

FLORIDA LAND AND WATER ADJUDICATORY COMMISSION AGENDA

June 24, 2004

1. **Approval of the minutes of the meeting held May 11, 2004.**
2. **Consideration of a Petition to Establish the Split Pine Community Development District in the City of Jacksonville. Petitioner: SONOC Company, LLC (FLWAC Case No. CDD-03-019).**

On December 2, 2003, the SONOC Company, LLC, submitted a petition to establish the Split Pine Community Development District (CDD) pursuant to Chapter 190, F.S. The Split Pine CDD will consist of approximately 2,015 acres located within the jurisdiction of the City of Jacksonville, in Duval County. The proposed District is generally bounded by agricultural uses. The lands within the proposed District are largely undeveloped. There are no out-parcels located within the external boundaries of the proposed District which are to be excluded from the District. All the land within the proposed District is subject to the existing Nocatee Development of Regional Impact (DRI) Development Order. The development plan for the lands within the proposed District includes the construction of approximately 1,268 single family units and 893 multi-family units, 180 assisted living units, 225 hotel rooms, 1,336,000 square feet of office space and 32,000 square feet of retail space. The Petitioner either owns or has written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District. The District, if established, currently intends to participate in the provision of certain infrastructure improvements including roads, wetland mitigation, stormwater facilities, and recreation improvements.

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 comment letter on January 5, 2004.

Pursuant to Chapter 190, F.S., a public hearing was conducted by the Division of Administrative Hearings (DOAH) on February 19, 2004, in Jacksonville, Florida. The DOAH Administrative Law Judge issued a Report to the Commission on March 29, 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 SONOC Company, LLC, on December 2, 2003.

DCA's comment letter received on January 5, 2004.

DOAH's Report issued on March 29, 2004.

Proposed Final Rule.

3. Consideration of a Petition to Establish the Tolomato Community Development District in St. Johns County. Petitioner: SONOC Company, LLC (FLWAC Case No. CDD-03-018).

On December 2, 2003, the SONOC Company, LLC, submitted a petition to establish the Tolomato Community Development District (CDD) pursuant to Chapter 190, F.S. The land area proposed to be served by the Tolomato CDD comprises approximately 11,355 acres located entirely within the jurisdiction of St. Johns County. The proposed District is generally bounded by agricultural and forest lands and some low-medium residential uses. The lands within the proposed District are largely undeveloped. There are three out-parcels located within the external boundaries of the proposed District which are to be excluded from the District. These out-parcels include an out-parcel of existing residential uses, a St. Johns County-owned park site, and a parcel owned by the Florida Inland Navigation District. All the land within the proposed District is subject to the existing Nocatee Development of Regional Impact (DRI) Development Order. The development plan for the lands within the proposed District includes the construction of approximately 8,811 single family units and 3,228 multi-family units, 540 assisted living units, 485 hotel rooms, 2,872,000 square feet of office space, 968,000 square feet of retail space and 250,000 square feet of light industrial space. The Petitioner either owns or has written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District. The District, if established, currently intends to participate in the provision of certain infrastructure improvements including on and off-site road improvements approved or required by the Nocatee DRI, wetland mitigation, stormwater facilities, and recreation improvements.

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 comment letter on December 24, 2003.

Pursuant to Chapter 190, F.S., a public hearing was conducted by the Division of Administrative Hearings (DOAH) on February 20, 2004, in Ponte Vedra Beach, Florida. The DOAH Administrative Law Judge issued a Report to the Commission on February 24, 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 SONOC Company, LLC, on December 2, 2003.

DCA's comment letter received on December 24, 2003.

DOAH's Report issued March 29, 2004.

Proposed Final Rule.