

RESOLUTION NO. 90-66

A RESOLUTION OF ST. JOHNS COUNTY, FLORIDA
ESTABLISHING THE HEARING DATE FOR THE CON-
SIDERATION OF THE RIVERTON DEVELOPMENT OF
REGIONAL IMPACT APPLICATION FOR DEVELOPMENT
APPROVAL; MAKING FINDINGS OF FACT; ESTAB-
LISHING THE RECORD UPON WHICH A DECISION
CONCERNING THE APPLICATION WILL BE MADE;
AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Findings of Fact:

(a) By letter dated February 22, 1990 ("Sufficiency Request #4), attached hereto and made part hereof as Exhibit "A", the North East Florida Regional Planning Council ("RPC") forwarded a request for additional information concerning the potential impacts of the Riverton Development of Regional Impact to Southwood Properties, as applicant ("Applicant") in the Riverton DRI Application for Development Approval ("ADA").

(b) By letter dated February 23, 1990, attached hereto and made part hereof as Exhibit "B", Southwood Properties, as Applicant, refused to provide a response to Sufficiency Request #4 within the statutory framework and requirements of 380.06(10) (Fla. Stat. 1989).

(c) By letter dated March 5, 1990 ("Hearing Notice"), attached hereto and made part hereof as Exhibit "C", the RPC, pursuant to Section 380.06(10)(c) (Fla. Stat. 1989), notified St. Johns County that a hearing to consider the Riverton DRI ADA must be set pursuant to the requirements of Section 380.06(11) (Fla. Stat. 1989).

(d) As of the date of this resolution, due to the Applicant's refusal to provide further sufficiency information within the statutory framework of Section 380.06(10) (Fla. Stat. 1989), there remain a number of outstanding questions and issues concerning the potential regional impacts associated with the Riverton DRI; all as more particularly described in Sufficiency Request #4.

(e) Due to limitations in both staff and expertise, St. Johns County cannot adequately address or assess the potential regional impacts of the Riverton DRI without the review and assistance of the RPC and other agencies provided by Section 380.06(10) (Fla. Stat. 1989).

Section 2. Basis for Decision.

Due to the limitations of available data, County staff, and the County's ability to assess potential regional impacts, the basis for the County's decision with respect to the Riverton DRI ADA shall be limited to the following record:

- (a) The Riverton ADA, dated July 1988; and
- (b) The Requests for Additional Information issued by the RPC; and
- (c) Applicant's Sufficiency Response documents, dated May 1989; and
- (d) Applicant's Sufficiency Response documents, dated October 1989; and
- (e) Applicant's Sufficiency Response documents, dated January 1990; and
- (f) The RPC report relating to the Riverton DRI ADA; issued pursuant to 380.06 (12) (Fla. Stat. 1989) and
- (g) Any other documents generated by the County, the RPC, or any other governmental agency during the review and analysis of the information provided by the Applicant prior to February 23, 1990.

In reviewing the ADA, the County shall not consider any additional information concerning the Riverton DRI or its impacts which the Applicant may wish to provide; unless the Applicant: (i) tenders such additional information to all applicable reviewing agencies, including without limitation the RPC, and agrees to additional sufficiency review pursuant to Chapter 380.06 (Fla. Stat. 1989); (ii) upon tendering the additional information to be considered, the Applicant extends those applicable time frames pursuant to Chapter 380 necessary to permit sufficiency review of such additional information pursuant to Section 380.06(10) (Fla. Stat. 1989); and (iii) the Applicant agrees, as necessary to permit the renewed sufficiency review of such additional information and the issuance of an RPC report pursuant to 380.06 (12) (Fla. Stat. 1989), to the postponement of the hearing date established by this Resolution.

Section 3. Hearing Date:

St. Johns County shall hold a public hearing, pursuant to the requirements of Chapter 380, to consider the Riverton ADA, together with any additional local permits as appropriate, on January 15, 1991, at 9:00am [date to be inserted per Commission action. See staff recommendation].

County staff is instructed and directed to take any and all actions, including without limitation the publication of appropriate notices, necessary to provide for the hearing date established above.

Section 4. Effective Date.

This Resolution shall become effective immediately upon its passage.

Passed and Adopted By the Board of County Commissioners of St. Johns County, Florida this 27th day of March, 1990.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY:

Craig A. Maguire
CHAIRMAN

ATTEST:

Connie E. McDaniel
Deputy Clerk

Northeast Florida Regional Planning Council

Exhibit
A

8649 Baypine Road, Suite 110
Jacksonville, Florida 32256

(904) 730-6260

Suncom 880-6260

FAX (904) 730-6266

BAKER

CLAY

DUVAL

FLAGLER

NASSAU

PUTNAM

ST. JOHNS

February 22, 1990

Mr. David G. Tillis
Southwood Properties, Inc.
1550 Prudential Drive, Suite 303
Jacksonville, Florida 32207

Re: Request for Additional Information; Riverton DRI
Sufficiency Response

Dear Mr. Tillis:

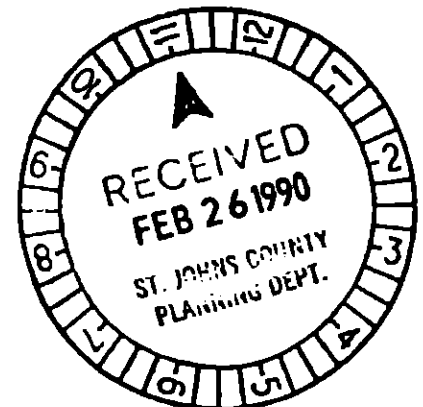
The Northeast Florida Regional Planning Council (NEFRPC) has completed its review of the Riverton DRI Third Sufficiency Response. As a result of this review, the Council staff and a number of the reviewing agencies are requesting additional information before an adequate assessment of the project can be made. Please respond to the following questions from the NEFRPC staff. Also respond to the requests by each of the reviewing agencies, which are hereby incorporated as part of the Council's request for additional information (Attached). A complete copy of all sufficiency responses must be forwarded to all reviewing agencies in the same quantity as was requested for the original ADA.

