

Old Brick Township DRI

Land Use (residential population of 10,640)

USES:

Residential	<ul style="list-style-type: none"> 5,000 DUs (1,000 will be age restricted)
Office	<ul style="list-style-type: none"> 50,000 SF
Commercial	<ul style="list-style-type: none"> 100,000 SF
Industrial	<ul style="list-style-type: none"> 1,000,000 SF
School	<ul style="list-style-type: none"> Public School

This is an integrated mixed-use development.

PHASING, BUILDOUT AND EXPIRATION

Phase 1 (2011-2015)	1,500 DU	10,000 Office		200,000 Industrial	1 School
Phase 2 (2016-2020)	1,700 DU	20,000 Office	50,000 Retail		
Phase 3 (2021-2025)	1,800 DU	20,000 Office	50,000 Retail	800,000 Industrial	
	5,000 DU	50,000 Off	100,000 Ret	1,000,000 Ind	1 School
<ul style="list-style-type: none"> Developer as part of 1st MPD shall identify approximate location of an Employment Center to accommodate at least 200,000 sq. ft. of employment center development. Transportation access and utilities shall be provided prior to issuance of CO for residential units. 					

VEGETATION AND WILDLIFE:

Wildlife Crossings	<ul style="list-style-type: none"> Conceptual location of 7 crossings on Map H
Gopher Tortoises	<ul style="list-style-type: none"> Preserve at least 40 acres of gopher tortoise habitat
Indigo Snakes	<ul style="list-style-type: none"> Informational signs on construction sites Develop Snake Plan for protection
Greenway Mitigation and Management Plan (GMMP)	<ul style="list-style-type: none"> Implement consistent to NNCOA sequencing process
Agricultural and Silvicultural Activities	<ul style="list-style-type: none"> Will continue, not in areas within areas to be conserved or within the required upland buffer areas
GMMP for Black Bears	<ul style="list-style-type: none"> Preserve 2,700 acres as conservation lands

WETLANDS:

Wetland Impact and Mitigation	<ul style="list-style-type: none"> • Impact areas are mapped • Impacts are mitigated through SJRWMD or ACOE process • Record conservation easements
Upland Buffers and Setbacks	<ul style="list-style-type: none"> • Established consistent with City LDC • Create undisturbed upland buffers and development setbacks • Buffers with different averages based on wetland quality and location (Wetlands may average from 35' to 75' with Pringle Branch minimum 75' with average of 125')
Best Management Practices	<ul style="list-style-type: none"> • Swales and drainage ways to be vegetated or sodded • Slopes steeper than 4:1 shall be sodded
Wildlife Mitigation Management Practices	<ul style="list-style-type: none"> • To enhance wetland vegetation
GMMP	<ul style="list-style-type: none"> • To enhance ecological value

FLOODPLAINS:

Letter of Map Revision (LOMR)	<ul style="list-style-type: none"> • Obtain from FEMA • Design stormwater management system along with floodplain study • System will be designed to accommodate 100-year interval, 24 hour duration design storm event • Roadways shall be at or above 100-year floodplain elevation
-------------------------------	---

WATER SUPPLY AND WATER CONSERVATION

Utilities Agreement	<ul style="list-style-type: none"> • Address provision of water which includes capacity, commitments, construction, fee credits, easements, well-sites, wellhead protection zones • Installation of nonpotable water system
Irrigation Systems	<ul style="list-style-type: none"> • Use of lower quality sources • No Floridan Aquifer wells and/or confined surficial aquifer wells shall be used for irrigation except as authorized by SJRWMD

GROUNDWATER PROTECTION:

Buffer Zone	<ul style="list-style-type: none"> • 500' radius around each existing and proposed wellhead
Abandoned wells	<ul style="list-style-type: none"> • Plug per SJRWMD rules
Best Management Practices	<ul style="list-style-type: none"> • To be applied depending on depth of well boring

Hazardous Substance	<ul style="list-style-type: none"> • Immediately report spills or contamination • Remediation of contamination • Immediate remediation • City may conduct remediation if there is imminent threat
---------------------	---

WASTEWATER MANAGEMENT

Utilities Agreement	<ul style="list-style-type: none"> • Development proceeds concurrently with provision of central sewer service
---------------------	---

STORMWATER MANAGEMENT

Design	<ul style="list-style-type: none"> • Per City and SJRWMD requirements • Per Outstanding Florida Water standards
Stormwater Pollution Prevention Plan	<ul style="list-style-type: none"> • Incorporated into construction and permit documents
Erosion and Sediment Control Plan	<ul style="list-style-type: none"> • Per Best management Practices as required by the National Pollutant Discharge Elimination System (NPDES)
Maintenance	<ul style="list-style-type: none"> • Maintenance shall be by CDD, HOA, POA or other entity. • City may assume ownership, maintenance, and operation

SURFACE WATER/WATER QUALITY MONITORING:

Surface Water Quality Monitoring Plan	<ul style="list-style-type: none"> • Develop and secure DEP approval including water quality monitoring stations
Develop a plan to address variations in water quality	<ul style="list-style-type: none"> • May include payments by the Developer to implement corrective action

SOLID WASTE

Timing	Consistent with City adopted level of service
	Participation in recycling program

TRANSPORTATION (All are in 2010 dollars) (Eligible for Impact Fee Credits)

Proportionate Share Contribution	<ul style="list-style-type: none"> • \$24,202,922
Value of (estimated cost of)	<ul style="list-style-type: none"> • \$68,928,160
On-site Right-of-Way for Regional Roadway (150' to 300' widths) (Various segments per Phase) (Impact fee credits)	<ul style="list-style-type: none"> • Donation of ROW <ul style="list-style-type: none"> • Phase 1 & 2 for Matanzas Woods Pkwy extension • Phase 2 & 3 for New Brick Parkway

