

FLORIDA LAND AND WATER ADJUDICATORY COMMISSION AGENDA

January 30, 2007

1. **Approval of the minutes of the meeting held December 5, 2006.**
2. **Consideration of a Petition to Establish the Six Mile Creek Community Development District in St. Johns County, Florida. Petitioner: Six Mile Creek Ventures, LLC, (FLWAC Case No. CDD-06-006).**

On April 27, 2006, Six Mile Creek Ventures, LLC, submitted a Petition to establish the Six Mile Creek Community Development District within unincorporated St. Johns County, Florida. The land area to be served by the District comprises approximately 1,282.15 acres. The proposed land area is generally located east of Joe Ashton Road, north of County Road 208, west of Pacetti Road, and south of the intersection of Pacetti Road and State Road 16. There is one excluded parcel within the boundary of the proposed District at 5405 S.R. 16, St. Augustine, Florida. No adverse impacts on the excluded parcel are anticipated. The Petitioner either owns or has written consent to establish the District from the owners of 100% of the real property located within the proposed District. The development plan for the District includes construction of approximately 2,278 units of single family detached, single family attached units and multi-family housing. The District contemplates providing certain master infrastructure improvements within the boundaries to include roadway improvements to Pacetti Road and Loop Road, utility infrastructure improvements including water main and force main on Pacetti Road and a water main interconnection, recreation and security improvements including entry feature, landscaping and a guard house, and neighborhood infrastructure including lift stations and force mains, drainage, neighborhood roadways, street lighting and neighborhood parks.

Upon request of the Secretary, the Department of Community Affairs (DCA) reviewed the Petition from the standpoint of their programs and responsibilities, and the requirements of section 190.005(1)(e), F.S. The DCA submitted a comment letter on May 31, 2006, finding no potential inconsistency with Chapters 163, 187, and 380, F.S., or with the St. Johns County Comprehensive Plan.

Pursuant to Chapter 190, F.S., a local public hearing was conducted by the Division of Administrative Hearings (DOAH) on July 19, 2006, in St. Augustine, Florida. The DOAH Administrative Law Judge filed a Report with the Commission on September 1, 2006, concluding "...the Petition meets all statutory requirements, and there appears to be no reason not to grant the Petition and establish by rule the proposed Six Mile Creek Community Development District."

Pursuant to Chapter 120, F.S., notices of proposed rulemaking were published in the *Florida Administrative Weekly*. No public hearings were requested and no written comments were received as a result of the notices.

Staff Recommendation:

The Staff Recommendation will be distributed separately.

Back-Up:

Six Mile Creek Venture's Petition received April 27, 2006.

DCA's comment letter received May 31, 2006.

DOAH's Report received September 1, 2006.