

QUESTION 10 - GENERAL PROJECT DESCRIPTION

Part 1 Specific Project Description

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.**

The Elkton DRI will be a new traditional small town located on approximately 2,808.3 acres in southwest St. Johns County abutting the intersection of State Road 207 and County Road 305. The site currently contains a mixture of agricultural and silvicultural operations, unimproved trail roads and open space. The existing crop and timber farms include planted and harvested areas. The surrounding Elkton area is presently a small, unincorporated hub that provides the most basic of services to the area. The area is experiencing new residential development along the State Road 207 (S.R. 207) corridor. The Elkton DRI will result in a sustainable community that bridges the gap between emerging bedroom communities and the rural agricultural community.

At build-out, the Elkton DRI will include 2,600 single-family homes, 1,000 multi-family homes (700 town homes and 300 apartments), 80,000 square feet of office space, 140,000 square feet of commercial retail space, 70,000 square feet of light industrial space and over 50,000 sf community civic space. The project will also reserve land that will allow for up to three school sites and a community recreational center. 650 dwelling units will be for the active adult population, generally defined as ages 55 and over.

The Elkton DRI will integrate environmental stewardship principles while at the same time promote traditional rural town planning development. Residential villages will be clustered in upland areas and buffered through a network of preservation corridors that includes both wetlands and uplands, and connected by a central loop road. The greenway corridors will tie in with the proposed Regional Greenway Corridor system, enhance a wetland system currently fragmented by agricultural operations and maintain wildlife habitat and circulation. Additionally, a minimum 300' preservation corridor will be maintained along the residential portion of

S.R. 207, maintaining the rural character of the roadway in the immediate vicinity of the Elkton DRI.

The architectural styles for this development will compliment the rural nature of development, reflecting the tradition of locally available building materials and variety of life-stages within a community. Homes will be situated along the tree lined street network in a way that encourages social interaction. Elkton's traditional neighborhoods will be diverse, including starter homes for young professionals and families, larger homes for the more established professional and quality rental homes for those not yet ready for home-ownership.

The Elkton DRI will include a "main-street" that provides the goods and services for the residences, again echoing traditional small towns. The incorporation of civic space such as community greens and a town square will encourage a level of social interaction among neighbors that is frequently missing from conventional residential subdivisions. Additionally, the mix of residential, commercial and public uses will significantly reduce the need of Elkton residents to travel long distances to meet their daily needs, thus reducing the burden on the regional transportation network. The commercial and public uses will serve the residences of Elkton as well as the surrounding community.

Civic spaces will play a key role in the Elkton DRI, establishing a sense of place, serving as central gathering places and providing public services. Such civic spaces within the Elkton DRI may include a post office, library, fire station, village greens and a variety of parks and recreational spaces, all linked by a sidewalk and trail system connecting to the regional trail planned for the area. Village greens could provide a location for an amenity such as a community market, which would provide both an outlet for local farmers and an opportunity for Elkton residents to more fully experience the agricultural traditions of their community.

The villages of Elkton will be well connected by an internal circulation system of roads and trails. A key component of the circulation system will be a pedestrian and bike trail that will traverse the development and connect to the Regional Greenway Corridor trail system as proposed by St. Johns County. This corridor trail will link with the Rails to Trails system along 207 and the network of internal trails. Multiple site access points



are planned to facilitate a more efficient circulation pattern and maximize the use of the regional greenway system.

As part of the Elkton DRI, the Applicant is exploring opportunities to work with the University of Florida’s Institute of Food and Agricultural Sciences (IFAS). Through the use of a variety of environmental measures and programs, this collaboration could develop an educational component to the Elkton DRI which could feature demonstration projects with native plants, water-wise landscaping techniques and innovative methods of stormwater management. This potential collaboration could be an opportunity to educate the public and promote environmental stewardship and the sustainability of the Elkton DRI.

The Elkton DRI provides an opportunity to apply lessons learned from traditional town development patterns to a master-planned community. The end result will be a thoughtfully planned community that evokes the charm and traditions of small southern towns while respecting the rural character of the surrounding area and taking a long-range view of community needs.

