

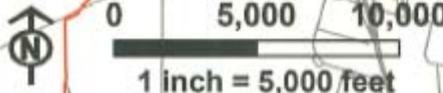
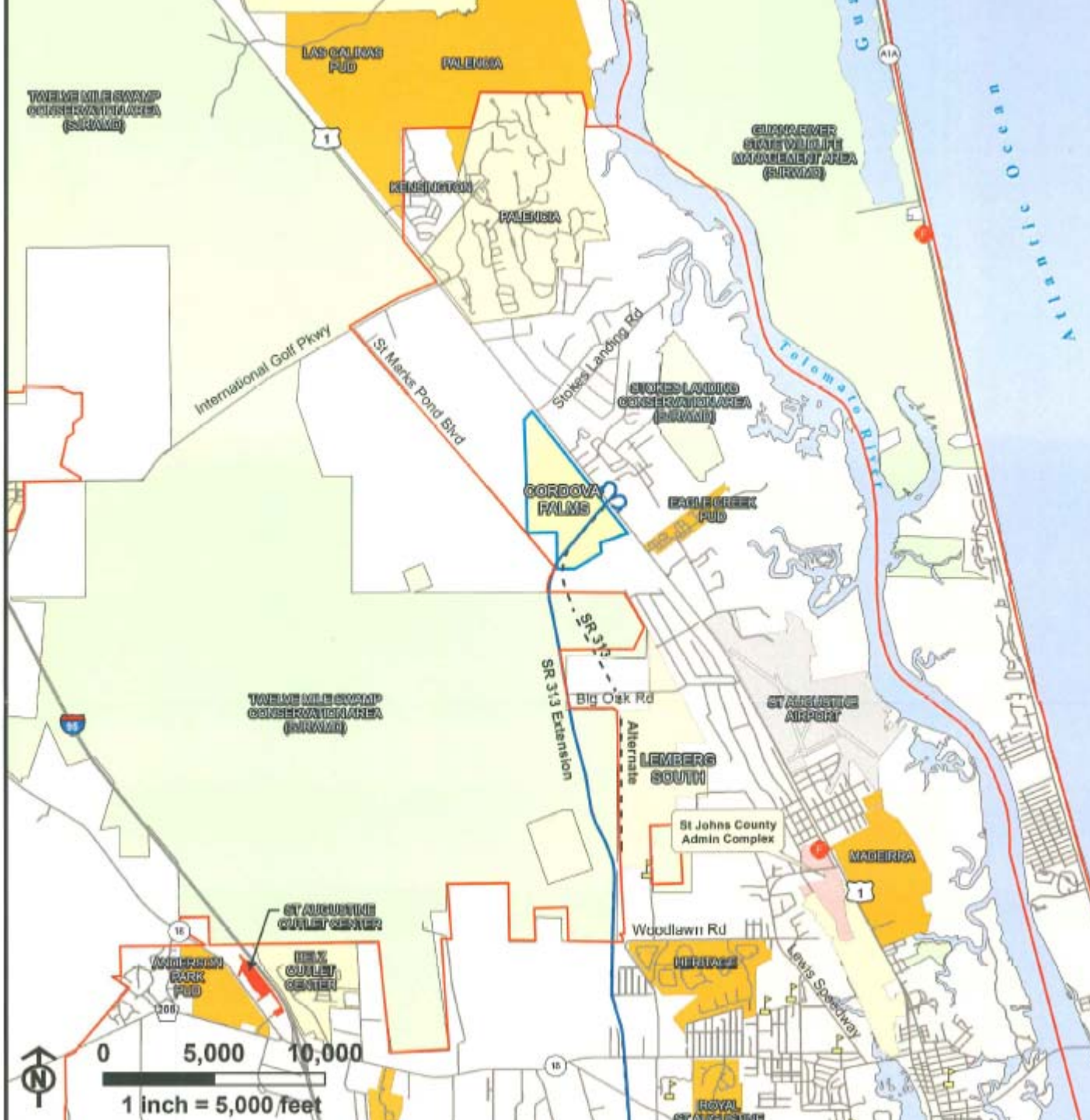
# Cordova Palms DRI Recommendation Report

## St. Johns County

Presented to NEFRC Planning and Growth Management;

Board of Directors

August 5, 2010





Stokes Land  
Conservation  
(SJRWM)

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Venetian Blvd

Florida East Coast Railroad

Eagle Creek

## Phase 1: 2010 to 2015

Office	50,000 s.f.
Multi-Family Residential	250 d.u.
Commercial (Retail/Service)	550,000 s.f.

## Phase 2: 2015 to 2020

Office	50,000 s.f.
Multi-Family Residential	500 d.u.
Commercial (Retail/Service)	350,000 s.f.

## Cumulative: 2010 to 2020

Office	100,000 s.f.
Multi-Family Residential	750 d.u.
Commercial (Retail/Service)	900,000 s.f.

## Recommendation #1

- Conversion table limited by transportation and water impacts.
- No conversion to increase residential units or commercial development.

## Recommendation #2

- **No logging or silviculture within the wetland areas to be conserved or within required upland buffer areas.**

## Recommendation #3

- Prior to any disturbance adjacent to conserved wetlands and upland buffer, area will be marked and County staff on-site review will be required.