Sincerely,

Joan Fellerin
Joan Fellerin
Regional Planner

Attachment

CC: Mr. Ron Horlick
Mr. Jerry Napier
Mr. Tom Atkins



Question 18 Environment and Natural Resources: Vegetation and
Wildlife

18D. Endangered/Threatened Species

The applicant's response to the U.S. Fish and Wildlife Service sufficiency question regarding bald eagle nest protection zones is unclear as to whether it addresses both nests or just the northern nest. These measures should be used for both nests, and this should be clarified. Furthermore, the text states that single family residential development will be the only type of development allowed in the secondary protection zone, however revised Map H identifies medium-density residential along the river in the vicinity of the southern nest. A 750-foot radius protection zone calculates to 40 acres, however revised Map H only identifies 38 acres for the northern nest and 33 acres for the southern nest. Please explain.

The revised Map H (Master Development Plan) submitted in the January 1990, sufficiency response document is changed from the previously submitted Map H. The revised Map H indicates a potable water well site within the primary protection area of the northern eagles nest. The potable water well site previously shown on Map H adjacent to the project boundary, and which the applicant is presently pursuing a preliminary development agreement for with the Department of Community Affairs, is no longer indicated on the revised Map H. Please indicate the reason for this change. Also, what will be done with the well proposed in the Preliminary Development Agreement after the test? Is the reason it is no longer indicated on the revised Map H because it will not be utilized as a production well for the project after the test pump is completed?

Question 23 Public Facilities: Water Supply

The Applicant has submitted a proposed Preliminary Development Agreement for the drilling and test pump of a 16 inch well on the project site. The rationale given to the Department of Community Affairs for the allowance of this well is to provide information requested by various agencies during the sufficiency review of the project as it relates to the impacts on the Floridan Aquifer and adequate water supply for the Riverton project. Please provide the information requested by the agencies related to these issues as indicated in the draft Preliminary Development Agreement document (See attached list).

Question 31 Public Transportation Facilities: Transportation
Considerations

The amount of development proposed for this area of St. Johns County dictates a number of roadway improvements will be necessary to provide a transportation system which accommodates the travel patterns of residents and provides efficient inter-regional mobility. In the ADA and prior sufficiency responses, the applicant proposed that Greenbriar Road and Roberts Road would be widened or constructed as urban four-lane arterials. In the latest sufficiency, these roadways are shown as rural two-lane roadways. Roberts Road will serve as an alternative to S.R. 13 for north-south trips and will be an integral link in the overall regional network in this portion of St. Johns County. Please explain why the improvements to Greenbriar Road and Roberts Road have been downscaled to two-lanes. Are the proposed types of and timing of roadway improvements and consistent with the proposed traffic circulation element of the St. Johns County Comprehensive Plan?

TABLE 1. Riverton DRI Sufficiency Comments from August, 1988 that Require Information from Aquifer Testing to Provide Competent Answer

Commenting Agency	Comment # and Page #	Summary of Comment
Northeast Regional Planning Council	Comment 2, Page 3	How will use of the Floridan for Riverton impact water levels.
Northeast Regional Planning Council	Comment 6, Pages 9 & 10	Present data which indicates adequate water supply available.
Florida FDER	Comment 1, Page 4	Will drawdown induce movement of poor quality groundwater to well field.
St. Johns Water Management District	Comment 1, Page 3	An extensive hydrologic testing program must be performed.
Board of County Commissioners	Comment 1, Page 4	More information is needed concerning impact on water supply of adjacent and surrounding properties.
Sara Bailey, St. Johns County Commission	Comment 1, Page 2	Provide site specific [ground-water] quality and quantity analyses.
	Comment 2, Page 2	[Does] adequate [water] supply exist for proposed population.
	Comment 3, Page 2	Discuss long term impacts... on existing hydrological system.



BOARD OF COUNTY COMMISSIONERS

Historical St. Johns County, Florida

PLANNING & ZONING DEPARTMENT
P.O. DRAWER 349
ST. AUGUSTINE, FLORIDA
32085-0349

TELEPHONE: 824-8131
(Ext. 432 or 437)

February 17, 1990

Mr. Michael Brown, DRI Coordinator
Northeast Florida Regional Planning Council
8649 Baypine Rd., Suite 110
Jacksonville, Florida 32256

RE: Riverton DRI Sufficiency Response Addendum III

Dear Mike:

The St. Johns County Staff has the following comments and questions concerning the Addendum III Sufficiency Response Document of the Riverton DRI.