Table 10-1
Development Categories and Phasing

USE	Phase 1 2007-2011	Phase 2 2012-2016	Phase 3 2017-2021	Total Units	Acres	Density
Single Family Residential (28-24.023, F.A.C.)	1,000 du	1,080 du	520 du	2,600 du	899 ac	2.89 DUA
Multi-Family Residential (28-24.023, F.A.C.)	245 du	185 du	570 du	1,000 du	127.5 ac	7.84 DUA
Total Residential Units	1,245 du	1,275 du	1,090 du	3,600 du	1,026.5 ac	3.51 DUA
Retail (28-24.031, F.A.C.)	90,000 sf	50,000 sf	0	140,000 sf	21 ac	---
Office (28-24.020, F.A.C.)	40,000 sf	40,000 sf	0	80,000 sf	8.8 ac	---
Light Industrial (28-24.029, F.A.C.)	28,000 sf	42,000 sf	0	70,000 sf	11 ac	---
Community and Neighborhood Parks (28-24.016, F.A.C.)	0 ac	114 ac	61 ac	---	110 ac	---
Elementary Schools (28-24.024, F.A.C.)	K-5 school		K-5 school	2 schools	54.5 ac	---
High School (28-24.024, F.A.C.)			9-12 school	1 school	71.1 ac	---

(1) Land uses may be modified in accordance with an approved Land Use Conversion matrix
Source: Prosser Hallock, Inc.

A land use exchange table has been prepared in order to allow for the exchange of one approved land use to another without altering the impacts of development. This will allow for flexibility between key land uses needed to adjust to future market forces. Approved Land Uses can be substituted for other uses, within prescribed minimum and maximum levels and employing ratios of equivalence. Land use exchanges require a simultaneous reduction in one or more of the approved Land Uses to ensure that no additional regionally significant adverse infrastructure impacts occur as a result of the utilization of the exchange process. The land use exchange table (Table 10-2) is based on PM peak hour external two-way project traffic and includes minimum and maximum ranges of development. Table 10-2 is similar to Land Use Exchange tables included in other mixed use projects approved by the Department of Community Affairs.

The increase in one land use and corresponding decrease in another can be determined by using the following formula where the increase and decrease quantities are measurable in the units shown.

$$\begin{array}{l} \text{Land Use to Increase} \quad : \quad \text{Land Use to Decrease} \\ \text{(Increase Quantity) x (Factor)} \quad = \quad \text{(Decrease Quantity)} \end{array}$$

Examples

1. An increase of 100,000 sf in Industrial will result in a 117,300 sf decrease in Office.

$$(100,000 \text{ sf}/1,000 \text{ sf}) \times (1.173) = (117.3 \text{ sf} \times 1,000 \text{ sf}) \text{ or } 117,300 \text{ sf}$$

2. An increase of 50,000 sf of Retail will result in a 402 unit decrease in Multi-family units.

$$(50,000 \text{ sf}/1,000 \text{ sf}) \times (8.034) = 402 \text{ du}$$



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**Table 10-2
 Land Use Exchange**

ITE Code	Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	Trip Rate PM Peak Hour(1)
210	Single Family Detached (DU)	1,950	1,463	2,438	0.80 per DU
251	Senior Adult Detached (DU)	650	488	813	0.29 per DU
220	Multi-Family (DU)	300	225	375	0.61 per DU
230	Townhomes (DU)	700	525	875	0.42 per DU
820	Shopping Center (SF)	140,000	105,000	175,000	3.57 per 1,000 sf
710	Office (SF)	80,000	60,000	100,000	3.23 per 1,000 sf
110	Flex Industrial (SF)	70,000	52,500	87,500	0.97 per 1,000 sf

Land Use to Reduce							
Land Use to Increase	Single Family Detached (DU)	Senior Adult Detached (DU)	Multi-Family (DU)	Townhomes (DU)	Shopping Center (SF)	Gen Office (SF)	Flex Industrial (SF)
Single Family Detached (DU)	---	2.76	1.31	1.90	0.14	0.25	0.82
Senior Adult Detached (DU)	0.36	---	0.48	0.69	0.05	0.09	0.30
Multi-Family (DU)	0.76	2.10	---	1.45	0.11	0.19	0.63
Townhomes (DU)	0.53	1.45	0.69	---	0.08	0.13	0.43
Shopping Center (SF)	6.96	19.21	9.13	13.26	---	1.72	5.74
Gen Office (SF)	4.04	11.14	5.30	7.69	0.58	---	3.33
Flex Industrial (SF)	1.21	3.34	1.59	2.31	0.17	0.30	---

Prepared by Prosser Hallock, Inc. July 2006

(1) TIPS Version 1.3.5

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the preapplication conference.**

Existing land uses are summarized in the following table:

**Table 10-3
Approximate Existing Land Use**

FLUCFCS	Acreage	Percent
214 Row Crops	190	6%
438 Mixed Hardwoods	7.5	0.3%
441 Coniferous Plantation	1530.8	55%
611 Bay Swamp	59	2%
615 Stream Bottomland	72	3%
617 Mixed Wetland Hardwoods	188	6%
621 Cypress	11	0.5%
630 Wetland Forested Mixed	512	18%
6301 Harvested Wetland Forested Mixed	217	8%
640 Vegetated Non-Forested Wetland	6	0.2%
510 Ditches	15	1%
Total	2,808.3	100%

Sources: Florida Department of Transportation, Florida Land Use,
Cover and Forms Classification System, 1999

Each of the proposed land use categories illustrated on Map H are defined as follows:

Residential

This category is intended for attached and detached dwelling units to be occupied by either multiple families or a single family which are situated on a defined parcel of property at the appropriate densities as designated on the Future Land Use Map along with the uses supportive or complimentary to residential (i.e. amenity centers, clubhouses, recreation areas, etc.).

