

Bringing Communities Together

Baker • Clay • Duval • Flagler • Nassau • Putnam • St. Johns

January 8, 2008

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

RE: MONTHLY REPORT, DECEMBER 2007 COMPREHENSIVE PLAN REVIEWS

Dear Mr. Eubanks:

During the month of December, the Northeast Florida Regional Council staff received and reviewed the following seventeen (17) comprehensive plan amendments. Staff reports on the transmitted and adopted amendments were presented to the NEFRC Board for approval at the **January, 2008** Council meeting. The following is a summary of the reports that were approved by the Council.

Transmitted Amendments

Clay County

Transmitted Amendment 08D-1

- **Action taken** – the Council voted to modify staff's recommendations. The Council's recommendations are attached to this memo, with Council action shown in **bold**. The Council expressed concern about the compatibility of the proposed development with surrounding land use patterns, the timing of the land use change, and the adequacy of the transportation mitigation package. Actual language is included in the attached memorandum.

Clay County

Transmitted Amendment 08-1

- **Action taken** – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

City of Jacksonville Beach

Transmitted Amendment 08-1

- **Action taken** – staff report was approved for transmittal to DCA. Staff's recommendation is attached.

Adopted Amendments:

- | | |
|---|----------------------------|
| Nassau County | Adopted Amendment 07-1 |
| • <i>Action taken - - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached.</i> | |
| Putnam County | Adopted Amendment 07-2 |
| • <i>Action taken - - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached.</i> | |
| City of Palm Coast | Adopted Amendment 07WSP-1 |
| • <i>Action taken - - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached.</i> | |
| City of Jacksonville | Adopted Amendment 07PEFE-1 |
| • <i>Action taken - - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached.</i> | |
| City of Crescent City | Adopted Amendment 07-2 |
| • <i>Action taken - - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached.</i> | |
| City of Jacksonville | Adopted Amendment 07-2 |
| • <i>Action taken - - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached.</i> | |
| City of Fernandina Beach | Adopted Amendment 07-1 |
| • <i>Action taken - staff's recommendation of consistency with the Northeast Florida Regional Policy Plan was approved. Staff's recommendation is attached.</i> | |

Small Scale Amendments

- | | |
|-----------------------------|-----------------------|
| Town of Marineland | Ordinance 07-1 |
| City of St. Augustine Beach | Ordinance 07-19 |
| City of Jacksonville | Ordinance 2007-1015-E |
| City of Jacksonville | Ordinance 2007-1017-E |
| City of Jacksonville | Ordinance 2007-1019-E |
| City of Jacksonville | Ordinance 2007-1021-E |
| City of Jacksonville | Ordinance 2007-1023-E |
| City of Jacksonville | Ordinance 2007-1079-E |

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Baker County

Ordinance 2007-43

- *Action taken - the Small Scale Amendments were determined by staff to be consistent with the SRPP and, therefore, were not brought to Council for review.*

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

Sincerely,



Edward Lehman

Director of Planning and Development

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


Council's recommendations are in bold and underline.

MEMORANDUM

DATE: January 8, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Program Manager

RE: Clay County Transmitted Amendment 08-D1

Scope of Review

The Regional Council received Clay County Transmitted Amendment 08-D1 on December 10, 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

Clay County Transmitted Amendment 08-D1 is a companion FLUM amendment to the Highlands Development of Regional Impact (DRI). The Highlands DRI is a proposed mixed-use development of approximately 2,800 acres. This amendment package contains two changes: first, the land use for the proposed DRI would change from Agriculture to Planned Community; and, second, the property would be included into the Urban Service Area Map for the county, which is required by Objective 2 and Policy 2.1 of the Future Land Use Element.

At this time staff has several comments regarding this amendment:

Staff's first comment is in regards to the ratio of non-residential floor area to residential units proposed by the DRI. Table 4 to the amendment package shows that the ratio of non-residential to residential is 285 square feet per residential unit, which is slightly above the minimum square footage requirement for Mixed Use. According to the Comprehensive Plan, the minimum ratio of non-residential to residential is 250 per unit. If this ratio is reduced by the Development Order below 250 square feet per unit, the development will be inconsistent with Clay County's Comprehensive Plan.

Staff's second concern is the realignment of County Road 218 south of its current western terminus at US 301. Staff will be looking towards the Development Order to ensure that the realignment is a regionally significant improvement.

Recommendation: The Council recommends that there are significant transportation concerns, as well as other related issues, with this amendment. Clay County should not adopt this amendment unless those significant transportation concerns and the other related issues are adequately addressed through the DRI review.

Comment: The Council has concerns about the compatibility of this land use with the surrounding area.

