

# OLD BRICK TOWNSHIP

Development of Regional Impact

Flagler County, Florida

## PRE-APPLICATION DOCUMENT

Prepared for

Wilson Green, LLC

Prepared by



**Prosser Hallock**

November 29, 2007

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## General Information

## A. General Information

1) Name of the development.

The development is presently known as the Old Brick Township Development of Regional Impact.

2) Name, address and telephone number of the applicant.



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# Project Description

## B. Project Description

### 1) A general description of the project, including proposed land uses and amounts pursuant to the guidelines and standards in Chapter 28-24, F.A.C. If a preliminary master plan has been developed, please provide.

#### Overview/Premise

Old Brick Township reflects a union of consensus-driven design overlaid with the rural landscape. Old Brick Township is based upon a foundation of Guiding Principles that establish a vision for a new community in Flagler County. A new approach to development, Old Brick Township is intended to unite long-term economic and social vitality with environmental awareness and sustainability. This Project will be comprised of several unique neighborhoods that will offer a mix of uses intended to implement Flagler County's vision of walkable and diverse residential communities, commerce & employment opportunities, preservation and enhancement of the natural systems, recreation, open space and public facilities. Old Brick Township will represent a new model of growth for Florida and will provide long-term benefits to the region and the citizens of Flagler County.



Old Brick Township is located in northern Flagler County, west of U.S. Highway 1 and east of County Road 13 (Old Brick Road) comprising approximately 5,216 acres. The Property is strategically located west of the City of Palm Coast, and in proximity to existing public utilities. Regional roadway and railroad transportation facilities are nearby and the development of the site provides unique opportunities to enhance future intra-county and regional mobility and travel. Old Brick Township's central location allows it to serve Jacksonville, St. Augustine, Palm Coast, Daytona Beach and the surrounding region.

The cornerstone of Old Brick Township is a set of fundamental values which embody the philosophy and experience of Fletcher Management Company's nearly five decades of developing in harmony with the Florida landscape. These core values provide a direction for all aspects of the Project, from design and planning to the ultimate construction of the Old Brick Township. Fletcher Management Company has repeatedly demonstrated their commitment to developing signature communities which exemplify long-term commitment to quality, consumer accessibility, and stewardship of the land. Fletcher Management Company's endeavors continue to leave a distinctive imprint on the Northeast Florida landscape, as evidenced by their high-quality developments that successfully merge mixed-use and large-scale communities, resorts, and marinas with exceptional land stewardship, conservation, and recreation.





## Old Brick Township Design Approach

Old Brick Township is based upon a multi-disciplinary, consensus-driven planning and design approach. This focused effort culminated with the synthesis of four Guiding Principles that shall direct the decision-making and approval process in bringing the Old Brick Township vision into reality. The strategic planning and design techniques utilized in the development of Old Brick Township are structured upon a mission-based decision-making framework, which requires continued revalidation of every aspect of the development concept with the four Guiding Principles.

**The performance of Old Brick Township is not centered on the achievement of the development program, but rather how well the communities strive to meet the core values and Guiding Principles which are the foundation for its success.**

## Project Mission and Four Guiding Principles

The core values established for Old Brick Township have been translated into a governing mission statement and four Guiding Principles. These four Guiding Principles describe the overall theme of the development and how this new community has been conceptualized and what it will be in reality.

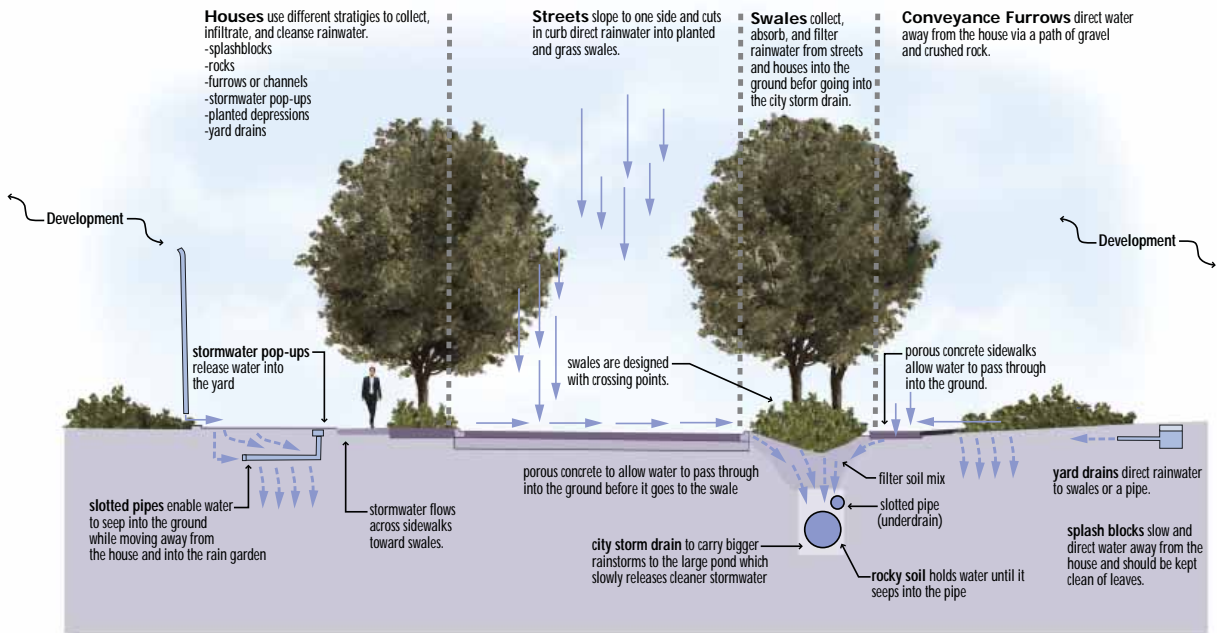
### *Mission Statement:*

*To create a model community that promotes land and resource stewardship.*



## Green Orientation

- Old Brick Township is committed to achieving the Florida Green Building Coalition certification – Green Development Designation Standard regarding the planning, design and development of the land. Old Brick Township will seek and obtain the Green Designation certification status during the approval process.
- Old Brick Township will employ three (3) levels of Green development standards.
  - **Level One – Applies to entire community and incorporates the following:**
    - Development of a management plan for habitats
    - Conduct tree, topographical, soil and wildlife surveys prior to design
    - Creation of parks
    - Preservation of the most valuable spaces for biodiversity
    - Preservation of upland buffers
    - Development of habitat restoration
    - Employment of a strong pedestrian structure
    - Diminishment of green house gases and pollutants through the promotion of transportation/infrastructure design decisions that conserve and optimize non-renewable resources and promote the use of renewable resources and strategies



- **Level Two – Applies to key areas in the plan (see Map A-1):**
  - Provisions for stormwater or reuse irrigation
  - Employ irrigation management program
  - Incorporate a neighborhood park system with a pedestrian orientation
  - Include bicycle and alternative vehicle parking

- **Level Three – Applies to the “Green Parcel” (see Map A-1, A-2 and A-3):**
  - Utilize pervious and/or recycled materials in key horizontal applications
  - Provisions for “Green Power” opportunities
  - For multi-family uses incorporate electrical submetering where appropriate
  - Use traffic calming and “Healthy Neighborhood Street Design” for road system in appropriate locations
  - Incorporate “Green-based” lighting for common areas including Dark Skies technology



## Four Ways to Green

<p>Central &amp; Transit Friendly Site savings and a moral boost</p>	<p>Extensive Photovoltaic Installation provides building's own electricity</p>	<p>Planned Tennant Recycling Program built-in systems improve usage rates</p>	<p>Computerized Lighting System supplements daylight only as needed <b>10% improvement</b></p>
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- Provide for proximity to common uses in a pedestrian context
- Include Florida Power and Light “Buildsmart” program
- Employ “Green” methods for vertical construction in appropriate locations
- Incorporate an outdoor environmental education program through the use of interpretive signage

### Rehabilitation of Natural Systems

- The preservation and rehabilitation of natural systems is an integral component of creating the Old Bric Township community. This is especially important since the Property, including both uplands and wetlands, has been under intensive silvicultural operations for many years. Achieving this Guiding Principle will require:
  - Enhancement and rehabilitation of damaged or compromised systems
  - Preservation of uplands to create contiguous natural systems
  - Protection and enhancement of networks associated with the headwaters of the Pellicer Creek
  - Increase biodiversity by creating, enhancing and preserving vegetative edges through the creation of ecotones
  - Creation of contiguous blueways and greenways



Source: Vaughn Wascovitch

- Employ a management plan based upon the carrying capacity of the various natural systems for the community
- Foster passive recreational use, education and community enrichment

### Integrated Transit System

- Old Brick Township will be a model of development by promoting and accommodating facilities for alternative vehicles that provide mobility throughout the development. Such vehicles may include Neighborhood Electric Vehicles (NEVs) or similar vehicles



Source: [www.the\\_bus\\_stops\\_here.org/twin\\_transit.html](http://www.the_bus_stops_here.org/twin_transit.html)

- The planning and design of the community will enhance and support transit operations, which will promote the establishment and ridership of future transit systems to serve Flagler County and Old Brick Township
- Old Brick Township will provide the foundation for evaluating the regional transit system and may offer the first logical beginning in providing long-term solutions for Flagler County and its residents





**Collaboration for Old Brick Road Restoration and Rehabilitation**

- Provide a conduit and method for evaluating, restoring and maintaining Old Brick Road through affective co-ordination and collaboration with Flagler County Officials and the local Corridor Advocacy Group (CAG)
- Redirect vehicular traffic from the existing road and allow only pedestrian and/or non motorized traffic
- Employ Old Brick Road as a unique recreational amenity to serve the community and region
- Establish an interpretive program centered around the history and influence of Old Brick Road as an important feature of Flagler County and the region
- Envision Old Brick Road as a signature icon for the community

**Development of Future Commerce & Employment Center**

- Contain a significant commerce and employment center
- Facilitate economic development opportunities by improving regional transportation access to the community
- Incorporate uses consistent with those identified to the south of the Project adjacent to Hargrove Grade Road as contemplated in the Flagler County Transportation Model

**Hurricane Preparedness Zone and Evacuation**

- Encourage safe rooms in the residences
- Incorporate a community hurricane shelter, capable of serving greater Flagler County

**Healthy Lifestyle & Living**

- Incorporate a trail and pedestrian network that promotes a healthy lifestyle
- Traffic calming and safety measures, and incorporation of “Healthy Neighborhood Street Design”
- Promoting both physical and mental enrichment, the mission statement and four Guiding Principles provide a platform for an active lifestyle with a strong connection to the environment and education



*Great Planned Communities, ULI, 2002*

**Regional Transportation Planning**

- Provide improvements to regionally significant roadways and enhance regional connectivity via new multi-modal transportation linkages
- Maximize the use of alternative, non-vehicular transportation modes to enhance community livability while optimizing the efficiency and level-of-service on existing roadways and key SIS facilities
- Effective coordination and collaboration with local and regional stakeholders to identify ways Old Brick Township can assist in the development of a regional vision which integrates transportation, land use, economic, community, and environmental systems
- Foster a transportation system which expands transportation choices, ensures accessibility, and accomodates human scale elements, including pedestrian, bicycle, and transit-oriented features, where appropriate.



*Potential off-site destinations*

## Master Plan

### Prologue

Old Brick Township will be one of the most significant positive models for growth in the region. The project's vision, principles, location and leadership are combined to create a paradigm consistent with ideals that are progressive, responsible and, above all, feasible for the region.

### Process

Old Brick Township's team of land planners, transportation planners, landscape architects, civil engineers, transportation engineers, biologists and economists have worked together in various charrettes to create the Project's vision. This has generally been an iterative process which began in the gathering of data and the synthesis of overlays comprised of existing conditions data currently available. Following these initial steps, the team embarked on a series of charrette sessions with the goal of creating a project mission statement and correlating principles (see Maps A-2 and A-3). Upon gaining consensus related to the project mission and Guiding Principles, these ideals were combined with the existing conditions overlays to develop a Conceptual Master Plan (See Map A-1).

