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April 3, 2008

Mr. D. Ray Eubanks, Bureau of Local Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

RE: MONTHLY REPORT, MARCH 2008 COMPREHENSIVE PLAN REVIEWS

Dear Mr. Eubanks:

During the month of March, the Northeast Florida Regional Council staff received and reviewed the following twelve (12) comprehensive plan amendments. Staff reports on the transmitted and adopted amendments were presented to the NEFRC Board for approval at the **April, 2008** Council meeting. The following is a summary of the reports that were approved by the Council.

Transmitted Amendments

- | | |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|
| City of Green Cove Springs | Transmitted Amendment 08PEFE-1 |
| • <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached. | |
| Town of Glen St. Mary | Transmitted Amendment 08PEFE-1 |
| • <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached. | |
| City of St. Augustine Beach | Transmitted Amendment 08-1 |
| • <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached. | |
| City of Palm Coast | Transmitted Amendment 08-1 |
| • <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached. | |
| Town of Callahan | Transmitted Amendment 08PEFE-1 |
| • <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached. | |

- Nassau County Transmitted Amendment 08PEFE-1
- *Action taken* – staff report was approved for transmittal to DCA. Staff's recommendation is attached.
- City of Macclenny Transmitted Amendment 08PEFE-1
- *Action taken* – staff report was approved for transmittal to DCA. Staff's recommendation is attached.
- City of Crescent City Transmitted Amendment 08PEFE-1
- *Action taken* – staff report was approved for transmittal to DCA. Staff's recommendation is attached.
- City of Fernandina Beach Transmitted Amendment 08PEFE-1
- *Action taken* – staff report was approved for transmittal to DCA. Staff's recommendation is attached.
- City of Keystone Heights Transmitted Amendment 08PEFE-1
- *Action taken* – staff report was approved for transmittal to DCA. Staff's recommendation is attached.
- City of Keystone Heights Transmitted Amendment 08-1
- *Action taken* – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

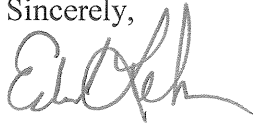
Small Scale Amendment

- Baker County Ordinance 2008-15
- *Action taken* - the Small Scale Amendment was determined by staff to be consistent with the SRPP and, therefore, was not brought to Council for review.

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The staff reviews of the amendments, as approved by the Board at the April 3rd meeting are attached. Please contact me at (904) 279-0880 if you have any questions, or if I can be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Lehman". The signature is fluid and cursive, with a prominent initial "E" and a long, sweeping tail.

Edward Lehman
Director of Planning and Development

cc: Ms. Brenda Winningham
Mr. Joseph Addae-Mensa
Ms. Jeannette Hallock-Solomon



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MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Green Cove Springs Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Green Cove Springs Transmitted Amendment 08PEFE-1 on March 7, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The proposed amendment packet contains a new "Public School Facilities Element" as well as amendments to the text of both the Intergovernmental Coordination Element and the Capital Improvements Element. The amendments are in response to the statutory requirements for school concurrency and Public School Facilities Elements.

Green Cove Springs has adopted a Level of Service standard for elementary, middle and high schools of 110% of capacity. In addition to the 5-year planning horizon, the Green Cove Springs School District (District) is adopting a long-term

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(15 year) concurrency management system to address existing deficiencies in schools. The District has opted to adopt less than district wide School Concurrency Service Areas (SCSAs), utilizing school attendance zones, which has the affect of creating separate SCSA maps for elementary, middle and high schools.

Green Cove Springs will adopt the school board's educational facilities plan on May 1, 2008, and by December 1st of each year thereafter.

No Comments from staff.

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs.



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MEMORANDUM

DATE: March 12, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: ^{ats} Anna T. Shepherd, AICP, Senior Regional Planner

RE: Glen St. Mary Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Glen St. Mary Transmitted Amendment 08PEFE-1 on March 11, 2008. Glen St. Mary requested that the Department of Community Affairs (DCA) review the amendments. Pursuant to Chapter 163, Florida Statute and the contract between DCA and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to DCA upon approval by the Council.

Amendment Summary

The transmitted amendment is to implement State school concurrency requirements and includes (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required interlocal agreement between the School Board, County, and applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

The PEFE requirements are generally consistent statewide. Under State requirements, each school district must base its supporting analysis on

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estimates, projections, and data unique to that district. Each school district, in cooperation with the county and municipalities, must determine school capacity and level of service (LOS) standards. The Glen St. Mary PEFE contains the following capacities and LOS standards:

- Concurrency Service Areas (CSAs): Glen St. Mary is basing their CSAs on elementary school location;
- Capacity for new schools by type is as follows:

<u>Type of School</u>	<u>LOS (student capacity)</u>
New Elementary	800
New Middle	1200
New High	1500

- For existing schools, capacity is based on 100% of the Florida Inventory of School Housing (FISH) utilization rate; and
- Portables will not be used as permanent classroom space for maintaining level of service standards.

