South Corridor) from CR 210 to Race Tract Road New Roadway	2004	2008	0	9,577,814	0	0	0	0	PRI
SR 207 add 2 lanes from SR 206 to CR 305	2003	2006	13,811,000	0	0	0	0	0	FDOT
CR 5A/Kings Estate Road Intersection Improvement	2003	2006	394,287	455,000	0	0	0	0	IF
Old Moultrie Road and US 1 Intersection Improvements	2003	2005	50,000	40,000	400,000	0	0	0	TTF, IF
CR 210 East 4-lane Improvement from US 1 to Intracoastal Waterway	2003	2005	0	18,632,767	0	0	0	0	PRI
Race Tract Road 4-lane Improvement from Bishop Estates Road to approximately 1/2 mile west of Russell Sampson Road	2003	2004	3,859,792	0	0	0	0	0	PRI, TTF, IF
Race Tract Road 4-lane Improvement approximately 1/2 mile east of I-95 to US 1	2002	2004	4,253,000	0	0	0	0	0	PRI
Holmes Boulevard	2003	2005	2,422,442	0	0	0	0	0	TTF
Old Moultrie Road and SR 312 Intersection Improvements	2003	2004	365,948	0	0	0	0	0	PRI
Russell Sampson Road Paving-CR 210 to St. Johns Forest Entrance	2003	2008	75,000	150,000	240,000	0	0	1,035,000	TTF, PRI
Russell Sampson Road Paving - St. Johns Forest Entrance to CR 2209 (North-South Corridor)	2004	2005	0	0	100,000	100,000	0	0	PRI
CR 210 West 6 lane from CE Wilson to curve	2005	2008					22,849,000		PRI
CR 210 West 4 lane from curve to US 1	2005	2008					5,578,700		PRI
CR 210 West 6 lane from Russell Sampson Rd. to CE Wilson	2005	2009					4,002,300		PRI
I-95/CR 210 Interchange Study	2005	2005				500,000			PRI
I-95/CR 210 Interchange Improvements	2006	2009						10,759,747	PRI
CR 210/US 1 Interchange	2006	2010					15,701,600		PRI
<b>TOTAL</b>			<b>28,390,469</b>	<b>28,855,581</b>	<b>3,661,000</b>	<b>600,000</b>	<b>48,131,600</b>	<b>11,767,747</b>	

**Funding Source Key:**

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 TDC-Tourist Development Council  
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FBIP-Florida Boating Improvement Program  
 PRI-Private/Development Funded  
 FDOT-Florida Department of Transportation



JUN - 6 2005

COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared SARAH SELFRIDGE who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being PUBLIC HEARING in the matter DISPLAY ADVERTISEMENT/ADOPTION OF PORPROSED AMENDMENTS

was published in said newspaper in the issues of JUNE 2, 2005.

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

Sworn to and subscribed before me this 2<sup>ND</sup> day of JUNE, 2005.

by Sarah Selfridge who is personally known to me or who has produced PERSONALLY KNOWN as identification.

Patricia A Bergquist My Commission DD275991 Expires December 18, 2007

Patricia A. Bergquist

(Signature of Notary Public)

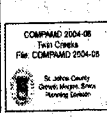
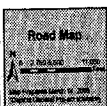
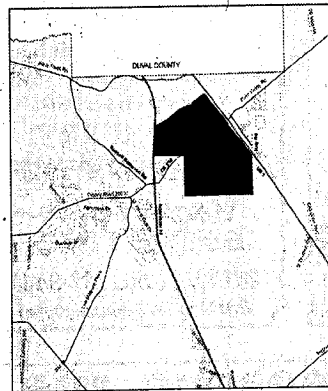
(Seal)

PATRICIA A. BERGQUIST

ORDINANCE BOOK 37 PAGE 273

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP AND THE GOALS, OBJECTIVES AND POLICIES OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN AS RELATED TO THE PROPOSED TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT

NOTICE IS HEREBY GIVEN that the St. Johns County Planning and Zoning Agency on Thursday, August 4, 2005 at 1:30 p.m., and the St. Johns County Board of County Commissioners on Tuesday, August 9, 2005 at 9:00 a.m., will hold public hearings to consider adoption of proposed amendments to the St. Johns County 2015 Future Land Use Map and Goals, Objectives and Policies of the Comprehensive Plan. Proposed amendments include changing the Future Land Use Map from Rural Silviculture (R/S) to Conservation (CV); adding a Policy to Objective H.1.6 to authorize the Twin Creeks DRI to pipeline it's proposed transportation improvements; and amending the Five Year Schedule of Capital Improvements. Said hearings will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed amendment.



The subject property is generally located between Interstate-95 and US1 on both the North and South sides of CR210 West. A complete description is available in the St. Johns County Planning Office. See map generally depicting the location, Exhibit A.

The proposed amendment is known as File Number COMPAMD 2004-08 Twin Creeks DRI, and is available for review at the local County Planning Office and Libraries and may be examined by interested parties prior to said public hearings.

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

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceedings should contact the County's ADA Coordinator at (904) 823 2235 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32085. For hearing impaired individuals, for Telecommunications Device for the Deaf (TDD), call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearings.

**RESIDENTS, PROPERTY OWNERS AND OTHER INTERESTED INDIVIDUALS ARE ENCOURAGED TO PARTICIPATE IN THESE PROCEEDINGS AND ALL OTHER COMPREHENSIVE PLANNING PROCESSES TO THE FULLEST EXTENT POSSIBLE.**

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
RONALD S. SCHUMAKER, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
BRUCE A. MAGUIRE, CHAIRMAN

File Number: COMPAMD2004-08 Twin Creeks DRI



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FLORIDA DEPARTMENT OF STATE

**Glenda E. Hood**

Secretary of State

DIVISION OF LIBRARY AND INFORMATION SERVICES

CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

August 16, 2005

Ms. Cheryl Strickland  
Secretary  
St. Johns County  
Minutes & Records Division  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 12, 2005 and certified copies of St. Johns County Ordinance Nos. 2005-67 through 2005-73, which were filed in this office on August 15, 2005.

Sincerely,

Liz Cloud  
Program Administrator

LC/kcs

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