### Composition

The Old Brick Township Conceptual Master Plan is comprised of five (5) pedestrian oriented villages. Their size and disposition are based on walkable community standards. Their function is envisioned as the synthesis of habitation, recreation, ecology and efficiency. Each village contains a core or center surrounded by settlements. The cores and settlements are interlaced and bounded by undeveloped lands.



### The Cores

Referencing the Conceptual Master Plan (see Map A-1), the Cores are characterized primarily through the implementation of the four (4) Guiding Principles. First, with respect to the Transect, these criteria describe the pattern of development in terms of form and act as a guide to describe the area based on physical outcome. Secondly, the Core areas are envisioned to employ a Green Orientation with a level two (2) intensity as described above. Additional measures are proposed related to the creation of discernible natural boundaries for the Cores. These will act as transition zones to the adjacent uses and provide

the opportunity for creating vegetative corridors and edges. Lastly, incorporating a transit stop with associated public space is a method of creating a central focus for the Village and Core as well as addressing the social and mobility needs of the community.

### The Settlements

As satellites to each of the Cores, the Settlements contain varying transect orientations but primarily act as a supportive structure for the Cores. The integration of parks, open spaces, natural strands of varying ecosystems, managed ecological systems and the various modes of circulation and habitation will serve as the fabric to connect the Settlements and create a bridge to its adjacencies. The Guiding Principles will be integrated into the design for the Settlements: Transects will characterize the form in terms of habitation, a Level One (1) Green Orientation is proposed for the Settlements. The connection to transit will be characterized by access to the system through multi-modal means and the interlacing of a managed and preserved natural system will be employed.



*Great Planned Communities, ULI, 2002*

### The Green Hub

As the focus and primary icon for Old Brick Township, the Green Hub is envisioned to be a departure from the conventional Florida developments. Typically, developments are characterized with a central focus related to clubs, golf courses, village center or parks. At Old Brick Township, the heart of the community is the Green Hub. Envisioned as a combination of passive open spaces, the Old Brick Road trail-head and resting station, a transit stop, interpretive and demonstration area, the community's academic center and other green-focused elements, the Green Hub will be more than a place for gathering and demonstrating the "DNA" for Old Brick Township – it will exemplify an ideal grounded in the mandate of land and resource stewardship. As each of the Cores are subsets of the Villages, the Green Hub is a subset of Old Brick Township as a whole.



### The Green Settlement

Central to Old Brick Township (See Map A-1), the Green Settlement is envisioned to implement the Guiding Principles with the most intense Green Orientation (see Maps A-2 and A-3). Its location on the Property is significant due to its proximity to Old Brick Road and its significance as the largest wetland system within Old Brick Township. During the brainstorming and charette process, this area was identified as having the greatest potential influence on the large wetland system, thus having greater influence downstream. Incorporating the Level Three (3) Green Orientation, the Green Settlement will use development techniques and design to provide for ecologically efficient neighborhood.

### Networks

The Project will only be successful through integrating habitats, preserve and rehabilitated systems with various Networks. For the purposes of Old Brick Township, Networks are comprised of pedestrian circulation, vehicular modes, non-conventional methods of transportation, hydrologic systems, greenways and canopy systems. Integral to Old Brick Township is a comprehensive strategy for creating these Networks through preservation, enhancement, walkability analysis, transportation assessment, and the strategic placement of parks and the careful positioning of any development.



**Conclusion**

Old Brick Township will represent a new model of growth for Florida and will provide long term benefits to the region and the citizens of Flagler County. The goal will be achieved by employing the project mission, guiding principles and the initiatives outlined above. As additional information is gathered and the plan will evolves Old Brick Township’s mission, guiding principles and initiatives will remain intact.

**2) Proposed phasing of the project, including proposed phasing dates and buildout dates.**

At this time, the intended plan of development calls for three (3) five-year phases. Table 1 provides a preliminary land use and phasing schedule for Old Brick Township. Each land use amount and the timing of individual phasing may change based upon surveys, design, permitting and engineering. Detailed site information and master planning efforts are continuing on the project, and a more definitive phasing schedule will be confirmed in the formal submission of the Application for Development Approval.

**Table 1  
Preliminary Land Use & Phasing**

<b>Phase</b>	<b>Residential</b> (28-24.023, F.A.C.)	<b>Retail</b> (28-24.031, F.A.C.)	<b>Office</b> (28-24.020, F.A.C.)	<b>Industrial Park</b> (28-24.029, F.A.C.)
I (2009-2013)	1,500	-	10,000	-
II (2014-2018)	1,700	80,000	20,000	500,000
II (2019-2023)	1,800	20,000	20,000	500,000
<b>Total</b>	<b>5,000</b>	<b>100,000</b>	<b>50,000</b>	<b>1,000,000</b>



# Conceptual Master Plan

## Map A-1



## Map A-2

### Legend and Application of Guiding Principles

#### A Creekside Settlements

- Rural and Suburban Zone. (T2 – T3).
- Green Level 1.
- Potential integration of alternate vehicle routes and associated power sourcing.
- Integrate park space and recreation greenway system
- Restoration of natural systems. (T1).
- Creation of prairie transitional zones in uplands. (T1 – T2).

#### B Creekside Village

- Suburban and General Urban Zone. (T3 - T4).
- Potential integration of alternate vehicle routes and associated power sourcing.
- Green Level 2.
- Integration of parks and access to greenway system.
- Potential transit stop.
- Walkable orientation.
- Upland preservation (T1).

#### C North Village

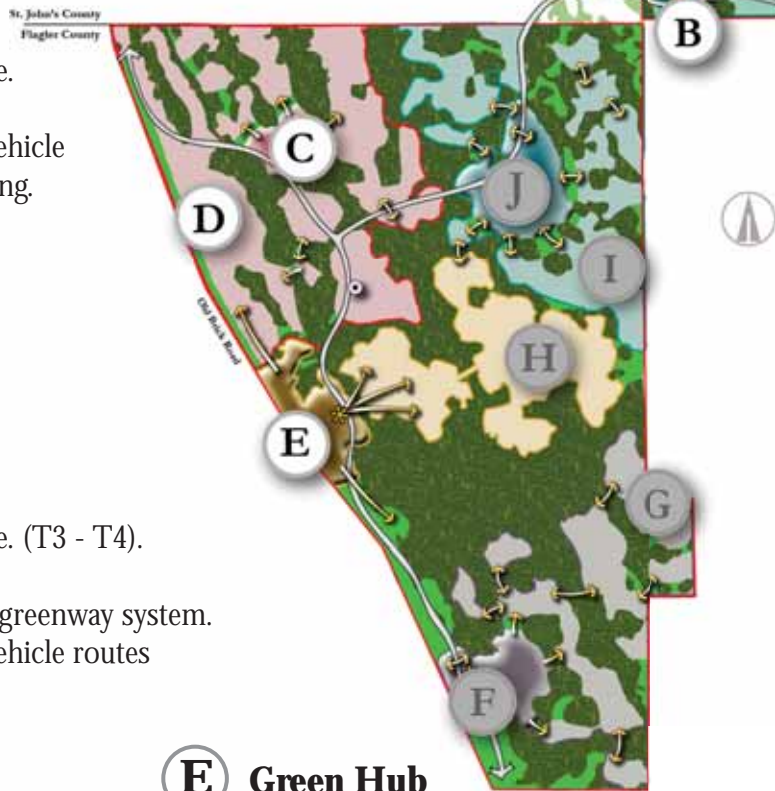
- Suburban and General Urban Zone. (T3 - T4).
- Green Level 2.
- Integration of parks and access to greenway system.
- Potential integration of alternate vehicle routes and associated power sourcing.
- Potential transit stop.
- Walkable orientation.
- Upland preservation (T1).

#### D North Settlements

- Rural and Suburban Zone. (T2 – T3).
- Green Level 1.
- Creation of prairie transitional zones in uplands. (T1 – T2).
- Integration of parks and access to greenway system.
- Potential transit stop.
- Potential integration of alternate vehicle routes and associated power sourcing.
- Restoration of natural systems. (T1).
- Strong connection to Old Brick Road.

#### E Green Hub

- Project Icon.
- Suburban and General Urban Zone. (T3 - T4).
- Green Level 3.
- Integration of parks and access to greenway system.
- Potential integration of alternate vehicle routes and associated power sourcing.
- Integration of a Green demonstration project.
- Potential transit stop.
- Potential location of academic facilities including hurricane evacuation shelter.
- Recreation hub and main trail head.
- Restoration of natural systems. (T1).
- Creation of prairie transitional zones in uplands. (T1 – T2).
- Strong connection to Old Brick Road.



## Map A-3

### Legend and Application of Guiding Principles

#### F South Village

- Suburban, General Urban Zone and Special District. (T3, T4 & SD).
- Green Level 2.
- Integration of parks and access to greenway system.
- Restoration of natural systems. (T1).
- Creation of prairie transitional zones in uplands. (T1 – T2).
- Potential integration of alternate vehicle routes and associated power sourcing.
- Integration of commerce and regional support.
- Potential transit stop.
- Strong connection to Old Brick Road Village.

#### G South Settlements

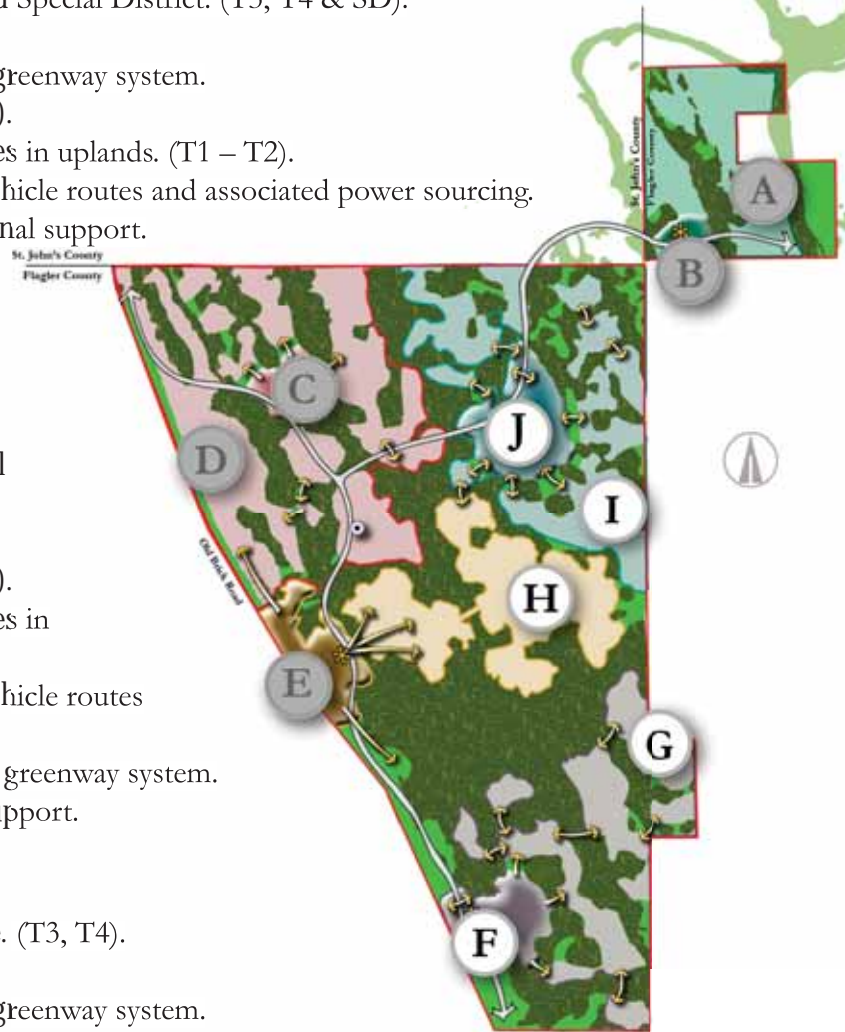
- Rural, Suburban Zone and potential Special District. (T2, T3 & SD).
- Green Level 1.
- Restoration of natural systems. (T1).
- Creation of prairie transitional zones in uplands. (T1 – T2).
- Potential integration of alternate vehicle routes and associated power sourcing.
- Integrate park space and recreation greenway system.
- Potential commerce and regional support.