## Recommendation #4

- Habitat management plan will be developed for any listed species observed on the site.
- Management plan for Twelve Mile Swamp Area for prescribed burning.

## Recommendation #5A

- No development activity to be allowed within conserved areas, except those permitted by District's Environmental Resource Permit process.
- County buffering requirements will be followed.

## Recommendation #5B

- **Recorded conservation easements to protect conserved wetlands.**

## Recommendation #5C

- Goal to minimize impacts from S.R. 313 alignment to conservation land in Twelve Mile Swamp Conservation Area.

## Recommendation #6A

- Surface water management system to be designed as a stormwater reuse system.
- Construction to use Best Management Practices for Erosion Control.
- Erosion and sediment controls/stabilization practices are identified.
- Swales and drainage ways shall be vegetated or sodded.
- Silt fencing required for construction adjacent to a conserved wetland.

## Recommendation #6B

- Developer shall monitor stormwater discharges for pollutants that contribute to low-dissolved oxygen values in Stokes Creek.

## Recommendation #7

- Lower quality sources of water shall be used for irrigation.
- Proper plugging of wells.
- Provides for water conservation policies of the Water Management District, including the requirement that WaterStar design standards are met.

## Recommendation #8

- Development must meet solid waste level of service.
- Project will participate in County's recycling program.
- Use, management and disposal of hazardous waste must meet all guidelines and standards.

## Recommendation #10

- No construction permits within 100-year flood plain where base elevation has not been established.
- Residential and non-residential structures – finished floor elevation at least one foot above base flood elevation.
- All roadways centerlines above base flood elevation.

## Recommendation #11

- Must have central water and waste water facilities that meet Palm Coast adopted LOS
- Development of distribution system for non-potable water.
- Recommendation on tiered water irrigation supply.
- Waterwise landscaping techniques.
- Irrigation system requirements.
- Florida WaterStar standards.

## Recommendation #12

- Development concurrent with solid waste service meeting City LOS requirements.
- Verification from identified service provider before development to occur.

## Recommendation #9

- Developer will construct S.R. 313 as a four-lane roadway from U.S. 1 to the project entrance, and as a two-lane roadway from the project entrance to Big Oak Road.
- Construction will include at-grade railroad crossing at the FEC Railroad, and sufficient right-of-way for a future interchange at the project entrance and flyover of the railroad.

## Recommendation #10

- No permits for construction will be issued until FDOT has agreed on a final alignment for S.R. 313.

## Recommendation #11

- Developer shall be responsible for conveying land within another parcel to the Water Management District in order to facilitate S.R. 313 alignment.

## Recommendation #12A

- No permits will be issued unless the developer has conveyed sufficient land for the right-of-way needs for the construction of S.R. 313 from Big Oak Road to Woodlawn Road.

## Recommendation #12B

- No Phase 2 permits until the developer has commenced construction of the two-lane extension of S.R. 313 from Big Oak Road to Woodlawn Road.
- Developer shall cooperate with FDOT in accelerating the construction of the S.R. 313 extension, if FDOT provides Transportation Regional Incentive Program (TRIP) money to pay a portion of the construction cost of the segment.

## Recommendation #13

- Any eminent domain costs incurred by the County in acquiring the right-of-way for S.R. 313 shall be paid by the developer.

## Recommendation #14

- On-site right-of-way will be reserved to allow for the connection from St. Marks Pond Blvd. to the north.

## Recommendation #15

- Internal roadways shall be designed to accommodate transit.
- Two bus shelters shall be provided on-site.

## Recommendation #16

- Developer shall provide a bicycle and pedestrian path system that connects residential areas to non-residential areas.

## Recommendation #17

- **Construction dust control measures:**
  - **Moisten soil and resinous adhesives;**
  - **Mulch, liquid resinous adhesives with hydro-seeding or sod on landscaped areas;**
  - **Soil and dust-generating material will be removed from streets;**
  - **Best operating practices for burning for land clearing.**

## Recommendation #18

- Contribution of \$.70 per square foot of office and commercial shall be paid to County for rehab of existing unoccupied substandard housing, and/or development of housing for low/very low income households.
- 75 units constructed on-site for workforce housing.
- Southwest portion of residential area shall be restricted for development of rental units for 20 years.

## Recommendation #19

- Requirement for construction of S.R. 313 to maintain Class 5 ISO rating.

## Recommendation #20

- Minimum of nine neighborhood parks.
- At least 45 acres for open space

## Recommendation #21

- All residential development must meet school concurrency requirements for County, including the interlocal agreement.
- Any conversion from multi-family to single family uses must meet the LOS requirement.

## Recommendation #22

- Notification of DHR and suspension of construction if any significant archaeological or historical resources are discovered on-site during construction.
- Historical marker shall be placed to indicate former presence of Old Kings Road.

## Recommendation #23

- All non-residential buildings shall be encouraged to meet “green” building standards.
- Information on energy and water saving techniques shall be provided.
- Facilitation of transit.
- Pedestrian and bicycle to provide connectivity.
- Energy Star and WaterSense labeled water conserving devices, fixtures, and appliances.