Recommendation: The Council recommends that the County should not adopt this amendment until the County has completed its EAR-based amendments.

Recommendation:


The Council recommends that these comments and recommendations be transmitted to DCA.

MEMORANDUM

DATE: December 17, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: Clay County Transmitted Amendment 08-1

Scope of Review

The Regional Council received Clay County Transmitted Amendment 08-1 on December 10, 2007. Clay County 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

Clay County Transmitted Amendment 08-1 contains three proposed changes to the Future Land Use Map (FLUM) and one text amendment. The changes transmitted by the County are as follows:

1. The amendment proposes to change 3.5 acres from Rural Fringe to Commercial. The subject property is located on the southwest corner of the U.S. 17/Creighton Road intersection in the Fleming Island area of the County. The parcel is presently undeveloped with the exception of one single-family home. The site is bordered on the

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north by a convenience store and gas station in Commercial land use, on the south by and FDOT retention pond, and on the east and west by single-family residential development in Rural Fringe land use. The maximum potential development on parcel under the existing land use designation is 6 units (with points and clustering), with the maximum potential development under the proposed land use designation is 60,984 square feet of commercial development (assuming development of the on-site wetlands). The developer has indicated that they intend to develop this property with 19,000 square feet of commercial development. Clay County Planning Department staff recommended transmittal of this amendment, stating that it represents infill development in this part of the County. There should be no regional impacts from this land use change.

2. The amendment proposes to change 68.04 acres from Agriculture to Rural Residential. The subject property is located on the west side of U.S. 17 about six miles south of its intersection with S.R. 16. The parcel is presently used for silviculture purposes. The site is bordered by Agriculture/Timberland land on three of the four borders, with wetlands located to the south. The maximum potential development on parcel under the existing land use designation is 3 units, with the maximum potential development under the proposed land use designation is 68 units (with points). Clay County Planning Department staff recommended that the County not transmit this amendment, stating concerns with the densities, and that consideration of the remaining acreage would best be done through the EAR-based amendment process.

Comment: It should be noted that the developer of the parcel withdrew a portion of the parcel consisting of 500 acres. Nevertheless, both Clay County staff and the Clay County Planning Commission recommended to not transmit this amendment. Council staff has concerns about approval of the potential to develop 68 units in this area of the County, to be served by individual wells and septic systems.

3. The amendment proposes to change 649.83 acres from Mining to Agriculture (349.84 acres) and Industrial (299.99 acres). The subject property is located 2.5 miles west of U.S. 17 about five miles south of its intersection with S.R. 16. The parcel is presently used for mining, and will be reclaimed. The site is bordered by mining land on all boundaries. The maximum potential development under the proposed land use designation is 299.99 acres of industrial (even though only 215.01 acres is proposed for development) and 5 dwelling units. According to the County's staff analysis, "the change into Industrial represents existing developments on site." Therefore, the proposed change is to bring existing land use into consistency with the Comprehensive Plan FLUM.

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4. The text amendment is in result of concerns about a previous land use change in the Kingsley Lake area. Residents believe that a previous change to Rural Fringe creates a precedent that will lead to additional requests for Rural Fringe land use around the lake, which could have an effect on Kingsley Lake. Policies 3.1 and 3.2 have been revised to add the provision that lands proposed for residential development within ½ mile of Outstanding Florida Water must have a minimum lot size of one (1) acre unless served by central water and/or sewer.

Recommendation


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

MEMORANDUM

DATE: December 18, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: City of Jacksonville Beach Transmitted Amendment 08-1

Scope of Review

The Regional Council received City of Jacksonville Beach Transmitted Amendment 08-1 on December 11, 2007. The Transmitted Amendment is a total replacement of the currently adopted Transportation Element. 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

The proposed amendment is a total replacement of the currently adopted Transportation Element. The purpose of the amendment is to thoroughly update the current element, which was adopted in 1999. This update was also undertaken to identify any transportation projects necessary to maintain adopted levels of service, so that projects can be identified in the Capital Improvements Element that is due by December 1, 2008.

Data and Analysis

Existing Conditions

The data and analysis have been updated to reflect existing conditions. As part of the data and analysis, the City has identified S.R. A1A, Penman Road, 9th Street South, and Ponte Vedra Blvd. as constrained roadways. Constrained roadways are “arterial or collector roads that will not be expanded by the addition of two or more through lanes because of physical, environmental, or policy constraints. Roadway volumes and capacity analyses have also been updated in the data and analysis.

The data and analysis also updates JTA transit service information, including existing park and ride and transit hubs, as well as transit ridership. Information is also provided on parking facilities and bicycle and pedestrian facilities. Finally, evacuation routes are identified from the Northeast Florida Regional Council Hurricane Evacuation Study.

Future Needs Analysis

The Northeast Regional Planning Model (NERPM), developed by the FDOT and the MPO, was used for the future needs analysis. Changes to the NERPM model were made to reflect current functional operation of the major thoroughfares within the City. Some changes to the locations of centroid connectors were also included. In addition, some land use and socioeconomic data sets have been modified. Information on on-going and recently completed improvement projects is also included in the update. The modeling data were used to generate future traffic projections for 2012 and 2027. The additional links that can be expected to become congested by 2012 include:

- Butler Blvd. from west study boundary to South Beach Parkway
- S.R. A1A from 13th Ave. South north to 20th Ave. North (the remaining portion of S.R. A1A in Jax. Beach
- Penman Road; and
- Sanctuary Parkway

Marsh Landing Parkway is the only additional link expected to become congested between 2012, and 2027. The City acknowledges that the congested roadways are mostly constrained roadways, and cannot be improved. Innovative approaches to congestion management, such as designation as a Transportation Concurrency Exception Area or a Multimodal Transportation District, may be required.

Recommended New Projects

Table TE-10 of the Element is a summary list of the transportation projects that are recommended for implementation. The list includes drainage improvements, intersection improvements, sidewalks and landscaping to 9th Street South and Penman Road, some transit projects, some sidewalks, a regional greenway path, an Intelligent Transit System, and 1st Street enhancements. These projects will be the basis for the transportation projects to be included in the CIE in December.

Goals, Objectives and Policies

Objective TE.1.1 requires the City to maintain level of service on all roadways within the City. Policy TE 1.1.1 identifies the LOS standards for all City, City of Jacksonville, and FDOT roadways.

Comment: Policy TE 1.1.1 identifies maintain as the minimum level of service for constrained roadways. The City should include the FDOT definition of maintain within the policy.-

Objective TE 1.2 and its related policies address coordination of transportation planning and programming activities. Policy TE 1.2.2 addresses coordination in developing of an Intelligent Transportation System. Other policies address coordination with the City on addressing deficiencies on Penman Road; working with the FDOT and MPO to solve LOS deficiencies on state roads; improvements to frontage roads along Butler Blvd.; coordination with St. Johns County on LOS deficiencies on roads serving both jurisdictions, and others.

Objective TE 1.3 and its related policies address the provision of adequate right-of-way. Objective TE 1.4 and its related policies address safe and convenient traffic flow and parking, including controlling the number of access points, paving to acceptable standards, traffic light requirements, off-street parking, and travel demand strategies. Objective TE 1.5 and its related policies address the need to provide services and facilities for the transportation disadvantaged.

Objective TE 1.6 and its related policies address the need to manage growth through the joint consideration of land use and transportation decisions. Policy TE 1.6.1 addresses the need for all future development to maintain LOS standards. Policy TE 1.6.2 addresses the need for operational improvements from all new development to mitigate impacts on the system. Objective TE 1.7 and its related policies address alternate methods of transportation, including sidewalks, bicycle paths and multiuse greenways, and parking. Objective TE 1.8 and its related policies address the need to

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encourage land uses that promote bicycles and walking, that promote transit usage, and that promote the reduction of vehicle miles.

Comment: Staff believes the policies under this objective are too vague to provide any real guidance on how the City will promote biking, walking and transit usage.

Objective TE.1.9 and its related policies address support for JTA in the provision of efficient public transit in Jacksonville Beach. Policies address transfer routes, a “Beaches Trolley” service, and park and ride initiatives. Finally, Objective TE 1.10 and its related policies address pedestrian environment.

Staff Comments and Recommendations

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

MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Nassau County Adopted Amendment 07-1

Scope of Review

The Regional Council received the Nassau County Adopted Amendment 07-1 on December 7, 2007. 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 Department of Community Affairs upon approval by the Council.

Amendment History

This adoption package consists of two transmitted FLUM amendments (07-1 and 07-2) that were reviewed, respectively, at the May and October 2007 meetings of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendments 07-1 and 07-2 (attached) for transmittal to DCA. After review of the transmitted amendment packages, by letters dated June 1, 2007, and November 19, 2007, the Department of Community Affairs issued an Objections, Recommendations, and Comments report and raised several objections for Amendments 07-1 and 07-2. Nassau County has responded to the Objections, Recommendations and Comments

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Report issued by the Florida Department of Community Affairs in this one adoption document.

Amendment Summary

Nassau County Adopted Amendment 07-1 consists of two large scale FLUM amendments:

1.	Acres	From	To
	13,060.00±	State Preserved Land	Agriculture & Wetlands

The other amendment is a County-initiated amendment to re-designate 13,060 acres from State Preserved Land/Parks to Agriculture and Wetlands (Conservation). The purpose of this amendment is to correct a scrivener's error that designated privately owned lands as State Preserved Land/Parks. The subject property is located in southwest Nassau county near the Duval County line. The adopted FLUM shows it as Agriculture (8,517 acres) and Conservation and Wetlands (4,543 acres), but this was erroneously changed in 2002 based on the incorrect assumption that the State of Florida had acquired the site under the Florida Forever Program. The County believes that the size and complexity of the change supports processing it as an amendment rather than simply administratively correcting the GIS map.

2.	Acres	From	To
	25	Agriculture	Commercial

The amendment proposes to change 25 acres from Agricultural to Commercial. The subject parcel is located in the northeast quadrant of the S.R. A1A/I-95 interchange. The parcel is bordered by highway commercial development to the east, west, and south. The property subject of this amendment is part of a larger 49-acre parcel that already carries a FLUM designation of Commercial. According to the County, the applicant plans to develop the property with 150,000 square feet of warehouse/distribution facilities, with the possibility of some type of hospital use also contemplated for the site. The County provided an analysis of the impact of 150,000 square feet of warehousing on the direct-accessed segment of S.R. A1A, and determined there was available capacity.

Nassau County Adopted Amendment 07-1 also consists of several amendments for parcels on Amelia Island (and unincorporated Nassau County), text amendments to the Capital Improvements Element, and revisions to the Five-Year Schedule of Capital Improvements. Each of the change is summarized on the following page:

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- Amelia Island's Future Land Use Map is being re-adopted utilizing a GIS based medium; and
- Amendments to the text of the Capital Improvements Element (including adoption of the 5-year schedule of Capital Improvements);

Recommendation:

Staff respectfully recommends that the Committee and the Council find Nassau County Adopted Amendment 07-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Putnam County Adopted Amendment 07-2

Scope of Review

The Regional Council received the Putnam County Adopted Amendment 07-2 on December 18, 2007. 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 Department of Community Affairs upon approval by the Council.

Amendment History

This adoption package consists of the transmitted FLUM that were reviewed at the September 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 07-2 (attached) for transmittal to DCA. After review of the transmitted amendment package, by letter dated October 26, 2007, the Department of Community Affairs issued an Objections, Recommendations, and Comments report and raised several objections. Putnam County has responded to the Objections, Recommendations and Comments Report issued by the Florida Department of Community Affairs.

Amendment Summary

Putnam County Transmitted Amendment 07-2 consists of two (2) large scale (semi-annual) amendments to the Future Land Use Map series (FLUMs), and one (1) text amendment to the Comprehensive Plan.

Future Land Use Map Amendments

1.	Acres	From	To
	36.00±	Agriculture II	Rural Residential

This amendment proposes to change the FLUM designation from Agriculture II to Rural Residential. Current residential density within the Agriculture II land use category is one unit per 20 acres. Residential development density within the RR land use category is one unit per acre. However, there is a Development Agreement companion with the proposed land use change that would (1) limit gross density to one unit per five acres, (2) mandate minimum lot standards of five acres, and (3) prevent through deed restriction further subdivision of the property. The resulting development density is seven (7) units on 36± acres.

The NEFRC Board recommended at the transmittal stage that the County and the Developer should work with the Florida Department of Transportation prior to adoption of this amendment to address future ingress and egress for the development from Highway U.S.17. This has been addressed in a revised Developer's Agreement, in which the following language has been included: *Any subdivision access to US Highway 17 shall be provided from one connection and from a single common roadway.*

2.	Acres	From	To
	92.22±	Agriculture II (AG II)	Industrial (IN)

This amendment to the Future Land Use Map series (FLUMs) changes the designation of three parcels from agriculture to industrial. According to County staff analysis, the site has been utilized as a ship building and dry dock facility since 1970. The NEFRC Board commented on maintaining and preserving conservation lands during the transmittal of this amendment, and it is apparent to staff that the County will preserve lands through limiting development activities on the site.

Text Amendment

The proposed text amendment does the following:

- Limits density within the Residential Low Density Category to three units per acre when adjacent to Urban Reserve, and two or three units per acre, which is determined by use of a density point score;
- Measures net density (as opposed to gross) which is determined by subtracting the acreage of Surface Water Bodies and wetlands from the total acreage of a parcel;
- Allows residential densities greater than one unit per acre if point scores are greater than 80 as contained in Policy A.1.9.4 of the Putnam County Comprehensive Plan; are located on a paved road; centralized water and sewer is available; impacts to wetlands are minimized; the development contains sidewalks and/or trails; the BCC specifically finds that the development is consistent with topography, soils, and the general character of the area; and the site is subject to a PUD land use restriction;
- Commercial uses and industrial uses are prohibited within the Residential Low Density category;
- Recreational facilities are permitted, but not campgrounds, fish camps, or RV parks; and
- A Floor Area Ratio of 0.5 to 1 for all uses is created (e.g., one acre of land would yield 21,780 square feet, or ½ acre, of under-roof development), and maximum lot coverage for residential development within the category is 50%, and 70% for non-residential.