#### H Town Center Settlements

- Suburban and General Urban Zone. (T3, T4).
- Green Level 1.
- Integration of parks and access to greenway system.
- Potential integration of alternate vehicle routes and associated power sourcing.
- Walkable orientation.
- Upland preservation (T1).
- Creation of prairie transitional zones in uplands. (T1 – T2).

#### I Town Center Core

- Suburban, General Urban Zone and Urban Center Zone. (T3, T4 & T5).
- Green Level 2.
- Envisioned as community central core.
- Integration of parks and access to greenway system.
- Potential integration of alternate vehicle routes and associated power sourcing.
- Walkable orientation.
- Upland preservation (T1).
- Creation of prairie transitional zones in uplands. (T1 – T2).





## Site Information

## C. Site Information

### 1) Describe the existing land uses and vegetative associations. Provide an aerial photograph of the site.

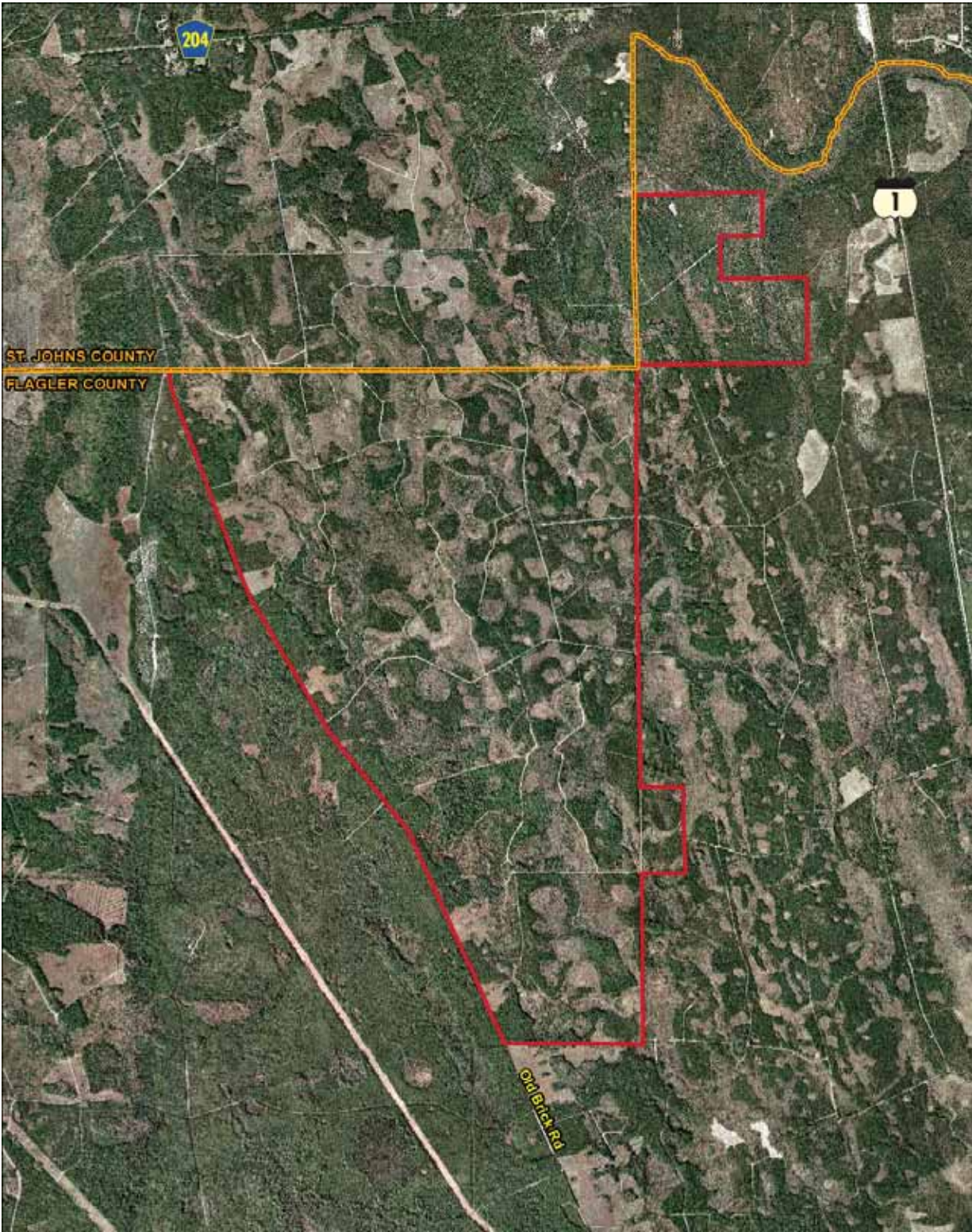
The following two pages contain maps depicting an aerial photograph of the Property (see Map B) and existing land uses and vegetative associations (see Map C).

The Property is located in northern Flagler County, west of U.S. Highway 1 and east of County Road 13 (Old Brick Road) comprising approximately 5,216 acres. The Property is largely timberland with wetlands in low-lying areas.

The upland and wetland community types, as characterized in the Florida Department of Transportation's Florida Land Use, Cover and Forms Classification System (FLUCFCS) are described in the pages following Map C. The quality of the natural systems, including both uplands and wetlands on the Property have been severely degraded as a result of past silvicultural activities.

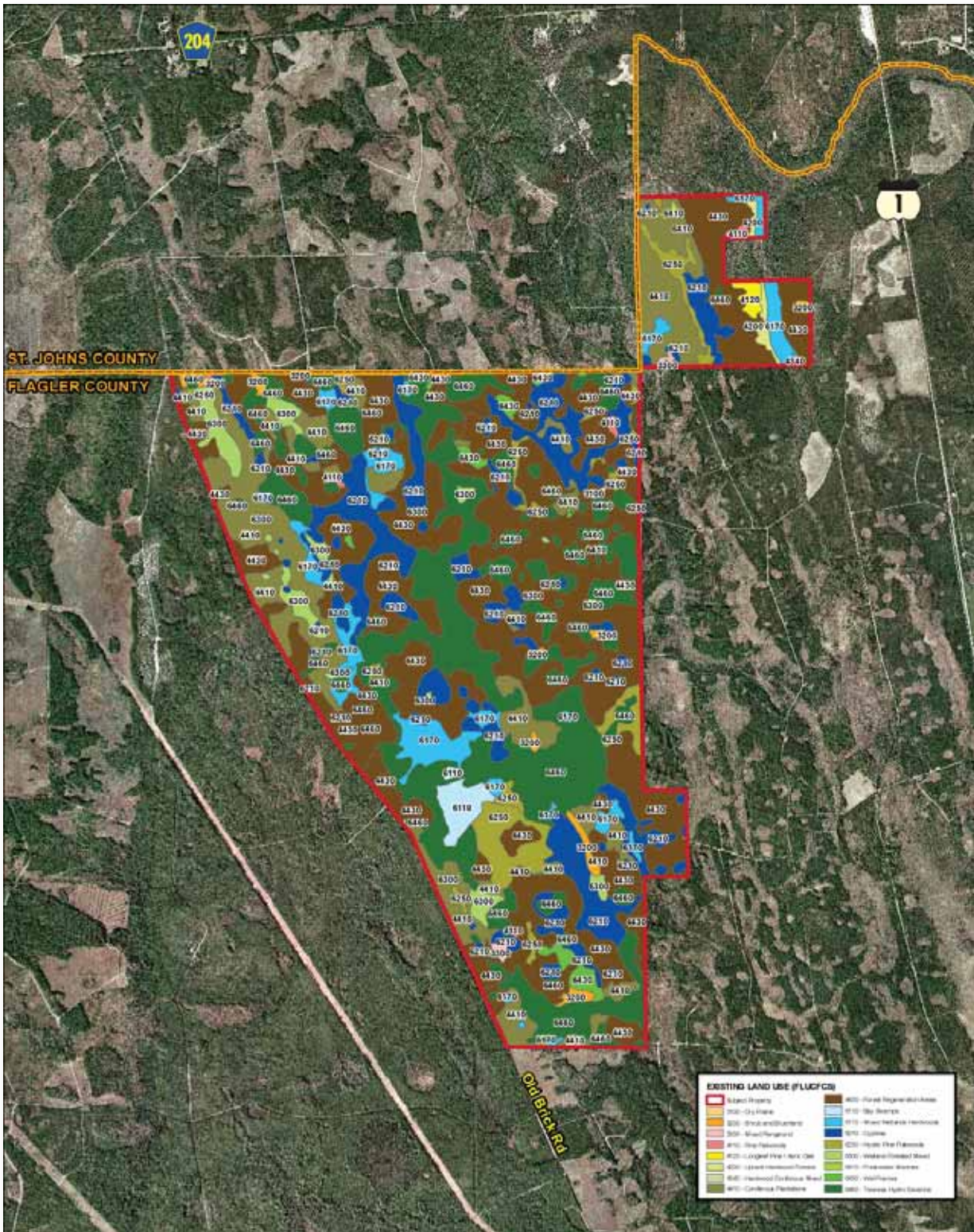


*Map B*  
*Aerial Photograph (Site Boundary)*



0 2,500 5,000  
Feet

# Map C Existing Land Use (FLUCFCS)



## Upland Communities

### Shrub and Brushland (320) (42.8 acres +/-)

This community is characterized by the lack of a discernible canopy, and varies in hydrologic regime from xeric to mesic. These areas are generally small and scattered throughout the Property and likely represent areas that were harvested and abandoned. Dominant species in this community include saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), and bitter gallberry (*Ilex glabra*), with a groundcover composed of mainly bracken fern (*Pteridium aquilinum*) and dwarf blueberry (*Vaccinium myrsinites*).



*Ilex glabra*

### Mixed Rangeland (330) (7.3 acres +/-)

Located in two isolated areas in the northeast and southwest portions of the Property, this mesic community is similar to the Shrub and Brushland classification in that it was likely harvested and not replanted. This community differs in that it appears to be somewhat maintained, and exhibits more low-lying species such as broomsedge (*Andropogon spp.*) and other upland and facultative grasses.

### Pine Flatwoods (411) (12.7 acres +/-)

The Pine Flatwoods community is concentrated in small areas throughout the Property. This pine-dominated community does not exhibit obvious disturbances and signs associated with artificial pine plantation. It presents with a mesic hydrologic regime, and is dominated by slash pine (*Pinus elliotii*). Other species, generally occurring in the subcanopy, include live oak (*Quercus virginiana*), water oak (*Q. nigra*), laurel oak (*Q. laurifolia*), and (in the more mesic inclusions) loblolly bay (*Gordonia lasianthus*). The understory and groundcover strata contain saw palmetto, bracken fern, bitter gallberry, and wax myrtle.

### Longleaf Pine – Xeric Oak (412) (14.5 acres +/-)

This community is generally considered to be valuable to wildlife, and is represented in one location in the northeastern portion of the Property. This community type is often referred to as sandhill, and presents with a xeric hydrologic regime. The canopy stratum in this community comprises longleaf pine and turkey oak (*Q. laevis*). Subcanopy and groundcover species include sand live oak (*Q. geminata*), saw palmetto, bitter gallberry, bracken fern, and reindeer moss (*Cladonia spp.*).

