

# **NEFRC**

## **Planning & Growth Management Policy Committee**

**October 4, 2007  
9:00 a.m.**

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

**NEFRC Planning and  
Growth Management Policy Committee**  
**Thursday, October 4, 2007**  
9:00 a.m.

**A G E N D A**  
(ADDED / MODIFIED ITEMS IN BOLD)

**TAB**

1. Call to Order, Roll Call, Introductions – Chairman Rutledge
2. \*Approval of Minutes of September 6, 2007, Meeting – Chairman Rutledge ----- 1
3. Old Business
4. New Business
  - A. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
    - \*i. Flagler County Transmitted Amendment 07-1 – Ed Lehman ----- 3
    - \*ii. City of Neptune Beach Transmitted Amendment 07PSF-1 – Guy Parola ----- 4
    - \*iii. City of Jacksonville Beach Transmitted Amendment 07PSF-1 Guy Parola ---- 5
    - \*iv. Nassau County Transmitted Amendment 07-2 – Ed Lehman ----- 6
    - \*v. Putnam County Transmitted Amendment 07TA-1 – Ed Lehman ----- 7
    - \*vi. City of Atlantic Beach Transmitted Amendment 07-2 – Guy Parola ----- 8
    - \*vii. Putnam County Adopted Amendment 06RAC-1 – Ed Lehman ----- 9
    - \*viii. Baker County Adopted Amendment 07-1 – Guy Parola -----10
  - B. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman -----11
  - C. Development of Regional Impact (DRI) Report – Ed Lehman -----12
5. Other
6. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
7. Next Meeting Date and Location: **Thursday, November 1, 2007**  
**Thrasher Horne Conference Center**  
**283 College Drive**  
**Orange Park, FL**
8. Adjournment

\*Denotes Action Item



## NEFRC Planning and Growth Management Policy Committee

Thursday, September 6, 2007

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, September 6, 2007 at 9:00 a.m., at Northeast Florida Regional Council, Jacksonville, Florida. Chairman Rutledge called the meeting to order with the following members:

#### PRESENT

Commissioner Boyle  
Vice Mayor Crichlow  
Ms. Dungey  
Commissioner Harris  
Commissioner Holland  
Commissioner Manuel  
Mr. Register  
Mr. Spaeth  
Commissioner Stevenson (arrived 9:45a)  
Ms. Vallencourt  
Ms. Burnette (Ex-officio)  
Mr. Parks (Ex-officio)  
Ms. Conway for Mr. Strong (Ex-officio)  
Commissioner Laibl  
Commissioner Rutledge-Chair

#### ABSENT

Mayor King  
Vice-Mayor Lawson-Brown  
Mr. Maxwell

#### EXCUSED

Ms. Barber  
Councilman Bue  
Councilman Clark  
Commissioner Fletcher  
Ms. Franklin  
Mayor Leeper

Others: Bill Killingsworth, Susan McDonald, Valerie Britt, and others.

Staff Present: Ed Lehman, Guy Parola, Michael Hill, Sheron Forde, Debbie Dale, and others.

#### \*Approval of Minutes

Commissioner Holland arrived and was added to the quorum.

**Chairman Rutledge called for a motion to approve the August 2, 2007, meeting minutes; Mr. Register made the motion, it was seconded by Commissioner Boyle; motion carried.**

#### Old Business

There was no old business to discuss.

#### New Business

#### Comprehensive Plan Amendment Review

Mr. Lehman stated there were twelve Comprehensive Plan Amendments reviewed during the month of July. Five Transmitted Amendments and two Adopted Amendments are brought before the Committee for review.

City of Jacksonville Transmitted Amendment (07PSF-1) – Mr. Parola provided a summary of the transmitted amendment, which creates a public school facilities element within the Comprehensive Plan and is a requirement of the State of Florida. Mr. Parola identified three main features that adopting this element into the Comp Plan will establish. First, a level of service standard for schools relating to residential development; whereas, previously, a residential development could be built with little plans regarding impacts on the school board. Second, now these levels of service standards will incorporate those measurements into the concurrency management systems; there will now be an account

measurement to ensure when the developments are approved, the school board will have the facilities available. Third, to have a financially feasible school facilities plan; the funds must be committed for the first three years and in years four and five the funds have to be reasonably planned for. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the Department of Community Affairs (DCA).

**Chairman Rutledge called for a motion to approve staff recommendations on the City of Jacksonville's Transmitted Amendment 07PSF-1, Ms. Vallencourt made the motion, it was seconded by Commissioner Boyle; motion carried.**

City of Atlantic Beach Transmitted Amendment (07PSF-1) – Mr. Parola provided a summary of the transmitted amendment, which creates a public school facilities element within the Comprehensive Plan and is a requirement of the State of Florida. Mr. Parola identified three main features that adopting this element into the Comp Plan will establish. First, a level of service standard for schools relating to residential development; whereas, previously, a residential development could be built with little plans regarding impacts on the school board. Second, now these levels of service standards will incorporate those measurements into the concurrency management systems; there will now be an account measurement to ensure when the developments are approved, the school board will have the facilities available. Third, to have a financially feasible school facilities plan; the funds must be committed for the first three years and in years four and five the funds have to be reasonably planned for. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the Department of Community Affairs (DCA).

**Chairman Rutledge called for a motion to approve staff recommendations on the City of Atlantic Beach Transmitted Amendment 07PSF-1, Commissioner Harris made the motion, it was seconded by Commissioner Boyle; motion carried.**

Town of Baldwin Transmitted Amendment (07PSF-1) – Mr. Parola provided a summary of the transmitted amendment, which creates a public school facilities element within the Comprehensive Plan and is a requirement of the State of Florida. Mr. Parola identified three main features that adopting this element into the Comp Plan will establish. First, a level of service standard for schools relating to residential development; whereas, previously, a residential development could be built with little plans regarding impacts on the school board. Second, now these levels of service standards will incorporate those measurements into the concurrency management systems; there will now be an account measurement to ensure when the developments are approved, the school board will have the facilities available. Third, to have a financially feasible school facilities plan; the funds must be committed for the first three years and in years four and five the funds have to be reasonably planned for. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the Department of Community Affairs (DCA).

**Chairman Rutledge called for a motion to approve staff recommendations on the Town of Baldwin Transmitted Amendment 07PSF-1, Mr. Spaeth made the motion, it was seconded by Commissioner Harris; motion carried.**

City of Flagler Beach Transmitted Amendment (07-1) – Mr. Lehman provided an overview of the transmitted amendment consisting of text amendments to the Comp Plan. While staff has no comments regarding the water supply planning amendments, staff's comments are primarily with the Coastal High Hazard Area (CHHA) amendment. The proposed wording of Objective E.1.10 implies that expenditure of public funds to promote development with the CHHA not seaward of S.R. A1A will not be limited. Also, Policy E.1.11.5 defines the CHHA as the Category 1 Hurricane Evacuation Zone and not the Category 1 Storm Surge Area as defined by HB 1359. Finally, Policy E.1.11.1 allows for increased residential densities in mixed use land use within the CHHA; any FLUM changes to allow an increase in density must meet the mitigation requirements of HB 1359 and NEFRC Policy. Staff recommends that the Planning and Growth Management Policy Committee approves this report for transmittal to the DCA.

Chairman Rutledge asked for clarification of staff's comments regarding Objective E.1.10. Mr. Lehman stated that staff feels the Objective should be rewritten so it doesn't look like the City is encouraging development within the CHHA. Chairman Rutledge further inquired if the policy is implying that there would be no improvements/access to the beach? Mr. Lehman stated that they will allow dune walkovers and bike paths, etc. Access to the beach will be allowed, just not residential developments.

**Chairman Rutledge called for a motion to approve staff recommendations on the City of Flagler Beach Transmitted Amendment 07-1, Ms. Vallencourt made the motion, it was seconded by Mr. Register; motion carried.**

Putnam County Transmitted Amendment (07-2) – Mr. Parola provided an overview of the transmitted amendment containing three proposed changes to the Future Land Use Maps (FLUM) and one text amendment. The first amendment proposes to change approximately 36 acres from Agriculture II to Rural Residential. Putnam County staff recommended that this not be adopted due to the fact that there is no other rural residential land use adjacent to or within proximity of the site, the area will not be serviced by a centralized water or sewer, and was generally incompatible. Council staff agrees with these concerns along with the impact on Highway 17. In its current format, there are no provisions to limit individual lot curb cuts on a regionally significant roadway; therefore, staff recommends that this amendment not move forward until such time as there are concrete provisions to ensure that individual lot access is prohibited on Highway 17.

