

March 6, 2008

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

**RE: MONTHLY REPORT, FEBRUARY 2008 COMPREHENSIVE PLAN REVIEWS**

Dear Mr. Eubanks:

During the month of February, the Northeast Florida Regional Council staff received and reviewed the following eighteen (18) comprehensive plan amendments. Staff reports on the transmitted and adopted amendments were presented to the NEFRC Board for approval at the **March, 2008** Council meeting. The following is a summary of the reports that were approved by the Council.

#### Transmitted Amendments

- |   |                                |
|---|--------------------------------|
| Baker County  | Transmitted Amendment 08-1     |
| <ul style="list-style-type: none"><li>• <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached.</li></ul> |                                |
| Baker County  | Transmitted Amendment 08PEFE-1 |
| <ul style="list-style-type: none"><li>• <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached.</li></ul> |                                |
| Flagler County  | Transmitted Amendment 08PEFE-1 |
| <ul style="list-style-type: none"><li>• <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached.</li></ul> |                                |
| Town of Hastings  | Transmitted Amendment 08PEFE-1 |
| <ul style="list-style-type: none"><li>• <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached.</li></ul> |                                |
| Town of Hastings  | Transmitted Amendment 08-1     |
| <ul style="list-style-type: none"><li>• <i>Action taken</i> – staff report was approved for transmittal to DCA. Staff's recommendation is attached.</li></ul> |                                |

Town of Interlachen Transmitted Amendment 08PEFE-1  
• **Action taken** – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

Town of Welaka Transmitted Amendment 08PEFE-1  
• **Action taken** – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

Town of Pomona Park Transmitted Amendment 08PEFE-1  
• **Action taken** – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

St. Johns County Transmitted Amendment 08PEFE-1  
• **Action taken** – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

Putnam County Transmitted Amendment 08-1  
• **Action taken** – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

**Adopted Amendments:**

City of Jacksonville Adopted Amendment 08D-1  
• **Action taken** - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached, and has been transmitted to the City of Jacksonville under separate cover..

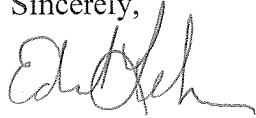
**Small Scale Amendments**

City of Jacksonville	Ordinance 2007-1077-E
Flagler County	Ordinance 2008-01
Putnam County	Ordinance 2008-03
Baker County	Ordinance 2008-07
Baker County	Ordinance 2008-09
Baker County	Ordinance 2008-11
Baker County	Ordinance 2008-13

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The staff reviews of the amendments, as approved by the Board at the March 6<sup>th</sup> 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 "Ed Lehman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Edward Lehman  
Director of Planning and Development

cc: Mr. Bernard Piawah  
Mr. Joseph Addae-Mensa  
Ms. Jeannette Hallock-Solomon

## MEMORANDUM

**DATE:** February 25, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Ameera Sayeed<sup>AS</sup>, Senior Regional Planner

**RE:** Baker County Transmitted Comprehensive Plan Amendment 08-1

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### Scope of Review

The Regional Council received Baker County Transmitted Amendment 08-1 on February 5, 2008. Baker County requested formal review by the Department of Community Affairs (DCA). Therefore, pursuant to Chapter 163, Florida Statute and the contract between the DCA and the Regional Planning Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared these Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

### Amendment Summary

Baker County Transmitted Amendment 08-1 consists of two proposed text amendments. The changes are:

1. The first proposed text amendment is to the Capital Improvement Element of the Baker County Comprehensive Plan, which will facilitate the implementation of a Concurrency Management System (CMS). Per requirements of the State growth management initiatives and F.A.C 9J-5.0055, all jurisdictions are required to incorporate measures of impacts on public facilities and maintain adequate

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levels of service (LOS) through better monitoring of facilities as a result of various development impacts.

Local governments must measure if the current infrastructure and service need of a new development exceed existing capacity and or new capacity created by any scheduled improvements on the Capital Improvements Element of the Comprehensive Plan. If there is no adequate capacity, then the local government is required to assess proportionate fair-share mitigation option with a developer. A CMS is a useful planning tool to estimate transportation facility needs and to also update the Capital Improvement Plans (CIP), which identifies capacity projects necessary to achieve and maintain adequate LOS as outlined in the Comprehensive Plan.