### Hardwood – Conifer Mixed (434) (18.2 acres +/-)

This upland community is generally located in the northeastern portion of the Property, along the western fringes of a wetland community. Hardwood-Conifer Mixed presents with a canopy that contains a mixture of hardwood and coniferous species, with neither achieving dominance. Generally mesic in regime, this community comprises canopy species including slash pine, loblolly pine (*P. taeda*), live oak, laurel oak, southern magnolia (*Magnolia grandiflora*), water oak, pignut hickory (*Carya glabra*), red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), loblolly bay, and eastern red cedar (*Juniperus virginiana*). Subcanopy species are generally dense, and comprise primarily immature canopy species. Understory and groundcover includes wax myrtle, bitter gallberry, saw palmetto, bracken fern (drier areas), and cinnamon fern (*Osmunda cinnamomea*, in more mesic areas).

### Coniferous Plantations (441) (2,766.4 acres +/-)

By far the most dominant upland community within the Property is Coniferous Plantation. The vast majority of the useable uplands (and many wetlands) have been stripped of native vegetation, bedded, and planted with



predominantly slash pine. These areas exist throughout the property, and vary in hydrologic regime from xeric to hydric. Beneath the dominant introduced slash pine, other vegetative strata have been discouraged through management techniques. Associated species, where these strata are present, include saw palmetto, bitter gallberry, broomsedge, wax myrtle, bracken fern, cinnamon fern, chain fern (*Woodwardia spp.*), and various sedges and rushes. Most hydrophytic species are situated within the furrows created by the bedding.

## Wetland Communities

### Bay Swamps (611) (50.8 acres +/-)

This community presents as one of the lesser on-site niche communities, and is generally located in the southwestern portion of the Property. The Bay Swamps are dominated



*Cephalanthus occidentalis*

in the canopy by loblolly bay, with inclusions of swamp bay (*Persea palustris*), sweetbay (*Magnolia virginiana*), and red maple, with additional encroachment of slash pine in many areas. The slash pine has been planted in some portions, and has encroached from adjacent plantation in others. Understory and groundcover species in these areas include immature canopy species, wax myrtle, sweetgum, red maple, cinnamon fern, and chain fern. Soils in these wetlands are generally high in organic content, presenting as dark surface with redoximorphic features and evidence of reduced conditions.

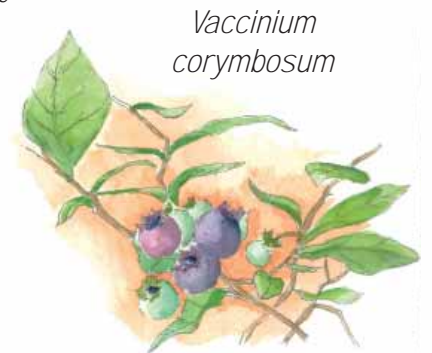


*Lyonia lucida*

Soils in these wetlands are generally high in organic content, presenting as dark surface with redoximorphic features and evidence of reduced conditions.

### Mixed Wetland Hardwoods (617) (221.0 acres +/-)

This community type describes a wetland slough which occurs in the northeastern corner of the Property, and within the western half of the Property. The canopy comprises a mixture of wetland hardwood species such as sweetbay, swamp bay, loblolly bay, sweetgum, and red maple. Scattered live oaks are also found within the canopy layer, particularly along the periphery in transitional areas. Immature loblolly bay, red maple, and sweetgum dominate the subcanopy. Understory species include buttonbush (*Cephalanthus occidentalis*), fetterbush (*Lyonia lucida*), wax myrtle, highbush blueberry (*Vaccinium corymbosum*), redroot (*Lachnanthes occidentalis*), and Virginia chain fern (*Woodwardia virginica*). These wetlands typically exhibit high organic content in the upper soil strata.



*Vaccinium corymbosum*

### Cypress (621) (675.0 acres +/-)

The Cypress communities associated with the Property are distributed throughout

the property, and comprise isolated domes and curvilinear wetland sloughs. The canopy within this community

type comprises bald cypress (*Taxodium distichum*) and/or pond cypress (*Taxodium ascendens*) trees. The subcanopy contains immature species of cypress, loblolly bay, button bush, and blackgum (*Nyssa sylvatica var. biflora*), with wax myrtle occurring on the fringes. The groundcover within these communities has a diverse herba-

ceous composition consisting of maidencane (*Panicum hemitomon*), sawgrass (*Cladium jamaicense*), chalky bluestem (*Andropogon capillipes*), yellow-eyed grass (*Xy-*



*Osmunda spp.*

*ris* spp.), Virginia chain fern, royal fern (*Osmunda regalis*), meadow beauty (*Rhexia* spp.), beakrush (*Rhynchospora* spp.), and redroot. High organic content, often presenting as a sapric O-horizon within the soil, is indicative of this community type.

#### **Hydric Pine Flatwoods (625) (60.3 acres +/-)**

These hydric flatwoods are situated in isolated areas throughout the Property. The canopy consists primarily of naturally occurring slash pine, with subdominants including cypress, black gum, sweetbay, swamp bay, and loblolly bay. The subcanopy is somewhat sparse to moderately dense, comprised primarily of a variety of bays, very large fetterbush, and myrtle leaf holly (*Ilex myrtifolia*). Groundcover vegetation is dominated by fetterbush, with less dense cinnamon fern, royal fern, and Virginia chain fern. Soils are variable with some areas of high organic content, and others exhibiting hydrologic indicators of reduction in the A horizon.



*Rhexia* spp.

#### **Wetland Forested Mixed (630) (117.1 acres +/-)**

Scattered throughout the Property, Wetland Forested Mixed communities include a mixture of hardwoods and conifers, neither of which achieves dominance. Many of these areas appear to have been harvested in the past, and are generally highly disturbed both hydrologically and vegetatively through slash pine encroachment and suppression of natural fire regimes. Canopy dominants include slash pine, red maple, sweet gum, blackgum, laurel oak, water oak, and cypress. The subcanopy is somewhat dense and dominated by myrtle leaf holly, wax myrtle, laurel oak, and swamp bay, with primarily caric sedges, fetterbush, highbush blueberry, and cinnamon fern. Saw palmetto occurs infrequently in these communities. Soils vary in this community from high organic surfaces in wetter areas to reducing indicators in portions where inundation and/or saturation are less frequent.

#### **Freshwater Marshes (641) (3.6 acres +/-)**

The Freshwater Marsh communities, similar to the isolated Cypress swamps, occur as isolated depressional pockets. These areas were likely cypress domes or borrow areas in the past, and are now situated in the northeastern portions of the Property. Dominant herbaceous species include sawgrass (*Cladium jamaicense*), soft rush (*Juncus effusus*), bulrush (*Scirpus* spp.), redroot, and maidencane. These wetlands exhibit high organics in the surface layer of the soil.



*Xyris* spp.

#### **Wet Prairies (643) (35.4 acres +/-)**

These communities are located in the northern and southern extremes within the Property. The Wet Prairies were likely pine plantation or pasture at one time, but now exhibit predominantly wetland grass species including sawgrass (*Cladium jamaicense*), broomsedge, redroot, and maidencane. These wetlands exhibit reducing conditions in the soil, including organic stripping and redoximorphic features in the upper six inches of the soil profile.

#### **Mixed Scrub-Shrub Wetlands (646) (1,190.6 acres +/-)**

The Mixed Scrub-Shrub Wetland community is the most common wetland classification associated with Property, and represents areas of past disturbances and harvesting. This community is populated by scattered canopy species of loblolly bay, sweetgum, slash pine, and swamp bay. However, the area is dominated by shrub species including fetterbush, wax myrtle, highbush blueberry, and scattered saw palmetto. Typical herbaceous species include redroot, broomsedge, and Virginia chain fern.

**2) Provide a brief environmental assessment of the site, encompassing such topics as the probable occurrence of wetlands and listed plant and animal species.**

In late October 2007- mid November 2007, Environmental Resource Solutions, Inc. (ERS) conducted a preliminary environmental assessment of the Old Brick Township Property. The Property encompasses approximately 5,216 acres situated in northern Flagler County, east of Interstate 95, and south of State Road 204. The purpose of this assessment was to identify and address the occurrence of any jurisdictional wetlands and surface waters regulated by the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (COE). In addition, ERS conducted a preliminary survey for floral and faunal species listed as endangered, threatened, or of special concern by the U.S. Fish and Wildlife Service (FWS) and/or the Florida Fish and Wildlife Conservation Commission (FFWCC).

On-site habitats and land use/cover were classified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (Florida Department of Transportation, 1999). Further, on-site wetlands were identified and classified using definitions and guidelines contained in the Wetlands Delineation Manual (COE, 1987) and The Florida Wetlands Delineation Manual (Gilbert, et al., 1995). The following three parameters were used to determine the presence and type of wetland systems encountered: vegetative composition, hydrologic regime, and soil classification. Section C(1) and Map C provide descriptions, acreages, and graphics for each FLUCFCS type associated with the Property.

The dominant upland and wetland communities within the project are Coniferous Plantation (FLUCFCS Code 441), Mixed Scrub-Shrub Wetlands (646), and Cypress (621). The Pine Plantation community (441), actively managed for timber production, does not provide significant forage or habitation opportunities for wildlife due to its limited biodiversity. The large Mixed Scrub-Shrub Wetland (646) community has also been impacted by ongoing surrounding silvicultural activities, including direct harvesting disturbances, and by trail roads and drainage ditches located through significant portions of this community.

A formal wildlife survey of the property will be conducted in conjunction with this DRI effort. The wildlife survey will be conducted using methodologies approved by FFWCC, and outlined in Section F of this Pre-application document. The surveys will be completed in transects during the morning and evening hours for five consecutive days. Based on informal site surveys, the sensitive species that has the highest potential to occur on the site based on habitat suitability is the gopher tortoise (*Gopherus polyphemus*), with highest probability in the northeast. The Property could also potentially provide habitat for the eastern indigo snake (*Drymarchon corais couperi*), gopher frog (*Rana capito*), Sherman's fox squirrel (*Sciurus niger shermani*), and Florida black bear (*Ursus americanus floridanus*). A listing of all potential listed wildlife species is provided in Table 2.

State-listed plants that could occur in Flagler County, within communities represented in this Property, include lake-side sunflower (*Helianthus carnosus*), Atlantic coast Florida lantana (*Lantana depressa var. floridana*), nodding pinweed (*Lechea cernua*), celestial lilly (*Nemastylis floridana*), and Florida mountain mint (*Pycnanthemum floridanum*). Although the disturbances resulting from intensive silvicultural uses of the Property likely preclude the presence of these plant species, care will be taken during the on-site surveys to identify listed plants occurring on the Property.