1. The Engineering Department comments regarding the issue of the development requesting a waiver of Section 16 of the County's Paving and Drainage Ordinance is attached.
2. The St. Johns County Fire Service Department is clarifying its position on the location of two sites for an EMS and a fire station; map is attached.
3. The applicant submitted a revised Table 12A-1 Proposed Land Uses which depicts 3381 dwelling units for Phase I through the year 2000, and 3433 dwelling units for Phase II through the year 2005, the planning horizon for the County's Draft Comprehensive Plan. The applicant needs to explain the method by which these number of units were allocated to each phase, the absorption rate, and the share of market which would justify these allocations.



Given the stated position of the Department of Community Affairs regarding the relationship of the designation of land for development based on projected needs, and that the designation needs to be consistent with population projections, and does not contribute to sprawl, the County needs supporting data that the amount of land and dwelling units being requested for the first two phases of the Riverton DRI will in fact be absorbed and developed within the stipulated time frame.

4. Pursuant to Section 380.06 (15) Florida Statutes, the Board of County Commissioners will be required to make findings regarding the proposed development's consistency with the State Land Development Plan and the State Comprehensive Plan. Please provide information concerning the development's consistency with these documents with particular emphasis on the goals related to the prevention of sprawl, and affordable housing.

5. The applicant needs to provide the results of the potable water test production well to demonstrate the availability of a sufficient supply of potable water to serve the project without adversely impacting wells of other users.

We thank the applicant for his attention to these concerns.

Sincerely,

Bobbie Zeman, AICP
Growth Management Coordinator

attachments

cc: Dan Castle, County Administrator
David Orshevsky, P.A.



COUNTY COURTHOUSE
ST. AUGUSTINE, FLORIDA
Oldest City in the United States

BOARD OF COUNTY COMMISSIONERS

Historical St. Johns County, Florida

COUNTY ENGINEER
P.O. DRAWER 349
ST. AUGUSTINE, FLORIDA
32085-0349

TELEPHONE: 874-8131
(EXT. 206)

February 9, 1990

MEMORANDUM

TO: Bobbie Zeman
Planning and Zoning Department

FROM: Engineering Department

RE: ADDENDUM III SUFFICIENCY RESPONSE

The St. Johns County Engineering Department had, in the last two sufficiency comments, raised the issue of the Riverton development requesting a waiver of Section 16 of the Paving and Drainage Ordinance as it pertains to peak discharge attenuation. The Engineering Department objected to this request because it has been impossible to quantify the possible effects without consideration of peak discharge.

If, indeed, the Addendum III sufficiency response does serve as a request to withdraw the request for waiver of the peak discharge criteria, then our primary concern regarding the conceptual proposal for drainage has been addressed. This office will provide additional, more detailed comments when more detailed information is made available by the developer.



St. Johns County Fire Service



Fire Prevention Bureau

Frank McElroy
Fire Marshal
Carol Bradshaw
Fire Prevention Technician
Greg Stalley
Fire Inspector
James Lepick
Fire Inspector

(904) 824-8131
Ext. 383

February 8, 1990

TO: Planning and Zoning Department
FROM: Frank McElroy *Frank McElroy*
RE: Riverton Addendum III Sufficiency Response

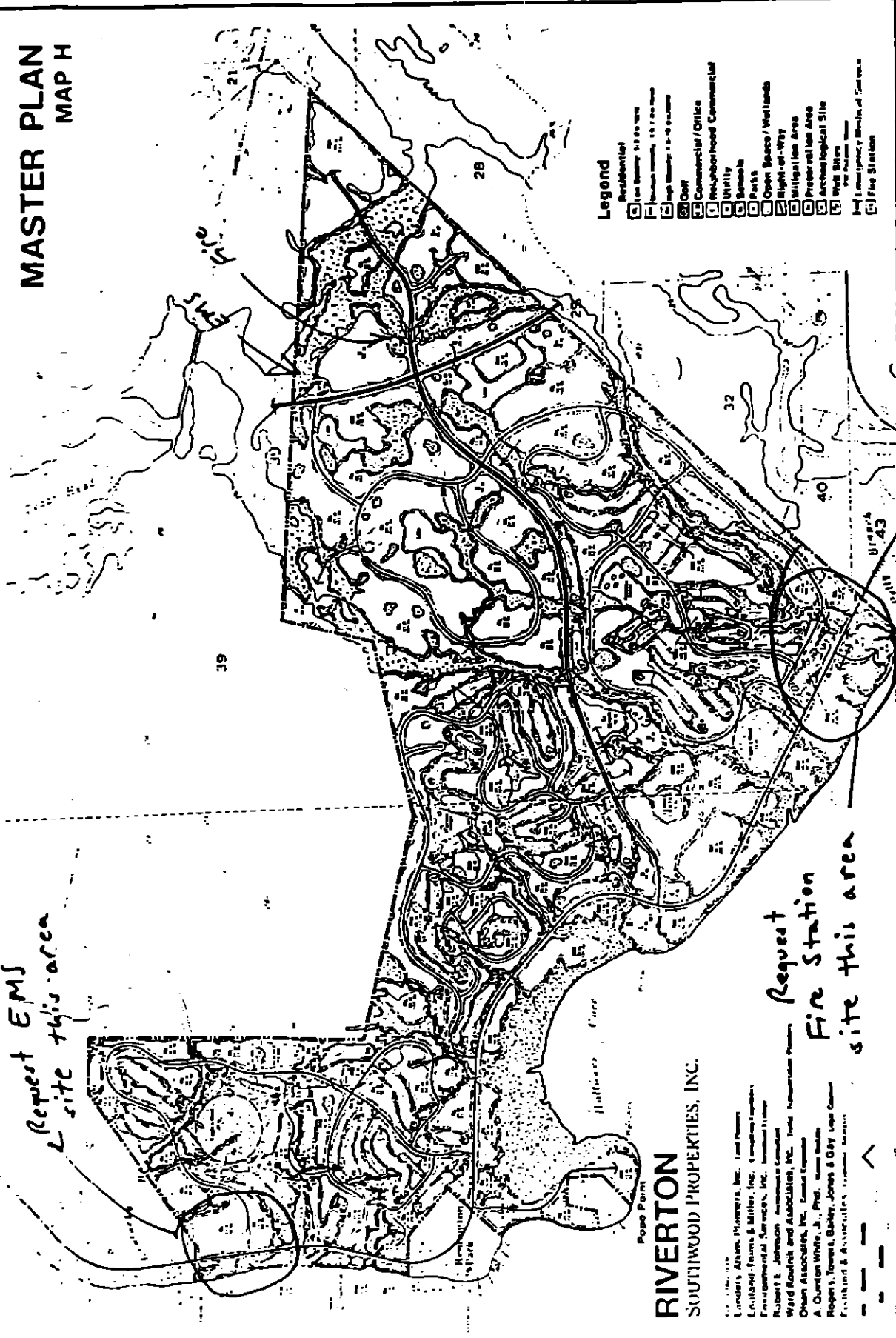
In my last response I requested a site for a EMS and Fire Station at the north and south end of SR 13, EMS on the north and Fire on the south. In referring to SR 13, I meant SR 13 as it exists currently.