*Staff has no comments or concerns about this text amendment.*

**2.** The second is a large scale map and text amendment to the Future Land Use Element amending policy A.1.9.3 to allow for an Urban Growth Boundary. The Future Land Use map of the adopted Comprehensive Plan of Baker County includes a revised "Urban Development Expansion Overlay."

An Urban Growth Boundary (UGB) is a typical tool to promote more compact, contiguous urban development. A UGB is a local government regulatory measure for delineating limits for urban growth over a period of time. Land within the UGB is made available for urban development, while land outside the UGB remains primarily rural for farming, forestry, or low-density residential development.

The Baker County UGB was a required activity under the stipulated settlement agreement reached with DCA as a result of the Blair Nurseries Comprehensive Plan Amendment. Included in the County's Urban Growth Strategy report was the community visioning efforts, which was a multi-phased project and included data collection, stakeholder interviews, focus group meetings and a final set of recommendations over a period of three (3) years. The County anticipates this will be the driving policy of growth management in conjunction with the Comprehensive Plan for the County. The County is anticipating growth with two proposed DRIs combined with an increasing county population and is striving to control the type, rate and distribution of future development.

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*Based on Section 163.3177(14), F.S. Baker County needs to demonstrate that the land included within the urban service boundary is served or is planned to be served with adequate public facilities and services based on the County's adopted level-of-service standards and also by adopting a 10-year facilities plan in the capital improvements element that is financially feasible to support the urban growth boundary.*

*Baker County should not adopt this amendment until additional data and analysis is provided to demonstrate that the amount of land within the urban service boundary does not exceed the amount of land needed to accommodate the projected population growth at densities consistent with the adopted comprehensive plan within the 10-year planning timeframe.*

*Staff recommends Baker County re-evaluate the extent of the urban growth boundary so that it is consistent with the County's ability to remain financially feasible in the 10 year or interim planning horizon.*

**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 3, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Guy Parola, AICP, Program Administrator

**RE:** Baker County Transmitted Amendment 08PEFE-1

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### **Scope of Review**

The Regional Council received Baker County Transmitted Amendment 08PEFE-1 on February 26, 2008. Baker County requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the 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 the DCA upon approval by the Council.

### **Amendment Summary**

The transmitted amendment packet consists of the materials for the implementation of school concurrency, including (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 School Facilities Element (PSFE). The basics of Public School Facility Elements (PSFE) are generally consistent throughout the State.

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Although PSFEs are generally the same and their requirements are well defined in both statute and rule, each school district basis its analysis on estimates, projections, and data unique to that district (or county). Additionally, each school district, in cooperation with the county and municipalities, determine school capacity and level of service standards. Specific to Baker County, their PSFE contains the following capacities and level of service standards:

- Concurrency Service Areas: Baker County is basing their CSAs on what appears to be elementary school attendance zones;
- Capacity for new schools by type is as follows:

<u>Type of School</u>	<u>Level of Service (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 submitted with the amendment does not adequately address the requirements for data and analysis as defined by Rule 9J-5.025, sections (2)(c) thru (j), which requires analysis such as demonstrating financial feasibility, School facilities needed for each concurrency service area to accommodate projected enrollment at the adopted level of service standard each year for the five-year planning period, etc.*

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

*The data and analysis has the five-year work plan beginning in 2006-07 school year, which means that as adopted there is no five year planning horizon. Staff believes that, as transmitted, the goals, objectives and policies do not appear to adequately contain the requirements of Rule 9J-5.025, with specific mention of the sections: (3)(c)(3) and (6) as identified 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*

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*enrollment projections, and establishing the procedures for the annual update process.*

- *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 County 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:** February 25, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:**  Guy Parola, AICP, Program Administrator

**RE:** Flagler County Transmitted Amendment 08PEFE-1

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### Scope of Review

The Regional Council received Flagler County Transmitted Amendment 08PEFE-1 on February 6, 2008. Flagler County requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the 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 the DCA upon approval by the Council.

### Amendment Summary

The transmitted amendment packet consists of the necessary materials for the implementation of school concurrency, including (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 School Facilities Element (PSFE).

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The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has extracted qualities and requirements contained in the PSFE that are substantive and specific to Flagler County.