Staff Comments: Staff reviewed the amendment for consistency with Rule 9J-5.025 and Chapter 163, F.S. Staff believes that the data and analysis that support the amendment does not adequately address the requirements in Rule 9J-5.025, sections (2)(c) thru (j), which include demonstrating financial feasibility and the school facilities needed for each concurrency service area to meet projected enrollment at the adopted level of service standard for each year of the five-year planning period, etc.

Staff believes that the facilities work plan submitted with the amendment is not "financially feasible" as defined by statute. Financially Feasible means that the funds for improvements are committed in years one through three of a five-year plan, and are planned for in years four and five.

The data and analysis shows the five-year work plan beginning in the 2006-07 school year, which means that, as adopted, there is no five-year planning horizon. Staff believes that the transmitted goals, objectives and policies do not adequately address the requirements of Rule 9J-5.025, specifically sections (3)(c)(3) and (6) as shown below:

- *9J-5.025(3)(c)(3): A policy addressing coordination of the annual review of the element with the school board, the county, and applicable municipalities; coordination of annual review of school enrollment projections, and establishing the procedures for the annual update process.*

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- *9J-5.025(3)(c)(6): A policy addressing coordination of the long range public school facility map with the local government's comprehensive plan, including the future land use map.*

Staff Recommendations: The Town should not adopt the amendment until the issues identified above are resolved and are consistent with Chapter 163 and Rule 9J-5.025.

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs, noting staff's comments and recommendation above.



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MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: City of St. Augustine Beach Transmitted Amendment 08-1

Scope of Review

The Regional Council received City of St. Augustine Beach Transmitted Amendment 08-1 on March 6, 2008. The City of St. Augustine Beach has requested that the Department of Community Affairs not review this amendment. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The City of St. Augustine Beach Transmitted Amendment 08-1 consists of proposed text changes to the Future Land Use Element and the Conservation / Coastal Element. More specifically, the changes are summarized below.

The City is amending the Future Land Use Element to clarify and define the densities and intensities permitted in mixed use areas to facilitate DCA review of proposed changes transmitted as Amendment 07-2 (attached). New Policy L.1.4.6 is added that states, "Those lots affected by the mixed use zoning change

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shall be limited to one residential unit per platted lot and commercial development shall be limited to fifty percent (50%) floor area ratio for an individual lot or an accumulation of lots.” In addition, the City is adding Policy CC.4.2.3 to the Coastal/Conservation Element that reads the same.

The purpose of these amendments is to provide reviewing agencies and the City in determining the maximum amount of development that can occur within the Mixed Use area. These policies will address those comments from the Council's review of the St. Augustine Beach amendment.

Staff has no concerns about the transmitted text amendments. Staff believes that these policies address the comments raised by the Council in reviewing Transmitted Amendment 07-2.

Recommendation:

Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs, and recommend that the Department not review these amendments.

MEMORANDUM

DATE: July 24, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: City of St. Augustine Beach Transmitted Amendment 07-2

Scope of Review

The Regional Council received City of St. Augustine Beach Transmitted Amendment 07-2 on July 19, 2007. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

City of St. Augustine Beach Transmitted Amendment 07-2 consists of one proposed amendment to the Future Land Use Map (FLUM). The amendment designates a portion of the City as "Mixed Use." The proposed Mixed Use designation will apply to the following area: "those properties [being further described] as lying South of 16th Street and North of F Street, currently zoned as Commercial and those properties lying South of 16th Street and North of F Street bordered by 2nd Avenue to the West, currently zoned as Medium Density Residential shall be amended to designated..." The proposed Mixed Use designation is consistent with the recommendations of a visioning process undertaken by the City.

Comment: Section 2 of the legislation provided by the City for the amendment states: "Permitted and conditional uses within a Mixed Use District shall be as permitted in a commercially zoned district together with Mixed-use buildings. Residential Uses shall be permitted only in a Mixed Use Building as hereinafter defined: A 'Mixed-use Building' means a building that contains at least on floor devoted to allowed nonresidential uses and at least one floor devoted to allowed residential uses. Residential uses, except for access lobbies and residential parking, shall be permitted only above the ground floor. Said properties are reflected in a Map Atlas for the City of St. Augustine Beach, Florida"

It appears that the preceding language is intended to be incorporated into the text of the Future Land Use Element of the Comprehensive Plan. However, there is no strike-thru / underline version of the Comprehensive Plan included. Additionally, the language is somewhat nebulous as it relates to defining residential density allowances and other development entitlements. Consequently, it is unclear from the data and analysis what the true potential impacts to public facilities will be.

