

AN ORDINANCE OF ST. JOHNS COUNTY ADOPTING AN AMENDMENT TO THE ST. JOHNS COUNTY FIVE-YEAR CAPITAL IMPROVEMENTS SCHEDULE, 2003-2008 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, 2003-2008 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 in response to the Department of Community Affairs Objections, Recommendations and Comment Report on June 30, 2006; and,
- b. The amendment is consistent with the State Comprehensive Plan, the Northeast Florida Strategic Regional Policy Plan, and Rule 93-5, 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
Jim E. Bryant, Chair

RENDITION DATE 11/16/06

ATTEST: Cheryl Strickland, Clerk

BY: Warne King
Deputy Clerk

EFFECTIVE DATE: 02/02/07

CAPITAL IMPROVEMENT	BEGIN	END	2006	2007	2008	2009	2010	2011 TOTAL	SOURCE
Roadway Improvements									
1. Widen International Golf Parkway (Link 74.1) to 4-lanes from east of Center Place Way to Wolfe property main entrance, including westbound left turn lane and traffic signal at main entrance when warranted.	2007	2009					\$458,500	\$1,679,500	\$2,138,000 PRI
2. Improve I-95 at International Golf Parkway interchange by:									
a. Construct 350' second southbound left turn lane from I-95 right and left lane off-ramp split southbound	2010	2011					\$67,000	\$137,000	\$204,000 PRI
b. Install traffic signals when warranted at both eastside and westside ramps (1) (2)	2010	2011					\$50,000	\$300,000	\$350,000 PRI
3. Upgrade International Golf Parkway (Link 74.2) to two-lane arterial standards, straighten curve, and add passing lane in each direction by:									
a. Construct two passing lanes west of St. Marks Pond Blvd.	2010	2011					\$196,000	\$752,000	\$948,000 PRI
b. Add 5' shoulders west of St. Marks Blvd., miles (15,400') (2)	2010	2011					\$409,650	\$1,365,500	\$1,775,150 PRI
c. Straighten curve one mile east of Francis Road	2010	2011					\$108,600	\$362,000	\$470,600 PRI
4. a. Add eastbound right-turn and second left-turn lane on International Golf Parkway at U.S. 1 (400' + 50' taper each + 300' taper) and westbound merge lane (560' + 300' taper) including railroad crossing. (2)	2010	2011					\$123,656	\$762,344	\$886,000 PRI
4 b. Upgrade International Golf Parkway to two-lane arterial from St. Marks Pond Blvd. to Palencia improvements on Link 74.3 and add left turn lane at Rebulic Drive (2)									
5. Add a westbound right-turn lane on International Golf Parkway (Link 73.2) from I-95 southbound off-ramp to World Golf Village Parkway (1)(3)	2010	2011					\$177,000	\$590,400	\$767,400 PRI
6. On U.S. 1 (Link 125.1) add southbound and northbound add drop thru lanes at International Golf Parkway and a northbound left turn lane on U.S. 1	2010	2011					\$63,400	\$211,600	\$275,000 PRI
TOTAL							\$1,985,206	\$7,264,944	\$9,250,150 (4) PRI

(1) World Commerce Center DRI Developer to participate, pursuant to the approved D.O.

(2) St. Johns DRI Developer to participate, pursuant to the approved D.O.

(3) Mill Creek Ranch Developer to participate, pursuant to approved D.O.

(4) Excludes any right-of-way required by developer

CAPITAL IMPROVEMENT	BEGIN	END	2006	2007	2008	2009	2010	2011	TOTAL	SOURCE
Water and Sewer Improvements Water: Developer shall commence construction of a 16-inch PVC transmission main from the intersection of Parkland Trail and International Golf Parkway to 3,500 feet east of this location to the last proposed entrance into the proposed Wolfe development. Tie-in point will be on the northeast quadrant of the intersection Parkland Trail and International Golf Parkway. Pipe shall travel on the north side of International Golf Parkway and then cross over International Golf Parkway to service the Wolfe parcel to the south as required for service to the proposed development.	2010	2011					\$80,000	\$480,000	\$540,000	PRI
Sewer: Developer shall commence construction of a 16-inch PVC transmission forcemain from the southeast quadrant intersection of World Golf Drive and International Golf Parkway to the intersection of Center Place Way and International Golf Parkway, and then reducing to 12-inch from this location to approximately 1,700 feet east of the intersection of Center Place Way and International Golf Parkway (the approximate location of the first planned entrance into the Wolfe development). Pipe shall run on the south side of International Golf Parkway and will require directional boring in accordance with FDOT requirements as it crosses I-95.	2010	2011					\$250,000 \$330,000	\$1,184,000 \$1,644,000	\$1,434,000 \$1,974,000	PRI
TOTAL										

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

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 **SARAH SELFRIDGE**
who on oath says that she 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 **2005-10 WOLFE TRUST**
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 **16TH** day of **NOVEMBER, 2006.**

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

Patricia A. Bergquist
(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

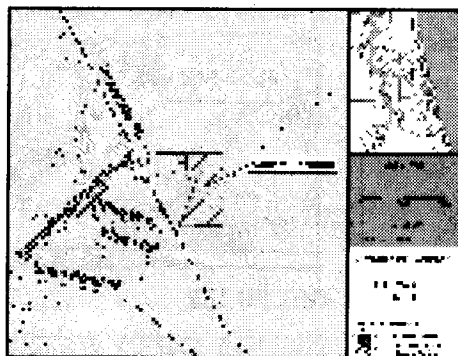
(Seal)

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 H.E. WOLFE TRUST

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) changing the Future Land Use Map Designation from Rural Silviculture to Residential C and Conservation (CV); (2) providing a policy site specific to the proposed amendment limiting the density and intensity; 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 310.07 acres and is located in the south-east quadrant of the intersection of International Golf Parkway and North Francis Road. 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 Rural Silviculture to Residential-C and Conservation (CV).

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 2005-10 H.E. Wolfe Trust, 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 2005-10 H.E. Wolfe Trust