**Table 2**  
**State and Federally Listed Faunal Species Potentially Occurring in Flagler County**

Species	Federal Status	State Status	Habitat	Probability of Occurrence in Project Area
<b>Amphibians</b>				
<i>Rana capito</i> Gopher Frog		SSC	Sandhill, scrub, and pine uplands; reproduces in ephemeral wetlands	Moderate
<b>Reptiles</b>				
<i>Alligator mississippiensis</i> American Alligator	DM	SSC	Marshes, swamps, lakes, rivers	Moderate
<i>Drymarchon corais couperi</i> Eastern Indigo Snake	T	T	Usually xeric uplands; seasonal association with mesic habitat	Moderate
<i>Gopherus polyphemus</i> Gopher Tortoise		T	Sandhills, scrub, xeric oak hammock, dry pine flatwoods	Moderate - High
<i>Macrochelys temminckii</i> Alligator Snapping Turtle		SSC	Slow-moving deep waters or associated creeks	Low
<b>Birds</b>				
<i>Aphelocoma coerulescens</i> Florida scrub jay	T	T	Scrubby areas with some trees	Low - Moderate
<i>Aramus guarana</i> Limpkin		SSC	Mangroves, freshwater marsh, swamps, pond, river and lake margins	Moderate
<i>Egretta caerulea</i> Little Blue Heron		SSC	Forage in freshwater, brackish, and saltwater; nest in cypress, willow, maple, black mangrove and cabbage palm	Moderate
<i>Egretta thula</i> Snowy Egret		SSC	Forage in freshwater, brackish, and saltwater; nest in cypress, willow, maple, black mangrove and cabbage palm	Moderate
<i>Egretta tricolor</i> Tricolored Heron		SSC	Forage in freshwater, brackish, and saltwater; nest in cypress, willow, maple, black mangrove and cabbage palm	Moderate
<i>Eudocimus albus</i> White Ibis		SSC	Marshes, ponds, and cypress swamps	Moderate
<i>Falco peregrinus</i> Peregrine Falcon		E	Sandhills, scrub, xeric hammocks, coastal habitats, wet and dry prairie, flatwoods, marshes	Low - Moderate
<i>Falco sparverius paulus</i> Southeastern American Kestrel		T	Sandhills	Low - Moderate
<i>Grus canadensis pratensis</i> Florida Sandhill Crane		T	Dry prairie, wet prairie, swales, depressional marsh	Moderate
<i>Haliaeetus leucocephalus</i> Bald Eagle		T	Open water and cypress forest; sometimes nests in pines	Low
<i>Mycteria americana</i> Wood Stork	E	E	Marshes, ponds, and cypress swamps	Moderate
<i>Pandion haliaetus</i> Osprey		SSC	Hydric hammock, wet flatwoods, wet prairie, floodplain, swamp, marsh	Low
<i>Rynchops niger</i> Black Skimmer		SSC	Lakes, estuaries, marine tidal marsh	Low
<b>Mammals</b>				
<i>Podomys floridanus</i> Florida Mouse		SSC	Burrows of other animals	Low - Moderate
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel		SSC	Upland pine forests	Moderate
<i>Myotis grisescens</i> Gray Bat	E	E	Roost predominately in caves; forage in forested areas along creeks	Low
<i>Ursus americanus floridanus</i> Florida Black Bear		T	Forests and swamps	Moderate

Prepared by Environmental Resource Solutions, Inc., November 2007

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

- LE Endangered: species in danger of extinction throughout all or a significant portion of its range.
- LT Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
- LT,PDL Species currently listed threatened but has been proposed for delisting.
- SAT Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
- PE Proposed for listing as Endangered species.
- PT Proposed for listing as Threatened species.
- C Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
- XN Non-essential experimental population.
- SC Not currently listed, but considered a “species of concern” to USFWS.
- N Not currently listed, nor currently being considered for listing as Endangered or Threatened.

**State Legal Status**

Animals: Definitions derived from “Florida’s Endangered Species and Species of Special Concern, Official Lists” published by Florida Fish and Wildlife Conservation Commission, 20 January 2004, and subsequent updates.

- LE Endangered: species, subspecies, or isolated population so few or depleted in number or so restricted in range that it is in imminent danger of extinction.
- LT Threatened: species, subspecies, or isolated population facing a very high risk of extinction in the future.
- LS Species of Special Concern is a species, subspecies, or isolated population which is facing a moderate risk of extinction in the future.
- PE Proposed for listing as Endangered.
- PT Proposed for listing as Threatened.
- PS Proposed for listing as Species of Special Concern.
- N Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: <http://doacs.state.fl.us/~pi/5b-40.htm#.0055>.

- LE Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
- LT Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
- PE Proposed for listing as Endangered.
- PT Proposed for listing as Threatened.
- N Not currently listed, nor currently being considered for listing.

**3) Indicate which portions of the site, if any, are within the 100-year floodplain.**

A detailed topographical and floodplain study is currently underway to determine to what extent any of the Property falls within the 100-year floodplain.

**4) Provide a letter from the Division of Historical Resources indicating if there are potentially regionally significant historical or archaeological sites on the Property.**

Archaeological review of the Property, and coordination with the Division of Historical Resources is currently underway. Any potential regionally significant historical or archeological sites identified on the Property will be addressed as a component of the Application for Development Approval.

The Applicant is also awaiting a response from The State Historic Preservation Office to determine the presence of any NHRP Sites located within or in close proximity to the Property based upon their review of the Master Site File data. Correspondence from the Division of Historical Resources will be included with the formal Application for Development Approval.

The Applicant also intends to work closely with Flagler County Historical Society, the Corridor Advocacy Group, as well as the Florida Office of Greenways and Trails to develop a detailed Management Plan, including long-term strategies and policy recommendations, to ensure the restoration, preservation, and maintenance of the Old Brick Road as a future multi-purpose trail for the region.



## Impact Area Information

## D. Impact Area Information

- 1) Provide a general location map. Indicate on this map adjacent land uses, the existence of public facilities, regional activity centers, and any existing urban service area boundary. Also indicate on this map any other lands owned or leased by the applicant within two miles.**

A general location map, Map D, is included in this document on the following page.

- 2) Using a map, indicate the proximity of this site to regionally significant resources identified in the Regional Policy Plan such as significant bodies of water, wetlands, or wildlife corridors.**

According to Map 4.13 in Strategic Directions, (July 1997) the Northeast Florida Strategic Regional Policy Plan, does identify Floridan Aquifer Recharge Areas within the boundaries or in close proximity to the Property.

According to Map 4.19 in Strategic Directions, (July 1997) the Northeast Florida Strategic Regional Policy Plan, does not identify any Planning and Resource Management Areas within the boundaries or in close proximity to the Property.

The Old Brick Township plan of development calls for the conservation of important contiguous wetland systems and the incorporation of a development plan that provides for wildlife corridors.

- 3) Provide a map of the proposed study area for Question 21 (Transportation) in the ADA.**

Indicate the functional classification and number of lanes of all roadways in the study area except residential streets.

The proposed transportation study area as shown on Map E includes the roadways listed in Table 3.



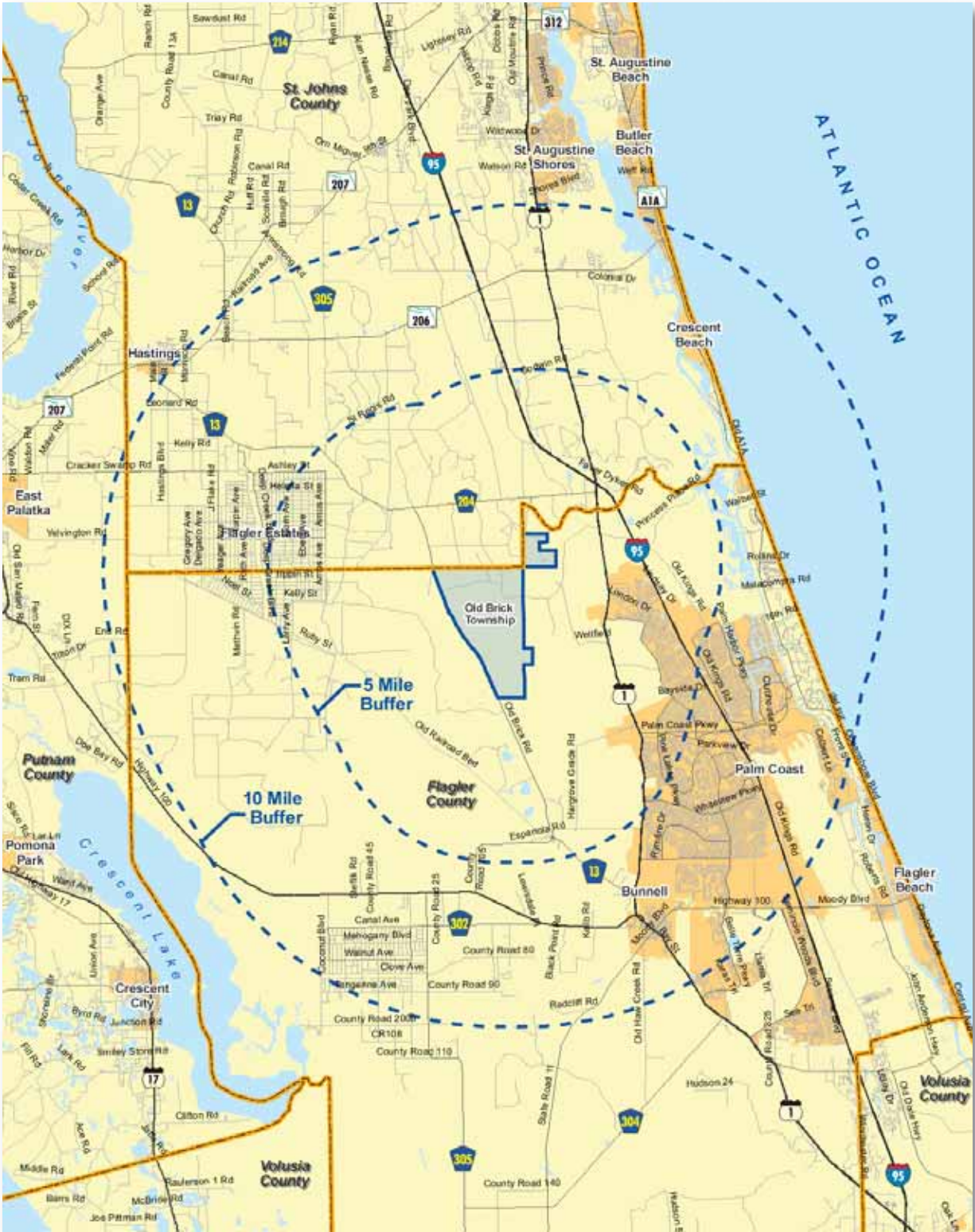
# Map D General Location Map



**Table 3  
Roadways Within Proposed Transportation Study Area**

Roadway	From/To	County	Classification	Lanes
I-95	S.R. 5 (U.S. 1) to S.R. 206	St. Johns	Freeway	6
I-95	Flagler County Line to S.R. 5 (U.S. 1)	St. Johns	Freeway	6
I-95	St. Johns County Line to Palm Coast Limits North	Flagler	Freeway	6
I-95	Palm Coast Limits North to Palm Coast Pkwy.	Flagler	Freeway	6
U.S. 1	S.R. 9 (I-95) to S.R. 206	St. Johns	Principal Arterial	4
U.S. 1	Flagler County Line to S.R. 9 (I-95)	St. Johns	Principal Arterial	4
U.S. 1	St. Johns County Line to Old Kings Rd.	Flagler	Principal Arterial	4
U.S. 1	Old Kings Rd. to Matanzas Woods Pkwy.	Flagler	Principal Arterial	4
U.S. 1	Matanzas Woods Pkwy. to Palm Coast Pkwy.	Flagler	Principal Arterial	4
U.S. 1	Palm Coast Pkwy. to White View Pkwy.	Flagler	Principal Arterial	4
U.S. 1	White View Pkwy to Royal Palms Pkwy.	Flagler	Principal Arterial	4
Belle Terre Pkwy.	Matanzas Woods Pkwy. to Bird of Paradise Dr.	Flagler	Major Arterial	4
Belle Terre Pkwy.	Bird of Paradise Dr. to Pine Lakes Pkwy. (N)	Flagler	Major Arterial	4
Belle Terre Pkwy.	Pine Lakes Pkwy. (N) to Bellaire Dr.	Flagler	Major Arterial	4
Belle Terre Pkwy.	Bellaire Dr. to Palm Coast Pkwy. (WB)	Flagler	Major Arterial	4
Bird of Paradise Dr.	Matanzas Woods Pkwy. to Birchwood Dr.	Flagler	Collector	2
Bird of Paradise Dr.	Birchwood Dr. to Belle Terre Pkwy.	Flagler	Collector	2
Commerce Blvd.	Pine Lakes Pkwy. to East County Complex Driveway	Flagler	Collector	2
Commerce Blvd.	East County Complex Driveway to U.S. 1	Flagler	Collector	2
C.R. 13	C.R. 204 to Cowpen Branch Rd.	St. Johns	Collector	2
C.R. 204	C.R. 13 to S.R. 5 (U.S. 1)	St. Johns	Collector	2
C.R. 205	S.R. 100 to C.R. 13 (Old Brick Rd.)	Flagler	Collector	2
Espanola Rd.	C.R. 205 to C.R. 13 (Old Brick Rd.)	Flagler	Collector	2
Faver Dykes Rd.	S.R. 5 (U.S. 1) to State Park Entrance	St. Johns	Collector	2
Forest Grove Dr.	Old Kings Rd. (W) to Old Kings Rd. (E)	Flagler	Collector	2
Forest Grove Dr.	Old Kings Rd. (E) to Palm Harbor Pkwy.	Flagler	Collector	2
Hargrove Grade Rd.	West of S.R. 5 (U.S. 1)	Flagler	Collector	2
Lakeview Blvd.	London Dr. to Matanzas Woods Pkwy.	Flagler	Collector	2
Matanzas Woods Pkwy.	S.R. 5 (U.S. 1) to Belle Terre Pkwy.	Flagler	Major Arterial	2
Matanzas Woods Pkwy.	Belle Terre Pkwy. to Bird of Paradise Dr.	Flagler	Major Arterial	2
Old Brick Rd. (C.R. 13)	St. Johns County Line to C.R. 205	Flagler	Major Arterial	2
Old Brick Rd. (C.R. 13)	C.R. 205 to S.R. 5 (U.S. 1)	Flagler	Major Arterial	2
Old Kings Rd.	S.R. 5 (U.S. 1) N to Princess Place Preserve Ent.	Flagler	Collector	2
Old Kings Rd.	Princess Place Preserve Ent. to Forest Grove Dr.	Flagler	Collector	2
Old Kings Rd.	Forest Grove Dr. to Farmsworth Dr.	Flagler	Collector	2
Palm Coast Pkwy.	S.R. 5 (U.S. 1) to Pine Lakes Pkwy.	Flagler	Major Arterial	4
Palm Coast Pkwy. (EB)	Pine Lakes Pkwy. to Belle Terre Pkwy.	Flagler	Major Arterial	2
Palm Coast Pkwy. (EB)	Belle Terre Pkwy. to Cypress Point Pkwy.	Flagler	Major Arterial	3
Palm Coast Pkwy. (WB)	Pine Lakes Pkwy. to Belle Terre Pkwy.	Flagler	Major Arterial	2
Palm Coast Pkwy. (WB)	Belle Terre Pkwy. to Cypress Point Pkwy.	Flagler	Major Arterial	3
Pine Lakes Pkwy.	Belle Terre Pkwy. (N) to Palm Coast Pkwy.	Flagler	Collector	2
Pine Lakes Pkwy.	Palm Coast Pkwy. to Commerce Blvd.	Flagler	Collector	2
Pine Lakes Pkwy.	Commerce Blvd. to White Mill Dr.	Flagler	Collector	2
White View Pkwy.	White Mill Dr. to S.R. 5 (U.S. 1)	Flagler	Collector	4