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs, noting staff's comments above.



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MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: City of Palm Coast Transmitted Amendment 08-1

Scope of Review

The Regional Council received City of Palm Coast Transmitted Amendment 08-1 on March 17, 2008. The City of Palm Coast has requested that the Department of Community Affairs review this amendment. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The City of Palm Coast Transmitted Amendment 08-1 consists of two proposed changes to the Future Land Use Map (FLUM) and changes to reflect the new definition of the Coastal High Hazard Area (CHHA). More specifically, the changes are as follows:

Future Land Use Amendments

1. Proposal to change 18.1 acres from County Agriculture & Timberlands to City Institutional.

The amendment proposes to change 18.1 acres from County Agriculture & Timberlands to City Institutional. The property is located south of Citation Blvd. and east of Belle Terre Parkway. The City's Water Treatment Plant #2 is located on the site. The purpose of the amendment is to bring the FLUM designation for this recently-annexed parcel into compliance with its existing use. There will be no change in impacts from the proposed change.

2. Proposal to change 2.23 acres from County Mixed Use-High Intensity to City Mixed Use

The amendment proposes to change 2.23 acres from County Mixed Use-High Intensity to City Mixed Use. The property is located south of S.R. 100 and west of Belle Terre Parkway. An existing plant nursery is located on the site. The purpose of the amendment is to bring the FLUM designation for this recently-annexed parcel into compliance with its existing use. There will be no change in impacts from the proposed change.

Text Amendments

The City is proposing to amend Policy 6.2.4.1 to change the definition of CHHA pursuant to HB 1359. Currently, Policy 6.2.4.1 states that the City shall ensure that the Coastal High Hazard Area shall coincide with the Category 1 Hurricane Evacuation Zone as define in the most current Council study. The City is changing that to state that the CHHA is the area below the elevation of the Category 1 storm surge line as established by the SLOSH model and as shown in the Council's Hurricane Study. The City is also amending the Glossary to reflect this policy. In addition, the FLUM is being amended such that the CHHA is shown as defined by the policy as modified.

Staff does not object to the proposed language. Staff offers the following alternative language, however, to provide further clarity to the proposed policy:

"The coastal high-hazard area is the area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. It includes all lands within the inundated area, regardless of elevation, from the mean low water line to the inland extent of the Category 1 Storm Surge area. It is depicted by, but not limited to, the areas illustrated in the most current SLOSH Storm Surge Atlas."

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Recommendation:

Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs.

MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

RE: Town of Callahan Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Town of Callahan Transmitted Amendment 08PEFE-1 on March 21, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts. Staff prepared an Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Nassau County School District, County, and applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. The Town of Callahan adopted a level of service standard of 95% for elementary schools and 100% for all other schools based on the district-wide standard for schools. This is based on permanent Florida Inventory of School Houses capacity. The Town also adopted

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January 29, 2008
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Concurrency Service Areas based on the school district's established service areas. This amendment also contains the required goals, objectives and policies for PSFE.

Staff has no comments regarding this amendment.

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs.

MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

RE: Nassau County Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Nassau County's transmitted amendment 08PEFE-1 on March 20, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts. Staff prepared an Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Nassau County School District, County, and applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. Nassau County adopted a level of service standard of 95% for elementary schools and 100% for all other schools based on the district-wide standard for schools based on permanent Florida Inventory of School Houses (FISH) capacity. Nassau County also adopted

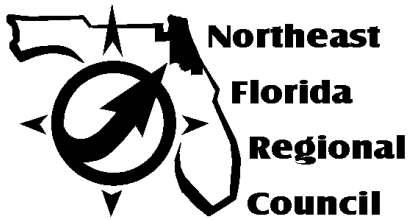
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Concurrency Service Areas based on the school district's established service areas. This amendment also contains the required goals, objectives and policies for PSFE.

Staff has no comments regarding this amendment.

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs.



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MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

RE: City of Macclenny Transmitted Amendment 08PEFE-1

The review and recommendation of the City of Macclenny's Transmitted Amendment 08PEFE-1 will be provided via e-mail to the Committee and Board members for their review prior to the April 3rd Planning and Growth Management Policy Committee and Board meeting.

MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

RE: Crescent City Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Crescent City transmitted amendment 08PEFE-1 on March 20, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts. Staff prepared an Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Putnam County School District, County, and all applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. Crescent City adopted a level of service standard of 100% for all other schools based on the district-wide standard for schools based on permanent Florida Inventory of School Houses (FISH) capacity as indicated in Table 1, below.