Town Center – Commercial/Office

This is a high-intensity mixed use category that provides commercial, office, flex industrial, civic and residential uses that serves Elkton and the surrounding community. This category may include large-scale discount super centers or big-box retailers, multi story office facilities and higher density residential. Civic services may also be available in the town center as well as flexible industrial types of uses. The town center will function as the center providing needed services for Elkton and the region and the form and massing of the design will complement that of traditional rural town centers.

Village Center

This category includes commercial uses that are lower-intensity than the town center and are intended to serve the surrounding neighborhood or a small group of neighborhoods. Village centers integrate into the neighborhood development in terms of location, massing, style and accessibility. These centers may integrate a variety of uses, including residential, commercial, civic and recreational and provide public gathering such as plazas, parks and/or open space.

Activity Center

This multi-use category includes Commercial/Office, Cultural/Institutional, School, and Recreation land uses.

Cultural/Institutional

Uses that provide a personal service in the form of government, education, culture, fine arts, and similar activities. Uses in this category are predominantly daytime activities that serve the community.

School

This category is exclusive to public school sites in keeping with the information provided in the response to Question 27.

Recreation

Active and passive recreation areas with or without lighted fields and courts, or lands permanently maintained as open space. This category may include, but not be limited to, playgrounds, skateboard parks, swimming pools, ball fields and courts, walking and hiking trails, equestrian trails, greenways, parks with picnic areas, and accessory uses such as parking, concessions, interpretation and restroom facilities.

Flex Industrial

Light industrial uses along with other uses complimentary or compatible to industrial activities. Typical activities include light manufacturing, packaging, assembly plants, warehousing, distribution and sales, amongst others.

Open Space

This category contains set aside upland and wetland areas that maintain a natural greenway corridor through Elkton (see Map H). This use category does allow for limited development, which typically includes road and utility crossings, nature centers and trails, greenways, appropriate agricultural uses, picnic or scenic areas, environmental interpretive centers, game preserves, primitive campgrounds, and similar low impact uses, provided such uses shall be subject to all applicable federal, state, regional, and local permitting requirements. Other permissible uses in this category include crossings for utilities, pathways, boardwalks, and other activities consistent with an approved management plan and conservation easement.

Upland buffers and building setbacks will be provided adjacent to contiguous wetlands as required by Policy E.2.2.5 of the Comprehensive Plan and Section 4.01.06 of the Land Development Code". (Policy E.2.2.5, 4.01.06)

- C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.**

The Elkton DRI is located on approximately 2,808.3 acres at the intersection of S.R. 207 and C.R. 305. Much of the site is timberland with some low areas that may be jurisdictional wetlands. The identification of jurisdictional wetlands on the subject property will result in constraints that necessitate special planning considerations. The developer intends to minimize the impact to jurisdictional wetlands. Map H illustrates the conceptual master plan's consideration of these sensitive areas maintaining large vestiges of them in preserves that act as natural buffers and edges that will become amenities separating differing land uses as well as upland preservation areas that form a conservation/wildlife corridor.

D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.

The commercial retail development proposed at the site by phase is as follows: 90,000 square feet in Phase 1 and 50,000 square feet in Phase 2. The phasing of the commercial retail portion of the project will be developed as follows: Phase 1 (2007-2011) and Phase 2 (2012-2016). The residential component of the Elkton DRI will support a portion of the commercial retail development of the project and households currently in the market and future households will also support the commercial retail development of the project.

The residential component of Elkton DRI will generate demand for neighborhood, community, and regional type retail needs. The combination of neighborhood, community and regional retail space demand through 2011 is expected to meet the 140,000 square feet incorporated into Elkton DRI. Fishkind and Associates, Inc. calculated retail demand for neighborhood and community. This demand is a net demand figure after discounting for current, planned, and approved competitive square footage in the market place.