# Map E Traffic Study Area





Permitting &  
Approval  
Information

## **E. Permitting and Approval Information**

### **1) Indicate if a comprehensive plan amendment will be required for this development.**

A DRI-related comprehensive plan map amendment to the Future Land Use Map (FLUM) and a text amendment to the Capital Improvements Element will be necessary for this development.

#### **FLUM Amendment**

The Property is currently designated Agriculture & Timberlands on the FLUM. Given the unique qualities and opportunities associated with the Old Brick Township, the Applicant believes that a new land use category may be more appropriate to suit this type of model development.

In order to achieve this objective, the Applicant intends to work closely with Flagler County and all other applicable agencies to determine if a new land use designation and supporting characteristics, would be required. If it is determined that a new FLUM category is appropriate the Applicant strongly believes that this could provide a vehicle to ensure that best development practices become standardized in the County for future development.

#### **Pipelining Amendment**

As Old Brick Township is a mixed-use DRI, the Applicant will be requesting the opportunity to pipeline their roadway impact mitigation improvements. As Flagler County Comprehensive Plan does not currently contain a provision to pipeline their mitigation improvements, a text amendment to the Capital Improvements Element will be necessary and shall read as follows:

“Notwithstanding other policies of the comprehensive plan, Flagler County hereby authorizes the use of proportionate share mitigation payments to satisfy transportation concurrency and all other transportation mitigation obligations for Developments of Regional Impact (DRI), consistent with the criteria set forth in Section 163.3180(12), Florida Statutes. In order to utilize this option, the applicant for a newly proposed DRI must request this (2007) option prior to the issuance of the development order for the DRI. The development order shall include appropriate conditions consistent with the statutory proportionate share mitigation requirements. An existing approved DRI may utilize this option by filing a Notice of Proposed Change and amending the existing development order consistent with the statutory proportionate share mitigation requirements.”

### **2) Provide a list of all permits already applied for or received, specifying the date of application, issuing agency, and function of the permit.**

No environmental permits or jurisdictional determinations have been applied for or issued for Old Brick Township. A search of the St Johns River Water Management District (SJRWMD) Permit Mapping Database indicates that no Environmental Resource Permits (ERP) have been issued for this site.



# Summary of Proposed Methodologies

## F. Summary of Proposed Methodologies

Provide a summary of each of the proposed methodologies, assumptions, models, criteria, etc., that will be used to answer ADA questions, particularly Question 12 (Vegetation and Wildlife) and Question 21 (Transportation). The methodologies, assumptions, etc., should be specific enough so that once agreement is reached among parties regarding these, everyone involved will have a clear understanding of what will be provided in the ADA. The intent of this agreement is to streamline the review period and decrease the number of insufficiency findings wherever possible. The regional planning council should be consulted prior to the preapplication conference to explain the methodologies acceptable to the region for ADA review.

The following section is not intended to answer questions of the Application for Development Approval in detail at the pre-application phase, but outlines the general planning and design concepts, methodologies, potential problems, resources and best management practices that can be identified and utilized early in the analysis of Old Brick Township.

### Question 12 – Vegetation and Wildlife

In preparation for the flora and fauna survey, a GIS database search, map review, and field investigations were conducted for the Property and surrounding areas. The U.S. Fish and Wildlife Service (FWS) (December 2000) and Florida Fish and Wildlife Conservation Commission (FWC), formerly Florida Game and Freshwater Fish Commission (FGFWFC, January 2004) official lists of species listed as threatened, endangered, or of special concern for Flagler County were reviewed. Element occurrence records prepared by the Florida Natural Areas Inventory were also reviewed. Assessed species include those listed by FWC (Chapter 68A-27 F.A.C) and FWS (50 CFR 17.11-12).

### Habitat Mapping

Existing land use/cover within the study area was mapped according to the vegetative structure and assigned FLUCFCS Codes. To aid in determining existing use/cover, the following remote sources were utilized:

- Digital orthophoto quads at 1 m<sup>2</sup> pixel resolution (source data: SJRMWD, 2004)
- Digital true color aerial photographs at 1 m<sup>2</sup> pixel resolution (source data: SJRWMD, 2004 and Aerials Express, 2007)
- Digital land use/land cover maps, level three (source data: SJRWMD, 2004)
- Soil Survey of Flagler County, Florida (source data: USDA-NRCS, 2006)

Using the above sources, a preliminary community map was developed. The results were compiled into a GIS coverage using ArcMap™.

### Wildlife Surveys for Protected Species

The purpose of the protected species survey will be to determine the occurrence or probability of occurrence of listed species on the Property. All methodologies established for the purpose of this survey are based on the guidelines set forth in the FWC-Office of Environmental Services, Wildlife Methodology Guidelines for Section 18 (D) of the Application for Development Approval (January 1988) and supplemented with other peer reviewed technical

reports and journal articles. To ensure sufficient coverage and sampling effort, the total area to be randomly sampled will be based on the mapped wetland and upland acreages. All surveys will be conducted daily, at appropriate times, for a minimum of five days. Gopher tortoise survey efforts will be dependent upon the amount of identified suitable habitat. All individuals involved in the handling and collection of all listed and common faunal species will work under a valid collectors permit as required by Chapter 39.9.002 (F.A.C.).

The results of all sampling efforts, including the number of individuals recorded and locations of individuals or colonies, either faunal or floral, will be mapped at a minimum scale of 1"=1,500'. Habitat factors that may influence the occurrence of listed species will be summarized. The results of survey and sampling efforts will be used to estimate the home range and distribution of listed species. Additionally, the total suitable habitat acreage and density of gopher tortoise populations and burrow commensal species will be determined for future permitting implications. A determination of permanent, transitory or migratory utilization of the site by each species will be made using documented data and reasonable scientific judgment.

Upon determining the likelihood of occurrence of protected species on the Property, the project will be evaluated to establish measures that will be taken to minimize impacts on an individual species and their habitat.

As the current time of the year is not conducive to performing successful and informative wildlife surveys in time for the submittal of the Application for Development Approval, the Applicant formally requests that the surveys required, and outlined below, be delayed until the spring of 2008. The results of these surveys will then be submitted in conjunction with the Applicant's first Sufficiency Response.

### **Wetland surveys**

Wetland surveys will focus on the following species: wood stork (*Mycteria Americana*), Florida black bear (*Ursus americanus floridanus*), state-listed wading birds, hartwrightia, and West's flax. Non-forested and sparsely vegetated wetlands determined to be less than ten acres and solitary in nature will be visually and aurally spot surveyed. To ensure sufficient coverage of wetlands determined to be greater than ten acres or densely vegetated, visual, and aural observations will be conducted along randomly established pedestrian transects. All observations of nesting and roosting sites will be mapped using handheld Global Positioning System (GPS) units.

### **Upland surveys**

Upland surveys will focus on the following species: gopher frog (*Rana capito*), eastern indigo snake (*Drymarchon corais couperi*), gopher tortoise (*Gopherus polyphemus*), Southeastern American kestrel (*Falco sparverius paulus*), and Sherman's fox squirrel (*Sciurus niger shermani*). As indicated in the recommended methodologies, these species are inherently difficult to identify due to low populations and/or solitary behavior. Therefore, sufficient meandering pedestrian transects will be established and surveyed twice daily, morning and evening, for a minimum of five days, to identify signs or activity indicating the presence of these species. Spot survey stations will be established on the transects to further investigate for signs of individuals.



### **Gopher tortoise survey methods**

Gopher tortoise populations will be determined through the survey of their burrows. Specifically, 270 yard long randomly placed transects will be inspected for every 7 to 8 acres of suitable habitat to determine tortoise densities. All burrows within 10 yards of the transects will be noted and assessed as active, inactive, or abandoned. Appropriate conversion factors will be applied to the ultimate burrow count to determine approximate tortoise densities within the occupied habitat areas.

## **Question 21 – Transportation**

### **Existing Conditions**

#### **Study Area**

The roadway segments within five miles of the project boundaries are displayed on Map F. The study area limits will be adjusted based upon the extent of the substantially impacted segments defined as the roadway segments where the project traffic share is 5% or more of the maximum service volume of the adopted level of service.

#### **Regional Roadways**

The regionally significant roadways will be as defined in the Regional Transportation Component of the Northeast Florida Strategic Regional Policy Plan. The regionally significant roadways within five miles of the project limits are listed in Table 4. Other roads designated in the Transportation Element of the Flagler County Comprehensive Plan have been added to the study area network.

#### **Level of Service Standards**

The minimum level of service standards for the regional roadways within Flagler County will be as defined in the Flagler County Comprehensive Plan or as identified in the 2007 FDOT District 5 “LOS ALL” Spreadsheet.

