

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:

- 10015
- 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 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 2nd DAY OF May, 2006.

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

BY: James E. Bryant
James E. Bryant, Chair

RECORDATION DATE 05/05/06

ATTEST: Cheryl Strickland, Clerk

BY: Robert L. Platt
Deputy Clerk

EFFECTIVE DATE: 07/18/06

CAPITAL IMPROVEMENT	Begin	End	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	Source
TRANSPORTATION									
* IMPROVE 4 MILES OF SR 16 EAST OF INTERNATIONAL GOLF PARKWAY AS 4 LANES REDUCING TO 2 LANES WITH ISLAND	2007	2010			\$2,300,000.00				PRJ
* FOUR LANE OF SR16 EAST FROM CR16A TO THE INTERSECTION OF SR16/IGP AND CR13A/PACETTI ROAD	2009	2011					\$12,780,000.00		PRJ
* SIX LANE OF IGP WEST FROM ROYAL PINES PARKWAY TO THE INTERSECTION OF SR16	2009	2011					\$15,000,000.00		PRJ
* INSTALL DOUBLE LEFT TURN LANES FROM SR16 ONTO IGP AND A RIGHT TURN LANE ON IGP AND 1320 FOOT MERGE LANE ON SR16	2009	2011					\$2,200,000.00		PRJ
* INSTALL A SOUTHBOUND RIGHT TURN LANE ON CR 16A AT SR 16, ALONG WITH EASTBOUND LEFT TURN LANE AND BY PASS LANE ON SR 16 AT CR 16A	2007	2010			\$300,000.00				PRJ
* INSTALL A SOUTHBOUND LEFT TURN LANE AND A BY PASS LANE ON SR 13 AT SR 16 ALONG WITH A NORTHBOUND RIGHT TURN LANE ON SR 16 AT CR 13	2009	2010					\$600,000.00		PRJ
* INSTALL A NORTHBOUND RIGHT TURN LANE ON CR 16A AT CR 210 ALONG WITH A SOUTHBOUND LEFT TURN LANE ON CR 210 AT CR 16A	2009	2010					\$600,000.00		PRJ
WATER AND WASTEWATER FACILITIES									
* INSTALL A 20" UNDERGROUND WATERMAIN FROM THE INTERSECTION OF INTERNATIONAL GOLF PARKWAY AND SR16 TO THE ASHLEY OAKS DEVELOPMENT					\$1,200,000.00				PRJ
* INSTALL A 12" UNDERGROUND SEWER FORCE MAIN FROM THE INTERSECTION OF INTERNATIONAL GOLF PARKWAY AND SR16 TO THE ASHLEY OAKS DEVELOPMENT					\$720,000.00				PRJ
TOTAL					\$4,520,000.00		\$31,180,000.00		

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

FHP-Florida Housing Improvement Program
PRL-Private/Development Funded
FDOT-Florida Department of Transportation

* All of the improvements will be made at the expense of The Alterra Group, LLC, its successors or assigns, but are contingent upon such improvements not being previously made by others.

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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 **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 **NOTICE OF CONTINUATION OF PUBLIC HEARING MILL CRK RANCH**

was published in said newspaper in the issues of

APRIL 11, 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 11TH day of **APRIL, 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)

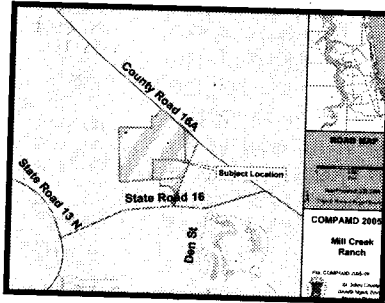


Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

**NOTICE OF
CONTINUATION
OF PUBLIC HEARING TO CON-
SIDER ADOPTION OF PROPOSED
AMENDMENTS TO THE FUTURE
LAND USE MAP OF THE ST.
JOHNS COUNTY 2015 COMPRE-
HENSIVE PLAN AS RELATED
TO THE PROPOSED AMENDMENT
FOR MILL CREEK RANCH**



NOTICE IS HEREBY GIVEN that the public hearing before the St. Johns County Board of County Commissioners on Tuesday, April 4, 2006 at 9:00 a.m., 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, is hereby **CONTINUED TO Tuesday, May 2, 2006 at 9:00 a.m.**

Proposed amendments include (1) changing the Future Land Use Map Designation from Agriculture Intensive (A-I) and Rural Silviculture (R/S) to Residential B; and (2) changing the Capital Improvements Element to include proposed public improvements needed to support the Amendment. Said hearing 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 181 +/- acres and is located on the southwest side of CR16A, about ¼ mile northwest of SR16, and on the north side of SR16, about one mile west of CR16A. 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 Agriculture Intensive (A-I) and Rural Silviculture (R/S) to Residential-B.

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 2005-09 Mill Creek Ranch, 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 2005-09 Mill Creek Ranch**