

FLORIDA LAND AND WATER ADJUDICATORY COMMISSION AGENDA

September 21, 2004

1. **Approval of the minutes of the meeting held August 10, 2004.**
2. **Consideration of a Petition to Establish the Coastal Lake Community Development District in Walton County. Petitioner: The St. Joe Company (FLWAC Case No. CDD-04-005).**

On February 27, 2004, The St. Joe Company submitted a petition to establish the Coastal Lake Community Development District within the unincorporated area of Walton County, Florida. The land area proposed to be served by the District comprises approximately 1,402 acres. There are no parcels located within the external boundaries of the proposed District which are to be excluded from the District. The Petitioner either owns or has written consent to establish the District from the landowners of one hundred percent (100%) of the real property located within the proposed District. The development plan for the proposed lands within the District includes the construction of approximately 478 residential units, 25,000 square feet of retail space, 10,000 square feet of office space, and various community recreational and leisure amenities including up to 10,000 square feet of building area. The District, if established, currently intends to participate in the provision of certain infrastructure improvements including entry features, landscape and irrigation, a stormwater management system, and water and sewer systems.

Upon request of the Secretary, the Department of Community Affairs (DCA) reviewed the petition from the standpoint of their programs and responsibilities, and the requirements of section 190.005(1)(e), F.S., and submitted a "no comment" letter on April 6, 2004.

Pursuant to Chapter 190, F.S., a public hearing was conducted by the Division of Administrative Hearings (DOAH) on May 25, 2004, in Seagrove Beach, Florida. The DOAH Administrative Law Judge issued a Report to the Commission on June 30, 2004, making affirmative conclusions on all six factors, pursuant to section 190.005(1)(e), F.S.

Pursuant to Chapter 120, F.S., notices of proposed rulemaking were published in the *Florida Administrative Weekly*. No public hearings were requested and no written comments were received as a result of the notice of proposed rule development or the notice of proposed rule.

Recommendation:

Approve the proposed final rule and authorize the Secretary to file for final rule adoption.

Back-Up:

Petition submitted by The St. Joe Company on February 27, 2004.

DCA's comment letter received on April 6, 2004.

DOAH's Report issued on June 30, 2004.

Proposed Final Rule.