Level of Service Measures The existing level of service on impacted roadways will be measured in one or more of the following ways:

- (1) Generalized FDOT Peak Hour LOS Tables, 2007 version
- (2) District 5 “LOS ALL” Spreadsheet, 2007 version
- (3) City of Palm Coast Traffic Counts Spreadsheet, 2007
- (4) Highway Capacity Software (HCS+) Multilane Highway, Two-Lane Highway, or Arterial Modules
- (5) HCS+ and Synchro Intersection/Interchange Analysis Software

#### **Critical Intersections**

The critical intersections to be counted and analyzed for existing conditions and by proposed project phase will be the intersections of regional roadways where project traffic share is 5% or greater on one or more of the following adjoining roadway segments. It is anticipated that the following intersections will be evaluated:

- I-95 and Palm Coast Parkway on and off ramps
- U.S. 1 and Old Kings Road
- U.S. 1 and Matanzas Woods Parkway
- U.S. 1 and Palm Coast Parkway
- U.S. 1 and Commerce Blvd.
- U.S. 1 and White View Parkway
- U.S. 1 and C.R. 13 (Old Brick Road)
- C.R. 13 (Old Brick Rd.) and C.R. 205
- Pine Lakes Parkway and Palm Coast Parkway
- Belle Terre Parkway and Palm Coast Parkway
- Site Entrances and adjacent county and state roadways

**Table 4  
Traffic Study Area Roadway Links**

Link ID	Roadway	Termini	Regionally Significant	Lanes	Functional Class	Area Type	LOS Std.	Pk. Hr. Service Volume
<b>ST. JOHNS COUNTY LINKS</b>								
128	I-95	S.R. 5 (U.S. 1) to S.R. 206	Y	6	Freeway	RU	B	5,650
127	I-95	Flagler County Line to S.R. 5 (U.S. 1)	Y	6	Freeway	RU	B	5,650
116	U.S. 1	S.R. 9 (I-95) to S.R. 206	Y	4	P.A.	RU	C	4,000
115	U.S. 1	Flagler County Line to S.R. 9 (I-95)	Y	4	P.A.	RU	C	4,000
10	C.R. 13	C.R. 204 to Cowpen Branch Rd.	Y	2	Maj. Coll.	RU	C	770
29	C.R. 204	C.R. 13 to S.R. 5 (U.S. 1)	N	2	Maj. Coll.	RU	C	770
60	Faver Dykes Rd.	S.R. 5 (U.S. 1) to State Park Entrance	N	2	Min. Coll.	RU	C	770
<b>FLAGLER COUNTY LINKS</b>								
251-A	I-95	St. Johns County Line to Palm Coast Limits North	Y	4	Freeway	UZ	C	5,350
251-B	I-95	Palm Coast Limits North to Palm Coast Pkwy.	Y	6	Freeway	UZ	C	8,270
3700	U.S. 1	St. Johns County Line to Old Kings Rd.	Y	4	P.A.	UZ	D	5,870
3702	U.S. 1	Old Kings Rd. to Matanzas Woods Pkwy.	Y	4	P.A.	UZ	D	5,870
3705	U.S. 1	Matanzas Woods Pkwy. to Palm Coast Pkwy.	Y	4	P.A.	UZ	D	3,390
3710	U.S. 1	Palm Coast Pkwy. to White View Pkwy.	Y	4	P.A.	UZ	D	3,390
3720	U.S. 1	White View Pkwy. to Royal Palms Pkwy.	Y	4	P.A.	UZ	D	5,870
1200	Belle Terre Pkwy.	Matanzas Woods Pkwy. to Bird of Paradise Dr.	N	4	M.A.	UZ	D	5,870
1205	Belle Terre Pkwy.	Bird of Paradise Dr. to Pine Lakes Pkwy. (N)	N	4	M.A.	UZ	D	5,870
1210	Belle Terre Pkwy.	Pine Lakes Pkwy. (N) to Bellaire Dr.	N	4	M.A.	UZ	D	5,870
1215	Belle Terre Pkwy.	Bellaire Dr. to Palm Coast Pkwy. (WB)	N	4	M.A.	UZ	D	3,200
2420	Bird of Paradise Dr.	Matanzas Woods Pkwy. to Birchwood Dr.	N	2	Collector	UZ	D	760
2430	Bird of Paradise Dr.	Birchwood Dr. to Belle Terre Pkwy.	N	2	Collector	UZ	D	760
3005	Commerce Blvd.	Pine Lakes Pkwy. to East County Complex Driveway	N	2	Collector	UZ	D	760
3708	Commerce Blvd.	East County Complex Driveway to S.R. 5 (U.S. 1)	N	2	Collector	UZ	D	760
F-205	C.R. 205	S.R. 100 to C.R. 13 (Old Brick Rd.)	N	2	Collector	RU	C	770
F-206	Espanola Rd.	C.R. 205 to C.R. 13 (Old Brick Rd.)	N	2	Collector	RU	C	770
4000	Forest Grove Dr.	Old Kings Rd. (W) to Old Kings Rd. (E)	N	2	Collector	UZ	D	760
4010	Forest Grove Dr.	Old Kings Rd. (E) to Palm Harbor Pkwy.	N	2	Collector	UZ	D	760
3707	Hargrove Grade Rd.	West of S.R. 5 (U.S. 1)	N	2	Collector	UZ	D	950
3925	Lakeview Blvd.	London Dr. to Matanzas Woods Pkwy.	N	2	Collector	UZ	D	760
2400	Matanzas Woods Pkwy.	S.R. 5 (U.S. 1) to Belle Terre Pkwy.	N	2	M.A.	UZ	D	1,720
2410	Matanzas Woods Pkwy.	Belle Terre Pkwy. to Bird of Paradise Dr.	N	2	M.A.	UZ	D	1,720
F-1	Old Brick Rd. (C.R. 13)	St. Johns County Line to C.R. 205	Y	2	M.A.	RU	C	770
F-2	Old Brick Rd. (C.R. 13)	C.R. 205 to S.R. 5 (U.S. 1)	Y	2	M.A.	RU	C	770
2700	Old Kings Rd.	S.R. 5 (U.S. 1) N to Princess Place Preserve Ent.	N	2	Collector	UZ	D	1,720
2701	Old Kings Rd.	Princess Place Preserve Ent. to Forest Grove Dr.	N	2	Collector	UZ	D	1,720
2705	Old Kings Rd.	Forest Grove Dr. to Farmsworth Dr.	N	2	Collector	UZ	D	1,720
2800	Palm Coast Pkwy.	S.R. 5 (U.S. 1) to Pine Lakes Pkwy.	N	4	M.A.	UZ	D	3,110
2815	Palm Coast Pkwy. (EB)	Pine Lakes Pkwy. to Belle Terre Pkwy.	Y	2	M.A.	UZ	D	2,034
2825	Palm Coast Pkwy. (EB)	Belle Terre Pkwy. to Cypress Point Pkwy.	Y	3	M.A.	UZ	D	2,808
2810	Palm Coast Pkwy. (WB)	Pine Lakes Pkwy. to Belle Terre Pkwy.	Y	2	M.A.	UZ	D	2,034
2820	Palm Coast Pkwy. (WB)	Belle Terre Pkwy. to Cypress Point Pkwy.	Y	2	M.A.	UZ	D	2,808
3000	Pine Lakes Pkwy.	Belle Terre Pkwy. (N) to Palm Coast Pkwy.	N	2	Collector	UZ	D	1,390
3002	Pine Lakes Pkwy.	Palm Coast Pkwy. to Commerce Blvd.	N	2	Collector	UZ	D	1,390
3010	Pine Lakes Pkwy.	Commerce Blvd. to White Mill Dr.	N	2	Collector	UZ	D	1,390
3920	White Mill Dr.	White Mill Dr. to S.R. 5 (U.S. 1)	N	4	Collector	UZ	D	2,070

Data Collection. Traffic data will be obtained from the following sources for use in the Level of Service analysis:

- FDOT Annual Average Daily Traffic Counts
- Flagler County adjusted traffic count data
- City of Palm Coast adjusted traffic count data
- Turning movement counts collected by the Applicant
- Traffic counts filed with recent Land Development Traffic Impact Analysis Reports

Planned and Programmed Improvements. The projects described in the following sources will be identified as future planned and programmed improvements:

- FDOT Adopted Five-Year Work Program FY2008 through FY2012
- Flagler County Five-Year Capital Improvement Program
- City of Palm Coast Five-Year Capital Improvement Program
- Flagler County Transportation Element (Comprehensive Plan)

## **Project Trip Generation**

### **Trip Generation Estimates**

The project trip generation will be estimated using trip generation equations and/or average trip rates from the Institute of Transportation Engineers Trip Generation, Seventh Edition, or other trip rate data from other developments of similar size and scope in Flagler County. Trip generation estimates will be produced for the project as provided in Table 5.

## **Internal-External Traffic**

### **Internal and Pass-By Trip Splits**

A portion of the project traffic will remain internal to the project boundaries because the project contains a mix of complementary land uses. Internal capture of project-generated trips for the commercial portions of the project will be estimated using techniques and internal capture rates contained in the ITE Trip Generation Handbook. No pass-by trip deductions are expected to be calculated for the development, at this time.

## **Future Traffic Projections**

### **Project Traffic Distribution**

The project location is within the boundary of both District 5 and Flagler County Models, therefore project traffic distribution and assignment will be estimated using these models or in combination with standard methodologies prescribed in Chapters 5 and 7 of the FDOT Site Impact Handbook. Manual adjustments may be employed to accurately describe traffic assignment in the immediate vicinity of the site.

### **Total Traffic Projections**

Methods prescribed in the FDOT Site Impact Handbook will be used to prepare future traffic projections. The projection of background traffic for site impact analysis will be performed using trend or regression analysis. The project-generated trips will be added to the background traffic to summarize total future traffic projections.

### **Capacity Analysis**

Estimated level of service conditions for the project will be analyzed by the same methodologies used for the existing conditions analysis. The service volumes for selected roadway segments may be adjusted for future conditions due to changes in roadway characteristics such as signal spacing, functional class, and area type.

### **Project Traffic Contribution**

#### **Project Traffic Share**

The project traffic share for each roadway segment will be calculated as the peak hour traffic contribution divided by the peak hour service volumes of the adopted level of service standard. For constrained and backlogged segments, the peak hour service volumes will be as defined in the FDOT Level of Service Manual.

#### **Substantially Impacted Roadways.**

Roadway segments substantially impacted by the project will be those where the project traffic share is 5% or more of the adopted service volume.

### **Roadway Improvements**

#### **Future Roadway Improvements**

Future improvements to maintain peak hour levels of service on impacted roadway segments will be identified. The needed improvements will be determined by project phase and discussion will be included on how the timing of the needed improvements is related to project development.

### **Conceptual Access Plan**

#### **Proposed Access Points**

The primary points of access to the project will be C.R. 13 and U.S. 1.

### **Other Transportation Modes**

#### **Mass Transportation Provisions**

The applicant is developing a transit component as part of the Old Brick Township. It is important to note that the Jacksonville Transportation Authority is currently in the process of conducting a regional Commuter Rail Feasibility Study. The study contemplates possible use of the existing Florida East Coast (FEC) rail corridor, which extends into portions of both Flagler County and Palm Coast, for the purpose of providing future commuter rail service to Jacksonville. Given the Old Brick Township's strategic location relative to the existing FEC line and in support of the Project's Guiding Principles, every attempt will be made by the project to accommodate these regional transit objectives.