Commissioner Stevenson arrived and was added to the quorum.

Commissioner Laibl stated that discussions have been held regarding U.S. 17; and inquired if the Committee is reviewing for the Florida Department of Transportation (FDOT). Mr. Parks indicated that FDOT wouldn't see this unless they applied for a driveway permit. Discussion continued surrounding the use of Guthrie Road and that the standard procedure was to let FDOT make the decision. Commissioner Laibl stated that the County does like the one in five acreage rule settings, which this area mainly consists of. He added that there is no water and sewer anywhere near it, which is why the County does the one-in-five rule.

Mr. Parola continued with the second of the three proposed changes, which proposes to change approximately 100 acres from Agriculture I to Rural Center. As with the first proposed change, County staff cited a few concerns and recommended that this also not be approved. The main concern involved water and sewer. Staff's concern relates to the connection to a regional water and sewer system. Therefore, staff recommends that this amendment not be approved until such time as a commitment for linkage to a regional water and sewer supply system is executed.

Commissioner Harris stated that the applicant has presented letters from the Town of Hastings welcoming them to use their water. There is a willingness to do whatever the County requires regarding this issue. The County has a development policy for water and sewer that does not allow package plants. The County also has very specific guidelines for state of the art sewer system, which would be required before they could move forward. Therefore, it is felt that the County has addressed the water and sewer concerns. In addition, she stated that the development is almost at the border of the Town of Hastings with several other large scale development, located very close to the county line, that has been approved on the FLUM, which the County believes blends with this project.

Discussion followed the fact that a package plant would not be allowed as the County's policies won't allow it. Therefore, the development would have to build or hook into a regional system. It was mentioned that they could hook into the Town of Hastings since the Town has offered. Chairman Rutledge inquired why staff would not recommend approval as it appears that the County has addressed those concerns. Mr. Parola indicated it was due to the fact that staff only reviewed the application and understanding that those policies are incorporated into the comprehensive plan, if this Committee wishes to use those as mitigating circumstances, staff would acquiesce to the Committee's vote. Chairman

Rutledge stated that if this Committee approves it, the development still needs to comply with the County's regulations before they can get the first building permit.

Ms. Burnette inquired if a review of the Town of Hastings's CUP indicates that they have room to accommodate the additional service. She indicated that there needs to be some assurance, under the Town's CUP, that they can accommodate this additional development.

Commissioner Holland inquired why that was not written in the proposal initially and a mutual agreement drawn up with the Town of Hastings before it went to the County Board. Mr. Parola stated that staff felt the language left a little ambiguity, which is the basis for staff's comment. Commissioner Holland encouraged caution because a lack of clear, definitively written language could result in the developer getting out of certain situations that was promised.

Ms. Dungey suggested new wording for the recommendation as follows: Staff has concerns that provisions for water and sewer are not specific in the amendment and that language should be added to make it clear that water and sewer requirements have to follow all comprehensive plan or policies of the County.

Mr. Parola continued with an overview of the last of the three proposed amendments, which is to change approximately 92.22 acres from Agriculture II to Industrial. He stated that this item was vetted through a vesting hearing process with the County. Therefore, staff commented that the County should explore having the applicant place conservation easements on the property for large, contiguous environmentally sensitive lands.

Commissioner Laibl stated that when the comprehensive plan was drawn up in the early 90's, this parcel was inadvertently left out. The applicant asked the County to allow them to negotiate with the Water Management District regarding the conservation easement, which the County agreed to. He further stated that this business employs a lot of people and have the potential to employ a lot more with approval of this amendment. Commissioner Harris stated that she was not happy with staff's recommendation as it would limit the current development of the site in the manner consistent with the vesting condition. What the County is trying to do is come out of the vesting condition and let the FLUM be changed.

Chairman Rutledge asked for comments regarding recommendations for items one through three is revised as follows:

**Proposed Amendment #1** – Mr. Parola stated that staff would be willing to convert that recommendation to a generalized comment and provided an example. The comment could be as follows: "The applicant, prior to platting or final development approval, should contact the Department of Transportation concerning ingress and egress for individual lots or something to that effect." Mr. Parola added that there is a developer's agreement that hasn't been executed as yet, which the County, prior to adoption, can amend to put that language in there. Therefore, staff's comment will not be concrete in and of itself, but could be the lead in to something even more concrete that may be better suited for the County to handle.

During further discussion, it was mentioned that FDOT would be relied on to negotiate the traffic outcome. Mr. Parks again clarified that normally they would not see something like this until it actually came in for a driveway permit, but appreciates the Council looking out for FDOT prior to that happening. He mentioned if there is another access, FDOT would like that to happen instead of having several driveways along U.S. 17; therefore, if there is a way to work with the developers to get them to use another access, it would work out better for FDOT. Chairman Rutledge clarified that there's a mechanism in place that would address this later down the road and perhaps it's something that the Council shouldn't be stirring the pot with. Mr. Parks stated there's two ways to look at it. Although it's kind of between the developer and the County, if they specify they need to come out on the side road, as far as access, that basically leaves one access point onto U.S. 17. If it's not specified and it's broken up and they sell off the parcels, where each one of them have an access onto U.S. 17, they're all individual owners at that point and FDOT is required to give each of them a driveway. If they come in to FDOT individually, FDOT will end up giving each one

of them a driveway. Comments were also made regarding the use of stronger language and that of neutral language as it will be addressed at some point by FDOT. By way of affirmations, it was agreed to substitute a neutral comment for Proposed Amendment #1.

**Proposed Amendment #2** – Ms. Dungey suggested the following for the first paragraph of staff's recommendation and small print (1) of paragraph two: "Staff has concerns that language referencing water and sewer requirements for the development is not specific and should be written to require development pursuant to this amendment meet all requirements for water and sewer under current Putnam County ordinances and policies." Ms. Dungey added that the small print (2) was not addressed in her suggested recommendation and that she has no problem with keeping that language. By way of affirmations, there was agreement to leaving this portion in the recommendation in.

Ms. Dungey added that it was her understanding that the intention was to allow the development to construct the plant provided it met their rules and requirements. Therefore, if they are allowed to construct the plant under current Putnam County ordinances, then we would be taking a step as a regional body to require it be hooked up to a regional system. By way of affirmations, there was agreement with Ms. Dungey's comments and suggestion for recommendation.

**Proposed Amendment #3** – Commissioner Harris suggested taking out the first half of staff's comment, leaving the last half; thus reading: "The County should explore having the applicant place conservation easements on the property for large, contiguous environmentally sensitive lands," and recommends transmittal.

Mr. Parola finished his overview of this transmitted amendment by commenting on the one text amendment. He stated that it essentially accomplishes four things, 1) limiting density to three units per acre, but could be as little as one or two based on a sliding point system already in place, 2) it bans commercial and industrial uses within this residential category, 3) it implements floor area ratios for development of 0.5 or, for every acre of land you have, you can have a building that has 21,780 square feet, and 4) implements limitations on impervious surface on the overall lot. This is consistent language with most land use categories.

#### Public Comment

Ms. Britt, 378 Tilefish Court, Jacksonville, FL – Spoke as a Putnam County property owner in support of the 5-acre rural in Putnam County versus suburbia impacts.

**Chairman Rutledge called for a motion to approve the recommendations on the Putnam County Transmitted Amendment 07-2 as amended, Ms. Vallencourt made the motion, it was seconded by Ms. Dungey; motion carried.**

City of Macclenny Adopted Amendment (07-1) – Mr. Lehman provided an overview of the adopted amendment, which was reviewed in its transmitted form at the May 2007 meeting. This amendment will change 94.38 acres from County Ag zone B to Commercial medium intensity, which is a part of the Interstate Development Node. The Committee adopted a recommendation expressing concerns about the issue of a wastewater treatment facility at the May 2007 meeting. In response, the City has adopted policy 1.02.04, a site specific policy that limits development on the site. The City has also provided sufficient data and analysis on water and sewer facility capacity, indicating the availability of wastewater and water service. Therefore, staff recommends that it is consistent with the Regional Policy Plan. No discussion followed.

**Chairman Rutledge called for a motion to find the City of Macclenny Adopted Amendment 07-1 consistent with the SRPP, Mr. Register made the motion, it was seconded by Commissioner Stevenson; motion carried.**

Putnam County Adopted Amendment (07-1) – Mr. Lehman provided an overview of the adopted amendment, which was reviewed in its transmitted form at the May 2007 meeting. He mentioned the

concerns the committee had regarding wastewater and water treatment and the County's ability to provide service. The County has provided the executed developer's agreement in the data and analysis, therefore the project will be required to be served by regional water and wastewater, which addresses the concerns of the Committee and Council. Staff recommends that it is consistent with the Regional Policy Plan.

Commissioner Harris commented that this project is helping the County move forward for this entire area, and partnering with the developer will allow this to become a reality.

**Chairman Rutledge called for a motion to find the Putnam County Adopted Amendment 07-1 consistent with the SRPP, Commissioner Boyle made the motion, it was seconded by Mr. Register; motion carried.**

#### Intergovernmental Coordination and Review Report

Mr. Lehman stated that this item is for information only, no action required.

#### Development of Regional Impact (DRI)

Mr. Lehman stated that this item is for information only. He added that there is a change regarding the Cordova Palms DRI. Mr. Lehman mentioned that the Cordova Palms DRI would not be coming before the Committee in October as the developer has requested an extension. In addition, it was noted that the Brent's Cove DRI has been withdrawn. However, it may be picked up by another developer and brought back before the Committee at some time in the future.

Commissioner Boyle inquired what the long-term ramifications were if, in fact, they have withdrawn but another developer takes over? Mr. Lehman stated that if they new developer met the time frames of the existing DRI, which is the 120 day review process, it is believed that they would not have to start over. Otherwise, they would have to start over.

Commissioner Manuel arrived and was added to the quorum.

#### Public Comment

Ms. Britt, 378 Tilefish Court, Jacksonville, FL – Ms. Britt spoke regarding clarifying her comments as recorded in the minutes of the previous meeting. She stated it should read, "She had concerns that the conservation category was missing from the proposed multi-use category."

**Chairman Rutledge called for a motion to reconsider the August 2, 2007, meeting minutes; Ms. Dungey made the motion, it was seconded by Ms. Vallencourt; motion carried.**

Correction to the minutes to show Ms. Britt's concerns will be reflected as follows: "Spoke regarding her concerns that the ~~mixed-use~~ conservation category is missing from the proposed MU category and encourage...."

**Chairman Rutledge called for a motion to approve the August 2, 2007, meeting minutes as amended; Ms. Dungey made the motion, it was seconded by Ms. Vallencourt; motion carried.**

#### Next Meeting Date

The next meeting will be held Thursday, October 4, 2007, at 9:00 a.m. in Clay County; location TBD.

#### Adjournment

The meeting adjourned at 9:50 a.m.

## MEMORANDUM

**DATE:** September 25, 2007

**TO:** Northeast Florida Regional Council

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

**FROM:** Edward Lehman, <sup>EL</sup> Director of Planning & Development

**RE:** Comprehensive Plan Amendment Review: October 2007

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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.

## MEMORANDUM

**DATE:** September 25, 2007

**TO:** Northeast Florida Regional Council

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

**FROM:** Edward Lehman, <sup>EL</sup> Director of Planning and Development

**RE:** Flagler County Transmitted Amendment 07-1

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### **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.**

## 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

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### 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;

## **Board Memorandum**

**September 19, 2007**

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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.**

## 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

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### 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.

