

ORDINANCE NO. 2006 -

147

AN ORDINANCE OF ST. JOHNS COUNTY ADOPTING AN AMENDMENT TO THE ST. JOHNS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE, 200~~3~~ - 20~~08~~ OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN PURSUANT TO THE REQUIREMENTS OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT, CHAPTER 163, PART II AND CHAPTER 125, FLORIDA STATUTES, AMENDING THE FIVE-YEAR CAPITAL IMPROVEMENTS OF SCHEDULE; PROVIDING FOR FINDINGS OF FACT, FINDINGS OF CONSISTENCY, SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163 provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County; and,

WHEREAS, Section 163.3184, 163.3187 and 163.3189 Florida Statutes provides the process for the adoption of Comprehensive Plan Amendments; and,

WHEREAS, Section 163.3177 Florida Statutes provides that a Five-Year Capital Improvements Schedule shall be adopted that depicts the project improvement, general location, beginning date, ending date and the source of revenue; and,

WHEREAS, The Five-Year Capital Improvements Schedule is based upon capital improvements schedules and programs of the Florida Department of Transportation and St. Johns County Departments.

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

SECTION 1. The St. Johns County Comprehensive Plan Capital Improvements Element Five-Year Capital Improvements Schedule, 200~~3~~-20~~08~~ is hereby amended to include the improvements described on Attachment A attached hereto.

SECTION 2. The Board of County Commissioners finds the following:

- a. The amendment was fully considered after public hearing pursuant to legal notice duly published as required by law; and,

- b. The amendment is consistent with the State Comprehensive Plan, the Northeast Florida Strategic Regional Policy Plan, and Rule 9J-5, Florida Administrative Code; and,
- c. The amendment is consistent with applicable sections of St. Johns County Comprehensive Plan and the St. Johns County Land Development Code.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan as amended which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. 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 effect the validity of the remaining portions.

SECTION 5. The effective date of this Comprehensive Plan amendment shall be the date a final order is issued by the Department of Community Affairs finding the amendment to be in compliance in accordance with Chapter 163.3184 Florida Statutes, or the date a final order is issued by the Administration Commission finding the amendment to be in compliance in accordance with Chapter 163.3184 Florida Statutes.

SECTION 6. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 15TH DAY OF NOVEMBER, 2006.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James Bryant, Chair

RENDITION DATE 11/16/06

ATTEST: Cheryl Strickland, Clerk

BY: Uwonne Kiraj
Deputy Clerk

EFFECTIVE DATE: _____

SECTION	DESCRIPTION	LENGTH (FT)	CIP		RESPONSIBILITY*
			2006/07**	2008/09**	
W-A-16"	16" POTABLE WATERMAIN FROM PROJECT TO JOE ASHTON ROAD	400		45,000.00	DEVELOPER
W-B-16"	16" POTABLE WATERMAIN FROM JOE ASHTON ROAD TO HERITAGE LANDING PARKWAY	5200	750,000.00		COUNTY
W-C-16"	16" POTABLE WATERMAIN FROM HERITAGE LANDING PARKWAY TO SR 16 / PROGRESS ENERGY EASEMENT	4600		650,000.00	DEVELOPER
W-D-16"	16" POTABLE WATERMAIN FROM SR 16 / PROGRESS ENERGY EASEMENT TO KING AND BEAR ENTRANCE	3500	550,000.00		ALREADY BUILT
W-E-16"	16" POTABLE WATERMAIN FROM KING AND BEAR ENTRANCE TO INTERSECTION OF STATE RD 16 - COUNTY ROAD 16A	2500			COUNTY
W-E-20"	20" POTABLE WATERMAIN FROM INTERSECTION OF STATE RD 16 - COUNTY ROAD 16A TO INTERSECTION OF INTERNATIONAL GOLF PARKWAY - STATE ROAD 16	8000		1,500,000.00	COUNTY