#### **Non-Vehicular Movement**

The application will address in detail bicycle and pedestrian-related issues. Design elements incorporated into the master plan will be intended to encourage non-vehicular movements between various Cores and Settlements within the project, and how these facilities will be linked to facilities on adjacent roadways. Multi-modal paths and greenways will be an intrinsic component of the Old Brick Township (including the proposed conversion of Old Brick

**Table 5  
Trip Generation Estimates**

ITE Code	Land Use	Units	Fitted Curve Equation		Size (X)	Daily Trips	PM Peak Hour Trips (T)
			Daily <sup>(1)</sup>	PM Peak Hour <sup>(1)</sup>			
210	Single Family Detached	DU	$\text{Ln}(T)=0.92*\text{Ln}(X) + 2.71$	$\text{Ln}(T)=0.90*\text{Ln}(X) + 0.53$	3,000	23,762	2,289
230	Residential Condo/ Townhouse	DU	$\text{Ln}(T)=0.85*\text{Ln}(X) + 2.55$	$\text{Ln}(T)=0.82*\text{Ln}(X) + 0.32$	700	3,356	296
220	Apartment	DU	$T = 6.01(X) + 150.35$	$T=0.55(X) + 17.65$	300	1,953	183
251	Senior Adult Detached	DU	$\text{Ln}(T)=0.85*\text{Ln}(X) + 2.55$	$\text{Ln}(T)=0.72*\text{Ln}(X) + 0.58$	1,000	3,834	258
520	Elementary School	SF	$\text{Ln}(T)=0.99*\text{Ln}(X) + 2.59$	$T = 3.13(X/1000)$	83,000	1,059	260
522	Middle School	SF	$T = 13.78(X/1000)$	$T = 1.19(X/1000)$	124,000	1,709	148
417	Regional Park	AC	$T = 4.57(X)$	$T = 0.20(X)$	100	457	20
710	General Office	SF	$\text{Ln}(T)=0.77*\text{Ln}(X/1000) + 3.65$	$T=1.12(X/1000) + 78.81$	50,000	782	135
130	Industrial Park	SF	$4.96(X/1000) + 747.75$	$T=0.77(X/1000) + 42.11$	1,000,000	5,708	812
820	Shopping Center	SF	$\text{Ln}(T)=0.65*\text{Ln}(X/1000) + 5.83$	$\text{Ln}(T)=0.66*\text{Ln}(X/1000) + 3.40$	100,000	6,791	626
	Total Trips					<b>49,411</b>	<b>5,027</b>

Prepared by Prosser Hallock, Inc., November 2007.

(1) Trip Generation, 7<sup>th</sup> Edition, Institute of Transportation Engineers.

Road to a multi-purpose trail) and shall be designed to maximize recreational, historic/cultural, transportation, safety, and air and water quality benefits. To balance safety with context sensitive solution designs, multi-purpose trails and greenway systems shall be planned and constructed in accordance with standards prescribed by the Florida Office of Greenways and Trails, as well as Section 5 of the Florida Bicycle Facilities Planning and Design Handbook, where feasible.

### **Question 24 – Housing**

1. The number, type and price range of housing in the residential component of the development will be estimated from information prepared for the Applicant and from the Applicant's marketing strategies.
2. Estimates of housing affordability, demand, supply and need for the project's permanent, non-construction work force that will be generated by the project will be prepared using the data from the employment and earnings information produced for Questions 10 & 24, following "The ECFRPC Housing Methodology – A Methodology for Assessing the Affordable Housing Impact of Developments of Regional Impact," June, 1999 created by the East Central Florida Regional Planning Council (ECFRPC) and approved by the Department of Community Affairs (DCA), or other methodology as may be approved by DCA.
3. The evaluation of supply and demand in relation to significant affordable housing impacts will be conducted by comparing final housing supply inventory figures with the estimation of housing demand. If the project has a significant impact on affordable housing to meet the projected demand, the DRI must mitigate this impact.

The Project will be deemed to have a significant impact on the ability of the project's employees to find adequate housing reasonably accessible to their places of employment when, for any phase or stage of development, the development's cumulative housing need is projected to exceed 50 units.

4. The following adjustments to the ECFRPC methodology on the demand side are requested:
  - a) The most recent and appropriate annual ES-202 average income information will be used. If the annual data is out-dated, the most recent quarterly data will be annualized.
  - b) The ECFRPC methodology allows an adjustment for removing unqualified sales transactions from the supply; however, it does not define them or provide a specific methodology for doing so. The applicant will only include qualified sales as supply.
  - c) Although the ECFRPC methodology allows an adjustment for removing substandard units from the supply, it does not define substandard. According to the definition of substandard in F.A.C Rule 9J-2.048, there are two applicable sources for this data. Census data and data included in the local comprehensive plan. Therefore, the applicant will utilize local data or 2000 Census data, whichever is most current.
  - d) The ECFRPC methodology includes an adjustment for including property taxes in the supply. In order to include property taxes in the owner-occupied supply analysis, it is necessary to estimate the taxable value which is equal to the appraised value minus \$25,000 for the homestead exemption. Appraised value will be estimated as 80% of the sale price. The source for local millage rates will be the Department of Revenue's Florida Property Valuations and Tax Data Book.
  - e) The ECFRPC methodology includes an adjustment for including homeowner's insurance in the supply;

however, it does not provide a specific methodology for doing so. In order to estimate homeowner's insurance, it is necessary to estimate insurance based on an average rate per \$1000 of value. Annual homeowner's insurance premiums for the top twenty insurers for each county from the Department of insurance will be averaged and the divided by the value of the average house to generate an insurance rate per \$1000 of value.

- f) In the event that local rental unit vacancy rate data is unavailable, the 2000 Census data will be used and adjusted appropriately (see memo).
- g) Pursuant to F.A.C. Rule 9J-2.048(3) ( c ). The positive economic development impacts of the project may also be considered during the development of any mitigation instruments.
- h) Pursuant to F.A.C, Rule 9J-2.048(8)( c ) 1., the Developer will be allowed a 1.5 unit credit for each affordable housing unit built within the project.
- i) The ECFRPC methodology uses special runs from the 1990 Census. These are outdated for estimating single-worker households. Instead, use of ECFRPC's county by county demand worksheets estimating single and multiple heads of households.
- j) The ECFRPC methodology at times projects jobs at wages below the federal minimum wage of \$5.15 per hour. In those cases it will be assumed that jobs projected below minimum wage will be part-time or seasonal.

5. The following supply side adjustments are requested:

- a) The applicant will conduct an analysis of previous DRIs concerning the number and timing of existing affordable housing units demanded by previously approved DRIs.
  - i. For active DRIs the applicant will estimate the affordable housing demand generated by future development in the previously approved DRIs. Future DRI development is assumed to follow the average annual pace of historic development for that DRI. The applicant will use current employment multipliers to calculate expected future employment.
  - ii. For inactive DRIs the applicant will assume development will take place. The applicant will calculate the expected average annual development based on the original Application for Development Approval (ADA). The applicant will use current employment multipliers to calculate expected future employment.
- b) For the purposes of determining affordable supply available to the proposed project, the applicant will only utilize the supply of market-provided affordable housing units available, after netting out prior claims as calculated above in 4a, if any such units exist.
- c) The annual affordable supply is determined using the last year's sales of affordable units.





## Exempted Questions

**G. Provide a list (or formal written request if required by the regional planning council) of ADA questions which you wish to have deleted or exempted. Provide a discussion or explanation of why you believe it is appropriate to delete from the ADA for your project.**

It is requested that the following questions be deleted from the ADA as they are not germane to the Old Brick Township project:

- |               |   |
|---------------|---|
| Question 20.B | Hazardous Materials Generated or Utilized |
| Question 31   | Airports                                  |
| Question 32   | Attractions and Recreational Facilities   |
| Question 33   | Hospitals                                 |
| Question 35   | Mining Operations                         |
| Question 36   | Petroleum Storage Facilities              |
| Question 37   | Port and Marina Facilities                |
| Question 38   | Post Secondary Schools                    |

# Appendix Trapping Permit

# FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION



RODNEY BARRETO  
Miami

SANDRA T. KAUPE  
Palm Beach

H.A. "HERKY" HUFFMAN  
Enterprise

DAVID K. MEEHAN  
St. Petersburg

JOHN D. ROOD  
Jacksonville

RICHARD A. CORBETT  
Tampa

BRIAN S. YABLONSKI  
Tallahassee

KENNETH D. HADDAD, Executive Director  
VICTOR J. HELLER, Assistant Executive Director

FRANK MONTALBANO, Director  
TIMOTHY A. BREAUULT, Assistant Director  
DIVISION OF WILDLIFE  
(850)488-3831 TDD (850)488-9542

June 15, 2004

Ms. Kim Allerton  
Environmental Resource Solutions  
1597 The Greens Way, Suite 200  
Jacksonville Beach, FL 32250

Dear Ms. Allerton,

Enclosed please find permit WV04201, which authorizes you to capture, mark and release small mammals including Florida mice (*Podomys floridanus*), reptiles and amphibians [including gopher frogs (*Rana capito*) and gopher tortoises (*Gopherus polyphemus*)] at their point of capture.

An annual report is due on February 1 of each year per provision/condition 8 of this permit. Accordingly, please forward a report (beginning February 2005) detailing the number of specimens collected per species, dates, location, and final disposition to this office with a copy to the Florida Fish and Wildlife Conservation Commission's Bureau of Wildlife Diversity Conservation Regional Biologist, Dr. Terry Doonan.

Please feel free to contact Dr. Terry Doonan at (386) 758-0525 should you require further assistance. You may call me at (850) 921-5990, ext. 17310, should you have any questions regarding this permit.

Sincerely,

Angela T. Williams  
Protected Species Permit Coordinator  
Bureau of Wildlife Diversity Conservation

W1067/ATW/cy  
LIC 6-1  
WV04021.ltr.doc  
Enclosures

cc: Dr. Terry Doonan

**PERMIT**

Issued Under Authority of the Wildlife Code of the State of Florida  
(Title 68A, Florida Administrative Code) by the

**STATE OF FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION**

Division of Wildlife, Bureau of Wildlife Diversity Conservation, 620 South Mendocino Street, Tallahassee, FL 32399-1600, (850) 921-5990, ext. 17310

Permit No. WV04201 Issuance Date 15 June 2004 Expiration Date 31 December 2007  
 Permit Type Scientific Collecting Specific Rule Authority 68A-9.002, 68A-25.002, 68A-27.002-005  
 Permittee Kim Allerton Affiliation Environmental Resource Solutions  
 Phone no. (904) 285-1397 1597 The Greens Way, Suite 200  
Jacksonville Beach, FL 32250

Signature \_\_\_\_\_ Date \_\_\_\_\_

Not valid until signed

Certification: I hereby state and confirm by signature that I have received, read, understand, and agree to abide by all regulations, guidelines, and provisions regarding the issuance of this permit, and I further certify that the information submitted in this application and supporting documents is complete and accurate to the best of my knowledge and belief. I understand that any false statement herein may subject me to criminal penalties. I further state that I will abide by all applicable State, Federal, and local laws. Please return a signed copy to this office.

This permit authorizes the above named Permittee to voucher for the presence of wildlife in Florida, pursuant to Rules 68A-9.002, 68A-25.002 and 68A-27.002-005, F.A.C., the Florida Fish and Wildlife Conservation Commission's Small Mammal Trapping Protocol, the ASM Guidelines for Animal Care and Use (J. Mammology 79(4): 1416-1431) and subject to the following provisions/conditions.

**Provisions/Conditions:**

1. Small mammals (Orders Rodentia and Insectivora) [including Florida mice (*Podomys floridanus*)], reptiles and amphibians [including gopher frogs (*Rana capito*) and gopher tortoises (*Gopherus polyphemus*)] may be captured in Sherman traps, pitfall traps or by other standard small mammal and herpetological traps at the Cummer Tract DRI, ERS Job No. 03394 (T55S, R28E, S2-4, 9-11 & 14-15), St. Johns County, Florida by nonharmful means for status survey purposes. Any set or baited small mammal traps used are to be checked early in the morning before the traps can heat up and then closed and reopened in the late afternoon or, if not closed, the traps must be checked for a second time, later in the afternoon. Captured specimens may be marked [non-invasive techniques (e.g. fur clipping or fur dye) should be used whenever possible] and released immediately at their points of capture upon collecting scientific data. Any capture of species designated by the Fish and Wildlife Conservation Commission in Rule 68A-27, F.A.C., as endangered, threatened or species of special concern (other than those species indicated above) must be released immediately. Any injury and/or mortality of listed species must be reported to this office within 48 hours via fax at (850) 921-1847. Disposition of those specimens is subject to individual approval by the Commission. Any mammal trapping to determine presence/absence of beach mice (*Peromyscus polionotus* ssp.) should comply with the attached guidelines.
  
2. Small mammals may also be kill-trapped and possessed for vouchering or other scientific purposes, but not in Monroe County, or in coastal or island dune systems, or in gopher tortoise (*Gopherus polyphemus*) colonies, or in any areas known to be or potentially inhabited by Florida mice (*Podomys floridanus*) or beach mice (*Peromyscus polionotus* ssp.).