Apparently the applicant felt I referred to the relocated SR 13 proposed for the east side of the project.

Attached please find a copy of the current master plan showing the sites proposed by the applicant and marked to identify the areas we intended as preferred sites.

I hope this will clear up any confusion, no other problems were noted with the response.

MASTER PLAN MAP H



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February 20, 1990

Mr. Jerry Napier, Planning & Zoning Director
St. Johns County
P. O. Drawer 349
St. Augustine, FL 32085-0349

RE: Request for Additional Information; Riverton DRI Sufficiency
Response dated January, 1990.

Dear Mr. Napier:

Our Joint N.W. Community Association Study Team submits the following questions through you following Riverton's Addendum III Sufficiency Response:

Question 12A - Re: 10 Fishing/Observation Piers with No Motorized Boating permitted

1. How will the applicant prevent residents from attaching outboard motors to small boats or from carrying out jet water scooters to use from these piers?
2. Would the applicant be willing to locate berthing and mooring activities for single family and fishing/observation piers with non-motorized craft in waters at least 6' in depth so as to reduce the opportunity for damage from water skiers and jet scooters to weedbeds and to manatee which feed in them.

Question 15A - Re: Hydrologic Conditions and the Cone of Depression from the two public wells shown on Master Plan H and referred to in Attachment A to Section 15 of Addendum I, Volume II

1. How will the applicant compensate the over 100 homeowners with private wells who fall within 5000' of its public wells if the resultant 11' drawdown forces them to change pumping equipment and/or wells?
2. Would not a geographic distribution of several wells over the applicant's 4321 acre tract greatly reduce the radius of influence and the drawdown curve upon outparcel residents as compared to the concentration of water withdrawal from only two large wells both of which are located within 5000' of over 100 homes with private wells?

Question 18 - Re: Eagle Protection for Southern Most Nest

1. The statement by the applicant that "no residential activity would occur within 1050' of the southern eagles nest" appeared to be in error as many of 374 homes averaging 4.6/acre in 3 RM parcels fall within 1500' of the nest and obstruct the eagles flyway to the river as depicted on Master Plan Map H. Will you please correct or explain this conflict of information?

Question 22A - Re: Proposed Drainage System

1. Please furnish information which describes how storm water run off from the three 18 hole golf courses with their residue of herbicides, pesticides and nutrients will be stored/treated to prevent a negative impact to the weedbeds upon which manatee feed and fin fish reproduce in the river.

Question 31F - Re: Highway/Intersection Modifications Needed

1. Since Greenbriar Road will be the main and shortest connector for the applicants Phase I residents, most of whom will work in Duval County accessed by I-95, why would unpaved sections remaining between SR 13 and CR 210 not be paved by the developer before any Phase I dwelling permits are issued by St. Johns County rather than 15 years later in 2005?
2. Earlier versions of Figure 31-F1 show Roberts Road extension (15) carried to SR 13/16 at the approach to the Shands Bridge at 2000-2005. Why does addendum III's figure 31-F1 contain no reference to this important relief for the existing CR 210 - CR 16A - SR 13 two lane route through Orangedale which could reach an unacceptable level of service by 2000?