SECTION	DESCRIPTION	LENGTH (FT)	CIP		RESPONSIBILITY
			2006/07	2008/09	
S-A-12"	12" FORCEMAIN FROM PROPERTY BOUNDARY TO JOE ASHTON ROAD	400		25,000.00	DEVELOPER
S-B-12"	12" FORCEMAIN FROM JOE ASHTON ROAD TO HERITAGE LANDING PARKWAY	5200	600,000.00		COUNTY
S-C-12"	12" FORCEMAIN FROM HERITAGE LANDING PARKWAY TO SR 16 / CR 16 A INTERSECTION	10750		1,100,000.00	DEVELOPER
S-D-16"	16" FORCEMAIN FROM SR 16 / CR 16 A TO NEW FACILITY	10000		1,250,000.00	DEVELOPER
SUBTOTAL		26350	600,000.00	2,375,000.00	

Funding Source Key

WS - Water and Sewer Enterprise Fund
 GCRF-Golf Course Revenue Fund
 DON- Donation
 FSG-Federal/State Grant

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

FHIP-Florida Housing Improvement Program
 PRI-Private/Development Funded
 FDOT-Florida Department of Transportation

* All of the private/development funded improvements will be made at the expense of J.D. Collins, his successors or assigns, but are contingent upon such improvements not being previously made by others. Developer's obligations hereunder are expressly subject to Developer or its successors or assigns commencing development of the Project.
 ** Start and end dates are approximate, depending on actual conditions and project absorption rate; in any event the construction improvements are to be on line before unit certificate of occupancy for units requiring improvements.

The St. Augustine Record

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**
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 **DISPLAY ADVERTISEMENT**
in the matter **PUBLIC HEARING NOTICE COMPAMD 2006-01**
was published in said newspaper in the issues of
NOVEMBER 7, 2006.

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 preceding
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 **7TH** day of **NOVEMBER, 2006.**

by *Charles Barrett* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DU275991
Expires December 18, 2007

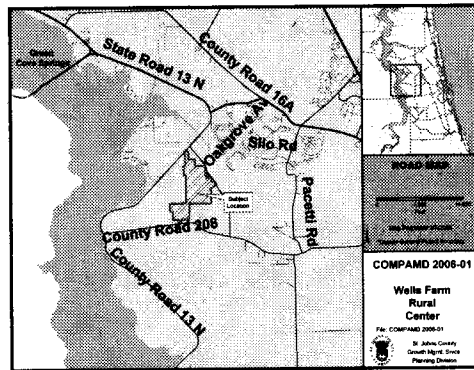
(Seal)

PATRICIA A. BERGQUIST

NOTICE

OF PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED AMENDMENTS TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2015 COMPREHENSIVE PLAN AS RELATED TO THE PROPOSED AMENDMENT FOR WELLS FARM RURAL CENTER DISTRICT

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners on **Wednesday, November 15, 2006 at 9:00 a.m.**, will hold public hearings to consider adoption of proposed amendments to the St. Johns County Future Land Use Map and the Goals, Objectives and Policies document of the 2015 Comprehensive Plan. Proposed amendments include (1) adding a Rural Center District (RCD) Future Land Use Map designation, including policies establishing development standards for the Rural Center District (RCD), and policies to limit the density and intensity; (2) changing the Future Land Use Map Designation from Agricultural-Intensive (A-I) and Rural Silviculture (R/S) to Rural Center District (RCD); and (3) changing the Capital Improvements Element to include proposed public improvements needed to support the Amendment. 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 888+/- acres and is located west of Joe Ashton Road, south and east of County Road 13 North and north of County Road 208. A complete description is available in the St. Johns County Planning Office. See map generally depicting the location, Exhibit A. This is a request to amend the Future

Land Use Map designation from Agricultural-Intensive (A-I) and Rural Silviculture (R/S) to Rural Center District (RCD).

It should be noted the Board of County Commissioners may consider one or more amendments to the Goals, Objectives and Policies of the 2015 Comprehensive Plan as appropriate relating to the request.

The proposed amendment is known as File Number COMPAMD 2006-01 Wells Farm Rural Center District, 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) 209 0650 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.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN
File Number: COMPAMD 2006-01 Wells Farm Rural Center District