Level of Service Standards (LOS): (Policy K.2.1.2): the County utilizes a 100% of permanent Florida Inventory of School Houses (FISH) capacity for all schools;

Relocatables: not more than 20% of projected school enrollment shall be within relocatables and by 2011-2012 one-hundred percent of the LOS will be satisfied with permanent student stations; and

Concurrency Service Areas (CSA): the County is utilizing transportation analysis zones (taz) for their CSA's, in lieu of school zones. This seems logical as the best available data is most likely attributable to the area-wide Florida Department of Transportation District-wide (which included Flagler County) transportation modeling;

*Staff Comments: Maps 8 and 12 within the data and analysis section of the PSFE are the Flagler County TAZ and CSA maps respectively. As noted above, the CSA's are based on TAZ. The CSA map, however, shows that the eight (8) CSA's are combinations of TAZs. Staff suggests that the County contemplate adopting Map 12 as a figure within the PSFE.*

### 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.**

**MEMORANDUM**

**DATE:** February 25, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Guy Parola, AICP, Program Administrator

**RE:** Town of Hastings Transmitted Amendment 08PEFE-1

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**Scope of Review**

The Regional Council received Town of Hastings Transmitted Amendment 08PEFE-1 on February 20, 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 has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

**Amendment Summary**

The Town of Hastings' Transmitted Amendment 08PEFE-1 consists of text amendments to the Comprehensive Plan. Specifically, 08PEFE-1 creates a "Public School Facilities Element" within the Comprehensive Plan, amends the Intergovernmental Coordination Element and Capital Improvements Element as required by statute to include policies for: (1) coordination of land use decisions with the St. Johns County School District, and (2) to incorporate a financially feasible school district facilities work plan.

The City of St. Augustine has adopted the District-wide level of service standard for schools at 100% of school capacity, based on permanent Florida Inventory of School House (FISH) capacity. New schools will have a student capacity as follows:

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- Elementary (k-5): 700
- Middle (6-8): 1,000
- k-8: 1,000
- High (9-12): 1,500

The Town of Hastings adopted the PSFE without substantive differences between their transmitted amendment and the amendments transmitted for PSFE's throughout the County.

*Staff Comments: The Concurrency Service Area (CSA) maps are contained in the Support Documentation submitted with the amendment, and are adopted by policy. Staff suggests that the CSAs should be included as adopted figures within the Comprehensive Plan.*

**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.**

## MEMORANDUM

**DATE:** February 25, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Guy Parola, AICP, Program Administrator

**RE:** Town of Hastings Transmitted Amendment 08-1

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### Scope of Review

The Regional Council received the Town of Hastings Transmitted Amendment 08-1 on February 19, 2008. The Town of Hastings requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 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

Town of Hastings Transmitted Amendment 08-1 contains the following one proposed changes to the Future Land Use Map (FLUM):

1. 15.32± acres from County Residential B to Town Low to Medium Residential. The resulting land use change increases the available maximum density from 2 to 4 units per acre. The property was annexed into the Town in 2005. According to State statute, the property then needed to have been incorporated into the Comprehensive Plan within

one year from annexation. This land use amendment rectifies the current inconsistency that Town land has County land use.

The Town's agent has demonstrated that there currently exists public infrastructure and facilities to serve the project at maximum development potential. Traffic is increase by one hundred trips per day, and according to the Department of Transportation there is available roadway capacity on State Road 207.

*Staff has no comments.*

**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:** February 26, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Anna Shepherd, AICP, Senior Regional Planner  
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**RE:** Interlachen Transmitted Amendment 08PEFE-1

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### Scope of Review

The Regional Council received the Town of Interlachen's Transmitted Amendment 08PEFE-1 on February 20, 2008. The Town requested that the Department of Community Affairs review the amendments. Therefore, 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 facilities, as well as any 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

The transmitted amendment packet consists of the necessary materials for the implementation of school concurrency, including (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 Putnam County School District, Putnam County, and the applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

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The proposed PEFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has summarized components of the amendments related to the PEFE that are specific to the Town of Interlachen as follows:

Level of Service Standards: The following LOS standards are established for each facility type as listed in Table 1.

**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>	

Concurrency Service Areas (CSA): The Town is using the Putnam County School District's current middle school attendance zones as the Concurrency Service Area.

*Staff Comments: None.*

**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:** February 25, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Ameera F. Sayeed, Senior Regional Planner

**RE:** Town of Welaka Transmitted Amendment 08PEFE-1

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### Scope of Review

The Regional Council received the Town of Welaka Transmitted Amendment 08PEFE-1 on February 20, 2008. The Town of Welaka requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the 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 these Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

### Amendment Summary

The transmitted amendment packet consists of the necessary materials for the implementation of school concurrency, including (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 School Facilities Element (PSFE).