For the Joint N.W. Community Assn's Study Team,



Tom Beal, Coordinator
5238 River Park Villa Drive
St. Augustine, FL 32092

Copies to:

Study Team

Mort Ackerley
Don Jordan
Jim Stanton
John Dinsmore
Ri Ferris

Association Presidents

George Beitle	Orangedale
Mark Jackson	Switzerland
Clark Bailey	Julingtona Creek
Inez Stanton	Garden Club
Allen Bensen	River Systems



United States Department of the Interior
FISH AND WILDLIFE SERVICE

3100 University Blvd. South
Suite 120
Jacksonville, Florida 32216

February 8, 1990

Ms. Joan Pellerin
Northeast Florida Regional
Planning Council
8649 Baypine Road, Suite 110
Jacksonville, Florida 32256

Dear Ms. Pellerin:

We have reviewed the Riverton DRI Third Sufficiency Response, January 1990, and have several comments.

The applicant has redesigned the project around both eagle nests to comply with the bald eagle management guidelines. The 750-foot primary zone will remain inviolate. The closest human habitation will be 1,075-1,100 feet away from each nest. We recommend that no development take place within the 1,500-foot secondary zone during the nesting period, October 1 through May 15. Other than this recommendation, the Service has no further comments regarding these nesting territories.

With reference to Bartram's ixia, the applicant intends to transplant this species from the development area to other sites on the property. As we stated in our letter of November 8, 1989, the Service discourages relocation because this species is locally abundant; and moving a few dozen plants would not be a positive conservation effort. Furthermore, it is difficult assuring that a proposed transplant site is suitable for this species.

As stated in the response, the applicant estimates the build out for single-family docks along the St. John's River to be 40. All future docks will be subject to the individual permit review process and will require approval by both State and Federal agencies. In addition, the applicant intends to construct 10 fishing/observation piers in the multi-family developments. No boats would be permitted to use these structures. As part of this project, the applicant, if permitted, will construct a marina at Remington Park for approximately 80 boats. We continue to believe this marina will accommodate the residents of Riverton and that single-family piers should be discouraged.

We recommended in our April 27, 1989, Biological Opinion to the Corps of Engineers that the applicant prepare a deed restriction for waterfront lots to prohibit the construction of single-family piers. We continue to believe this to be appropriate and recommend that the Regional Planning Council pursue this with the applicant. We do not object to the construction of fishing/observation piers if the no-boat mooring provision is enforced.

In the above-referenced opinion, we also recommended that a barrier be erected in the Remington Park marina 50 feet waterward of the eelgrass in order to keep boats out of this area. To date we have not seen plans for this barrier. We believe such a barrier is important and recommend that the applicant submit plans to your agency as well as ours.

We appreciate the opportunity to provide our comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "David Wesley", with a long horizontal flourish extending to the right.

David J. Wesley
Field Supervisor



Florida Department of Environmental Regulation

Northeast District • 3426 Bills Road • Jacksonville, Florida 32207 • 904-798-4200

Bob Martinez, Governor

Dale Trachtmann, Secretary

John Shearer, Assistant Secretary
Ernest Frey, Deputy Assistant Secretary

February 13, 1990

Ms. Joan Pellerin, Regional Planner
Northeast Florida Regional Planning Council
8649 Baypine Road, Suite 110
Jacksonville, Florida 32256

Dear Ms. Pellerin:

Riverton DRI/ADA
3rd Sufficiency Response
St. Johns County

The Department has reviewed the Third Sufficiency Response for the Riverton DRI, dated January 19, 1990 and offers the following comments.

The necessity for an on-site surface water quality monitoring program has been discussed in all previous correspondence. The Applicant states that there is essentially no on-site water to sample and therefore will not propose an on-site monitoring program. However, representatives of the St. Johns River Water Management District have conducted several site visits and concluded that there is sufficient surface water at State Road 13 and Kendall Creek, Orange Grove Branch, Kentucky Branch, and several unnamed tributaries at Hallows Cove and north of Remington Park to establish an on-site monitoring program. In some locations the quarterly schedule may find the site temporarily dry, but this would just require documentation at the time of sampling. In at least two locations, Kendall Creek and Kentucky Branch, it is felt that there may be sufficient flow on to the site that background stations may be established.

It is again emphasized that the Department considers an on-site surface water quality monitoring program essential in the proper management of a DRI site.

The results of the benthic analyses of the St. Johns River, conducted as a part of the approved river water quality monitoring program, should be submitted as soon as the data is received from the contract laboratory. The Department's evaluation of the contaminants in the sediments and of the existing stress on the benthic organisms can not be completed until the data is received.

Handwritten notes:
- Follow up on
Marine Science Laboratory
St. Johns
program

Ms. Joan Pellerin
Page Two
February 13, 1990

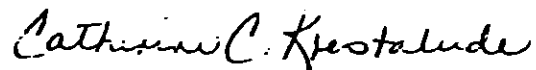
A final issue involves solid waste management. The County is making a good-faith effort to alleviate solid waste deficiencies; however, the previously projected time frames, including closure of Tillman Ridge Phase I and operation of Tillman Ridge Phase II by October 15, 1990, will probably not be met. The Intent to Issue the MSSW permit has been challenged by Duval County. The construction permit for Phase II has not been issued as the Department is still negotiating with the County for certain design changes. As a result, there may be an interim period of time in which space is not available at a County landfill.

This is a county-wide problem as the Applicant states. It is felt, however, that if new development is allowed during this period of time, the developers should share the responsibility of solid waste management and be responsible for disposal of waste generated by the project during any interim period of time in which space is not available at a County Landfill. The applicant has been requested to provide alternative measures for disposal of Riverton's solid waste if this situation occurs, but has declined to do so.