Off-site ROW for Matanzas Woods Extension	<ul style="list-style-type: none"> Phase 1 - City to acquire in coordination with Developer
Regional Transportation Network Improvements (Design, Engineering/Permitting, & Construction) (Impact fee credits)	<ul style="list-style-type: none"> Phase 1 – Matanzas Woods Pkwy. extension (From US-1 to Town Center west limits-2 lane arterial and multi-use trail) Phase 2 – Matanzas Woods Pkwy. extension & New Brick Pkwy. (from Town Center west limits to Green Settlement midpoint -2 lane arterial and multi-use trail) Phase 3 – New Brick Pkwy. (Green Settlement midpoint to OBT south property boundary – 2-lane arterial and multi-use trail)
I-95 & Matanzas Woods Pkwy. interchange	<ul style="list-style-type: none"> Contribute to FDOT for design, ROW acquisition and construction <ul style="list-style-type: none"> \$2 million prior to building permits for Phase 2 \$3.7 million prior to building permits for Phase 3
US-1 Improvement	<ul style="list-style-type: none"> \$1.4 million contribution to FDOT prior to any Phase 3 building permits
Regional Transportation Network Optional Improvement	<ul style="list-style-type: none"> Contribute \$8.3 million to FDOT prior to building permits for Phase 3, <ul style="list-style-type: none"> US-1 Option (widen to 6-lanes), MWP (widen to 4-lane) MWP extension (widen to 4-lane) New Brick Pkwy. Off-site Option – (construct 2-lane arterial south of OBT)
Coordination of Regional Roadway Network	<ul style="list-style-type: none"> Condition to coordinate with developer of adjacent DRI on the timing, and alignment
Alternative to Off-Site Matanzas Woods Pkwy. extension	<ul style="list-style-type: none"> Developer may proceed with northern optional route if City does not acquire ROW for Matanzas Woods Pkwy. extension
FDOT Prop-share agreement	<ul style="list-style-type: none"> FDOT and Developer shall enter into prop-share agreement

AIR QUALITY

Dust control measures	<ul style="list-style-type: none"> Undertaken during construction activities
------------------------------	---

LOW IMPACT DEVELOPMENT PRACTICES

Certification	<ul style="list-style-type: none"> Developer will seek
Site Planning	<ul style="list-style-type: none"> Coordinate with City
Reduce Vehicle Miles Traveled (VMT)	<ul style="list-style-type: none"> Flextime initiatives Develop transit center proximate to Town Center commercial area Bike/Ped, Non-vehicular system adjacent to all vehicle corridors
Minimize Land Disturbance	<ul style="list-style-type: none"> Limit topsoil removal and soil compaction

	<ul style="list-style-type: none"> • Utilize natural depressional areas, biofiltration areas, and swales for stormwater system • Limit impervious areas through narrow streets and higher density layouts • Surface Water monitoring program
Water Conservation Strategies	<ul style="list-style-type: none"> • Native, drought-tolerant landscape techniques, • Low-flow plumbing fixtures • Waterwise landscaping techniques • Irrigated turf grass not to exceed 50% of landscaped area • Separate irrigation zones • BMP for landscape installation, irrigation, and fertilizer and pesticide applications • Florida WaterStar standards • Education program

POLICE AND FIRE PROTECTION

Fire Station Site (Impact Fee Credit)	<ul style="list-style-type: none"> • One 3-upland acre site with minimum depth of 300 feet
--	---

RECREATION AND OPEN SPACE – 85 acres for resident buildout population of 10,640 (Impact Fee Credit Eligible)

Community Park	<ul style="list-style-type: none"> • 25 acres (50% contiguous upland acres) adjacent to school site
Neighborhood Park	<ul style="list-style-type: none"> • Cumulative 30 acres
Resource based Park	<ul style="list-style-type: none"> • 45 acres
Multi-purpose Trail System	<ul style="list-style-type: none"> • Minimum 10-foot wide as connections between trail segments

EDUCATION – Expected Student Population of 1,085

Proportionate Share Agreement	<ul style="list-style-type: none"> • Agreement prior to any residential development • \$25,155,556 (2010\$) proportionate-share • Developer may receive impact fee credits
Mitigation	<ul style="list-style-type: none"> • Mitigation may be through following: <ul style="list-style-type: none"> • Conveyance of school site, • Payment of impact fees, • Payment of capital portion of ad valorem tax, • Impact fee surcharge from 4,000 primary residential units

WORKFORCE HOUSING

Number to be dedicated	<ul style="list-style-type: none"> • 5% of non-Age restricted housing (200 of 4,000 residential units)
-------------------------------	---

HISTORIC AND ARCHAEOLOGICAL SITES

Additional Historic Sites	<ul style="list-style-type: none"> • Need for further study prior to any additional work
Old Brick Road	<ul style="list-style-type: none"> • No realignment of Old Brick Road • Directional and Informational Signage for Old Brick Road • Develop Old Brick Road master plan • Weight restrictions

SILVICULTURE

Continued Use	<ul style="list-style-type: none"> • Notice of Intent for landowner to continue silviculture activities until development
----------------------	--

COMMUNITY DEVELOPMENT DISTRICT

Establishment	<ul style="list-style-type: none"> • One or more may be established
	<ul style="list-style-type: none"> • Impact Fee credits may be applied to improvements from the CDD

FIREWISE

Firewise Communities	<ul style="list-style-type: none"> • Incorporate principles including: <ul style="list-style-type: none"> • Fire resistant materials, • Non-combustible construction • Community design principles
-----------------------------	---