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The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has extracted qualities and requirements contained in the PSFE that are substantive and specific to Putnam County.

Level of Service Standards: (Policy I.1.1.2): the County utilizes a 100% of permanent Florida Inventory of School Houses (FISH) capacity for all schools;

**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:** February 25, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Valerie Evans, AICP, Principal Regional Planner

**RE:** Town of Pomona Park Transmitted Amendment 08PEFE-1

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### Scope of Review

The Regional Council received the Town of Pomona Park Transmitted Amendment 08PEFE-1 on February 20, 2008. Therefore, 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 facilities including any extra-jurisdictional impacts. Staff has prepared an Objection, 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. a new Public School Facilities Element (PSFE);
2. text amendments to the Intergovernmental Coordination Element (IGC);
3. text amendments to the Capital Improvements Element (CIE); and
4. the interlocal agreement between the Putnam County School District, County, and applicable municipalities.

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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 Pomona Park adopted a level of service standard of 100% based on the district-wide standard for schools. This is based on permanent Florida Inventory of School Houses (FISH) capacity. The Town also adopted Concurrency Service Areas (CSA) based on the school district 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:** February 26, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Guy Parola, AICP, Program Administrator

**RE:** St. Johns County Transmitted Amendment 08PEFE-1

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**Scope of Review**

The Regional Council received St. Johns County Transmitted Amendment 08PEFE-1 on February 22, 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 has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

**Amendment Summary**

The St. Johns County's Transmitted Amendment 08PEFE-1 consists of text amendments to the Comprehensive Plan. Specifically, 08PEFE-1 creates a "Public School Facilities Element" within the Comprehensive Plan, amends the Intergovernmental Coordination Element and Capital Improvements Element as required by statute to include policies for: (1) coordination of land use decisions with the St. Johns County School District, and (2) to incorporate a financially feasible school district facilities work plan.

The St. Johns County has adopted the District-wide level of service standard for schools at 100% of school capacity, based on permanent Florida Inventory of School House (FISH) capacity. The process for school concurrency determination and fair share mitigation are contained in the proposed Public School Facilities Element. Included in this amendment are the required goals,

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objectives and policies for a Public School Facilities Element as identified in s. 163.31777, F.S.

The St. Johns County School District, the County, and the municipalities have adopted the following design capacities for new schools:

- Elementary (k-5): 700
- Middle (6-8): 1000
- K-8: 1000
- High (9-12) 1500

*Comment: The Concurrency Service Area (CSA) maps are contained in the Support Documentation submitted with the amendment, and are adopted by policy. Staff suggests that the CSAs should be included as adopted figures within the Comprehensive Plan.*

**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 3, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:**  Edward Lehman, Director of Planning and Development

**RE:** Putnam County Transmitted Amendment 08-1

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### Scope of Review

The Regional Council received Putnam County Transmitted Amendment 08-1 on February 25, 2008. Putnam County requested that the Department of Community Affairs review the amendments. Therefore, 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

Putnam County Transmitted Amendment 08-1 contains five proposed changes to the future land use map and one text amendment.

#### Future Land Use Map Amendments

**1. Proposal to change 33.46 acres from Agriculture II to Public Facilities.**

The amendment proposes to change 33.46 acres from Agriculture II to Public Facilities. The property is located west of U.S. 17 along Cow Bay Road. The purpose of the proposed change is to include the property in the existing Construction and Demolition

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Debris Facility located on 85.5 acres east of the site. The site is presently used for silviculture. The County Landfill borders the subject property to the south. Silviculture land borders all other sides of the property, with a smattering of residential units bordering to the west. The County staff notes that the proposed change is compatible with the surrounding land uses, in that it is adjacent to existing Public Facilities land use.

**2. Proposal to change 184 acres from Commercial and Agriculture II to Industrial.**

The amendment proposes to change 184 acres from Commercial and Agriculture II to Industrial. The property is located along the east side of U.S. 17 just north of the unincorporated town of Bostwick in northern Putnam County. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. The Putnam County planning staff notes that the property is well-suited for the type of industrial warehousing activity proposed, in that it is relatively flat and has substantial uplands immediately adjacent to U.S. 17. The proposed First Coast Outer Beltway is located about 15 minutes north of the site, increasing its potential to develop for industrial uses. Staff notes that there is no available water and sewer to serve the site, and that solid waste service has not been determined.

*Comment: Staff agrees with Putnam County staff that a development agreement should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site.*

**3. Proposal to change 264.3 acres from Agricultural II to Industrial**

The amendment proposes to change 264.3 acres from Agriculture II to Industrial. The property is located along the west side of U.S. 17 just south of the unincorporated town of Bostwick in northern Putnam County. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. The original application called for 666 acres to be designated as Industrial, but the applicant (the Development Authority) reduced the amount of land in response to Putnam County Planning staff concerns about wetland/floodplain issues. Nevertheless, the 264.3 acres has a substantial amount of wetland acreage – only about 174 acres of the site are buildable, according to Planning Staff. Staff notes that there is no available water and sewer to serve the site, and that solid waste service has not been determined.

*Comment: Staff agrees with Putnam County staff that a development agreement*

*should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site. A development agreement should also address the need to preserve the wetland acres on the site.*

**4. Proposal to change 51.53 acres from Agriculture II to Industrial**

The amendment proposes to change 51.53 acres from Agriculture II to Industrial. The property is located along the west side of U.S. 17 about 5 miles north of the City of Palatka. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. Staff notes that there is no available water and sewer to serve the site, and that solid waste service has not been determined.

*Comment: Staff agrees with Putnam County staff that a development agreement should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site.*

*Comment: The three amendments above result in a total of about 500 acres going from Agriculture land use to Industrial. The County should work with FDOT to ensure adequate ingress and egress to handle potential truck traffic at all sites. In addition, the County should ensure that the level of service on U.S. 17 is maintained, and should consider the impact of increase in truck traffic on U.S. 17 in determining the operating conditions.*

**5. Proposal to change 691 acres from Agriculture II to Industrial**

The amendment proposes to change 691 acres from Agriculture II to Industrial. The property is located along the west side of C.R. 309C opposite the approach path for aircraft landing at the Kay Larkin Airport. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. The project is bordered by vacant land to the north and west, with vacant land and scattered residential units located to the south. The applicant is proposing to enter into an agreement with the City of Palatka for the provision of potable water and wastewater.

*Comment: Staff notes that the DRI threshold for industrial acreage of 320 acres is increased to 800 acres in Putnam County, due to its status as a Rural County of Critical Economic Concern. Nevertheless, the County should work with the City of Palatka to address the provision of water and sewer; staff agrees with Putnam County planning staff that written evidence of an agreement should be provided as part of the adopted amendment. In addition, Putnam County should*

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*ensure through agreement that any significant off-site transportation impacts within Palatka are addressed as necessary, consistent with the proportionate share ordinance requirements, as referenced in Sec. 163.3180(16), F.S..*

Text Amendment

The purpose of the text amendments is to amend the Conservation, Recreation and Intergovernmental Coordination Elements of the Comprehensive Plan to provide language that can facilitate funding opportunities from the Florida Communities Trust Program. Sections G and H, which are being added to Policy E.1.3.6 of the Conservation Element, address the purchase of conservation lands and developing a plan to restore or enhance degraded natural areas on land acquired by the County. New Policy E.1.3.11 states that the County will coordinate with agencies in managing natural areas and open space.

New Policy E.1.4.2 addresses coordination to protect environmentally sensitive lands that extend into adjacent counties and municipalities. New Policy E.1.4.3 addresses the protection of marine and wildlife habitat through acquisition, conservation easements, purchase of development rights, or other means. New Policy 1.4.4 states that the County will advocate the purchase of lands for conservation, open space and/or recreation. Old Policy E.1.4.2 has been revised to address greenways, trails and connections of wildlife corridors to County facilities as identified in various planning documents.

New Policy E.1.4.6 addresses the need for Putnam County to develop the planning documents that will address conservation, open space and outdoor recreation areas. Old Policy E.1.4.4 has been revised to address greenways and wildlife corridors. New Policy E.1.4.10 states that the County will advocate the purchase of uplands need to protect groundwater resources.

New Policy F.1.1.6 has been added to the Recreation Element to ensure public access to recreation sites and water bodies through land acquisition and provision of parking, boat ramps, bicycle and pedestrian ways, etc. New Policy F.1.2.6 states that the County will coordinate with agencies to further the completion of the Florida National Scenic Trail. Policy F.1.3.2 is revised to add LOS standards for bicycling trails and hiking trails.