Since the Department has raised these issues in previous sufficiency reviews, it is felt that it would not accomplish anything to request additional comments from the Applicant at this time. Instead, the Department will address the issues and include a method of resolution in the project's Assessment Report.

Thank you for the opportunity to have reviewed this project. If you have any questions, please call.

Sincerely,



Catherine C. Krestalude

CCK/hd

cc: Mickey Bryant



**ST. JOHNS RIVER
WATER
MANAGEMENT
DISTRICT**

Henry Dean, Executive Director
John R. Wehle, Assistant Executive Director

**POST OFFICE BOX 1429 PALATKA, FLORIDA 32178-1429
904/328-8321 SUNCOM 831-1011 FAX 904/328-0281**

February 14, 1990

Ms. Joan Pellerin
Northeast Florida Regional
Planning Council
8649 Baypine Road, Suite 110
Jacksonville, Florida 32256

7775 Baymeadows Way
Suite 102
Jacksonville, Florida 32256
904/730-6270

618 E. South Street
Orlando, Florida 32801
407/894-5423

OPERATIONS:
2133 N. Wickham Road
Melbourne, Florida 32935-8109
407/254-1761

PERMITTING:
305 East Drive
Melbourne, Florida 32904
407/984-4940

RE: Riverton
DRI-109-0011

Dear Ms. Pellerin:

Staff at the St. Johns River Water Management District have reviewed the third sufficiency response for the referenced ADA and offer the following comments.

1. Question 11H - Projected Maps: If an adjacent property owner constructs a well on another's property, the owner of the property in which the well is located is the owner of the well, unless there is a binding legal easement or other legal arrangements have been made for such a well and related activities.

If the well is determined to be owned by Southwood Properties, the District requests that it be properly abandoned. If this well is to be kept as a piezometer, the District requests a monitoring schedule and criteria used for monitoring purposes. Uninterrupted data is requested to be submitted to the District and other appropriate agencies. The well will not be allowed to sit unattended. A CUP modification is required if any wells are in existence which were not disclosed on the CUP application.

2. SJRWMD Question - Irrigated acreage for the Riverton golf course appears to be larger than the normal acreage seen in other projects.

Comments: The District appreciates the changes in FDER's Chapter 17-610, FAC, rules and the apparent reduction in the number of units at the project site. However, the question must be addressed. If there are 90 acres of golf course and 50 acres of adjacent effluent disposal, it must be stated as such. Disposal acreage and golf course turf acreage are not managed or maintained in the same manner. There are repercussions to SJRWMD and other agency permits.

Sandra H. Gray, CHAIRMAN
DE BARY

Joe E. Hill, VICE CHAIRMAN
LEESE, FL

Thomas L. Durrance, TREASURER
DAVONIA BEACH

Alice J. Weinberg, SECRETARY
LAKE MARY

John L. Minton
VERO BEACH

Rach E. Simmons
FERNANDINA BEACH

Val M. Stase
MELBOURNE BEACH

Joseph D. Collins
JACKSONVILLE

Merritt C. Fore
OCALA

3. DER question 15B: The surface water sampling program referred to in the response to this question addressed only the St. Johns River in the vicinity of the project. As the actual surface water management systems are designed and permitted, the Applicant may be required to develop specific, on-site surface water monitoring programs.

If you have any questions, please call me at 730-6270.

Sincerely,

Wendy Elmore

Wendy Elmore, Engineer
Department of Resource Management

cc: *g*Larry Gerry
Records
Jay Lawrence
Bill Bossuot

STATE OF FLORIDA
DEPARTMENT OF NATURAL RESOURCES

Marjory Stoneman Douglas Building • 3900 Commonwealth Boulevard • Tallahassee, Florida 32399
Tom Gardner, Executive Director

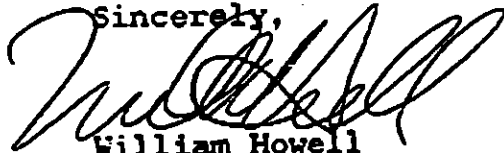
February 14, 1990

Mr. Brian Teeple
Northeast Florida Regional Planning Council
8649 Bay Pine Road
Suite 110
Jacksonville, Florida 32216

Dear Mr. Teeple:

Please find attached comments from the Division of Marine Resources regarding the Riverton DRI in St. Johns County. Thank you for allowing us to participate in the development review.

Sincerely,



William Howell
Environmental Specialist
Office of Land Use Planning
and Biological Services

WH/jp

Attachment



02/14/1990 14:13 A

944 488 2113 P.01

State of Florida



Memorandum

Department of Natural Resources

DATE: February 13, 1990

TO: Bill Howell, Office of the Executive Director

THROUGH: Pamela P. McVety, Division of Marine Resources *Om*THROUGH: Karen A. Steidinger, Florida Marine Research Institute *KAA*

FROM: Patrick Rose, Florida Marine Research Institute

SUBJECT: Riverton DRI, St. Johns River, St. Johns County

The applicant proposes to construct an 84 wet slip marina for large powerboats and sailboats, 10 fishing/observation piers, and approximately 40 single family docks along the St. Johns River. It is our understanding that the Hallows Cove 144 wet slip marina has been deleted from the proposal and that the 10 fishing/observation piers will be restricted from docking. The sailboat to powerboat ratio for the 84 slip marina is expected to be 60 (50 sailboats) to 40 (34 powerboats).

