

QUESTION 25 - POLICE AND FIRE PROTECTION

- A. If police/fire services, facilities or sites will be dedicated or otherwise provided on-site, describe them, specify any conditions of dedication and locate on Map H.**

There are no police/fire facilities or sites proposed for dedication within the Elkton DRI property. Police and fire protection services will be provided to the Elkton DRI by the St. Johns County Sheriff's Office and St. Johns County Fire Rescue Department.

- B. Provide correspondence from the appropriate providers acknowledging notice of the proposed development and phasing, and indicating whether present facilities and manpower are capable of serving the project or specifying the additional manpower/equipment necessary to serve the development. If the provider is from another jurisdiction, the letter should also identify any non-facility-related problems in providing said service.**

The following pages contain correspondence from the St. Johns County Sheriff's Office and St. Johns County Fire/Rescue Department indicating their capability to provide public safety services to the Elkton DRI. The applicant will continue to coordinate with these agencies to ensure appropriate mitigation of impacts from the Elkton DRI.

**Sheriff**  
**DAVID B SHOAR**

OFFICE  
904/824-8304



**ST JOHNS COUNTY SHERIFF'S OFFICE**

4015 LEWIS SPEEDWAY, SAINT AUGUSTINE, FLORIDA 32084  
904/810-6779 (FAX) • 904/829-6495 (TDD) • WWW.SJSO.ORG

12 July 2006

Jennifer R. Hewett-Apperson, AICP, Senior Planner  
Prosser Hallock, Planners & Engineers  
13901 Sutton Park Drive South, Suite 200  
Jacksonville, FL 32224-0229

PROSSER HALLOCK, INC.

JUL 17 2006

RECEIVED

SUBJECT: ELKTON DEVELOPMENT OF REGIONAL IMPACT  
PROSSER HALLOCK REFERENCE NO. 105030.02

Dear Ms. Hewett-Apperson:

We acknowledge receipt of your Notice of Development for the above referenced project. We understand that the DRI is planned to be built in three phases over a fifteen-year period beginning in 2006.

Based on your June 21, 2006 information, we offer the following comments:

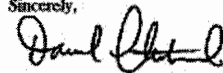
- 1) We assume the project location is in southern St. Johns County and that your letter's reference to a northern St. Johns County location is incorrect.
- 2) Our agency routinely strives to achieve and maintain a specified ratio of law enforcement personnel per 1000 population. County growth and annual budget allocations are two factors potentially affecting that ratio, as well as associated equipment needs. We will strive to maintain adequate ratios and equipment as the above constraints allow.
- 3) Although we are currently developing a ten (10) year facility plan, we have already identified the need for a REGIONAL COMMAND CENTER in the southern portion of the County, perhaps prior to the end of your project's first phase (2013). No specific site has yet been identified. Further discussions regarding land availability within your project may prove helpful in our analysis and developing a time line compatible with your schedule.
- 4) In order to accommodate additional personnel contemplated by on-going and anticipated developments like ELKTON, the Sheriff's Office expects to use portions of future impact fees for infrastructure needs such as renovations and/or new facilities. To ensure our ability to provide facilities in a timely manner, we may require your development to pay law enforcement impact fees on an accelerated schedule.

Thank you for the opportunity to provide comments early on in your project's planning. We also look forward to additional review and comment on the Application for Development Approval when it is submitted.

Please contact me if you wish to further discuss this response.

FOR THE SHERIFF:

Sincerely,



Daniel Chitwood, Lieutenant  
Planning & Research Unit Commander

COPY: CoS BOLANIE  
MR. JACK CUBBEDGE  
MS LINDSAY HAGA, SJC PLANNING  
FILE

A NATIONALLY ACCREDITED AGENCY



\* FIRST ON THE FIRST COAST \*

Board of County Commissioners



FIRE RESCUE  
FIRE MARSHAL'S OFFICE

4455 Avenue A, Suite 100  
Saint Augustine, Florida  
32095

phone (904) 209-1741  
Fax (904) 209-1716

July 26, 2006

Jennifer R. Hewett-Apperson  
Prosser Hallock  
13901 Sutton Park Drive, South, Suite 200  
Jacksonville, Florida 32224-0229

RE: Elkton Development of Regional Impact  
Fire Service Impacts Letter

PROSSER HALLOCK, INC.

JUL 28 2006

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Dear Ms. Hewett-Apperson:

The Elkton DRI will have significant impact to the future Fire Rescue Department Master Plan for the South West section of the County.

Fire Protection and the level of fire protection is determined by the Insurance Services Office. The community fire protection rating range from 1 to 10, with 1 being the best and 10 being the worst. Currently the Insurance Services Office (ISO) has classified this area of the County and this project site as a class 10-community fire protection rating. The County is attempting to maintain a Class 5 rating for all urban areas that are being developed. In order for this project to receive a class 5 rating a fire station needs to be within 5 road miles of the project and have pressurized fire hydrants within 1000 feet of every lot. This pressurized system would have to be provided by a central utility or by a private fire protection system owned and maintained by the homeowners.

Based on the limited information we have to run the fire analysis model we know that a fire station is needed for the project. At this time we can not determine if the fire station needs to be located inside the project area or outside the project area. Additional information will be needed to address this topic.

With regard to the staffing of a fire station, currently a fire engine has 4 fire fighters assigned, and rescue units have 2 paramedic firefighters assigned. The station is staffed 24 hours a day with 3 shifts; each shift works a 24 hour shift. We would anticipate that at least a fire engine would be needed to be housed at this station with a rescue unit being added as population and medical response calls increase.

With this in mind we will be requesting a 3-acres fire station site which may or may not be located in your development. This site will be dedicated to the Fire Rescue Department for a future Fire Station and there is no date established for this station to be developed.

I hope this letter meets your need. If you have any question please feel free to contact me at 904-209-1741

Respectfully,



John Ruley, Fire Department Planner