Recommendation:

Staff respectfully recommends that the Committee and the Council find Putnam County Adopted Amendment 07-2 consistent with the Northeast Florida Strategic Regional Policy Plan.



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MEMORANDUM

DATE: November 26, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Ameera Sayeed, Senior Regional Planner ^{AS}

RE: City of Palm Coast Adopted Amendment 07-1

Scope of Review

The Regional Council received the City of Palm Coast Adopted Comprehensive Plan Amendment 07-1 incorporating the Water Supply Facilities Work Plan (WSFWP) and amending various elements on December 12, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Palm Coast adopted Amendment 07-1 on December 11, 2007. The transmitted amendments corresponding to this adoption package were reviewed at the August 2, 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations on Transmitted Amendment 07-1 (attached) for transmittal to DCA. The Council had no comments or concerns about the proposed changes. After review of the transmitted amendment package, by letter dated September 21, 2007, the Department of Community

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Affairs issued an Objections, Recommendations, and Comments report, and had six objections and five comments to the transmitted amendment.

Amendment Summary

The City of Palm Coast's proposed Water Supply Facilities Work Plan (WSFWP) and the amendments to the Comprehensive Plan elements in response to the Florida Legislature enacted bills in 2002, 2004 and 2005. The City of Palm Coast addressed the water supply situation with text changes to the Future Land Use, Infrastructure, Conservation and Coastal Management, Intergovernmental Coordination and Capital Improvements Elements of the City's Comprehensive Plan. Staff and the Council had not comments or concerns about these amendments. There have been changes to the adopted amendment from what was transmitted based on the comments from other reviewing agencies.

Traditional water supply sources will not be sufficient to meet the demands of the growing population and the needs of the environment, agriculture and industry. In response to this, the City of Palm Coast has developed the Water Supply Work Plan to address the water supply situation by improving the coordination between local land use planning and regional water supply planning. The WSFWP addresses the reuse of water, alternative water supply and conservation practices.

A copy of the adopted Ordinance adopting the amendments to the Palm Coast 2020 Comprehensive Plan was provided for staff's review. The adopted ordinance is amending not only the elements in order to meet statutory requirements, but to also incorporate the Water Supply Facilities Planning Work Plan.

Recommendation:

Staff respectfully recommends that the Committee and the Council find the City of Palm Coast Adopted Amendment 07-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: December 27, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Jacksonville Adopted Amendment 07-PEFE-1

Scope of Review

The Regional Council received the City of Jacksonville Adopted Comprehensive Plan Amendment 07-PEFE-1 on December 21, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Jacksonville Transmitted Amendment 07-PEFE-1 was reviewed by the Council at the September, 2007 meeting (note: the transmitted amendment had a 07PSF-1 title). The Council's recommendation was transmitted to the DCA for their consideration in the review of the amendment package (see attached memo). The Department of Community Affairs issued their Objections, Recommendations, and Comments letter on October 1, 2007, and had several comments and put forward several recommendations.

Amendment Summary

City of Jacksonville Transmitted Amendment 07PSF-1 consists of text amendments to the Comprehensive Plan. Specifically, 07PSF-1 creates a "Public

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School Facilities Element” within the Comprehensive Plan. All of the five municipalities that comprise Duval County, which are Jacksonville Beach, Atlantic Beach, Neptune Beach, Baldwin and Jacksonville, have worked together with the Duval County School Board to create a template for the Public Schools Facilities Element. This newly created element is mandated to be included in every comprehensive plan within the State of Florida.

The preparation of the Public School Facilities Element is the result of a collaborative effort between the municipalities within Duval County and the School Board. Accordingly, although the goal, objective and policy numbers may be different, the text within them is essentially the same. Included with the Goals, Objectives and Policies section of the Public School Facilities Element is a sixty-four (64) page “Public School Facilities Data Analysis Report” that provides the basis for adoption of the text amendment.

I. Purpose

In order to manage better growth, the 2005 Florida Legislature enacted Senate Bill 360 which requires local governments and Duval County Public Schools to collectively plan and coordinate residential growth and availability of school capacity. Under the new law, Duval County, DCPS and municipalities within the County must work together to adopt and integrate a public school facilities element into the comprehensive plan by January 1, 2008. Within Duval County, the local governments participating in school concurrency are the City of Jacksonville, the City of Jacksonville Beach, the City of Neptune Beach, the City of Atlantic Beach, and the Town of Baldwin (The Cities).

The Cities, in cooperation and coordination with the DCPS, have sought to incorporate public schools in the framework of the Comprehensive Plan by including Public Schools Facilities Element (PSFE). Currently, there is no specific regulatory mandate that all public schools levels of service (LOS) standards be met prior to the issuance of a development order and permit, pursuant to Rule 9J-5.0055 (1)(a). Unlike other public facilities and services, the recent legislation requires LOS standards to be met prior to the issuance of a final subdivision, site plan or plan for residential development. Based on the legislation, the school concurrency requirements for the Duval County governments will be established and phased in by January 1, 2008.

The Cities and DCPS will coordinate the adoption of the Public School Facilities Element (PSFE) and amendments to the Intergovernmental Coordination and Capital Improvements elements to ensure all local governments comprehensive plan elements within the County are consistent with each other. The PSFE establishes public school system concurrency requirements, including level of service standards for public schools and procedures for establishing a concurrency management system.

As mandated by Rule 9J-5-025 F.A.C., the PSFE must contain the following:

- Existing school facility deficiencies and school facilities required to meet future needs;
- School level of service standards;
- A financially feasible five-year schedule and school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service;
- Provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points, and that schools be co-located with other public facilities;
- Maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and School Service Area Boundaries (SSABs); and
- Goals, objectives, and policies for planning and school concurrency.

II. Public School Facilities Element Provisions

The legislation prescribed the following minimum content requirements for goals, objectives, and policies (163.31777(12)(g), F.S.):

- Procedure of annual update process;
- Procedure for school site selection;
- Procedure for school permitting;
- Provision of infrastructure necessary to support proposed schools; and
- Provision for co-location of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency preparedness issues.

In addition, the element is to include one or more future maps which generally depict the anticipated location of educational and ancillary plants anticipated over the five-year or long-term planning periods.

- Depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five-year or long-term planning period; and
- Of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general

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locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.

Recommendation:

Staff respectfully recommends that the Committee and the Council find City of Jacksonville Adopted Amendment 07-PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: December 27, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Crescent City Adopted Amendment 07-2

Scope of Review

The Regional Council received the City of Crescent City adopted amendment 07-2 on December 21, 2007. 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 Department of Community Affairs upon approval by the Council.

Amendment History

The City of Crescent City adopted Amendment 07-2 on December 13, 2007. The Transmitted Amendment that correspond to this adoption package was reviewed at the November 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 07-2 (attached) for transmittal to DCA. The Council had no comments or concerns about the Transmitted Amendment. By letter dated November 30, 2007, the Department of Community Affairs issued its Objections, Recommendations, and Comments (ORC) report, and had several comments concerning the proposed amendments.

Amendment Summary

The amendment package contains text changes to the Future Land Use Element, the Public Facilities Element, and the Traffic Circulation Element. The

purpose of the text changes are to extend the Comprehensive Plan horizon through 2012; to provide for background data to support the amendments to the Goals, Objectives and Policies of the three Elements previously identified; and to provide background data to support the Future Land Use Map.

Specific Goals, Objectives and Policies Text Amendments

The following text amendments to the Goals, Objectives and Policies address regional issues and are worth noting as regionally significant and relating to the SRPP:

1. Future Land Use Element Policy A.1.1.1 has been amended to include criteria for development within floodplains, including: prohibition of hazardous materials, minimum open space ratios for residential, commercial and industrial development, mandatory sanitary sewer connection requirements, and maintenance of natural hydrology;
2. Future Land Use Element Policy A.1.1.4(a) has been amended to include regulations for stormwater requirements within the Land Development Regulations;
3. Future Land Use Element Policy A.1.4.3 incorporates "Best Management Practices" for erosion control;
4. Future Land Use Element Policy A.1.7.1 has been amended to enhance aquifer recharge by allowing for alternative parking surfaces to minimize run-off;
5. A new Future Land Use Element Policy A.1.10.4 has been added that calls for the City to establish a Utility Service Area and shall coordinate with Putnam County when City utilities are requested;
6. Traffic Circulation Element Policy B.1.3.2 has been modified to mandate coordination with Putnam County to improve all roadways that are within proximity to or part of Crescent City;
7. Capital Improvements Element Policy H.5.1.2 brings the Concurrency Management System into conformance with state statutes, requiring that transportation, potable water, sanitary sewer, recreational facilities, and solid waste levels of service be met at issuance of development order or permits;
8. Capital Improvements Element Policies H.5.1.3, H.5.1.4, and H.5.1.5 have been created in response to state statutes and further Policy H.5.1.2's concurrency requirements (see #7 above); and

Recommendation:

Staff respectfully recommends that the Committee and the Council find City of Crescent City Adopted Amendment 07-2 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: December 27, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Jacksonville Adopted Amendment 07-2

Scope of Review

The Regional Council received the City of Jacksonville Adopted Comprehensive Plan Amendment 07-2 on December 21, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Jacksonville Transmitted Amendment 07-2 was reviewed by the Council at the August, 2007 meeting. The Council's recommendation was transmitted to the DCA for their consideration in the review of the amendment package (see attached memo). The Department of Community Affairs issued their Objections, Recommendations, and Comments letter on September 14, 2007, and had one primary objection regarding transportation methodology and put forward several recommendations. The City of Jacksonville has addressed these concerns and responded to the Objection by incorporating a traffic methodology that was approved by both the Department of Community Affairs and the Department of Transportation.

Amendment Summary

- I. City of Jacksonville Transmitted Amendment 07-2 consists of the following Future Land Use Map changes:

1.	Acres	From	To
	5.29	Business Park (BP)	Residential Professional Institutional (RPI)

This amendment proposes to change the FLUM designation from BP to RPI. The subject property is located on the west side of Corporate Square Boulevard, approximately one-quarter of a mile south of Atlantic Boulevard. The property is developed and is utilized for a residential treatment facility. The land use amendment is being sought to allow for the addition of sixty-two (62) beds to the facility.

2.	Acres	From	To
	21.04	Agriculture IV (AG IV)	Heavy Industrial (HI)

The subject property is located on Yellow Water Road, approximately one-half mile south of Interstate 10. The site is contiguous to undeveloped HI property to the west, northwest, and southwest. To the east of the property are residential developed parcels within an Agriculture land use category.

3.	Acres	From	To
	16.11	Agriculture IV (AG IV)	Light Industrial (LI)

The subject property is located on Highway US 90 (Beaver Street), contiguous property to the east is entitled for commercial use (FLUM designation Commercial / Community General). Contiguous to the north and west of the property are agriculture land use designations, which are referred to as the "Miller Property Preservation Land." To the south of the site, contiguous to the south side of US 90, is Pope Duval Regional Park.

The site is located in an area that has been designated by the Southwest Jacksonville Vision and Master Plan as Rural / Conservation Area.

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Comment: The Council recommended that the development include a vegetative buffer due to its contiguous location to the Miller Property Preservation lands. The City of Jacksonville has included a 50' buffer condition to approval of the Planned Unit Development zoning request that is companion to this land use change.

4.	Acres	From	To
	8.58	Commercial / Community General (CGC)	Business Park (BP)

The subject property is located on the west site of New Kings Road, approximately one-half mile south of Dunn Avenue. The site is contiguous to land designated by the Future Land Use Map as Business Park.

5.	Acres	From	To
	39.20	Low Density Residential (LDR)	Heavy Industrial (HI)

The subject property is located on Alta Drive, north of Zoo Parkway (Heckscher Drive), contiguous to the Dunn Creek. The subject property is contiguous to residentially designated property to the north, and heavy industrial designated property to the west and south.

The proposed land use designation will remove the 116 residential units currently entitled for the property out of the Coastal High Hazard Area (CHHA).

6.	Acres	From	To
	31	Low Density Residential (LDR)	Light Industrial (LI)

The subject property is located on New Berlin Road, within proximity to the intersection of Island Drive and New Berlin Road. To the east of the site is a now closed land fill. Within proximity to the south of the site are lands entitled for heavy industrial uses by the Future Land Use Map. Located on the opposite (Southeast) quadrant of the New Berlin Road / Island Drive intersection is the JEA power electric generating plant.

NOTE: An asterisk will be placed on the Future Land Use Map limiting development on the site to 448,000 square feet of light industrial.

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7.	Acres	From	To
	43.69	Rural Residential	Light Industrial (LI)

The subject property is located on New Berlin Road, at the intersection of Island Drive and New Berlin Road. To the east of the site is a now closed land fill. Within proximity to the south of the site are lands entitled for heavy industrial uses by the Future Land Use Map. Located on the opposite (Southeast) quadrant of the New Berlin Road / Island Drive intersection is the JEA power electric generating plant.

NOTE: Subject property is contiguous to #6 on the preceding page.

8.	Acres	From	To
	44.05	Agriculture IV (AG IV)	Mixed Use (MU)

This site is being incorporated into the Northwood Town Center Regional Activity Center (RAC). According to the City of Jacksonville's staff analysis and information contained in the transmittal package, the 44.05 acre expansion of the RAC will not result in an increase in entitlements.

9.	Acres	From	To
	66.40	Medium Density Residential (MDR)	Business Park (BP)

The subject property is located contiguous to the west boundary of the Interstate 95 right-of-way, approximately one-quarter mile north of Pecan Park Road. The site is bordered to the north by MDR and to the south by Community / General Commercial land use. The proposed BP land use, which allows for low-intensity industrial, limited commercial, and office will function as a transitional land use between the more intense C/GC to the south and residential to the west and north.

10.	Acres	From	To
	19.39	Medium Density Residential (MDR)	Business Park (BP)

The 19± acre site is located on Percy Road, immediately east of Lem Turner Road, within proximity to Interstate 295. The property is part of the

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overall northeast quadrant of the Lem Turner Road / I-295 intersection. The City of Jacksonville's staff report states that the site will be required to be accessible from adjoining parcels and ultimately Lem Turner Road, with is a minor arterial roadway (*Roadway Links Status Report*, www.coj.net). The North Jacksonville Vision and Master Plan identifies the types of commercial and nonresidential uses available within the BP land use designation as desirous.

11.	Acres	From	To
	118	Medium Density Residential (MDR)	Light Industrial (LI)

The property is located within proximity to the southeast quadrant of the Interstate 95 and Pecan Park Road intersection. The site was formerly a race track, which was converted to residential lands in 2005 by a land use amendment to the FLUM. The site is entirely contiguous to industrial and commercial lands.

Note: An asterisk will be placed on the Future Land Use Map limiting development on the site to 156,000 square feet of light industrial uses.

12.	Acres	From	To
	12.55	Medium Density Residential (MDR)	Light Industrial (LI)

The site is locate within proximity to the River City Marketplace DRI, which is located at the intersection of Interstate 95 and Duval Road. Contiguous to the site are lands entitled for commercial and industrial uses, although several residential housing units are within close proximity to the site.

- II. City of Jacksonville Transmitted Amendment 07-2 consists of the following text amendments

The text relating to the Future Land Use Element amend the Goals, Objectives and Policies by: limiting residential development near airports; identifies "Industrial Sanctuaries" within the City; creates standards for developments within the Industrial Sanctuaries; sets a 2010 deadline for the City to adopt more substantial buffering requirements protecting industrial lands from residential encroachment; and creates an "Industrial Technical Advisory Committee." Additionally, the Business Park land use category description is amended to include the following language: "Newly constructed units (read: residential) in the

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Business Park land use category shall be for workforce persons and shall be allowed only if the site is located outside of an Industrial Sanctuary and is a component of a mixed-use development.

The second set of text amendments relate to "Transit Oriented Development." The Transportation Element of the Comprehensive Plan is amended with the creation of Policies 3.1.5, 3.1.6, 3.2.7 and 3.2.8.

Policy 3.1.5: encourages master-planned communities to have an integrated and connected roadway network for multiple forms of transportation.

Policy 3.1.6: requires new local access roadways to be designed to maximize connectivity to other developments and mass transit locations.

Policy 3.2.7: requires the City to work with Clay, St. Johns, and Nassau Counties for the purpose of right-of-way acquisition for a potential outer beltway.

Policy 3.2.8: states that the City shall support the construction of an arterial road north of the airport that connects I-95, US-1 and possibly Hwy 301.

Recommendation:

Staff respectfully recommends that the Committee and the Council find City of Jacksonville Adopted Amendment 07-2 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: December 31, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Fernandina Beach Adopted Amendment 07-1

Scope of Review

The Regional Council received the City of Fernandina Beach Adopted Amendment 07-1 on December 31, 2007. 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 Department of Community Affairs upon approval by the Council.

Amendment History

The City of Fernandina Beach adopted Amendment 07-1 on December 18, 2007. The Transmitted Amendment package corresponding to this adoption package was reviewed at the November, 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations of no review for Transmitted Amendment 07-1 (see attached) for transmittal to DCA. In a letter dated November 20, 2007, the Department of Community Affairs determined that the proposed amendment need not be formally reviewed.

Amendment Summary

Fernandina Beach Adopted Amendment 07-1 consists of one amendment to the Future Land Use Map (FLUM) for three parcels recently annexed into the City. The City is proposing to change the future land use from County Medium Density Residential to City Conservation for inclusion in the Egans Creek Greenway Project.

The three parcels total 21.26 acres, and are located on the north side of Sadler Road between Citrona Drive and Fletcher Ave. The proposed use on the subject property is to supplement the adjoining Egans Creek Greenway. The greenway system serves to preserve open space, conserve environmentally sensitive lands, and provides active and passive recreation.

Recommendation:

Staff respectfully recommends that the Committee and the Council find City of Fernandina Beach Adopted Amendment 07-1 consistent with the Northeast Florida Strategic Regional Policy Plan.