

**FLORIDA LAND AND WATER ADJUDICATORY COMMISSION
AGENDA**

November 14, 2007

1. **Approval of the minutes of the meeting held July 31, 2007.**
2. **Consideration of a Petition to Amend the Boundary of the Julington Creek Plantation Community Development District in St. Johns County, Florida. Petitioner: Julington Creek Plantation Community Development District (FLWAC Case No. CDD-06-024).**

On October 16, 2006, a Petition was filed by the Julington Creek Plantation Community Development District proposing to add 26.86 acres of land to the area presently serviced by the District. The District is located in St. Johns County, Florida, and currently covers approximately 4,119 acres of land. After amendment, the District will encompass approximately 4,145.86 acres. Petitioner has obtained written consent to amend the boundary of the District from the owners of 100% of the real property comprising the expansion parcel. Furthermore, because the addition of the subject acreage is under the threshold amount of Section 190.046(1)(f), F.S., and pursuant to Section 190.046(1)(e), F.S., the favorable action of the Board of the District constitutes consent for all lands within the boundary of the existing District as evidenced by the submission of the Petition. The development plan for the additional acreage consists of a District recreation center.

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 November 20, 2006, finding no inconsistencies with either Florida's growth management laws or the St. Johns County comprehensive plan.

In addition, upon request of the Secretary, the Northeast Florida Regional Council (Council) reviewed the Petition from the standpoint of their programs and responsibilities, and the requirements of section 190.005(1)(e), F.S. The Council submitted a comment letter on November 28, 2006, indicating the District and proposed expansion area are located in the Julington Creek Development of Regional Impact (DRI). Additionally, the Council found the proposal to expand the existing District does not appear to be inconsistent with the DRI development order or the Northeast Florida Strategic Regional Policy Plan.

Pursuant to Chapter 190, F.S., a local public hearing was conducted by the District Board of Supervisors on December 12, 2006, and continued to January 9, 2007. The District Board of Supervisors submitted a Report to the Commission on March 28, 2007.

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:

Accept the District Board of Supervisor's Report and authorize the Secretary of the Commission to file the rule for final rule adoption.

Back-Up:

Julington Creek Plantation Community Development District's Petition received October 16, 2006.

DCA's comment letter received November 20, 2006.

Council's comment letter received November 28, 2006.

District Board of Supervisor's Report received March 28, 2007.

Final rulemaking package.