Manatees regularly occur in the St. Johns River and its tributaries throughout the year. They congregate in the winter near warm water industrial discharges and natural springs. During the summer months the manatees disperse; some remain in the St. Johns River while others enter this river from other areas. The St. Johns River is a major travel corridor for manatees. Manatees also move through the area on their way to and from Blue Spring State Park which is a major warm water refuge. Numerous manatees have been sighted in the vicinity of the proposed project. This portion of the St. Johns River is known to be a major manatee resting and feeding area. During past studies, high numbers of manatees were sighted using this area.

The proposed facility would increase the number of powerboats operating in the St. Johns River and its tributaries and therefore, contribute to the accumulation of risks to manatees from boat collisions. Manatees have a low reproductive potential and consequently, the continued existence of this species is jeopardized by significant increases in mortality. Boat related deaths outnumber all other human impacts to manatees.

Bill Howell
Page Two
February 13, 1990

If the information listed in the first paragraph is valid and the applicant executes a conservation easement for the entire shoreline (the area of the 40 single family docks would be restricted to single family docks only), this project is not expected to significantly impact manatees. We also recommend that the applicant install educational displays and caution signs at appropriate locations within the marina area.

PMR/ldd
cc: Don Palmer, USFWS
FDER, Jacksonville
Forrest Watson, Division of State Lands
55RIVRTN.D#3
803 105



February 14, 1990

REGIONAL PLANNING OFFICE
110 N. PONCE DE LEON BOULEVARD
ST. AUGUSTINE, FLORIDA 32084

Ms. Joan Pellerin, Regional Planner
Northeast Florida Regional Planning Council
8649 Baypine Road, Suite 110
Jacksonville, FL 32256

RE: Riverton DRI Third Sufficiency Response

Dear Ms. Pellerin:

The Florida Department of Transportation (FDOT) has reviewed the Addendum III Sufficiency Response dated January 19, 1990. The FDOT DRI Planner and St. Augustine Regional Planning staff have the following comments:

1. The applicant replied to the FDOT letter of November 14, 1989, request Question #2, stating that "Figures showing the Year 2000 and 2005 PM peak hour traffic generated by other DRI's in the study area are provided." However, these figures were not included in the response document. FDOT requests these two figures.
2. In studying Table 31-F1, some modifications are noted on the January 12, 1990 version compared with the June 19, 1989 version.
 - a. The portion of Roberts Road from CR 210 to SR 16 is no longer reflected in 2010. The estimated cost of this project was \$5.2 million, and the applicant's share was shown as \$627,960. The 2010 traffic assignment on Figure 31-E5 now shows 5,980 additional Riverton generated daily trips on CR 16A and SR 13 links as a result of this change. No participation is indicated for what the applicant shows on Figure 31-F1 as recommended widening and upgrading of CR 210, CR 16A, and SR 13 from Roberts Road to SR 16.
 - b. Improvements to the other portions of Roberts Road have been reduced to 2-lane sections as opposed to 4-lanes, thus reducing the applicant's participation from \$1,539,340 to \$740,126.
 - c. The intersection improvements listed now include two additional intersections since the June 1989 table. The Riverton share of cost is shown as \$1,241,525, a reduction of \$115,975. This cost reduction appears to be related to lowered estimates of improvement costs and, in some cases, reduction of Riverton's portion of the traffic volume.

These changes, presented in the Addendum III, Sufficiency Response, result in a total reduction of Riverton's contribution to traffic

Ms. Joan Pellerin
February 14, 1990
Page Two

impact mitigation in the amount of \$1,431,958. Riverton's share of cost on Table 31-F1 dated June 29, 1989, shows a total amount of \$3,674,220. The January 12, 1990, dated Table 31-F1 has a total of \$2,242,262 for Riverton's share of cost. FDOT requests an explanation for the \$1,431,958 reduction. This last minute modification of mitigation amount appears highly questionable. The Department of Transportation requests a clear and detailed presentation or a return to the previous stated approach to business.

3. Table 31-F2 originally was a \$16.8 million total list of "Recommended Improvements and Cost Estimates by Riverton by Development Phase" to show when projects would be needed. A new Table 31-F2 has been substituted to display "Recommended Pipelined Off-Site Improvements by Riverton Developer for Each Development Phase." The new Table 31-F2 presents a proposed "pipelining" that applies \$2,340,000 to one traffic signal and intersection improvement in Orangedale and the construction of Roberts Road Extension. In general, pipelining has not benefited FDOT with adequate mitigation. It has proven difficult to determine Developer's fair share dollar amount and to assure that "pipelined projects" are completed according to schedule. Where pipelining is used, its maximum time frame should be no more than ten years from the Development's approval date to the completion of construction on all pipelined projects. The Riverton proposal shows a 1991-2010 schedule that causes concerns which include the 1991-2000 time frame specified for the first project.

It is also noted that the pipelined project(s) schedule is not consistent with the St. Johns County Comprehensive Plan, in its current draft form, or the FDOT Long-Range Plan, which identify 2005 and 1998 respectively, for the SR 13 (Roberts Road Extension) Realignment.

Thank you again for the opportunity to comment on the Riverton DRI. We look forward to participating in any further discussions regarding this project and development order preparation, if this project is approved.

Sincerely,

Joseph P. Stephenson/SM

JOSEPH P. STEPHENSON
Regional Planning Administrator

JPS/SM:hh

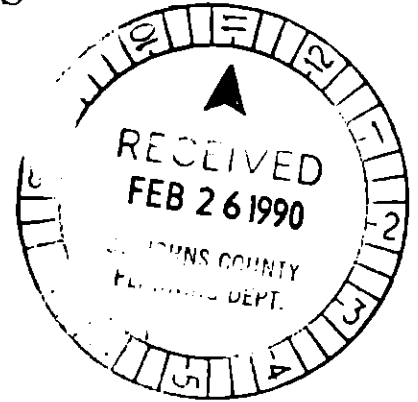
xc: Warren D. MacLaren



SOUTHWOOD PROPERTIES

1650 PRUDENTIAL DRIVE • SUITE 303
JACKSONVILLE, FLORIDA 32207
P.O. BOX 1380 32201

TELEPHONE: (904)398-8425



February 23, 1990

Ms. Joan Pellerin, Regional Planner
Northeast Florida Regional Planning Council
8649 Baypine Road
Suite 110
Jacksonville, Florida 32216-7513

Dear Ms. Pellerin:

I am in receipt of the Council's February 22, 1990 fourth sufficiency request. In addition to the letter from the Council the request contained the following:

1. February 17 letter from Bobbie Zeman - St. Johns County with attachments from Engineering Department, Fire Prevention Bureau and citizens group.
2. February 8 letter from David Wesley - U. S. Fish and Wildlife Service.
3. February 13 letter from Catherine Krestalude - Department of Environmental Regulation.
4. February 14 letter from Wendy Elmore - St. Johns River Water Management District.
5. February 14 letter from William Howell (with attached February 13 memo) - Department Natural Resources.
6. February 14 letter from Joseph Stephenson - Department of Transportation.

The Riverton DRI has undergone three previous sufficiency cycles where Southwood responded to all agency questions and provided the requested data. It is difficult to believe that there has not been sufficient data provided for the Council and the other agencies to conduct their impact analysis. Another cycle would be costly and time consuming and will accomplish nothing more than to further unnecessarily delay the Riverton project.

Page 2

All of the questions in this current request can be addressed by working directly with the Council and other agency staff during impact review. Southwood staff, consultants and I will make ourselves available whenever needed. Southwood Properties considers its three previous responses sufficient and will not provide another sufficiency response. It is time to begin the impact review process during which time all issues will be resolved.

Sincerely,



David G. Tillis
Development Manager

DGT/cef

cc: Bobbie Zeman
Frank Friedmann
Susan McDonald
W. E. Durham

Exhibit C

Northeast Florida Regional Planning Council

8649 Baypine Road, Suite 110
Jacksonville, Florida 32256

(904) 730-6260

Suncom 880-6260

FAX (904) 730-6266

BAKER CLAY DUVAL FLAGLER NASSAU PUTNAM ST. JOHNS

March 5, 1990

The Honorable Craig A. Maguire, Chairman
St. Johns County Commission
4020 Lewis Speedway
St. Augustine, Florida 32085-0349

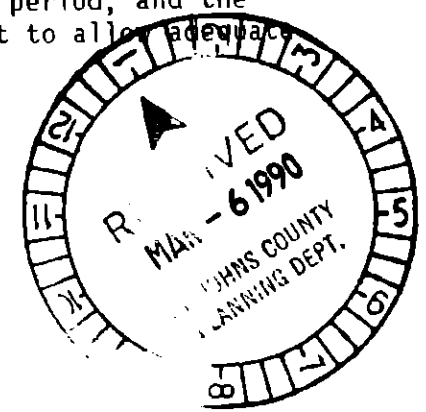
Re: Setting of the Public Hearing for the Riverton Development of Regional Impact

Dear Chairman Maguire:

The authorized agent for the Riverton Development of Regional Impact (DRI) has informed the Northeast Florida Regional Planning Council (NEFRPC) that no further information will be provided to the NEFRPC and reviewing agencies regarding this project.

In order to meet the statutory requirements of Section 380.06 (10), Florida Statutes, the NEFRPC is hereby notifying St. Johns County to set the public hearing for the Riverton DRI as required in Section 380.06 (11), Florida Statutes. Pursuant to Chapter 380.06 (10)(c), Florida Statutes, the County's public hearing may be scheduled no sooner than 60 days from receipt of this letter. Within 50 days of receipt of written notice from the County that the public hearing has been set, the NEFRPC will provide to St. Johns County an assessment of the project with recommendations to mitigate all regional impacts identified during the assessment.

The NEFRPC assessment report will be based on the information which has been provided in the Application for Development Approval, dated July 1988, and the Sufficiency Response documents, dated May 1989, October 1989, and January 1990. NEFRPC staff will not consider any additional information the applicant may wish to provide unless the applicant, in concurrence with the local government, waives the 50-day assessment period, and the public hearing date is postponed by the local government to allow adequate time for review of the additional information.



Chairman Maquire
March 5, 1990
Page 2

If you have any questions and/or concerns regarding this matter,
please contact me or Michael Brown of my staff at (904) 730-6260.

Sincerely,


for Brian D. Teeple
Executive Director

BDT/mb

cc: Mr. Jerry Napier
Ms. Bobbie Zeman ✓
Mr. J. Thomas Beck
Mr. Ron Horlick
Mr. David Tillis