Table 1 - Level of Service Standards for School Facilities

Type of School	Level of Service (Number of Students)
Existing Schools	FISH capacity based on utilization rate*
Elementary School	700
Middle School	1,000
K-8 (for middle school phase in)	1,000
High School	1,500
*FISH Capacity of Existing Schools as of the effective date of Adoption of the Comprehensive Plan Amendment is attached in the transmittal packet as Appendix A.	
<i>Source: Adopted Putman ILA for Coordinated Land Use and Public School Facility Planning</i>	

Crescent City also adopted Concurrency Service Areas based on the school district's current middle school attendance zones. This amendment also contains the required goals, objectives and policies for PSFE.

Staff has no comments regarding this amendment.

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs.

MEMORANDUM

DATE: March 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Fernandina Beach Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Fernandina Beach transmitted amendment 08PEFE-1 on March 26, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts. Staff prepared an Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Nassau County School District, County, and applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. Nassau County adopted a level of service standard of 95% for elementary schools and 100% for all other schools based on the district-wide standard for schools based on permanent Florida Inventory of School Houses (FISH) capacity. Fernandina Beach also adopted

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Concurrency Service Areas based on the school district's established service areas. This amendment also contains the required goals, objectives and policies for PSFE.

The Concurrency Service Area map is proposed to be adopted as part of this element.

Staff has no comments regarding this amendment.

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs.



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MEMORANDUM

DATE: March 27, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: City of Keystone Heights Transmitted Amendment 08-1

Scope of Review

The Regional Council received City of Keystone Heights Transmitted Amendment 08-1 on March 26, 2008. The City of Keystone Heights has requested that the Department of Community Affairs review this amendment. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

Proposal to change 38.37 acres from County Industrial, County Rural Fringe, and Commercial to City Residential.

The City of Keystone Heights Transmitted Amendment 08-1 consists of a proposed change to the Future Land Use Map (FLUM) for three parcels, two of which have been annexed into Keystone Heights, from 24.89 acres of County Industrial, 13.0 acres from County Rural Fringe, and 0.48 acres of Commercial,

Board Memorandum

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to 38.37 acres of City Residential. The subject property is located on the east side of S.R. 21 just north of its intersection with S.R. 100. The property is bordered on the north by commercial and vacant property, on the south by commercial, residential, and institutional uses, on the east by residential, and on the west by office and commercial. The maximum potential development under the existing land use designations consists of 373,410 square feet of industrial, 7,230 square feet of commercial, and 39 single-family dwelling units. The maximum potential amount of development under the proposed land use is 230 single-family units.

The proposed change will result in a decrease in potential number of gross new external trips. The City did not provide an analysis of net new external trips. This project is going from several land uses to a single land use, therefore it is assumed that there would be some internal capture from the mix of land uses. However, staff does not believe that there will be significant increase from the single land use proposed in this amendment. The property will be served by Clay County Utility Authority, which has adequate capacity.

Comment: Staff has some concerns about the conversion of a mix of residential and non-residential land uses to all residential in this part of the region. The City should explore if there are alternatives to the single use land use that is being proposed, in order to provide a better land use mix. Staff notes that the developer mentioned the possibility of mixed use in the future – this possibility should not be ignored.

Recommendation:

Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs.



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MEMORANDUM

DATE: March 27, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Keystone Heights Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Keystone Heights Transmitted Amendment 08PEFE-1 on March 27, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The proposed amendment packet contains a new "Public School Facilities Element" as well as amendments to the text of both the Intergovernmental Coordination Element and the Capital Improvements Element. The amendments are in response to the statutory requirements for school concurrency and Public School Facilities Elements.

The County has adopted a Level of Service (LOS) standard for elementary, middle and high schools of 110% of capacity, although Keystone Heights adopts by policy a LOS of 120% for Keystone Heights Elementary School for the short-term (5-year) planning horizon. In addition to the 5-year planning horizon, the

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Clay County School District (District) is adopting a long-term (15 year) concurrency management system to address existing deficiencies in schools. The District has opted to adopt less than district wide School Concurrency Service Areas (SCSAs), utilizing school attendance zones, which has the affect of creating separate SCSA maps for elementary, middle and high schools.

The five-year capital improvements outlay for the District are contained in an Educational Facilities Plan (EFP). The EFP is divided into four sections: planning, maintenance and transportation, capital outlay and 5-year district facilities work program.

Comment: By the 2011 school year, which is within the five-year planning horizon, Keystone Heights Elementary School will be operating at 116% capacity, which exceeds the LOS of 110% established by the School District, except that PSFE Policy 2.4 assigns an LOS of 120% for years 2007/08 through 2011/12.

A long-term concurrency (i.e., planning) horizon should be utilized to address the long-range deficiency, as there are no plans within the 5-year horizon to address this LOS deficiency.

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs.