

NEFRC

October Monthly BOARD OF DIRECTORS Meeting

**October 4, 2007
10:00 a.m.**

**Thrasher Horne Conference Center
283 College Drive
Orange Park, FL 32065**



Bringing Communities Together

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

MEMORANDUM

Date: September 25, 2007

To: Northeast Florida Regional Council Board Members

From: Brian D. Teeple, Chief Executive Officer 

Re: October 4, 2007 - NEFRC Board Meeting

The next regular monthly meeting of the Northeast Florida Regional Council will be held on **Thursday, October 4, 2007** at 10:00 a.m. at the **Thrasher Horne Conference Center, 283 College Drive, Orange Park, Florida, 32065.**

Northeast Florida Regional Council
BOARD of DIRECTORS
A G E N D A

**Thrasher Horne Conference Center
283 College Drive
Orange Park, FL 32065**

**Thursday, October 4, 2007
10:00 a.m.**

**(ADDED OR MODIFIED ITEMS IN BOLD)
(*Denotes Action Required)**

TAB

1. Call to Order, Roll Call, Introductions – President Laibl
2. Pledge of Allegiance
3. *Approval of September 6, 2007, Meeting’s Minutes – President Laibl.....1
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5. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
6. *Consent Agenda
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10.		Chief Executive Officer’s Report	
	A.	Teeple Time!	
	a.	Regional Directory	
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C. Upcoming Events:

October 3 – 12, 2007 – Legislative Special Session, Tallahassee
October 11, 2007 – *Elected Officials Reception*, St. Johns County
Convention Center, World Golf Village

11. Next Meeting Date and Location:

November 1, 2007, at 10:00 am
Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, FL 32216

12. Adjournment

***Denotes Action Item**

A verbatim record of Northeast Florida Regional Council proceedings is required if a person decides to appeal any NEFRC action, including testimony and evidence upon which appeal is based.

If anyone requires special accommodations, please notify Angi Giles at (904) 279-0880 at least three business days prior to the meeting.

Tab 1



NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
September 6, 2007

MINUTES

The monthly meeting of the Northeast Florida Regional Council was held on Thursday, September 6, 2007, at 10:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, FL 32216.

President Laibl called the meeting to order with the following members present representing a quorum:

BAKER	Hugh Fish Mike Griffis Darryl Register
CLAY	Harold Rutledge Chereese Stewart Carol Vallencourt
DUVAL	Mary Louise Dungey
FLAGLER	Milissa Holland Jim O'Connell Bob Sgroi
NASSAU	Michael Boyle Bob Spaeth Larry Williams
PUTNAM	Nancy Harris Chip Laibl Tom Williams
ST. JOHNS	Don Crichlow Tom Manuel Harry Maxwell Cyndi Stevenson
EX-OFFICIO	Linda Burnette Larry Parks Jodi Conway (Greg Strong)

Excused: Ginger Barber, Paul Bue, Deidra Franklin, Richard Clark, James Fletcher, Bill Leeper and Karen Stern.

Absent: Joann King, Mary Lawson-Brown

Others: Bill Killingsworth, Susan McDonald, Geoff Sample, Kirby Green, Greg Kupperman, Daniel Chitwood, Valerie Britt and other members of the public.

Staff: Brian Teeple, Mario Taylor, Ed Lehman, Donna Starling, Kathy Dennis, Michael Hadden, Michael Hill, Guy Parola and Angela Giles.

President Laibl called the meeting to order. **Mr. Spaeth** led the Pledge of Allegiance.

*Approval of Minutes

Mr. Fish moved approval of the August 2, 2007, meeting's minutes; seconded by Commissioner Harris; motion unanimously carried.

President's Report

President Laibl welcomed everyone to the meeting.

Public Comment

None.

*Consent Agenda

President Laibl asked if there were any items to be pulled from the Consent Agenda. There being no items to be moved from the Consent Agenda to the Discussion Agenda, **Commissioner Manuel moved approval of the Consent Agenda; seconded by Mr. Larry Williams; motion unanimously carried.**

DISCUSSION AGENDA

*Election of 2007/2008 Board Officers

Commissioner O'Connell stated that the Personnel, Budget and Finance Policy Committee (PBF) recommended the 2007/2008 slate of Officers as follows: President – Commissioner Rutledge (Clay); 1st Vice President – Commissioner Michael Boyle (Nassau); 2nd Vice President – Commissioner Michael Griffis (Baker); Mr. Hugh Fish (Baker) – Secretary/Treasurer. **Mr. Larry Williams moved approval of the 2007/2008 Officers recommended by the PBF Committee; seconded by Ms. Vallencourt; motion carried unanimously.**

*Fiscal Year 2007/2008 Florida Department of Community Affairs (DCA) Contract

Mr. Teeple stated that an additional \$400,000 in revenue was received during the last Legislative Session to be distributed among the 11 Regional Councils (3.7 million divided among the Regional Councils). That translates into an increase of \$35, 853 for the NEFRC. The distribution is driven by proviso language stating that 70% of the distribution is to be distributed equally among the Regional Councils and 30% by population. The DCA has proposed to cut the \$400,000 increase as part of its pending budget cuts. Should that happen, funding will be essentially level with last year, with little impact on staff operations. Mr. Teeple recommended that the Board approve the contract, and authorize the CEO to sign it. Mr. Taylor pointed out to the Council the formal memo from the House and Senate regarding the change to the proposed date of the Legislative Special Session.

Commissioner O'Connell moved approval of the 07/08 DCA contract and authorization for the CEO to sign it; seconded by Commissioner Rutledge; motion carried unanimously.

*Putnam County Transmitted Amendment 07-2

Mr. Parola stated that the Putnam County Transmitted Amendment 07-2 consists of three amendments to the Future Land Use Maps and one text amendment to the Comprehensive Plan. The first Land Use change is 36 acres off of HW 17 – staff voiced concerns about lot ingress/egress. The Planning & Growth Management Policy Committee (P&G) voted that the language of the recommendation be changed from “recommendations” to “comments”, and that County staff and the developer shall work with the Florida Department of Transportation (DOT) prior to adoption of this amendment to address ingress/egress from US 17. The second Land Use amendment is adjacent to the Town of Hastings. Staff voiced concerns that there appeared to be tacit approval by the County for non-regional system for water and sewer (package plant), and that the location, type, and condition of donated parkland was at the sole discretion of the developer. Language within the comment regarding water and sewer has been amended as follows: To require the development pursuant to this amendment meet all requirements for water and sewer under current Putnam County ordinances and policies contained within the comprehensive plan. The 3rd amendment involves 92 acres of agricultural to industrial. The P&G Committee voted that the County will work with the St. Johns River Water Management District (SJRWMD) to address the use of conservation easement. Stricken from the original staff recommendation is the comment any reference to retaining the original footprint. The text amendment places limitations on the density, prohibits industrial activities. Staff respectfully recommends that the Board transmit the recommendation as amended to the DCA. **Commissioner Harris moved approval of staff recommendation to transmit Putnam County Transmitted Amendment 07-2 to DCA; seconded by Ms. Dungey; motion carried unanimously.**

*Putnam County Adopted Amendment 07-1

Mr. Lehman reviewed the Putnam County Adopted Amendment 07-1, which consists of the transmitted FLUM that were reviewed at the May 2007 meeting of the Council, at which time the Committee and Council approved staff’s recommendations on the Transmitted Amendment 07-1 for transmittal to DCA. The amendment is to change 403 acres from AG1 and Rural Residential to Urban Reserve. Putnam County has responded to the Objections, Recommendations and Comments Report issued by the Florida Department of Community Affairs. There was concern about central water and sewer, data and analysis in the adopted amendment provides the evidence needed to ensure that water/sewer is provided for. Mr. Lehman stated that the P&G Committee recommends adopting staff recommendation that this amendment is consistent with the Strategic Regional Policy Plan (SRPP). **Commissioner Harris moved approval that Putnam County Adopted Amendment 07-1 is consistent with the SRPP; seconded by Mr. Register; motion carried unanimously.**

Healthy Start Coalition Separation Update

Mr. Teeple informed the Board that a press release was issued regarding the separation of the Healthy Start Coalition from the Northeast Florida Regional Council, and was in the binders for their review. Mr. Teeple stated that because of budget constraints and the desire for them to operate on their own, the HSC Board voted on August 17th, 2007, to separate from the Council by September 30, 2007. Mr. Teeple and Mr. Taylor are creating a separation agreement between the two entities. Mr. Teeple said that what this means for the Council is that operating costs will have to be reduced by about \$340,000. This may include the loss of some support staff. Mr. Teeple informed the Board that the Council has three tenants – The Early Learning Coalition of Duval County, Healthy Mothers Healthy Babies, and Project SOS – who have expressed desires to have more space, which will help lessen operating costs for the Council. Discussion followed.

Florida Regional Councils Association (FRCA) Policy Board Meeting Summary

Mr. Teeple informed the Board that **Mrs. Stern** was elected as President of the FRCA Policy Board at the meeting on August 17th, 2007. Three members (1 County, 1 Municipal, and 1 Gubernatorial) from each Regional Planning Council represent the policy board. The FRCA framework for Planning Reform was also adopted at the meeting. Secretary Tom Pelham asked FRCA to assist in writing legislative language. The FRCA framework was presented to the Growth Management working group of the Florida Association of Counties, and was well received.

Capital Improvements Element (CIE) Training Update

Mr. Lehman stated that 6 of the 7 counties were represented at the workshops for CIE training. Summaries of the training are in the binders for the Board members to review. Mr. Lehman stated that FIAM (Fiscal Impact Analysis Model) was being replaced by the capital improvements element of the comprehensive plan to be reviewed on an annual basis in order to maintain a financially feasible schedule of capital improvements. Discussion followed.

Introduction of Kirby Green - SJRWMD

Mr. Teeple introduced Mr. Kirby Green, Executive Director of the St. Johns River Water Management District. Mr. Green spoke about the withdrawal of water from the St. Johns River. The WMD are required to create water supply plans that project the use of water for 20 years. The latest update, in 2005, from the SJRWMD indicated that we will be 100 – 200 million gallons short of needs, if growth continues as it is now, and if ground water is solely used to meet needs. The cap for groundwater is for projected groundwater withdrawals in Central Florida is the year 2013. SJRWMD has suggested several other ways to meet water needs – e.g. drawing water from St. Johns River, the Ocklawaha River, desalinization, etc. Mr. Green stated that the SJRWMD would be back to bring updates to the Board. Discussion followed. **Commissioner Manuel** stated that St. Johns County is very concerned about removing water from the St. Johns River. **Commissioner O'Connell** thanked Mr. Green and the SJRWMD for helping conduct the studies for water supply in Flagler County.

NEFRC Web site Enhancements

Mr. Hadden called the Board's attention to enhancements that have been implemented on the Council Web site, in particular in regard to the Board Packets posted online. The Council has gone to a paperless form of communication for the board packets. Board members can still receive paper copies of the packets in the mail if they choose to. Email notification will be sent to all board members as soon as the new packet is available on line.

Public Comment

Valerie Britt, 378 Tilefish Court – Ms. Britt commented that she considers herself a stakeholder, and does not believe that attorneys for developers should be considered stakeholders. She stated that she is very involved in citizen's groups, and is involved in DCA technical workshops. Ms. Britt stated that she is not receiving notification of meetings, and that she would like to be notified of ALL meetings. Ms. Britt states that she has given her email to the Council, and would appreciate being included on all workshop notifications.

Members Reports

None.

Chief Executive Officer's Report

Mr. Teeple requested that the Board Members review the Draft Regional Directory, especially for their communities, and let Council staff know if they have any changes. Mr. Teeple also asked new board members to have their portraits taken by Mr. Hadden after the board meeting. Mr. Teeple also called attention to the News Articles in the back of the binders, for members to review and take with them if they wished and the monthly Highlights in the front binder pocket. Mr. Teeple informed the Board that the Council held a technical workshop meeting for local government counterparts regarding the local effort for the Regional Evacuation Study Program. Mr. Teeple mentioned upcoming events, namely the Elected Officials Reception and Regional Leadership Awards on October 11th, 2007, at the St. Johns County Convention Center in World Golf Village. Mr. Teeple stated that the next meeting will be off-site in October, location to be determined.

Next Meeting Date

The next Council Board of Director's meeting is scheduled for Thursday, October 4, 2007 at 10:00 a.m. in Clay County, location to be determined.

Adjournment

There being no further business to discuss, the meeting adjourned at 11:02 am.

Harold Rutledge
President

Brian Teeple
Chief Executive Officer

Tab 2

MEMORANDUM

DATE: September 25, 2007

TO: Northeast Florida Regional Council

THRU: Hugh D. Fish, Secretary/Treasurer

FROM: Donna Starling, ^{DS} Chief Financial Officer

RE: August 2007 Financial Report

Northeast Florida Regional Council posted a Net Income of \$24,455 for the month of August and a Year to Date Net Income of \$194,190. The Business Development Corporation posted a Net Income of \$12,439* for the month of August and a Year to Date Net Income of \$129,105. The Agencywide totals were a Net Income of \$36,894 for the month and a Net Income of \$323,295 (includes BDC Net Income) Year to Date.

BDC payable to the Council is \$64,536 through August 2007.

*The BDC Payable to RPC is decreased by this amount.

Regional Council - Agencywide	Adopted Budget 06/07	Amended Budget 06/07	August, 2007	YTD	Represents 92% of Fiscal Year	Budget Variance
Revenues						
Planning and Development	\$ 960,517		99,635	883,373	92%	0%
Emergency Preparedness	\$ 3,534,376		383,954	1,478,494	42%	-50%
County	\$ 586,359		48,863	537,496	92%	0%
Healthy Start	\$ 6,382,720		322,342	4,819,692	76%	-16%
Business Development Corporation	\$ 375,000		32,873	384,566	103%	11%
Regional Data Center	\$ 166,023		11,219	134,745	81%	-11%
Tenant Revenue	\$ 85,000		1,106	82,288	97%	5%
AME Ministerial Alliance	\$ 319,331		37,788	299,974	94%	2%
Regional Visioning	\$ 25,000		-	-	0%	0%
Anticipated Revenue/Other	\$ 90,000		24,990	158,907	177%	85%

TOTAL REVENUES	\$ 12,524,327	\$ 962,769	\$ 8,779,534
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Expenses						
Salaries and Fringe	\$ 3,069,196		236,614	2,721,046	89%	-3%
Contract/Grant Direct Expenses	\$ 8,480,985		636,858	5,128,829	60%	-32%
Common/Indirect - Allocated Expenses*	\$ 491,710		36,216	460,338	94%	2%
General Fund Expense*	\$ 282,233		16,187	146,026	52%	-40%

TOTAL EXPENSES	\$ 12,324,123	\$ 925,875	\$ 8,456,239
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Net Income (loss)	\$ 200,203	36,894	\$ 323,295
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*Excludes Salaries & Fringe

Planning and Development	Adopted Amended Budget 10/01/06 - 09/30/07	August, 2007	YTD	Represents 92% of Fiscal Year	Budget Variance
Revenues					
Local Gov't T.A./DCA	\$ 475,517	35,857	432,857	91%	-1%
DRI	\$ 145,000	35,013	145,383	100%	8%
TD	\$ 110,000	12,129	135,787	123%	31%
SHIP/Weatherization	\$ 185,000	12,770	128,342	69%	-23%
FIAM Training	\$ 25,000	3,867	3,989	16%	-76%
Affordable Housing	\$ 20,000			0%	0%
Other Revenue	\$ -	-	37,015	0%	0%
TOTAL REVENUES	\$ 960,517	\$ 99,635	\$ 883,373	92%	
Expenses					
Salaries/Fringe	\$ 533,511	39,726	473,235	89%	-3%
Direct	\$ 94,769	37,388	169,090	178%	86%
Common/Indirect	\$ 332,237	20,695	241,468	73%	-19%
TOTAL EXPENSES	\$ 960,517	\$ 97,810	\$ 883,793	92%	
Net Profit (Loss)	\$ -	\$ 1,825	\$ (420)		

Emergency Preparedness	Adopted Amended Budget 10/01/06 - 09/30/07	August, 2007	YTD	Represents 92% of Fiscal Year	Budget Variance
Revenues					
Emergency Preparedness Local TA	\$ 250,477	44,339	278,844	111%	19%
Hurricane Study	\$ 2,186,720	301,978	620,666	28%	-64%
DCA LEPC	\$ 40,909	3,022	39,692	97%	5%
HMEP	\$ 30,639	-	30,639	100%	8%
Terrorism Statewide Coordination	\$ 216,500	1,257	66,878	31%	-61%
SQG	\$ 12,000	-	3,218	27%	-65%
SHSGP Terrorism	\$ 112,500	5,440	110,221	98%	6%
Feasibility Study	\$ 54,065	-	54,065	100%	8%
HazMat USAR	\$ 40,000	-	42,168	105%	13%
EOC Enhancement	\$ 5,000	1	4,366	87%	-5%
DFS Project	\$ 11,000	-	11,296	103%	11%
LSA Assessments	\$ 89,610	11,400	53,813	60%	-32%
Cultural Workshop SW	\$ 112,013	5,340	102,887	92%	0%
DEM TA	\$ -	11,178	18,796	0%	0%
Infrastructure Assessments	\$ 150,000			0%	0%
USAI	\$ 182,000			0%	0%
State Training Video	\$ 15,100	-	15,100	100%	8%
Section 11	\$ 25,843	-	25,843	100%	8%
Other Revenue	\$ -	-	-	0%	0%
TOTAL REVENUES	\$ 3,534,376	\$ 383,954	\$ 1,478,494	42%	
Expenses					
Salaries/Fringe	\$ 442,705	37,650	380,504	86%	-6%
Direct	\$ 2,764,095	325,025	873,438	32%	-60%
Common/Indirect	\$ 319,748	22,899	226,279	71%	-21%
TOTAL EXPENSES	\$ 3,526,547	\$ 385,574	\$ 1,480,221	42%	
Net Profit (Loss)	\$ 7,829	\$ (1,619)	\$ (1,727)		

BDC	Adopted Amended Budget 10/01/06 - 09/30/07	August, 2007	YTD	Represents 92% of Fiscal Year	Budget Variance
Revenues					
Processing	\$ 66,000	6,560	47,015	71%	-21%
Interest	\$ 42,000	-	49,772	119%	27%
Servicing	\$ 267,000	26,313	287,578	108%	16%
Other	\$ -	\$ -	\$ 201	0%	0%
TOTAL REVENUES	\$ 375,000	\$ 32,873	\$ 384,566		
Expenses					
Salaries/Fringe	\$ 207,820	14,071	178,709	86%	-6%
Direct Expenses	\$ 22,000	1,606	18,636	85%	-7%
Common/Indirect	\$ 82,268	4,756	58,115	71%	-21%
TOTAL EXPENSES	\$ 312,088	\$ 20,434	\$ 255,460		
Net Profit (Loss)	\$ 62,912	\$ 12,439	\$ 129,105		

Healthy Start	Adopted Amended Budget 10/01/06 - 09/30/07	August, 2007	YTD	Represents 92% of Fiscal Year
Revenues				
Department of Health	\$ 4,786,786	157,421	3,234,151	68%
Federal Healthy Start (Magnolia)	\$ 925,000	86,088	926,628	100%
Azalea-COJ	\$ 64,125	4,677	57,098	89%
Mom Care - SOBRA	\$ 477,324	57,737	435,992	91%
Outreach	\$ 113,000	16,418	133,252	118%
Other	\$ 16,485	-	32,570	198%
TOTAL REVENUES	\$ 6,382,720	322,342	4,819,692	
Expenses				
Salaries/Fringe	\$ 805,590	63,788	733,171	91%
Direct Expenses	\$ 5,220,121	235,775	3,806,112	73%
Common/Indirect	\$ 357,009	22,778	280,409	79%
TOTAL EXPENSES	\$ 6,382,720	322,342	4,819,692	

August 2007

ASSETS

Current Assets:

Regional Council Cash	1,485,491
Healthy Start Cash	213,129
Regional Council Accounts Receivable	707,979
BDC Accounts Receivable	104,898
Healthy Start Accounts Receivable	196,415
Due from other funds - BDC	64,536

Total Current Assets 2,772,448

Property and Equipment:

Office furniture and equipment	749,340
Software	115,200
Land	271,910
Building	1,928,090
Building improvements	467,166

Less accumulated depreciation 1,019,188

Total Property and Equipment, net 2,512,518

Other Assets:

Closing Cost	17,709
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Total Other Assets 17,709

Total Assets 5,302,675

LIABILITIES

Current Liabilities:

Accounts payable	31,261
Due to other funds	64,536
Loan deposits	107,398
Accrued salaries and leave	195,820
Regional Council Deferred Revenue	1,161,959
Healthy Start Deferred Revenue	60,815
Tenant deposits	10,104
Notes payable - current portion	6,492

Total Current liabilities 1,638,385

Long-Term Liabilities:

Notes payable - long-term portion	1,541,974
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Total long-term liabilities 1,541,974

Total Liabilities 3,180,359

EQUITY

Equity and Other Credits:

Contributed capital	186,338
Retained earnings	1,935,978

Total Equity and Other Credits 2,122,316

Total Liabilities, Equity and Other Credits 5,302,675

YTD Comparison

05/06

06/07

AGENCYWIDE

October	\$	1,817*	\$	19,119*
November	\$	28,162*	\$	70,889*
December	\$	16,521*	\$	99,805*
January	\$	9,482*	\$	108,838*
February	\$	19,109*	\$	131,824*
March	\$	27,931*	\$	163,602*
April	\$	44,333*	\$	196,138*
May	\$	108,112*	\$	241,354*
June	\$	115,289*	\$	255,024*
July	\$	140,848*	\$	286,401*
August	\$	158,424*	\$	323,295*
September	\$	191,520*		

BDC

October	\$	9,852	\$	4,000
November	\$	15,275	\$	43,538
December	\$	36,530	\$	44,135
January	\$	27,282	\$	42,115
February	\$	21,503	\$	56,579
March	\$	15,473	\$	62,051
April	\$	14,692	\$	77,943
May	\$	65,651	\$	103,372
June	\$	74,177	\$	107,149
July	\$	81,726	\$	116,666
August	\$	90,416	\$	129,105
September	\$	100,329		

* Includes BDC Year to Date totals.

MEMORANDUM

DATE: September 25, 2007
TO: Northeast Florida Regional Council
DS
FROM: Donna Starling, Chief Financial Officer
RE: August Investment Report

Sweep Account Interest

August Interest \$ 3,078

Year to Date Interest \$32,778

Florida Local Government Investment Trust

Current Balance \$14,191

Tab 3

MEMORANDUM

DATE: September 25, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, ^{EL} Director of Planning & Development

RE: Comprehensive Plan Amendment Review: October 2007

During the month of September, 2007, Regional Council staff reviewed ten (10) comprehensive plan amendments. Six (6) transmitted amendments and two (2) adopted amendments are brought before the Committee and Board for review.

Transmitted Amendments:

Flagler County	Transmitted Amendment 07-1
City of Neptune Beach	Transmitted Amendment 07PSF-1
City of Jacksonville Beach	Transmitted Amendment 07PSF-1
Nassau County	Transmitted Amendment 07-2
Putnam County	Transmitted Amendment 07TA-1
City of Atlantic Beach	Transmitted Amendment 07-2

Adopted Amendments:

Putnam County	Adopted Amendment 06RAC-1
Baker County	Adopted Amendment 07-1

Small-Scale Amendments*:

Nassau County	Ordinance 2007-27
• <i>Changes 0.91 acres from Agriculture to Commercial</i>	
Nassau County	Ordinance 2007-28
• <i>Changes 5.0 acres from Low Density Residential to Commercial</i>	

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Baker County

Ordinance 2007-29

- *Changes 2.5 acres from Residential Zone D to Commercial*

*The Small Scale Amendments are generally consistent with the Goals and Policies of the Northeast Florida Strategic Regional Policy Plan, and will not be brought to the Council for review. Staff reviews of the Transmitted and Adopted Amendments are attached.

Tab 4

MEMORANDUM

DATE: September 25, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, ^{EL} Director of Planning and Development

RE: Flagler County Transmitted Amendment 07-1

Scope of Review

The Regional Council received Flagler County Transmitted Amendment 07-1 on September 10, 2007. Flagler 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 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 five Future Land Use Map (FLUM) amendments and three text amendments of the Future Land Use Element. Each of the amendments is summarized below.

Future Land Use Amendments

1. The first FLUM amendment proposes to change 32.97 acres from Mixed Use High Intensity to Commercial High Intensity. The subject parcel is located south of S.R. 100 and east of Belle Terre Parkway. The purpose of this

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amendment is to change the land use to remove the residential medium to high density component. The maximum potential development on the parcel decreases from 300 residential units and 574,992 square feet of commercial development to 574,992 square feet of commercial development. The Flagler County Airport borders the property to the south, with the Town Center of Palm Coast bordering the project to the north across S.R. 100. The County notes that the potential development is decrease from that which could be approved, and the impacts to roads, water and sewer are decreased. In addition, the deletion of the residential component will result in no impacts to education and recreation/open space.

2. The next FLUM amendment proposes to change 160 acres from Agriculture & Timberlands to Industrial. The subject parcel is located along the north side of S.R. 100 at its intersection with C.R. 305. The subject parcel is surrounded by land designated as Agriculture & Timberlands on the FLUM. The purpose of this amendment is to facilitate provide areas for future limited industrial activities. The County notes that industrial property only accounts for 0.8% of the County's total tax base, with that percentage being the lowest in the region. The applicant provided a traffic analysis that shows are roadways in the area are expected to operate acceptably. Water and sewer is proposed by connections to a private system; no regional water or wastewater system is contemplated to serve this parcel. The maximum potential development on the parcel from the existing FLUM designation is 32 residential units, with the maximum potential development from the proposed change being 4,704,480 square feet of industrial development.

3. The FLUM is proposed to be amended to change 73 acres from Agriculture & Timberlands to Industrial. The parcel is located southwest of the intersection of S.R. 100 and C.R. 305, in the vicinity of the previous land use amendment. The subject parcel is surrounded on all sides by Agriculture & Timberland land use. As in the amendment above, the County notes that industrial property only accounts for 0.8% of the County's total tax base, with that percentage being the lowest in the region. The applicant provided a traffic analysis that shows are roadways in the area are expected to operate acceptably. Water and sewer is proposed by connections to a private system; no regional water or wastewater system is contemplated to serve this parcel

Comment: Staff has concerns about the conversion of active agriculture land to industrial in this area of the County. Certain types of industrial uses would not be compatible with the surrounding parcels. The County should consider standards and criteria to ensure that the type of industrial

use developed on these parcels is compatible with the surrounding agriculture use (such as by adopting an agribusiness type land use category, etc.). Staff is also concerned that the applicant is proposing to provide water and sewer service through private systems, with no commitment by Flagler County to provide central water and wastewater service to these two parcels.

4. The next FLUM amendment proposes to change 119.06 acres from Agriculture & Timberland to 11.0 acres of Commercial Low Intensity and 108.06 acres of Residential Low Intensity. The subject parcel is located on the north side of Seminole Woods Blvd. about two miles east of its intersection with U.S. 1. The maximum potential development on the parcel from the existing FLUM designation is 24 residential units, with the maximum potential development from the proposed change being 324 residential units and 125,000 square feet of commercial. The subject property is located adjacent to an area of single-family residential development, with this proposed change representing a continuing pattern of single-family residential development in this area of Flagler County. The City of Palm Coast staff concludes that Seminole Parkway will not have sufficient capacity to accommodate project traffic, while the applicant's study has determined that there is adequate capacity. The County's staff report states that "the ultimate determination of transportation concurrency will be made at the time of final plat review or, in the case of commercial use, final site plan review and permitting."

Comment: The County should work with the City of Palm Coast when reviewing the transportation impacts from this project, and should consider an interlocal agreement with Palm Coast to address any impacts through the County's transportation proportionate share ordinance requirements to address impacts, as necessary, within Palm Coast..

5. The final FLUM amendment proposes to change 8.23 acres of Residential Low Density Rural Estate and 40.6 acres of Agriculture & Timberland to Residential Low Density Single Family. The subject parcel is located on the north side of Old Dixie Highway, over one mile east of its interchange with I-95. The maximum potential development on the parcel from the existing FLUM designation is 17 residential units, and the maximum potential development from the proposed change is 150 residential units. The County has adopted a text amendment to limit development on this property to 2.2 units per acre, reducing potential development to 110 units. Water and wastewater will be provided by Flagler County. There is adequate capacity on the surrounding regional roadway

network to accommodate traffic resulting from the increase in residential densities.

Text Amendments

1. Policy 1.10 of the Future Land Use Element is being revised to specifically limit density and intensity for two of the above land use changes. As stated above, the policy specifically limits densities for the 49.83 acres on Old Dixie Highway to 2.2 units per acres. In addition, the policy has been revised to specifically limit commercial intensity for the 11 acres of Commercial Low Intensity along Seminole Woods Blvd. to 125,000 square feet.

Comment: The adopted amendment should correct a typographical error in this policy.

2. In response to the two amendments changing Agriculture & Timberlands to Industrial, new Policy 8.9 is being added to the Future Land Use Element. New Policy 8.9 recognizes the County's historic loss of lands designated as industrial on the FLUM, and allows the County to permit newly designated industrial lands to be located outside the Planned Urban Service Area, provided that such industrial lands shall be served by sufficient infrastructure to meet the proposed development.

3. New Policy 12.5 has been added to the Future Land Use Element and states that expansion of industrially-designated lands will be in coordination with the Flagler County Chamber of Commerce, Enterprise Flagler, the Industrial Development Authority, and other local and State agencies.

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.

Tab 5

MEMORANDUM

DATE: September 19, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: City of Neptune Beach Transmitted Amendment 07PSF-1

Scope of Review

The Regional Council received City of Neptune Beach Transmitted Amendment 07PSF-1 on September 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.

Text Amendment

The City of Neptune Beach Transmitted Amendment 07PSF-1 consists of text amendments to the Comprehensive Plan. Specifically, 07PSF-1 creates a "Public School Facilities Element" within the Comprehensive Plan. All of the five municipalities that comprise Duval County, which are Jacksonville Beach, Atlantic Beach, Neptune Beach, the Town of 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 Schools 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 Schools Facilities Element is a sixty-four (64) page "Public Schools 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 school's 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 Schools Facilities Element (PSFE) and amendments to the Intergovernmental Coordination and Capital Improvements elements to ensure all local government's 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;

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- 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. History

The 2005 Florida Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.31777(12) F.S.). Local governments were granted approximately three years to adopt a school facilities element. As directed by legislation, the Florida Department of Community Affairs (DCA) has established a phased schedule for adoption of the elements with each date staggered throughout 2008.

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

The City of Neptune Beach has incorporated the Goals, Objectives and Policies proposed by the School District, which were developed collaboratively with each municipality within Duval County. Staff opines that these Goals, Objectives and Policies meet the minimum requirements for the PSFE pursuant to Chapter 163 of Florida Statutes.

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

Recommendation:

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

Tab 6

MEMORANDUM

DATE: September 24, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: City of Jacksonville Beach Transmitted Amendment 07PSF-1

Scope of Review

The Regional Council received City of Jacksonville Beach Transmitted Amendment 07PSF-1 on September 21, 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.

Text Amendment

The City of Jacksonville Beach Transmitted Amendment 07PSF-1 consists of text amendments to the Comprehensive Plan. Specifically, 07PSF-1 creates a "Public Schools Facilities Element" within the Comprehensive Plan. All of the five municipalities that comprise Duval County, which are Jacksonville Beach, Atlantic Beach, Neptune Beach, the Town of 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.

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The preparation of the Public Schools 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 school's 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 Schools 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;

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- 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. History

The 2005 Florida Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.31777(12) F.S.). Local governments were granted approximately three years to adopt a school facilities element. As directed by legislation, the Florida Department of Community Affairs (DCA) has established a phased schedule for adoption of the elements with each date staggered throughout 2008.

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

The City of Jacksonville Beach has incorporated the Goals, Objectives and Policies proposed by the School District, which were developed collaboratively with each municipality within Duval County. Staff opines that these Goals, Objectives and Policies meet the minimum requirements for the PSFE pursuant to Chapter 163 of Florida Statutes.

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

Recommendation:

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

Tab 7

MEMORANDUM

DATE: September 18, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, ^{EL} Director of Planning and Development

RE: Nassau County Transmitted Amendment 07-2

Scope of Review

The Regional Council received Nassau County Transmitted Amendment 07-2 on September 18, 2007. Nassau 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 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 several Future Land Use Map (FLUM) amendments for parcels on Amelia Island, text amendments to the Capital Improvements Element, and revisions to the Five-Year Schedule of Capital Improvements. Each of the amendments is summarized below.

Future Land Use Amendments

According to the County's staff report, the purpose of the Future Land Use Amendments is the second action of a continuing series of Growth Management

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initiatives to produce of FLUM that is parcel specific, more legible, and user-friendly. The resulting action is a parcel-based FLUM that does not change the overall land use on unincorporated Amelia Island, but clarifies the land use map to remove ambiguities and provide a more accurate map on a parcel-by-parcel basis.

Comment: Staff notes that the intent of this amendment is to clarify the existing FLUM map to be more specific, and staff findings state that this is "a request to adopt a parcel-based GIS FLUM for Amelia Island without changing the designation of any parcel of land." Staff notes that there appears to be a large parcel in the southern part of the Island that changes to multi-use. Clarification of this change should be included in the adoption document.

Text Amendments

The text amendments consist of a series of changes to the Goals, Objectives and Policies of the Capital Improvements Element. The major changes to the Capital Improvements Element are:

- Policy 9.01.01 has been revised to identify the minimum expenditure for capital improvements from \$25,000 to \$50,000.
- Policy 9.01.05 revised to include reference to Proportionate Fair Share or Development Agreements.
- Policy 9.01.06 has been deleted and replaced with a policy that requires the identification of a funding source for each identified capital improvement.
- Policy 9.01.10, which placed no limitation on the use of revenue bonds as a percentage of total County public debt, has been replaced with a policy that states the County will issue long-term debt only for the purpose of financing capital improvement projects that cannot be financed from current revenues or fund balance/retained earnings and for refunding outstanding debt when there will be sufficient cost savings.
- Policy 9.02.01 revises the level of service standards for recreation.
- New Policy 9.02.04 addresses the new proportionate fair share agreement process adopted in SB 360.
- New Policy 9.02.07 states that the County will meet the timing requirements of S.163.3180(13), F.S., in adopting a Public School Facilities Element, updating the interlocal agreement, and implementing public school concurrency.

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- Objective 9.04 has been revised to identify the CHHA consistent with HB 1359.
- Policy 9.05.05, which allows for the phasing of development related infrastructure improvements, has been deleted.
- Policy 9.06.02 is being revised to include reference to the dedication of right-of-way that can be used to meet proportionate fair share requirements of S. 163.3180(16), F.S.
- Policy 9.06.03 has been deleted and replaced with a policy that references the County's impact fee ordinance requirements.
- Policy 9.06.04 has been deleted and replaced with a policy that addresses education impact fees.
- Policy 9.07.03 has been revised to require the Budget Officer to prepare annual estimates of available capital funding sources.

The County also included a proposed Schedule of Capital Improvements, which is attached to this memo.

Staff has no comments or concerns about the proposed text changes to the Capital Improvements Element or the Schedule of Capital Improvements.

Recommendation

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

Tab 8

MEMORANDUM

DATE: September 24, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, ^{EL} Director of Planning and Development

RE: Putnam County Transmitted Amendment 07TA-1

Scope of Review

The Regional Council received Putnam County Transmitted Amendment 07TA-1 on September 21, 2007. Putnam 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.

Proposed Amendments

Putnam County Transmitted Amendment 07TA-1 is a proposed text amendment to the Future Land Use Element and the Intergovernmental Coordination Element to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations located within and proximate to Putnam County. S.163.3175, F.S., was modified in 2004, and addresses compatibility of development with military installations and the exchange of information between local governments and military installations. In addition, S.163.3177(6)(a), F.S. states that address “the future land use plan element shall include criteria to be used to achieve the compatibility of adjacent or closely proximate lands with military installations.”

Amendment Summary

Policy A.1.10.6 has been added to the Future Land Use Element that addresses that the County shall ensure that future development within the adopted Military Operating Area will not negatively impact current and long-term use of existing military operations in or near Putnam County, will limit incompatible land uses, and allow compatible land uses within the designated areas. The policy establishes a Military Operating Area around the Lake George and Rodman bombing range facilities. Any proposed change to the Comprehensive Plan and land development regulations within this area with the potential to impact facilities will be referred to the Navy for review and comment. The appropriate Navy representative shall be included as an ex-officio member of the Planning Commission. The policy also requires that appropriate land use restrictions into the Land Development Code to limit encroachment and avoid negative impacts.

Objective G.1.7 and associated policies are being added to the Intergovernmental Coordination Element to address coordination with the U.S. Navy and include the same policy directives that were adopted in the Future Land Use Element.

Staff believes that Putnam County has adequately addressed the requirements of S. 163.3175 and 163.3177(6)(a) and has no concerns about these proposed changes.

Recommendation:

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

Tab 9



Bringing Communities Together

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MEMORANDUM

DATE: September 19, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: City of Atlantic Beach Transmitted Amendment 07-2

Scope of Review

The Regional Council received City of Atlantic Beach Transmitted Amendment 07-2 on September 17, 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

The City of Atlantic Beach Transmitted Amendment 07-2 consists of one City initiated amendment to the Future Land Use Map (FLUM).

Future Land Use Map Amendment

The FLUM amendment proposes to change thirty (30) acres from Residential, Medium Density (RM) to Residential, Low Density (RL). The area of the City that is subject to this amendment is essentially built-out, and is colloquially known as "Old Atlantic Beach." The RM designation was assigned to this area when the Future Land Use Map was adopted as part of the original 1990 Comprehensive

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Plan. According to the City, in 2001, following a citizen's initiative, the area was administratively rezoned from multi-family to single-family. The proposed amendment will bring the zoning district into conformance with the Comprehensive Plan.

By reducing the development (or redevelopment) entitlements to the area, the proposed amendment reduces the impacts on traffic and other concurrency measurements.

The entire area is within the Coastal High Hazard Area (CHHA). This proposed amendment reduces the development (or redevelopment) of the area, which is consistent with efforts to reduce residential density within the CHHA.

Staff has no comments or concerns regarding the proposed amendment.

Recommendation:

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

Tab 10

MEMORANDUM

DATE: September 17, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: Putnam County Adopted Amendment 07RAC-1

Scope of Review

The Regional Council received the Putnam County Adopted Amendment 07RAC-1 on September 6, 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 October, 2006 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 07EDP-1 (now referred to as 07RAC-1) (attached) for transmittal to DCA. After review of the transmitted amendment package, by letter dated December 4, 2006, 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

The Putnam County Comprehensive Plan Amendment 07RAC-1 contains a revision to the Future Land Use Map to accommodate a proposed WalMart Distribution Center. The FLUM amendment changes 220 acres from Agriculture I to Industrial to allow for the possibility of an Industrial Warehouse and Distribution Center. The parcel is located east of U.S. 17 on the south side of Clifton Road, south of the City Limits of Crescent City, just north of the Volusia County line. In addition, section 6.h. has been added to FLU Element Policy A1.9.3, which establishes all necessary development standards, including buffering, that will be required for the WalMart Distribution Center.

The Council had a comment agreeing with Putnam County staff that buffering issues should be addressed. In their ORC report, the DCA had two objections, noting concern about the analysis of impacts to U.S. 17, and the need for additional commitment from Crescent City to provide public utilities.

In response to the DCA ORC report, the County provided a transportation analysis that showed that U.S. 17 in this area of the County has adequate capacity to accommodate traffic from the proposed land use. The County also provided a copy of a fully executed amendment to the Utility Agreement between Crescent City and WalMart stating that the City will consider adding a policy to include the needed improvements in a financially feasible schedule of capital improvements. WalMart will provide funding for those improvements, thereby making them financially feasible. In addition, Policy H.2.1.4 has been added referencing the commitments by Crescent City to provide the necessary public facility infrastructure.

Recommendation:

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

MEMORANDUM

DATE: October 3, 2006

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, ^{EL} Director of Planning and Development

RE: Putnam County Transmitted Amendment 06-EDP1

Scope of Review

The Regional Council received the Putnam County Transmitted Amendment for an Economic Development Project under Section 403.973, F.S., on September 25, 2006. The Transmitted Amendment has been submitted for review pursuant to the expedited permitting requirements addressed in S. 403.973, F.S. Any plan amendment submitted pursuant to S. 403.973, F.S., is exempt from the twice –a-year limits on Comprehensive Plan amendments. Putnam County has requested that DCA review the amendment and issue an Objections, Recommendations, and Comments report. 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 report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

The amendment proposes to amend the Future Land Use Map (FLUM) and to amend the text of the Comprehensive Plan. The purpose of the amendment is to allow for a WalMart Distribution Center. The County is transmitting this amendment under the requirements of S. 403.973, F.S, which was adopted to “encourage and facilitate the location and expansion of those types of economic development projects which offer job creation and high wages, strengthen and

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diversify the state's economy, and have been thoughtfully planned to take into consideration the protection of the state's environment." The purpose of the expedited permitting and comprehensive plan amendment review process is to limit the amount of time in review.

Eligible job centers under the statute are 1) Businesses creating at least 100 jobs, or 2) Businesses creating at least 50 jobs in a county having less than 75,000 people, or a county having less than 100,000 people contiguous to one with 75,000 or less people (there also provisions for certain businesses creating 10 or more jobs to be certified for eligibility).

Future Land Use Map Amendment

The FLUM amendment is a proposal to change 220 acres from Agriculture I to Industrial to allow for the possibility of an Industrial Warehouse and Distribution Center. The parcel is located east of U.S. 17 on the south side of Clifton Road, south of the City Limits of Crescent City, just north of the Volusia County line. The subject parcel is currently in active agriculture, with potato crops covering over 90% of the acreage. A nursery, part of a recently approved multi-use PUD that includes the 600 acres of nursery, 50,000 square feet of commercial, 270 residential units, a 500 unit RV park, and a grass air strip, borders the property to the north. No development other than the nursery is presently developed in the PUD. Much of the area along Clifton Road is currently in agriculture use, such as row crops, ferneries, and the commercial nursery, with the remainder being undeveloped wetlands interspersed with some residential development. The nearest residence is about 1000 feet from the subject parcel.

The City of Crescent City will provide centralized water and sewer, with some upgrades and improvements necessary. The City and WalMart have entered into an agreement that verifies the commitments by both parties to insure the provision of water and sewer to the project with the necessary improvements. Crescent City has capacity to provide water and sewer provided these improvements are made. Clifton Road and U.S. 17 are the immediately accessed segment for the project and those that would expect to experience the greatest impact. Clifton Road is not a regional facility; the County recognizes that improvements to local roads will be necessary to accommodate the increased traffic, including truck traffic, resulting from the new Industrial land use. U.S. 17 in the vicinity of the project presently operates acceptably, and is expected to with project traffic.

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Volusia County has expressed concern about the proposed land use change. Volusia County is concerned with impacts of development to the Haw Creek drainage system, and states in a letter from James T. Dinneen, Volusia County Manager, that "The introduction of an intense urban type use immediately adjacent to the Haw Creek drainage system is inconsistent with Volusia County's efforts to protect and preserve Haw Creek." Putnam County staff conditioned their recommendation of approval subject to the condition that text changes or some other acceptable assurances be included that would limit the types of uses and establish an appropriate additional buffer on the southern boundary.

Text Amendment

In order to facilitate the proposed land use change, the County is also amending Policy A.1.9.3.6 of the Comprehensive Plan, which is the policy that describes the industrial land use category. The amendment adds section(h) to the policy. Section(h) provides for special conditions to the subject parcel. The policy designates the industrial property as the South Putnam Distribution Warehouse Special Planning Area, and incorporates the legal description of the subject parcel within the policy. The following special conditions are included in the policy:

- Limits the area to a water treatment plant and ancillary facilities and distribution and warehouse uses and ancillary uses;
- Requires surveys for wildlife and extent of wetlands and requires compliance with any regulations of the appropriate review agencies;
- Requires centralized water and sewer service;
- Requires a new paved road to provide access from U.S. 17
- Requires intersection improvements at U.S. 17
- Requires any needed infrastructure improvements to be funded through state economic development grants or by a private party.

The new section of Policy 1.9.3.6 also includes development standards such as an FAR of 0.125:1; impervious surface not to exceed 40%; minimum of 10% to remain in undisturbed open space; maximum building height of 112 feet; building and loading area setbacks; buffering requirements.

Comment: Council staff supports County staff in recommending for an additional buffer along the southern boundary of the project, which is partially composed of the Volusia County line. The language addressing the additional buffering should be added to Policy A.1.9.3.6.

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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.


Tab 11

MEMORANDUM

DATE: September 21, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Senior Regional Planner

RE: Baker County Adopted Amendment 07-1

Scope of Review

The Regional Council received the Baker County adopted amendment 07-1 on September 19, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs (DCA) 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

Baker County adopted Amendment 07-1 on April 16, 2007. The transmitted amendments that correspond to this adoption package were reviewed at the February 1, 2007, meeting of the Council, at which time the Committee and Council approved staff's recommendations on the Transmitted Amendment for transmittal to DCA. The Transmitted Amendment packet contained three Future Land Use amendments, only two of which were adopted by the County.

The first amendment is a County initiated Future Land Use Map (FLUM) amendment to modify the existing Interstate Development Node (IDN) Overlay located south of Sanderson. The existing 1,130± acre node is located at the intersection of C.R. 129 and Interstate I-10. As it currently exists, the IDN is a circle around this intersection. The circular shape does not follow property lines, and as such bisect properties, which is problematic to promoting mixed use

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development. This particular IDN is designed, in part, to utilize the Mixed Use District Residential (MUDR) land use category.

The Florida Department of Community Affairs opined in their Objections, Recommendations, and Comments Report that the proposed IDN was inconsistent with several aspects of the State Comprehensive Plan. DCA recommended that the County revise the amendment to address their findings.

The second County initiated FLUM amendment is to modify the existing IDN Overlay located at the intersection of US Highway 90 and Interstate I-10. As it currently exists, the IDN is a 1,130± acre circle around this intersection. The circular shape does not follow property lines, and as such bisect properties, which is problematic to promoting mixed use development. This particular IDN is designed, in part, to utilize the Mixed Use District Non-residential land use category. Because the current IDN configuration bisects properties, there is the potential to have one property with two land use categories. In order to rectify this situation, and to create a more marketable opportunity for the utilization of MUDR, this amendment reshapes the circular IDN into a polygon that will follow property lines. The formation of the new polygon will result in an increase of acreage within the IDN from the 1,130± to 4,362 acres.

The Florida Department of Community Affairs recommended in their Objections, Recommendations, and Comments Report that the County address the seven "sprawl" indicators that DCA suggested that this particular FLUM amendment satisfied. In their response, the County has addressed DCA's comments. The County has addressed DCA's concerns by responding with additional support data, including a population study provided by the Northeast Florida Regional Council.

Recommendation:

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



**TRANSMITTED
AMENDMENT**

Bringing Communities Together

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

MEMORANDUM

DATE: January 17, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: Baker County Transmitted Amendment 07-1

Scope of Review

The Regional Council received Baker County Transmitted Amendment 07-1 on January 3, 2007. This Transmitted Amendment 07-1 was heard by the Baker County Commission on December 18, 2006, at which time they were approved for transmittal to the Department of Community Affairs. Baker County requested formal review by the Department of Community Affairs. 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 the Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Baker County Transmitted Amendment 07-1 contains three proposed changes to the Future Land Use Map (FLUM). The changes transmitted by the County are as follows:

1. The first amendment is a request to change 975 acres on the FLUM from Agriculture Zone A to Agriculture Zone B. The site is located north of C.R. 125, west of C.R.127, and is bisected by Noah Raulerson Road. The proposed amendment would allow for residential development of up to 195 units based

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upon the maximum density allowable by the proposed AGR Zone B land use category, which is one unit per every 5 acres. However, the application and County staff report states that there will be only 160 units. These 160 units will be incorporated into lands already designated AGR Zone B, The aggregation of these properties is intended to allow for one, 200 unit equestrian community.

A letter dated December 13, 2006, from Baker County Public Schools states that the Development as proposed (160 new lots in addition to 40 lots on contiguous property not included in this Amendment) can be accommodated by the school board without a capacity enhancement agreement. Applicable impact fees will still be required.

A traffic study was undertaken by Transportation Planners – Engineers, Inc., for Noah Raulerson Road. The project is projected to create 103 inbound and 61 outbound pm peak hour trips. Pursuant to Baker County Ordinance, Noah Raulerson Road is required to operate at a level of service of “D” or less. There are three (3) road links that will be affected by this development, all of which are located on C.R. 125.

To summarize the traffic study, all Levels of Service Standards (LOSS) will be maintained. With the addition of new traffic caused by this development, the LOS will be a “C” for C.R. 125, which is below the LOSS of “D” pursuant to DOT. Noah Raulerson Road has the capacity to accommodate the additional trips. No intersection improvements were deemed necessary.

The Development Review Committee, Local Planning Agency, the County Commission, and the Applicant have agreed to the following:

- No manufactured housing (deed restriction)
 - No farm animals other than horses (deed restriction)
 - Limitation on the number of horses
 - Tree preservation (specimen trees)
 - On-site school bus pull off
 - Wetland disclosures at time of purchase
2. The County is initiating a FLUM amendment to modify the existing Interstate Development Node (IDN) Overlay located south of Sanderson. The existing 1,130± acre node is located at the intersection of C.R. 129 and Interstate I-10. As it currently exists, the IDN is a circle around this intersection. The circular shape does not follow property lines, and as such bisect properties, which is problematic to promoting mixed use development. This particular IDN is designed, in part, to utilize the Mixed Use District Residential land use category.

Because the current IDN configuration bisects properties, there is the potential to have one property with two land use categories. In order to rectify this situation, and to create a more marketable opportunity for the utilization of MUDR, this amendment reshapes the circular IDN into a polygon that will follow property lines.

It is noted in a letter dated December 18, 2006, from the County to the Department of Community Affairs that a conceptual master plan will be created for this IDN, which, in part, will be based upon the MUDR development standards currently in the Comprehensive Plan.

3. The County is initiating a FLUM amendment to modify the existing Interstate Development Node (IDN) Overlay located at the intersection of US Highway 90 and Interstate I-10. As it currently exists, the IDN is a 1,130± acre circle around this intersection. The circular shape does not follow property lines, and as such bisect properties, which is problematic to promoting mixed use development. This particular IDN is designed, in part, to utilize the Mixed Use District Non-residential land use category. Because the current IDN configuration bisects properties, there is the potential to have one property with two land use categories. In order to rectify this situation, and to create a more marketable opportunity for the utilization of MUDR, this amendment reshapes the circular IDN into a polygon that will follow property lines. The formation of the new polygon will result in an increase of acreage within the IDN from the 1,130± to 4,362 acres.

It is noted in a letter dated December 18, 2006, from the County to the Department of Community Affairs that a conceptual master plan will be created for this IDN, which, in part, will be based upon the MUDN development standards currently in the Comprehensive Plan.

It should be noted that there are four (4) Interstate Development Nodes in Baker County. Contained in this transmittal package are amendments to two of those nodes as identified by numbers two and three.

Staff has no comments or concerns regarding the three FLUM amendments as proposed.

Staff Comments and Recommendations

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.

Tab 12



Bringing Communities Together

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

MEMORANDUM

DATE: September 25, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman

FROM: Ed Lehman, Director of Planning and Development

RE: Intergovernmental Coordination and Review (IC&R) Status Log and Report Activity for the Month of August 2007.

During the month of August, 2007, 82 applications were received for the IC&R review process. Of the 82 applications, four (4) were non-exempt and sent through the State Clearinghouse process. The remaining applications were sent through the local review process. All completed applications have been processed accordingly.

Regional application fund sources are broken down as follows:

Non-Exempt (SCH): Regional-SAI#FL200707163620, DV07-0311, DV07-0312, and DV07-0347

Regional completed application fund sources are broken down as follows:

	Current Month	Previous Month	Year to Date
Federal	51,398,412.00	-0-	\$59,183,360.00
State	75,000.00	-0-	\$3,375,559.00
Applicant	275,000.00	-0-	\$403,139.00
Other	11,499,693.00	-0-	\$11,962,899.00
Totals	\$63,248,105.00	-0-	\$74,924,957.00

Each active and completed application is reported in the:

MONTHLY IC&R REVIEW DATA BASE – August 1 - 31, 2007

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV07-0348	EXEMPT		Nocatee Greenway Trails	Tolomato Community Development		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
DV07-0349	EXEMPT		Regency Harley Davidson Riders Edge	Mark Adamec		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
DV07-0350	EXEMPT		Seven Oaks	Drees Homes of Florida		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
DV07-0351	EXEMPT		Venetia Terrace Drainage Improvements	COJ Public Works		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
FL07-0073	EXEMPT		RAE Complex	Terrance Hamley		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
FL07-0074	EXEMPT		Premier Senior Living Communities - Palm Coast	Premier Senior Living Communities		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
FL07-0075	EXEMPT		Nottingham Landtrust - Wetland Determination	William Peterson		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
NA07-0050	EXEMPT		Walgreen's #9786	Ben Stanley Associates		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
NA07-0051	EXEMPT		Amelia Community Theater Expansion	Amelia Community Theater		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
SJ07-0147	EXEMPT		Wachovia - Anastasia Island	Mark Ogburn P.E.		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
SJ07-0148	EXEMPT		992 & 994 Ponte Vedra Residential Development	Merritt Investments		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
SJ07-0149	EXEMPT		Marbrisa	Robert Sherno		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
SJ07-0150	EXEMPT		Sunset Blvd	Hussain Mashatt		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
FL07-0076	NON-EXEMPT SAI#FL200709063753	Federal Assistance	Federal Aviation Administration-Scoping Notice-Environmental Assessment for Near-term Capital Improvement Projects at Flagler County Airport	Flagler County		
Federal	Applicant	State	Other/Local	RPC Due 10/3/07	SCH Due	Status Complete
DV07-0352	EXEMPT		Jacksonville Zoo Asia Garden & Komodo Exhibit	Jacksonville Zoo		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
DV07-0353	EXEMPT		The Village Center Phase II	Chimney Lakes Investment Company		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV07-0354	EXEMPT		Nocatee Town Center Central, Master Drainage Plan, Modification & Phase 1 Clearing and Mass Grading	Sonoc Company LLC		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
DV07-0355	EXEMPT		40,000 SQ Ft Light Industrial Bldg.	NorthEast Industrial 1		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
DV07-0356	EXEMPT		ValuePlace - 103rd Street	James Tidwell		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
DV07-0357	EXEMPT		Chestnut Creek	Ronwood Development		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
DV07-0358	EXEMPT		Bank Atlantic - Blanding Blvd. Branch	Bank Atlantic		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
DV07-0359	EXEMPT		Marco Corporate Hangar	Marco Ophthalmic Corp		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
DV07-0360	EXEMPT		South Lane Distribution Center	South Lane Distribution Center LLC		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
SJ07-0151	EXEMPT		Southwood Phase IV	Piler Properties LLC		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
SJ07-0152	EXEMPT		Treaty Oaks PUD - Phase 1A and 1B	American Land Development		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
SJ07-0153	EXEMPT		Beachcomber PUD	Toby Amheim Jr.		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
SJ07-0154	EXEMPT		Taxilines for T-Hangars N.P.Q.R. T & U	St. Augustine/St. Johns County Airport Authority		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
SJ07-0155	EXEMPT		CR 223 Developers - Wetland Determination	223 Developers LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
SJ07-0156	EXEMPT		5 Star Aviation	Five Star Aviation		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
FL07-0077	EXEMPT		Hunter's Ridge - Wetland Determination	Hunter's Ridge Residential Golf Properties Inc.		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
FL07-0078	EXEMPT		Palm Coast Industrial Phase Park IV	1225 Port Houston LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
NA07-0052	EXEMPT		New Patient Wing Addition	Baptist Medical Center of Nassau County		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
NA07-0053	EXEMPT		Amelia Station	Harry Trevett		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NA07-0054	EXEMPT		Scott Road Improvement Project	Nassau County BOCC		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
NA07-0055	EXEMPT		Tompkins Landing	Adam Klaymant		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
NA07-0056	EXEMPT		Medical Office & Pharmacy	Nassau Investments		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0361	EXEMPT		SR 9A/Hecksher Dr. Interchange Improvements	FDOT		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0362	EXEMPT		Climatized Self Storage San Pablo Road	Climatized Self Storage		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0363	EXEMPT		Wal-Mart Supercenter, Neptune Beach - Store #4500-00	Wal-Mart Stores		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0364	EXEMPT		Cecil Commerce Center, North - Wetlands Determination	COJ		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0365	EXEMPT		Edgewood Truck Wash	Cedar Grove corp.		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0366	EXEMPT		THC Steel Shop Addition	The Haskell Co.		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0367	EXEMPT		Restaurant Depot - Jacksonville	JMDH Real Estate of Jacksonville		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0368	EXEMPT		Garden City Commercial	FL Conf Assoc of Seventh Day Adventists		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
DV07-0369	NON-EXEMPT FL200709173764C	Federal Assistance	Mortgage Insurance-Rental and Cooperative- Construction of villas at Ranch Road apartments	Dept. of HUD		
Federal	Applicant	State	Other/Local	RPC Due 10/12/07	SCH Due	Status
DV07-0370	EXEMPT		Cornerstone Drainage Improvements	COJ		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
DV07-0371	EXEMPT		Norfolk Southern Corporation Lacy Siding (North Phase)	Norfolk Southern Corp.		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
FL07-0079	EXEMPT		Marathe Office Complex	REKHA, LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
FL-0080	EXEMPT		Bunnell Commons	Syndicated Capital		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
FL07-0081	EXEMPT		Emeritus Palm Coast	Emeritus Corp.		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status

**NEFRC
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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
FL-0082	EXEMPT		SR 100LLC	SR 100 LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NA07-0057	EXEMPT		Classic Carpets	Herbert Kellum		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NA07-0058	EXEMPT		Amelia River Walk	Crosswinds Florida		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NA07-0059	EXEMPT		Bailey Road Apartments	James Hardwick		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ07-0157	EXEMPT		Ponte Vedra Medspa Parking Addition	Ponte Vedra Medspa		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ07-0158	EXEMPT		Las Calinas Rec Pond	Smith Trucking Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ07-0159	EXEMPT		C.R. 13 South at Sixteenmile Creek Bridge Replacement	FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		

	Current Month	Year to Date
Federal		\$59,183,360.00
State		\$3,375,559.00
Applicant		\$403,139.00
Other/Local		\$11,962,899.00
Totals		\$74,924,957.00

Tab 13

MEMORANDUM

DATE: September 24, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, ^{EL} Director of Planning and Development

RE: September Development of Regional Impact Report

The following report summarizes current DRI activity for the above-cited month. All additions and updates are *italicized*.

Cordova Palms

The ADA for Cordova Palms was submitted on April 19. Cordova Palms was formerly known as Lemberg North. The pre-application conference for the DRI was held on October 25th. The project is located along the western side of U.S. 1 just west of the St. Augustine Airport. The master development plan calls for 1700 residential dwelling units, 600,000 square feet of retail, and 100,000 square feet of office development. First sufficiency review was transmitted to the applicant on May 22. The first sufficiency response was received on September 11. Second sufficiency review comments were transmitted to the applicant on October 11. The applicant recently requested and received a 90-day extension to the 120-day period to respond to the first sufficiency review. The applicant submitted the second sufficiency response on July 13, 2007. The County has been notified to set the public hearing for the D.O. The applicant has requested a waiver from the 90-day period to have the hearing to allow for the Comprehensive Plan amendment to be processed.

Durbin

The pre-application conference for the Durbin DRI was held on December 6th. The Durbin DRI is located along I-95 at Racetrack Road in northern St. Johns County, along the Duval County line. The master development plan calls for 4,500 dwelling units,

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1,700,000 square feet of office development, 3,000,000 square feet of retail development and 800 hotel rooms. The ADA for Durbin has been submitted. A sufficiency response was transmitted to the applicant on February 9.

Black Creek

The Black Creek DRI is a proposed multi-use DRI located in Clay County at the northeast corner of the S.R. 16/S.R. 21 intersection. The project plan calls for a four-phase development consisting of 2200 active adult residential units, 4100 residential units, 100,000 square feet of office, 550,000 square feet of retail, and 210,000 square feet of industrial development. The pre-application conference was held in January. The first sufficiency response was transmitted to the applicant on July 14. The applicant has requested and received an extension to respond to several issues prior to submitting the sufficiency.

Elkton

The Elkton DRI is a proposed multi-use DRI located in St. Johns County along S.R. 207 west of I-95. The pre-application conference was held on January 27th. The proposed development plan consists of a three-phase development, with 3600 dwelling units, 40,000 square feet of office, 140,000 square feet of retail, 40,000 square feet of medical, and 70,000 square feet of industrial. The sufficiency review for Elkton was transmitted to the applicant on Sept 13 – transportation comments were transmitted on Sept 27. The applicant has submitted the first sufficiency response. Second sufficiency review comments were transmitted to the applicant on February 2.

Cedar Creek

The Cedar Creek DRI is a proposed multi-use DRI located in Baker County north of U.S. 90 along Claude Harvey Road west of the Town of Glen St. Mary. The pre-application conference was held on April 5th. The proposed development plan consists of a three-phase development, with 5500 dwelling units, 82,000 square feet of office, 468,500 square feet of retail, and 1,000,000 square feet of industrial. The sufficiency review of the ADA was transmitted to the applicant on October 11. The first sufficiency response was submitted; several sufficiency comments were transmitted to the applicant, who now has 120 days to respond and submit the second sufficiency response.

Navona Creek

The Navona Creek DRI is a proposed multi-use DRI located in Baker County just to the east of the proposed Cedar Creek DRI. The pre-application conference was held on August 10th. The proposed development plan consists of 5,913 single-family dwelling units, 4087 multi-family dwelling units, 1,500,000 square feet of business park development, 330,000 square feet of village center development, and a 120-bed hospital.

The Highlands

The Highland DRI is a proposed multi-use DRI located in western Clay County. The property is located along U.S. 301 south of C.R 218. The pre-application conference was held on December 11th. The proposed development plan calls for two five-year phases and consists of 3,000 single-family dwelling units, 1,000 multi-family dwelling units, 1,000 active adult age-restricted residential units, 1,000,000 square feet of industrial development, 175,000 square feet of office development, and 250,000 square feet of commercial development. The ADA was submitted on March 19th. Sufficiency comments were submitted to the applicant on April 18th. The first sufficiency response was submitted; several sufficiency comments were transmitted to the applicant, who now has 120 days to respond and submit the second sufficiency response.

The following is an estimate of the date for presentation of DRI projects to the NEFRC for consideration of staff recommendation:

<u>Project</u>	<u>Date</u>
Durbin	February 2008
Cordova Palms	January 2008
Elkton	May 2008
Cedar Creek	January 2008
Navona Creek	May 2008
The Highlands	January 2008
Black Creek	March 2008

Tab 14

MEMORANDUM

Date: September 25, 2007
To: Northeast Florida Regional Council Board of Directors
From: Charles McCool – Emergency Preparedness Program Administrator
Re: Emergency Preparedness Programs Update

In the last month, the staff has been very busy receiving recertification training to continue our capability to evaluate Homeland Security (HSEEP) exercises. All staff members recently completed this training. This type of work is a big part of “what we do”, and therefore it was essential to complete this. Additionally, NEFRC EPP staff conducted or otherwise took part in several exercises, including, but not limited to those indicated below. Far from being a ‘slow time’, our workload and training schedule is dramatically accelerating.

A major project in this reporting period was the establishment of the Public Safety Interoperable Communications Grant Portal website. Due to the grant deadlines, only a very short window of time existed in order to get the website up and running so agencies can begin developing their on line applications. We engaged with various state agencies and players, as well as our contract web designer, located in Phoenix, Arizona, in order to ‘get the job done’. The site is up and running, the clients are happy, and now we are developing the ‘back office’ reporting and related applications so that evaluations can be scored.

Other programs and accomplishments of NEFRC's EPPs are found below.

Statewide Regional Evacuation Study Program (SRESP)

The SRESP launched the premier edition of its monthly Advisory/Update newsletter in September. This is colorful and fact-filled newsletter is designed to be a platform for communicating pertinent announcements, developments, news articles, and other items of interest to the SRESP Team. We intend this document to serve as a key to study activities, with links to full-text documents on the FTP (shared data) site. Once initial publication procedures are smoothed out, we will post the Advisory on the Florida Division of Emergency Management's GROOVE statewide emergency management system.

Also in September, the 2nd Quarterly SRESP Report was submitted. Using a data-oriented format with project benchmarks sections provided for each Regional Planning Council to complete, this document demonstrated much more detail and progress than the first report, submitted in June. Our Phase I Deliverables Schedule is well underway throughout the state.

State Homeland Security Grant Program

New Contracts for 06-07 have been implemented or are under development/awaiting approval. The contracts provide, generally, for the development and/or updating of Continuity of Operations (COOP) Plans, other Operational Plans, and Tabletop and Full-Scale Exercises. Included in these plans are a County Logistics plan and Disaster Housing plan for Putnam County, COOP plans for St. Johns County, and a Transition plan for the Baker County Sheriff's Office. NEFRC has also recently completed Tabletop Exercises for Clay and St. Johns Counties, and is currently planning a Full-Scale Exercise for Putnam County.

A contract is currently being developed with Nassau County for the NEFRC to develop Quick Reference Guides for Emergency Response, which will serve as a tool for county employees to correctly respond to a variety of potential emergencies and disasters.

Local Mitigation Strategy/Hazard Mitigation Grant Program

The Local Mitigation Strategy Task force(s) for Clay, Baker, Nassau, St. Johns, and Putnam counties recently held their third quarterly meetings for 2007. The Northeast Florida Regional Council is contracted by the counties to facilitate and develop their Local Mitigation Strategy (with the exception of St. Johns County, where we are in more of a technical assistance role). The NEFRC also provides support and information to all of our counties in order for them to have successful hazard mitigation procedures.

Adopting a Local Mitigation Strategy (LMS) helps strengthen communities by reducing their vulnerability to natural disasters and protecting them for future loss. The Local Mitigation Strategy serves as a bridge between local government's growth and emergency management plans, land development regulations, building codes and other ordinances. By working together to produce community-wide mitigation strategy, cities and counties can help reduce the soaring cost of recovery and rebuild after disasters, and move Florida closer to becoming a disaster-resistant state

Putnam County has received a hazard mitigation grant to harden the Crescent City High School. This grant will make the high school compliant in order to be used as a shelter. The Putnam County School Board has now selected an architect that will be working with the retrofits of the school.

Additionally, the County has been awarded a contract to upgrade and harden their new EOC. The expected completion date for the EOC construction is by the end of September, 2007. The NEFRC is administering this grant.

Regional Domestic Security task Force/Urban Area Security Initiative/Exercise and Event Update

The Florida Division of Emergency Management contracted the NEFRC Emergency Preparedness Programs section to host the Regional Domestic Security Task Force Specialty Teams Planning Session from August 14-16th, 2007. The Planning Sessions served to bring together several different disciplines from all over the State to review and update the Standard Operating Procedures, Templates, and Guidelines. The sessions were very successful, and the updated plans will be submitted to the Domestic Security Oversight Board for review and ultimate adoption as State guidance in September 2007.

The Regional Domestic Security Task Force (RDSTF) has a Regional Exercise coming up on October 4, 2007 in Gainesville, Florida. The NEFRC will organize and facilitate the exercise that will be conducted in a tabletop, discussion-based format. The scenario for the exercise is based around local and regional response to a school invasion and involves each of the counties throughout the region, including Alachua, Baker, Bradford, Clay, Duval, Gilchrist, Flagler, Levy, Marion, Nassau, Putnam, St. Johns, and Union Counties. Representatives from the Florida Department of Law Enforcement, Alachua County Sheriff's Office, Jacksonville Sheriff's Office, Clay County Sheriff's Office, Putnam County Sheriff's Office, Federal Bureau of Investigations, Florida Department of Health, Marion County Schools, University of Florida Police Department, Florida Department of Transportation, and the North Central Florida Regional Planning Council comprised the Exercise Planning Committee, who have met several times to design and coordinate the exercise. The Florida Division of Emergency Management is sponsoring the event.

The NEFRC recently facilitated the purchase of Video Teleconferencing televisions for the Division of Emergency Management as a part of an Emergency Operations Center Enhancement contract. Televisions were purchased for Alachua, Bradford, Gilchrist, Levy, Marion and Union counties and final delivery of all televisions is scheduled for October 4, 2007.

The 2008 State Homeland Security Grant Program has begun identifying projects for funding, as well as compiling the Gap Analysis from which to request projects for this coming year. The RDSTF Emergency Management Chair, Nancy Freeman of Nassau County Emergency Management and the NEFRC will be involved in the funding process and project submission.

MEMORANDUM

Date: 26 SEP 2007

From: Steve McMikle, Senior Regional Planner



**Re: Statewide Regional Evacuation Study (SRESP)
Advisory Premier Edition**

The SRESP Advisory was designed as a platform to stimulate creative participation and enhance the quality of shared information among the state's Regional Planning Councils. As the statewide Evacuation Study progresses over the life of our contract with the Division of Emergency Management, good communications among the RPC's are increasingly important. The Advisory was created by Steve McMikle and Jonathan Goyings as a replacement for the numerous and disorganized e-mail strings which develop among the SRESP shareholders.

The original idea came from the "tropical storm advisory" format utilized by the National Weather Service, and evolved from there. The Advisory will supplement and parallel the new Florida Evacuation Study website (www.floridaevac.org) which our team has created to provide a forum for more detailed technical data interaction.

We envision the Advisory and Website as entities which will "grow legs" and become semi-permanent and beneficial statewide vehicles for coordination and inter-regional communication, long after the SRESP has concluded.

SRESP ADVISORY

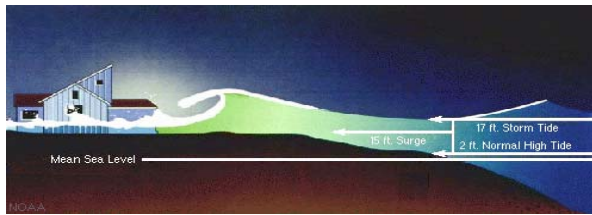
Florida's Statewide Regional Evacuation Studies Program

VOLUME 1, ISSUE 1



WELCOME TO THE SRESP ADVISORY

This is the Premier Edition of the SRESP Advisory/Update, a periodical newsletter for communicating pertinent announcements, developments, news articles, and other items of use and interest to the SRESP Team. Our intention is to condense and summarize past, current, and upcoming Study activities. We hope this document can serve as a "key" to Study activities, with links to original, full-text documents on the FTP site. Once we have smoothed out the wrinkles, we will post to the Groove system and a SRES website currently under development. We plan to issue the SRESP Advisory/Update at least monthly, or on an as-needed basis. Suggestions? Forward to Steve McMikle at NEFRC.



September 13th, 2007

Dean Approaches



"Study Chatter"

***Marshall** with Tampa Bay RPC recently "hit one out of the park" with his development of a **SRES Website**. Marshall tells us "I put together a basic outline for the Florida Evac Web site. This will be the gateway to the FTP site and easier than just using FTP" Currently, it is under development and incom-

General SRES Program News

"Study Chatter" cont

plete, but working for FTP access. Discussions have indicated a distinct possibility of establishing a discussion forums based on [sharepoint](#) (sample link). Check it out at www.floridaevac.org and give us your input. ***Betti** at Tampa Bay RPC has kindly indicated that NOAA's Dr Baig will provide the tables and graphs that show the tropical storm and hurricane

2nd Quarterly SRESP Report Inputs Due

The 2nd Quarterly Report on the progress of the SRES Study Program is due to FDEM contract managers in September. All RPC's are urged to submit their inputs covering the period from June through August to Steve McMikle, NEFRC Senior Regional Planner, as soon after August 31st as possible. The FDEM contract managers need information about events, meetings, accomplishments, progress, delays, and any other inputs regarding the SRESP in each region. Steve will compile these inputs with specific budget detail information to complete the package. The link is <ftp://ftp.floridaevac.org>. Please contact Steve at smcmikle@nefrc.org or (904)279-0885 ext 149 with any questions.

Study Chatter cont. Page 3

Questions or comments? smcmikle@nefrc.org or call (904) 279-0885 X149 [FTP](#)

SRESP ADVISORY

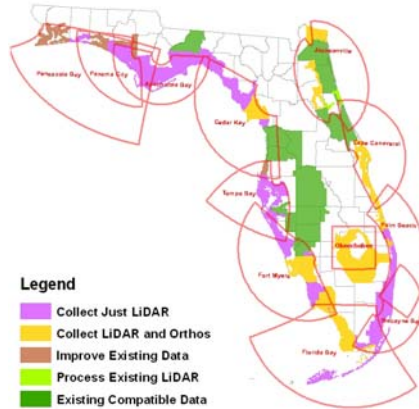
Florida's Statewide Regional Evacuation Studies Program

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LiDAR Data Collection Update

September 13th, 2007

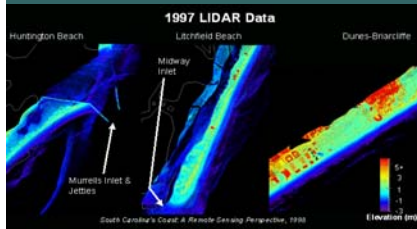


The Florida Division of Emergency Management is collecting LiDAR data for coastal counties to provide high-resolution elevation datasets for use with updated SLOSH models. Over 15,000 square miles are being collected. Additionally, partnering with FEMA, the Jacksonville Corps of Engineers, and South Florida Water Management District for an additional 2,000 square mile data collection around Lake Okeechobee and the Herbert Hoover Dike. Data collection is complete for most areas, with additional data development and SLOSH modeling tasks now ready to be put under task order and further scheduled.

LiDAR Data Collection Status

Pensacola Bay – Cedar Key SLOSH Basins Data collection 100% complete. Data delivery expected 12/2007. *Tampa Bay and Fort Myers SLOSH Basins* Data collection 100% complete. Data delivery expected 12/2007. *Florida Bay and Biscayne Bay SLOSH Basins* Data collection 40% complete. Data delivery expected 06/2008. (Thanks to - Richard Butgereit

LiDAR Elevation - The deep blue color represents land at sea level or zero elevation. The cyan (light blue) features, represent elevations about 3 feet above sea level.



Critical facilities Inventory Update

The Florida Division of Emergency Management statewide critical facilities inventory for distribution to the Regional Planning Councils is nearly complete. "Critical facilities" are defined as those structures from which essential services and functions for victim survival, continuation of public safety actions, and disaster recovery are performed or provided. Shelters, emergency operation centers, public health, public drinking water, sewer and wastewater facilities are examples of critical facilities. Additionally, other data layers, like Hazardous Materials Facilities, Mobile Home Parks, and Hotel/Motels, while not specifically critical facilities, are facilities of interest for emergency managers, and are included in this encompassing database. This database is a comprised primarily of online and requested data sources compiled by the GIS lab of the Florida Division of Emergency Management. Data layers are grouped within 4 branches. Data layers are further classified by feature type. For those layers for which online data sources could be identified, a source data link is provided. Thanks to -Richard Butgereit

SRESP ADVISORY

Florida's Statewide Regional Evacuation Studies Program

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FLORIDA ENLISTS GROOVE NETWORKS

September 13th, 2007

Groove P2P System Assists Hurricane Relief <http://www.eweek.com/>

By Shelley Solheim, October 24, 2005

The havoc that Hurricane Katrina wreaked on the Gulf Coast this summer brought national attention to the myriad challenges of coordinating local, state, federal, nonprofit and private disaster recovery efforts. Florida, the state that has known more hurricanes on a first-name basis than all other states combined, is all too familiar with the challenges these disasters present. Consider last year's devastating hurricane season, in which Florida was battered by four major hurricanes within a six-week period.

In its aftermath, the Florida Division of Emergency Management, which spearheads the state's disaster preparedness and recovery efforts, decided it needed to improve the way information was collected and shared among the different entities involved in emergency relief efforts. FDEM wanted to provide a clear, common operating picture for its staff and partner network, which includes nearly 70 county-level organizations as well as hundreds of state, federal, nonprofit and private organizations during emergencies, to ensure that it allocated the right resources to the right areas at the right time.

FDEM Director Craig Fugate said he had been following the development of Groove's software with keen interest since 2001. "I first saw it as a tool to enhance conference calls, but the early versions weren't there yet," said Fugate in Tallahassee. Conference calls may be an easy task for many businesses, but coordinating a disaster plan across the entire state of Florida can include hundreds of representatives on a single phone call. Conducting roll call alone among these parties was laborious, and there was no easy way for the parties to share mission-critical data such as charts and maps, Fugate said. "By 2003, I had run some experiments with Groove, but before we could get it implemented, we had the 2004 hurricanes," he said. "When you're going in with that kind of situation, you need proven things people are used to, so we had to put Groove on the back burner." "After the storms, we did after-action reports, and one of the biggest complaints was a lack of a common operating picture," Fugate said.

activity over the last 150 years and the return interval for the different category of storms. Send her the centroid for your Region. Thanks Betty!

***Bruce Day** at the Withlacoochee RPC is "spot on" with his reminder to prepare for the SRES behavioral survey to be administered. Consultant Dr. Baker says he has almost completed the initial meetings "Please continue to coordinate with Jay regarding the specific set of assumptions he needs to clarify for each region. Get your local emergency Managers involved by holding regional meetings", Day advises.

Questions or comments? smcmikle@nefrc.org or call (904) 279-0885 X149 [FTP SITE](#)



Northeast Florida Local Emergency Planning Committee

6850 Belfort Oaks Place, Jacksonville, Florida 32216
(904) 279-0880 Fax (904) 279-0881
Web site: www.nefrc.org

MEMORANDUM

DATE: October 4, 2007

TO: Northeast Florida Regional Council

FROM: Heather Golightly, Staff *HG.*

RE: District IV - Local Emergency Planning Committee (LEPC) Update

The last LEPC meeting for District IV was August 15, 2007 at 10:00 am, at the Northeast Florida Regional Council.

On behalf of the LEPC, the NEFRC developed a facility hazards analyses summary to be used by first responders and their dispatchers. Staff created a two part loose-leaf booklet, in chart format, for each Section 302 facility (by county) within the district. A copy of each analysis summary was sent to the supervisor of dispatchers of each fire station within each county/jurisdiction within the district.

The report is available for copy and review.


The next meeting is November 14, 2007, 10:00 am at Northeast Florida Regional Council, located at 6850 Belfort Oaks Place, Jacksonville, Florida 32216. Copies of the agenda are available upon request two weeks prior to meeting.

Tab 15

MEMORANDUM

Date: September 26, 2007

To: Northeast Florida Regional Council and
Business Development Corporation of Northeast Florida
BOARD OF DIRECTORS

From: Steven E. Mahaven, Executive Director 

Re: Discussion Summary: August 2007 Update Report

A. SUMMARY OF LOANS AUTHORIZED BY THE SBA (Combined classification)

Of the eleven loans submitted to the SBA and approved through the reporting period nine loans require closing/funding dates to be established by BDC's closing attorney. One loan funded for the month of September. One loan remains under construction or involves a interim or bridge loan with the participating lender.

B. SUMMARY of LOANS AT THE SBA:

C. SUMMARY OF LOANS AT\OR APPROVED BY THE EXECUTIVE LOAN COMMITTEE: The ELC reviews, approves and/or ratifies loan requests on behalf of the BDC Board prior to submission of the 504-loan applications to the U.S. Small Business Administration for the Agency's final consideration.

D. SUMMARY OF LOANS IN PROCESS OF BEING UNDERWRITTEN BY STAFF: Loans listed on this month's report under this category represent potential 504 loan requests.

E. STATUS OF PORTFOLIO – REPORT PERIOD – August 31, 2007 For the period ending BDC is servicing a portfolio of seventy-two loans for \$33,051,370.87 for the reporting period. This compared to seventy-three loans for \$33,462,595.40. Servicing revenue totaled for the period \$25,847.16 compared to \$26,312.83 for the prior report period. BDC had two 504 loans pre-pay for the period.

- F. CDC MANAGEMENT REPORT PERIOD: BDC has no outstanding 65 day past due loans. Recovery of liquidated or written off loans is proceeding satisfactorily with several at 100% to the 504 loan.

At that report period the SBA has issued a CDC Management report for the period ending. BDC failed two of the of five bench marks delinquency and liquidation. One loan is indicated as past due over 90 days. The borrower had indicated that payment was made. This borrower is in bankruptcy and has indicated that payments will be made on the loan. The Agency is in the process of revising the report process and contents to more accurately reflect content. BDC is in the process of receiving credit for loans that have seen a recovery of our liquidated loans. BDC will have one loan classified in catch up. BDC staff actively works with local district office SBA personnel to minimize potential loss to the 504 program from BDC loans in workout or liquidation.

BDC has received the audit report from the Office of Risk Management on behalf of the Small business Administration. The report conforms to the auditors exit interview and indicates BDC staff and NEFRC senior management are to respond to the audit as pertains to operational and management concerns raised in the audit. BDC staff proposes to respond as to operations the week of 9.24.07 to meet the SBA 30 day deadline window. Indicated violations requiring a response include verification of borrower equity contributions, eligibility issues as to lender participation required requesting SBA 504-program participation in a project. BDC staff will respond to these issues. The main issue the formation of a new BDC Membership and subsequent appointment of a new BDC - Board of Directors to comply with SBA regulations require the response of Mr. Teeple and Mr. Taylor. The request for this update to the SBA is on the progress of establishing a new BDC Membership which is required by SBA regulations violation requiring the appointment or election of a new BDC - Board of Directors.

* * *

Business Development Corporation, Inc.								
Through 9.28.07				August-07				
Name of Company	County	Total Project	Bank	504 (net) amount	Equity	Jobs	Ad Valorem	BDC Fee
Establish Funding Date								
Cobblestone	St Johns	2,780,000	1,375,000	992,000	413,000	50	30,000	13,230
A1A Crab Shack	St Johns	622,000	311,000	248,000	63,000	10	18,000	3,720
Daruma II - funded	Duval	2,900,000	1,450,000	1,160,000	290,000	22	67,000	17,400
Vision Hotels - Wingate Inn	St Johns	5,279,000	2,662,000	1,435,000	1,182,000	15	81,775	21,525
Phyl's Academy prep	Broward	3,450,000	2,170,000	530,000	750,000	20	69,156	7,950
Gasperila - Days Inn Cocoa	Brevard	3,814,000	1,855,000	1,289,000	670,000	15	103,000	19,335
Hilton Garden, Inn	Clay	9,033,000	5,700,000	1,944,000	1,389,000	25	200,000	29,160
Akshar Hospitality, LLC.	Baker	2,750,000	1,375,000	825,000	550,000	24	29,000	12,375
RJP - One Waste- re-sub	Orange	1,680,000	840,000	672,000	168,000	25		10,080
JAI Bhuvaneswari - Country Inn & Suites	Duval	5,450,000	3,500,000	1,130,000	820,000	11		16,950
Establish Funding Date - 10		\$ 32,308,000	\$ 17,738,000	\$ 9,095,000	\$ 5,475,000	206	\$ 597,931	\$ 134,775
Construction/interim								
IES-Big Oak Montessori	Clay	451,000	221,000	185,000	45,000	20	8,172	2,655
Construction/interim - 1		\$ 451,000	\$ 221,000	\$ 185,000	\$ 45,000	346	\$ 8,172	\$ 2,655
SBA Combined Approvals - 11		\$ 32,759,000	\$ 17,959,000	\$ 9,280,000	\$ 5,520,000	552	\$ 606,103	\$ 137,430
Loans at SBA								
At/approved by ELC								
Underwriting in process								
OT Flex Tooling	St Johns	1,500,000						
New Castle Marine - St Johns	Putnam	4,500,000						
IHOP	Starke	2,500,000						
Marker 32 - II	St Johns	3,000,000						
Mayport Charter	Duval	500,000						
Wnie Dist	Duval	600,000						
Rose Garden 2	Pinellas	1,500,000						
Underwriting in Process		\$ 14,100,000	\$ -	\$ -	\$ -	0		\$ -

Tab 16

MEMORANDUM

DATE: September 25, 2007, 2007

TO: Northeast Florida Regional Council

FROM: ^{KD} Kathy Dennis, Program Administrator on behalf of
Ed Lehman, Director of Planning and Development

RE: September Planning Programs Update and Activities Report

The following report summarizes planning activity for the above-cited month. DRI activity is addressed in the regular DRI update memo, which has historically been provided to the Council. Comprehensive Plan reviews are presented to the Board for final recommendation, and are therefore not summarized in this review.

Transportation Planning

Staff continues to meet contract obligations with Nassau and Clay Counties for Traffic Studies. Completed reviews for the month of September include the following in Nassau County: Held two pre-app meetings at Nassau County, and developed pre-app agenda for County. The following projects were re-reviewed because of changes the County made to TAS with and without Three Rivers:

1. Harper Chapel
2. RaceTrac
3. Amelia Outlet Center
4. Cobb Properties

Nassau County Completed:

- One Pre-App meeting at Nassau County

Clay County Completed:

- Sugarleaf Estates

Planning Activities Report
September 25, 2007
Page 2

- Florida Retail Development
- Cypress Landing

Affordable Housing Programs

Staff continued to address monthly responsibilities with the Nassau County and Putnam County affordable housing programs.

Annual reports for Putnam and Nassau Counties were submitted to FL Housing by the September 15th deadline. Both County Boards of Commissioners approved their respective reports prior to submitting it to the State.

At its September 10th meeting, Commissioner Marshall of Nassau County recommended the Nassau County BOCC retract the terms of agreement previously approved in the annual contract with the NEFRC to provide SHIP Administrative services on behalf of Nassau County. The agenda item was continued to the September 12th BOCC meeting, and then again until the October 10th BOCC meeting. Commissioner Marshall proposes to perform the services in-house with existing grants writing staff. NEFRC staff completed scheduling of home inspections for the clients in need of rehab services and who are on the waiting list of approved awards from the BOCC. After several requests and a meeting with Nassau County staff, NEFRC staff received instructions and sample documentation of bid documents and the process required for contracting out rehab work. As SHIP Administrator, NEFRC staff will recommend to the Nassau AHAC at the September 25, 2007 AHAC meeting to recommend to the BOCC revised language in the LHAP to eliminate the requirement for the NEFRC staff to continue to maintain and clean up file systems, with an emphasis on Nassau County files. Staff is working directly with Nassau County, the applicant, and attorney, Mike Altes, to take action on the Sharon Evans case. We have received additional contact information on heirs that may have an interest in the property. Concurrent with obtaining clear title of the property, NEFRC staff will need to coordinate with County zoning on a county-sponsored land use change from commercial to residential zoning. NEFRC has begun the procurement process to acquire a habitable mobile home to replace the one currently occupied by Ms. Simms, Ms. Evans, and their brother, as the existing structure is on the verge of being condemned. Staff received a verbal agreement from Ms. Sims regarding this arrangement and will schedule a meeting with her once the logistics for removal and replacement of the structures can be established.

Technical Assistance

Interlachen: Completed two variances and one rezoning.

St. Augustine: Received signed EAR contract.

Planning Activities Report
September 25, 2007
Page 3

Beverly Beach: Staff will begin the Comp Plan update again with special attention to the CIE and FLUM.

City of Palatka:

Comprehensive Plan Update:

Palatka EAR based amendments being transmitted to DCA—these were approved by the Planning Commission, and are scheduled for approval by City Commission on Thursday, September 27th. This will be presented to the NEFRC Board at the November meeting.

Crescent City: A mixed-use land use category and zoning district has been supplied to Crescent City. Background data for the City to support mixed-use proposals has been supplied to the City.

St. Johns County EAR and Comp Plan Update:

LOU prepared and sent for review to County, internal staff and DCA – all workshops are completed, including the PZA; will be presenting to the BOCC on October 16th. Draft Ear will begin October and will be completed within two months. We have provided the County all workshop notes to date. So far we are on track with the scope of work.

CIE Training:

- Two workshops—FCCJ Deerwood Campus and Flagler BOCC Chambers.

Potential Additional Projects on the Horizon: Pending DCA ORC on Putnam County School Facilities Element, we will approach Interlachen, Pamona Park, Welaka, Crescent City, & City of Palatka to transmit their SFEs en masse. Baldwin EAR, Putnam County EAR, Concurrency for Nassau and Clay Counties and Fernandina Beach, Hilliard USB, Keystone Heights GIS, Pamona Park, Hilliard, and Bunnell T.A.

Transportation Disadvantaged

Staff is working to fill vacancies on several local TD Boards. Conducted all six quarterly LCB meetings in the region.

Tab 17



Bringing Communities Together

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

**No program area update or information
was received from the
Healthy Start Coalition this month.**

Tab 18



Bringing Communities Together

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

Committee Assignments To Be Provided

Tab 19



Bringing Communities Together

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

MEMORANDUM

Date: September 27, 2007
To: Northeast Florida Regional Council Board
From: *JP* Jeanie Palmer, Program Coordinator for Transportation Disadvantaged
Re: New Representatives for the TD Local Coordinating Boards

The Northeast Florida Regional Council serves as the Designated Official Planning Agency for the Transportation Disadvantaged (TD) program in all of the counties in the Northeast region, except Duval, and is responsible for membership appointments to the TD program's Local Coordinating Boards (LCB).

Membership on the LCB consists of a cross-section of individuals from various State agencies and the local community representing the interests of the elderly, the disabled, the economically disadvantaged, local school boards, County government, and the general citizenry.

The following LCB appointments are being recommended to the Council:

Baker County LCB

Representing Vocational Rehabilitation

Mr. Francis Dollinger

Clay County LCB

Representing Public Education

Ms. Jerell Knowles

Representing Vocational Rehabilitation

Ms. Lenora Legree

Flagler County LCB

Representing Persons with Disabilities:

Ms. Julie Shaw

Attached are letters/memos supporting the candidates' appointments.

Staff recommends that the Council Board approve the appointments of these individuals to Baker, Clay, and Flagler County Transportation Disadvantaged Local Coordinating Boards.

FLORIDA DEPARTMENT OF EDUCATION



STATE BOARD OF EDUCATION

T. WILLARD FAIR, *Chairman*

Members

DONNA G. CALLAWAY

DR. AKSHAY DESAI

ROBERTO MARTÍNEZ

PHOEBE RAULERSON

KATHLEEN SHANAHAN

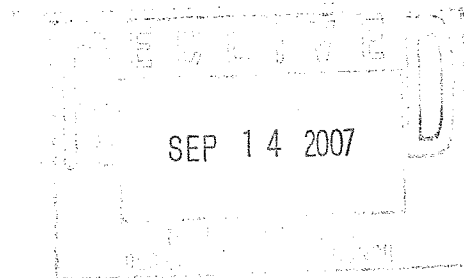
LINDA K. TAYLOR

Jeanine Blomberg
Commissioner of Education



September 13, 2007

Jeanie Palmer
6850 Belfort Oaks Place
Jacksonville, Florida 32216



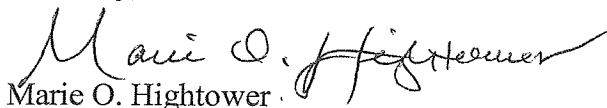
Dear Ms. Palmer:

I am recommending Francis Dollinger, VR Supervisor, as my replacement on the Baker County TD Board. Mr. Dollinger has several years with VR and can provide valuable input on issues related to the disabled population.

For the past three (3) years my job duties have required me to constantly travel throughout our 17 county area. This did not allow me to attend the TD meetings as I would have liked. I will retire from state government in March 2008; therefore, I would like to have representatives in place whose duties will allow them to attend scheduled meetings.

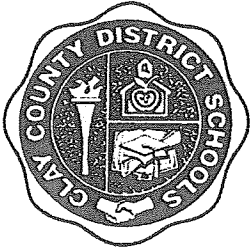
Please let me know if there are any questions.

Sincerely,


Marie O. Hightower
VR Area Supervisor

cc: Francis Dollinger, VR Supervisor

BILL PALMER
Director, Division of Vocational Rehabilitation
7451 103rd Street, Suite 12, Jacksonville FL 32210
(904) 573-3910 SC 884-3910
Fax (904) 573-2340 SC Fax 884-2340
www.rehabworks.org



David L. Owens
Superintendent of Schools

SCHOOL DISTRICT OF CLAY COUNTY

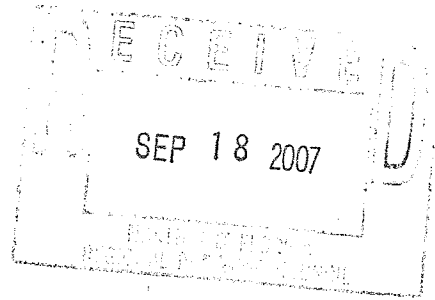
Transportation Department
800 Center Street
Green Cove Springs, Florida 32043
Telephones:
904/284-6523 (GCS) 904/272-8100 (OP)
1-888-663-2529 (KH)
FAX 904/284-6544 TDD 904/284-6584

BOARD MEMBERS:

Carol Vallencourt
District 1
Carol Studdard
District 2
Charles Van Zant, Jr.
District 3
Wayne Bolla
District 4
Lisa Graham
District 5

September 17, 2007

Jeanie Palmer, Program Coordinator
Transportation Disadvantaged
Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, Florida, 32216



Dear Jeanie,

Please be advised that Ms. Jerell Knowles, has been appointed to represent Clay District Schools on the Clay County Transportation Disadvantaged Local Coordinating Board. Ms. Knowles currently serves as our Transportation Specialist, in charge of safety and training.

When I am able to fill the two supervisory positions that are currently vacant, I will advise you of an alternate.

I sincerely apologize for our inactive roll, over the past year. However, we have been exceptionally busy and the Council did not want to utilize my appointment, due to his prior connections with the Northeast Council. I will attempt to see that our department plays a much more active role, in the future and hopefully the appointments will meet with your approval.

Ms. Knowles can be reached at the same address currently listed for our department. Her phone number is (904) 284-6500 ext. 2702.

Respectfully,

A handwritten signature in cursive script that reads "Bob Veres".

R.L. "Bob" Veres
Director of Transportation
Clay District Schools

Cc: David Owens, Superintendent of Clay District Schools
Denise Adams, Deputy Superintendent

FLORIDA DEPARTMENT OF EDUCATION



STATE BOARD OF EDUCATION

T. WILLARD FAIR, *Chairman*

Members

DONNA G. CALLAWAY

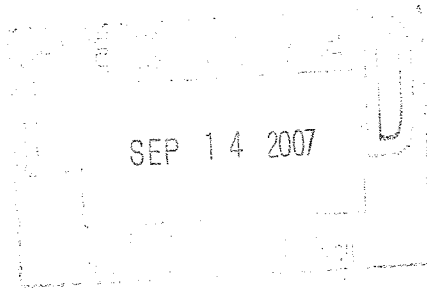
DR. AKSHAY DESAI

ROBERTO MARTÍNEZ

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LINDA K. TAYLOR



Jeanine Blomberg
Commissioner of Education



September 13, 2007

Jeanie Palmer
6850 Belfort Oaks Place
Jacksonville, Florida 32216

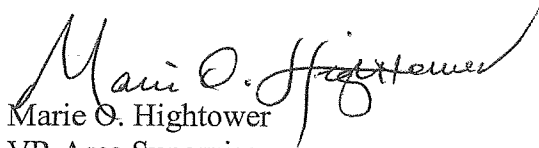
Dear Ms. Palmer:

I am recommending Lenora Legree, VR Consultant, as my replacement on the Clay County Board. Ms. Legree has more than 30 years VR experience and has been representing VR on the board for several years.

For the past three (3) years my job duties have required me to constantly travel throughout our 17 county area. This did not allow me to attend the TD meetings as I would have liked. I will retire from state government in March 2008; therefore, I would like to have representatives in place whose duties will allow them to attend scheduled meetings.

Please let me know if there are any questions.

Sincerely,


Marie O. Hightower
VR Area Supervisor

cc: Lenora Legree, VR Consultant

* VR = Vocational Rehabilitation

BILL PALMER
Director, Division of Vocational Rehabilitation
7451 103rd Street, Suite 12, Jacksonville FL 32210
(904) 573-3910 SC 884-3910
Fax (904) 573-2340 SC Fax 884-2340
www.rehabworks.org



Julie Shaw
Executive Director

Irene Moses Hein
President, Board of Directors

475 S. Nova Road • Ormond Beach, Florida 32174
Tel: 386.671.1960 • Fax: 386.671.1961

To Whom it May Concern,

Our organization, disAbility Solutions for Independent Living, has appointed Julie M. Shaw to serve on the Flagler County Transportation Disadvantaged Local Coordinating Board. We are a new and growing non-profit organization serving both Volusia and Flagler Counties, and we look forward to our participation with your Board.

Thank you for this opportunity.

With Warm Regards,

Kristine Cravener

Kristine Cravener
Director of Operations
disAbility Solutions
for Independent Living
386 671-1960: PH
386 671-1961: FX
kristinecravener@cfl.rr.com: Email