Policy G.1.1.1 of the Intergovernmental Coordination Element has been revised to state the County's review of adjacent Counties' and municipalities' plans will include conservation areas, wildlife corridors, greenways, hiking and bicycling trails, and other open space projects. Policy G.1.1.4 states that joint planning agreements with Palatka

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and other municipalities will address funding for recreation land, open space, and natural areas. New Policy G.1.1.6 addresses the need to coordinate with agencies in managing natural areas and open space.

*Staff has no comments or concerns about proposed text amendments.*

**Recommendation**

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

## MEMORANDUM

**DATE:** February 25, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Edward Lehman, Director of Planning and Development

**RE:** City of Jacksonville Adopted Amendment 08D-1

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### Scope of Review

The Regional Council received City of Jacksonville Adopted Amendment 08D-1 on February 25, 2008. Adopted Amendment 08D-1 addresses proposed changes to the existing Villages of Argyle DRI. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the City of Jacksonville upon approval by the Council.

### Amendment History

The City of Jacksonville adopted Ordinance 2008-20-E (Amendment 08D-1) on February 12, 2008, with the Mayor signing the Ordinance on February 21, 2008. At the November 2007, meetings, the Committee and Council approved staff's recommendations on the transmitted Amendment 08D-1 (attached) for transmittal to the City of Jacksonville. This is the first amendment reviewed in accordance with the provisions of the Pilot Project established in HB 7203 for review of comprehensive plans in the City of Jacksonville. New S. 163.32465, F.S., establishes that the City of Jacksonville will be one of the cities that will follow an alternative state review process for comprehensive plan amendments. None of the agencies that reviewed the transmitted amendment had any comments or concerns.

**Amendment Summary**

City of Jacksonville Adopted Amendment 08D-1 contains two changes to the Future Land Use Map to reflect proposed changes to the Villages of Argyle development plan. The first change is a change to 22.06 acres from Recreation and Open Space to Public Buildings and Facilities. The purpose of this change is to relocate a park/school site from another parcel within the DRI.

The other amendment is a proposed change to 14.66 acres from Public Buildings and Facilities to Community/General Commercial. This was the original proposed site of the school, and is now being changed to allow for development. Overall potential development totals are controlled by the DRI Development Order and are not affected by these two changes to the FLUM.

**Recommendation:**


**Staff respectfully recommends that the Committee and the Council find City of Jacksonville Adopted Amendment 08D-1 consistent with the Northeast Florida Strategic Regional Policy Plan.**

## MEMORANDUM

**DATE:** February 26, 2008

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:**   
Edward Lehman, Director of Planning and Development

**RE:** City of Jacksonville Transmitted Amendment 08-D1 – Villages of Argyle DRI

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### Scope of Review

The Regional Council received City of Jacksonville Transmitted Amendment 08-D1 on October 29, 2007. The transmitted amendment addresses the FLUM change necessary to accommodate a change to the Villages of Argyle DRI. This amendment was submitted in accordance with the provisions of the Pilot Project established in HB 7203 for review of comprehensive plans in the City of Jacksonville. New S. 163.32465, F.S., establishes that the City of Jacksonville will be one of the cities that will follow an alternative state review process for comprehensive plan amendments. Pursuant to S.163.3184(4), Florida Statutes, as specified in the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment. The review of this amendment was based on effects on regional resources and facilities identified in the Strategic Regional Policy Plan and any extrajurisdictional impacts inconsistent with the Comprehensive Plan of the affected local government. Staff has prepared this and recommendation report to be transmitted to the City of Jacksonville upon approval by the Council.

### Proposed Amendments

City of Jacksonville Transmitted Amendment 08-D1 contains two proposed changes to

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the Future Land Use Map to reflect proposed changes to the Villages of Argyle development plan. The first change is a change to 22.06 acres from Recreation and Open Space to Public Buildings and Facilities. The purpose of this change is to relocate a park/school site from another parcel within the DRI.

The other amendment is a proposed change to 14.66 acres from Public Buildings and Facilities to Community/General Commercial. This was the original proposed site of the school, and is now being changed to allow for development. Overall potential development totals are controlled by the DRI Development Order and are not affected by these two changes to the FLUM.

*The proposed change to the DRI was reviewed by Council staff, and in a May, 2007 letter to DCA staff determined that the proposed change did not constitute a substantial deviation. Staff has no comments or concerns about this change.*

**Recommendation:**

**Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the City of Jacksonville.**