Fishkind and Associates, Inc. calculated the neighborhood retail demand created by the 2011 household income of \$49,763 and 2,109 households within the 10-minute market of the Elkton DRI will support approximately 10,000 square feet. Fishkind and Associates, Inc. calculated the community retail demand created by the 2011 household income of \$57,404 and 32,764 households within the 20-minute market of the Elkton DRI will support over 300,000 square feet. Total demand for commercial square footage is estimated to be 310,000 square feet. Given this figure, there is sufficient demand to support the proposed commercial retail square footage.

The methodology employed in the analysis of the demand for retail space at this site is based on a consumer expenditures model. This model can estimate the aggregate market demand for retail space, the demand for retail space at a specific location, and the effective supply of competing

retailers in the area. The net demand for retail space at the location being studied is determined as the difference between the site demand and the effective supply of competition.

Fishkind & Associates, Inc. has developed an in-house model to determine retail demand. This model estimates retail demand by square footage, shopping center type and store type. The model incorporates multiple data sources. These sources are census based ("I-Site") local area households and household income data, consumer expenditure profiles from the U.S. Department of Labor Consumer Expenditure Survey, Department of Revenue Gross Sales data, and Urban Land Institute shopping center tenant profiles, square footage requirements and average sales per square foot by store type from the publication Dollars and Cents of Shopping Centers.

The model operates by first determining retail household expenditures for market area households. Expenditures are determined through application of the results of the 2000 Consumer Expenditure Survey, conducted by the U.S. Department of Labor. This survey of over 30,000 households nationwide provides detailed information on average dollar expenditure amounts and the expenditure percent of household income, for all household expenditures. The income expenditure percentages are applied to the average local area household income and multiplied by the number of households to determine market area spending potential for retail store goods.

Next, the historic Department of Revenue (DOR) Sales data (for the county in question) is indexed by tenant classification¹, from the Dollars and Cents of Shopping Centers. The expected expenditures on retail goods are then applied to this county specific (DOR) index to determine an estimate of spending by major store type (tenant classification). The determination of sales by retail center (neighborhood, community, regional, super-regional) is determined through the construction of an index of surveyed sales by center type (also located in the Dollars and Cents of Shopping Centers).

Supportable square feet of a retail center is determined by applying the

¹ *Tenant Classification are: general merchandise, food, food service, clothing and accessories, shoes, home furnishings, home appliances/music, building materials and hardware, automotive, hobby/special interest, gifts/specialty, jewelry, liquor, drugs, other retail, personal services, entertainment/community.*

average sales per square foot of GLA, found in Dollars and Cents of Shopping Centers, to the expected sales by store type (tenant classification). In addition to determining the supportable square feet of retail space, Fishkind & Associates has determined the expected sales by DOR retail classification, which is a subset of the individual store types (tenant classifications).

Demand for retail space at a specific location is determined in approximately the same way as the aggregate market demand for retail space. The difference in the methodologies is that the amount of household income spent at the location in question is reduced as the household is farther away. Fishkind & Associates estimates a distributive function based upon data regarding spending patterns in the local community.

Supply of retail space that will be competing with the site in question is examined in a multi part process. First, the retail centers in the county or relevant region are separated according to size of center. This has the effect of determining which centers are neighborhood serving, community serving, or regional serving. Second, just as demand is reduced by distance of travel, so is competition. This means that the supported supply of competing square feet of retail space can also be reduced by the distance away from the site. Finally, the portion of supported supply which falls under the influence of the site in question is determined to be the effective competition.

The determination of sales is a multi part process. Sales to be made at the location of a proposed retail project are based on the constant sales per square foot measure used in the determination of the demand for retail space, and an estimate of excess spending at the existing and proposed retailers.

Potential location specific expenditures are determined using data from the US Department of Labor. From the potential expenditures and demanded space, a determination of "base-line" spending per square foot can be made for each store type. Spending per square feet of store space is then applied to the estimate of existing store space to determine a total "base-line" sales estimate. This "base-line" estimate will be less than the total potential expenditures. Therefore, an estimate of excess spending can be made from the difference between the estimated total expenditures and

the “base-line” estimate.

After the determination of “base-line” sales per square foot and excess sales per square foot, the proposed project needs to be added to the supply of retail space. At this point adjusted total sales can be determined from the “base-line” sales per square foot and the adjusted supply of retail space (existing plus proposed). The adjusted excess spending, as a result of the proposed retail project, is determined by the difference between the (adjusted) “base-line” expected spending and the estimate of total expenditures.

An estimation of the expected sales for the proposed project is determined by the size of the project and the total estimated spending per square foot, which is the “base-line” sales per square foot plus the adjusted excess spending per square foot as a result of the project.

The final impact to sales per square foot of competing retailers in the market surrounding the proposed project is calculated as the difference between the excess sales per square foot, with and without the proposed project.

E. Describe, in general terms, how the demand for this project was determined.

Fishkind & Associates, Inc. looked at population growth trends in St. Johns County. The projected population growth for the county is provided in Table 10.4. The projected growth in St. Johns County shows an increase of 28,700 between 2005 and 2010, and a 35% increase between 2005 and 2015, which amounts to an additional 55,200 people. The demand for the project is driven by current population growth trends.

Table 10-4
St. Johns County Population Projections 2005-2030

Year	Population	Growth
2005	155,000	3.79%
2010	183,700	18.52%
2015	210,200	14.43%
2020	237,000	12.75%
2025	263,000	10.97%
2030	287,500	9.32%

Source: (1) Florida Statistical Abstract 2005, Bureau of Business and Economic Research, University of Florida
 (2) Florida Population Studies: Projection of Florida Population by County, 2005-2030, Bureau of Business and Economic Research, University of Florida

To determine retail demand, the household profile and expenditure characteristics are matched with supportable square footage by tenant type and shopping center type through a matrix based proprietary, retail demand model developed by Fishkind & Associates, Inc. Data sources employed in this model include the most current U.S. Department of Labor Consumer Expenditure Survey and the Urban Land Institute's Dollar and Cents of Shopping Centers.

Part 2 Consistency with Comprehensive Plans

- A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.**

The development proposed in the Preliminary Master Concept Plan, Map H will require a Future Land Use Map amendment to the St. Johns County Comprehensive Plan to modify the Subject Property to change land uses from Mixed Use District, Rural/Silviculture and Rural Commercial to Mixed Use District and Residential B and Residential C. An application for such an amendment has been submitted to the County as a companion document to this Application for Development Approval.

The proposed amendment will allow for a more balanced development pattern than the current designations. As indicated by Objective A.1.9 of the 2015 Comprehensive Plan, St. Johns County has policies that support mixed-use development projects as more desirable from a growth management than conventional single-use projects.

The Subject Property is not located within any wellhead protection areas, and poses no threat to the County's potable water sources. Furthermore, the Subject Property is not located within water conservation areas or recharge areas.

With regard to hurricane evacuation, the Subject Property is not located within the Coastal High Hazard Area (CHHA). It should be noted that the intended plan of development for the Elkton DRI includes public school facilities that could be designed to serve as hurricane evacuation shelters for a significant addition to St. Johns County's shelter capacity. It is anticipated that these shelters would serve St. Johns county.

Policy A.1.2.2

A portion of the Elkton DRI is located within the *St. Augustine Development Area*, and the site is adjacent to the *Interstate-95/County Road 206 West Development Area*.

Policy A.1.2.5



Expansion of the *St. Augustine Development Area* to encompass the Elkton DRI is consistent with Policy A.1.2.5 of the 2015 Comprehensive Plan since a portion of the site is already within this development area. Further, the Elkton DRI will result in a sustainable and efficient development pattern that includes a balanced mix of inter-related uses connected by a well organized internal road network.

Policy A.1.3.12

The rural character of the surrounding area will be maintained through a 100 foot buffer along the residential areas abutting S.R. 207 down to the mixed-use area of Elkton. Uses within this buffer will be limited to recreation trails and road crossings. Additionally, significant portions of the Elkton DRI site will be maintained in their natural state.

Objective A.1.9

The Elkton DRI will provide a mixture of uses at a scale that will ultimately serve the southwest portion of St. Johns County. The commercial, office and industrial components of Elkton will provide retail, service and employment opportunities that do not currently exist in this part of the county.

Objective A.1.11

The Elkton DRI's location at the intersection of two major roadways will create a mixed-use hub that will encourage a centralized growth pattern for southwest St. Johns County.

Policy A.1.13.3

The Elkton DRI is designed as a human-scale, pedestrian friendly community built around the principals of traditional neighborhoods. The Elkton DRI will include homes that meet the needs of a wide range of incomes and lifestyles, as well as such traditional community centers as schools, public open space and commercial centers. The goal of the Elkton DRI is a whole, sustainable community rather than just another subdivision.

Objective A.1.14

The Elkton DRI contains provisions for three schools – two elementary schools and one high school – that will serve residents of Elkton and the surrounding community. These schools will be accessible from both the internal road network and a network of bicycle and pedestrian paths.

Objective B.1.5

The Elkton DRI will include a cohesive network of bicycle and pedestrian paths that will connect with the planned St. Johns County greenway system.

Objective B.1.6

The Elkton DRI will provide a well-connected circulation system that accesses C.R. 305 and S.R. 207 while providing for internal connections that promote high rates of internal trip capture. This transportation network will provide for vehicular, bicycle and pedestrian travel. Internal trip capture will also be promoted through the mix of uses proposed for Elkton. Further, the transportation network within the Elkton DRI will use wildlife crossings where feasible to minimize conflicts between wildlife and traffic.

Goal C.1

Elkton will include a wide range of housing types and price points that will appeal to a wide demographic range and contribute to an adequate supply of affordable units in St. Johns County.

Goal D.3, Policy D.4.5.1 and Policy D.5.5

The developers of the Elkton DRI are seeking to collaborate with the University of Florida/IFAS to create educational opportunities that will promote the Florida Yards and Neighborhoods (FYN) program, which includes native planting, water-wise landscaping and innovative stormwater pollution prevention methods.

Policy E.2.2.5.c

Elkton will implement wetland buffering in compliance with Section IV of the Land Development Code.

B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.

Elkton meets several goals and policies of the Northeast Florida Strategic Regional Policy Plan (SRPP) associated with housing and natural resources.

Elkton will provide approximately 3,600 dwelling units that represent a range of housing types targeting households with a range of incomes, including low- and moderate-income households (SRPP Housing Goal 1.1). In addition to a substantial number of new dwelling units, Elkton's commercial component will

provide employment opportunities for individuals with wide-ranging skills and pay grades. One of Elkton's key goals is to develop an inclusive community that is reflective of Northeast Florida. Providing housing types that could serve employees of Elkton's commercial areas is an important step in achieving that goal (SRPP Housing Policy 1.1.1).

Development will be clustered away from wetlands, which will largely be protected through measures such as conservation easements that limit uses to recreation and other low impact uses (Goals 4.2 and 4.3).

- C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.**

Housing

Elkton will provide housing that meets the needs of households with a range of incomes, including low- and moderate-income households. Housing types offered will include a range of detached single-family homes, townhouses, condominiums, live/work units and multi-family rental units. Elkton will ensure environmental quality through provision of water and sewer services to residents and through clustering of homes on portions of the site that are most appropriate for development. By providing a range of housing types and assuring environmental quality, the proposed project meets the housing goals set forth in Chapter 187.201(4)(a), Florida Statutes.

Water Resources

Elkton will protect surface and ground water quality in St. Johns County through conservation of sensitive wetlands and community design that is sensitive to the natural environment, which is consistent with the goals set forth in Chapter 187.201(7)(a), Florida Statutes.

Natural Systems and Recreational Lands

Pursuant to Chapter 187.201(9) (a), Florida Statutes, wetlands in Elkton will be protected through appropriate buffering, clustering of development and uses limited to passive recreation. Development of wetland areas will be primarily to those areas of the lowest quality and unavoidable impacts such as road crossings.



Public Facilities

Elkton will fully address any public facility needs resulting from this development pursuant to Chapter 187.201(17)(a), Florida Statutes. Developers of Elkton will pay their proportionate share of infrastructure improvements needed as a result of development. Additionally, Elkton's developers are seeking "pipelining" of improvements consistent with Chapter 163.3180(12), Florida Statutes.

Transportation

Elkton is consistent with Chapter 187.201(19) (a), Florida Statutes, which mandates that, "*Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.*" The developers of Elkton will pay their proportionate share of improvements to the regional transportation system. In addition to any improvement to the existing roadway network deemed necessary, Elkton will also contain an internal transportation network that includes an interconnected system of roadways and multi-purpose trails. Further, the mix of uses proposed for Elkton will result in significant internal trip capture, thus mitigating impacts on the regional transportation system.

Agriculture

Previous agricultural and silviculture operations on the Elkton site were not of a scale that would significantly impact the state agriculture and forestry industries should such operations cease. Additionally, development of this site will not adversely impact ongoing agricultural operations in eastern St. Johns County and western St. Johns County. Consequently, Elkton is not in conflict with Chapter 187.201(22)(a), *Florida Statutes*.

Elkton will enhance St. Johns County through a well-integrated and functional mix of residential, commercial, recreational and employment opportunities in a high quality community that will appeal to a diverse community (Chapter 187.201(15)(b)(3), Florida Statutes). This mix of uses will result in a compact and sustainable community that satisfies the daily needs of its residents while preserving important natural features of Northeast Florida.



Part 3 Demographic and Employment Information

A. Complete the following Demographic and Employment Information tables.

**Table 10-5
Demographic Projections**

	Total Dwelling Units		Persons Per Household ⁽¹⁾	Total Population	Students per Household ⁽²⁾			Total School Age Children	Elderly per Household ⁽³⁾	Total Elderly
	MF	SFD			TH	Apt	SFD			
Phase 1 2007-2011	245	1,000	2.32	2,888	0..15	.30	0.79	558	0.40	97
Phase 2 2012-2016	185	1,080	2.32	2,935	0..15	.30	0.79	636	0.40	73
Phase 3 2017-2021	570	520	2.32	2,529	0..15	.30	0.79	535	0.40	226
TOTAL	1,000	2,600	2.32	8,352	0..15	.30	0.79	1,734	0.40	396

(1) 2005 Florida Population Studies: Number of Households and Average Household Size in Florida: April 1, 2005, Bureau of Economic and Business Research, University of Florida

U.S. Census Data, Census 2000 used to adjust total population for seasonality

(2) Public Schools' Student Generation for NW Sector provided by St Johns County School Board (Active Adult units removed from calculations)

(3) 2005 Florida Population Studies, Population by Age, BEBR, University of Florida

Fishkind & Associates, Inc. has estimated the expected employment from the Elkton DRI. We have further distributed this employment based on expected salary ranges and the historic ES-202 wage and employment data for St. Johns County.

Below, Table 10-6, Total Employment at Elkton DRI shows the expected employment for the Elkton DRI. Table 10-7, Average Income St. Johns County shows the average wage based on 2003 ES-202 data. Tables 10-8 and 10-9, Expected Employment by Income Group: Elkton DRI shows the Fishkind & Associates, Inc. estimate of employment by income group in each phase. Table 10-10, Expected Employment by Job Type: Elkton DRI shows the Fishkind & Associates, Inc. estimate of employment by job type for each phase.



**Table 10-6
Total Employment at Elkton DRI**

	Retail		Office		Industrial	
	Sq. Ft.	Employment	Sq. Ft.	Employment	Sq. Ft.	Employment
Phase 1 2007-2011	90,000	151	40,000	147	28,000	12
Phase 2 2012-2016	50,000	84	40,000	147	42,000	17
Phase 3 2017-2021	0	0	0	0	0	0
TOTAL	140,000	235	80,000	294	70,000	29

**Table 10-7
Average Income St. Johns County**

Wages by NAICS	Mean Wage
Commercial by NAICS Code:	\$21,700
Office by NAICS Code:	\$47,991
Hotel by NAICS Code:	\$17,284



Tables 10-8
Expected Employment by Income Group:
Elkton DRI – Phase 1

Low	High	Median	Retail	Office	Industrial Warehouse
\$8,500	\$11,424	\$9,962	13	0	0
\$11,425	\$13,924	\$12,675	10	0	0
\$13,925	\$16,424	\$15,175	14	0	0
\$16,425	\$18,924	\$17,675	17	0	0
\$18,925	\$21,424	\$20,175	20	0	0
\$21,425	\$23,924	\$22,675	20	0	0
\$23,925	\$26,424	\$25,175	18	0	0
\$26,425	\$28,924	\$27,675	15	1	0
\$28,925	\$33,779	\$31,352	17	4	0
\$33,780	\$36,279	\$35,030	4	5	0
\$36,280	\$38,779	\$37,530	2	8	1
\$38,780	\$41,279	\$40,030	1	11	2
\$41,280	\$43,779	\$42,530	0	14	3
\$43,780	\$46,279	\$45,030	0	17	3
\$46,280	\$51,920	\$49,100	0	40	3
\$51,921	\$54,420	\$53,171	0	15	0
\$54,421	\$56,920	\$55,671	0	12	0
\$56,921	\$59,420	\$58,171	0	8	0
\$59,421	\$61,920	\$60,671	0	5	0
\$61,921	\$64,420	\$63,171	0	3	0
\$64,421	\$66,920	\$65,671	0	2	0
\$66,921	\$69,420	\$68,171	0	1	0
Greater than \$69,420			0	1	0
Total			151	147	12



Tables 10-9
Expected Employment by Income Group:
Elkton DRI – Phase 2

Low	High	Median	Retail	Office	Industrial Warehouse
\$8,500	\$11,424	\$9,962	7	0	1
\$11,425	\$13,924	\$12,675	5	0	0
\$13,925	\$16,424	\$15,175	8	0	0
\$16,425	\$18,924	\$17,675	10	0	0
\$18,925	\$21,424	\$20,175	11	0	0
\$21,425	\$23,924	\$22,675	11	0	0
\$23,925	\$26,424	\$25,175	10	0	0
\$26,425	\$28,924	\$27,675	8	1	0
\$28,925	\$33,779	\$31,352	10	4	0
\$33,780	\$36,279	\$35,030	2	5	0
\$36,280	\$38,779	\$37,530	1	8	1
\$38,780	\$41,279	\$40,030	1	11	3
\$41,280	\$43,779	\$42,530	0	14	4
\$43,780	\$46,279	\$45,030	0	17	4
\$46,280	\$51,920	\$49,100	0	40	4
\$51,921	\$54,420	\$53,171	0	15	0
\$54,421	\$56,920	\$55,671	0	12	0
\$56,921	\$59,420	\$58,171	0	8	0
\$59,421	\$61,920	\$60,671	0	5	0
\$61,921	\$64,420	\$63,171	0	3	0
\$64,421	\$66,920	\$65,671	0	2	0
\$66,921	\$69,420	\$68,171	0	1	0
Greater than \$69,420			0	1	0
Total			84	147	17



Table 10-10
Expected Employment by Job Type: Elkton DRI

	<u>Under</u> <u>10,000</u>	<u>\$10,000-</u> <u>\$14,999</u>	<u>\$15,000-</u> <u>\$19,999</u>	<u>\$20,000-</u> <u>\$24,999</u>	<u>\$25,000-</u> <u>\$29,999</u>	<u>\$30,000-</u> <u>\$34,999</u>	<u>\$35,000-</u> <u>\$39,999</u>	<u>Over</u> <u>\$40,000</u>	<u>Total</u>
Phase 1									
Retail Employment	13	10	31	40	33	17	6	1	151
Office Employment	0	0	0	0	1	4	13	129	147
Industrial Employment	0	0	0	0	0	0	1	11	12
Phase 1									
Construction									
Residential	1	1	6	14	28	44	64	303	461
Non-Residential	1	1	2	2	2	3	2	14	27
Phase 2									
Retail Employment	7	5	18	22	18	10	3	1	84
Office Employment	0	0	0	0	1	4	13	129	147
Industrial Employment	1	0	0	0	0	0	1	15	17
Phase 2									
Construction									
Residential	1	1	5	10	19	31	45	218	330
Non-Residential	0	0	2	2	2	2	2	11	21
Phase 3									
Construction									
Residential	1	1	3	8	17	27	39	189	285

Part 4 Impact Summary

A. Summarize the impacts this project will have on natural resources.

The Elkton project has been conceived, and will be developed and constructed in a manner tailored to causing minimal impacts to on-site and/or adjacent natural resources.

Many vegetative community areas within Elkton have been under intensive silvicultural operation for years, and generally provide limited functions to listed wildlife species. Some of the jurisdictional wetland areas are of a more natural regime, and do provide some critical wildlife habitat; however, the majority of the on-site wetlands of functional value are to be spared from development, and will be preserved in perpetuity with adequate upland buffer provisions to ensure de minimus secondary impacts

B. Summarize public facility capital costs associated with project impacts using the following table:



**Table 10-11
Capital Costs**

	2007	2008	2009	2010	2011
Capital Expenditures					
Roads	\$982,899	\$1,061,475	\$1,061,475	\$1,061,475	\$1,061,475
Law Enforcement	\$52,824	\$55,304	\$55,304	\$55,304	\$55,304
Fire	\$120,315	\$121,830	\$121,830	\$121,830	\$121,830
Parks	\$180,441	\$180,441	\$180,441	\$180,441	\$180,441
Public Buildings	\$106,169	\$111,149	\$111,149	\$111,149	\$111,149
Total Capital Cost	\$1,442,648	\$1,530,199	\$1,530,199	\$1,530,199	\$1,530,199
	2012	2013	2014	2015	2016
Capital Expenditures					
Roads	\$1,034,282	\$1,034,282	\$1,034,282	\$1,034,282	\$1,034,282
Law Enforcement	\$52,732	\$52,732	\$52,732	\$52,732	\$52,732
Fire	\$124,605	\$124,605	\$124,605	\$124,605	\$124,605
Parks	\$185,181	\$185,181	\$185,181	\$185,181	\$185,181
Public Buildings	\$105,989	\$105,989	\$105,989	\$105,989	\$105,989
Total Capital Cost	\$1,502,789	\$1,502,789	\$1,502,789	\$1,502,789	\$1,502,789
	2017	2018	2019	2020	2021
Capital Expenditures					
Roads	\$727,290	\$727,290	\$727,290	\$727,290	\$727,290
Law Enforcement	\$36,880	\$36,880	\$36,880	\$36,880	\$36,880
Fire	\$98,274	\$98,274	\$98,274	\$98,274	\$98,274
Parks	\$147,738	\$147,738	\$147,738	\$147,738	\$147,738
Public Buildings	\$74,082	\$74,082	\$74,082	\$74,082	\$74,082
Total Capital Cost	\$1,084,264	\$1,084,264	\$1,084,264	\$1,084,264	\$1,084,264

*Engineering should be consulted for Water and Wastewater Cost estimates

**Education costs located in fiscal report tables