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.**

## MEMORANDUM

**DATE:** September 18, 2007

**TO:** Northeast Florida Regional Council

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

**FROM:** Edward Lehman, <sup>EL</sup> Director of Planning and Development

**RE:** Nassau County Transmitted Amendment 07-2

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### **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.**

## MEMORANDUM

**DATE:** September 18, 2007

**TO:** Northeast Florida Regional Council

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

**FROM:** Edward Lehman, <sup>EL</sup> Director of Planning and Development

**RE:** Nassau County Transmitted Amendment 07-2

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### **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.**

## MEMORANDUM

**DATE:** September 24, 2007

**TO:** Northeast Florida Regional Council

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

**FROM:** Edward Lehman, <sup>EL</sup> Director of Planning and Development

**RE:** Putnam County Transmitted Amendment 07TA-1

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### 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.**



*Bringing Communities Together*

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

## 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

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### **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.**

## 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

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### 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, <sup>EL</sup> Director of Planning and Development

**RE:** Putnam County Transmitted Amendment 06-EDP1

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### **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.**

## 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

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### 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.**

## 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

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### 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

**Board Memorandum**  
**January 17, 2007**  
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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.**

## 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
<b>Totals</b>	<b>\$63,248,105.00</b>	<b>-0-</b>	<b>\$74,924,957.00</b>

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
<a href="#">DV07-0348</a>	<b>EXEMPT</b>		<a href="#">Nocatee Greenway Trails</a>	Tolomato Community Development		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">DV07-0349</a>	<b>EXEMPT</b>		<a href="#">Regency Harley Davidson Riders Edge</a>	Mark Adamec		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">DV07-0350</a>	<b>EXEMPT</b>		<a href="#">Seven Oaks</a>	Drees Homes of Florida		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">DV07-0351</a>	<b>EXEMPT</b>		<a href="#">Venetia Terrace Drainage Improvements</a>	COJ Public Works		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
<a href="#">FL07-0073</a>	<b>EXEMPT</b>		<a href="#">RAE Complex</a>	Terrance Hamley		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">FL07-0074</a>	<b>EXEMPT</b>		<a href="#">Premier Senior Living Communities - Palm Coast</a>	Premier Senior Living Communities		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">FL07-0075</a>	<b>EXEMPT</b>		<a href="#">Nottingham Landtrust - Wetland Determination</a>	William Peterson		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">NA07-0050</a>	<b>EXEMPT</b>		<a href="#">Walgreen's #9786</a>	Ben Stanley Associates		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">NA07-0051</a>	<b>EXEMPT</b>		<a href="#">Amelia Community Theater Expansion</a>	Amelia Community Theater		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">SJ07-0147</a>	<b>EXEMPT</b>		<a href="#">Wachovia - Anastasia Island</a>	Mark Ogburn P.E.		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">SJ07-0148</a>	<b>EXEMPT</b>		<a href="#">992 &amp; 994 Ponte Vedra Residential Development</a>	Merritt Investments		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">SJ07-0149</a>	<b>EXEMPT</b>		<a href="#">Marbrisa</a>	Robert Sherno		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">SJ07-0150</a>	<b>EXEMPT</b>		<a href="#">Sunset Blvd</a>	Hussain Mashatt		
Federal	Applicant	State	Other/Local	RPC Due 9/12/07	SCH Due	Status Complete
<a href="#">FL07-0076</a>	<b>NON-EXEMPT</b> SAI#FL200709063753	Federal Assistance	<a href="#">Federal Aviation Administration-Scoping Notice-Environmental Assessment for Near-term Capital Improvement Projects at Flagler County Airport</a>	Flagler County		
Federal	Applicant	State	Other/Local	RPC Due 10/3/07	SCH Due	Status Complete
<a href="#">DV07-0352</a>	<b>EXEMPT</b>		<a href="#">Jacksonville Zoo Asia Garden &amp; Komodo Exhibit</a>	Jacksonville Zoo		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">DV07-0353</a>	<b>EXEMPT</b>		<a href="#">The Village Center Phase II</a>	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
<a href="#">DV07-0354</a>	<b>EXEMPT</b>		<a href="#">Nocatee Town Center Central, Master Drainage Plan, Modification &amp; Phase 1 Clearing and Mass Grading</a>	Sonoc Company LLC		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">DV07-0355</a>	<b>EXEMPT</b>		<a href="#">40,000 SQ Ft Light Industrial Bldg.</a>	NorthEast Industrial 1		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">DV07-0356</a>	<b>EXEMPT</b>		<a href="#">ValuePlace - 103rd Street</a>	James Tidwell		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">DV07-0357</a>	<b>EXEMPT</b>		<a href="#">Chestnut Creek</a>	Ronwood Development		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">DV07-0358</a>	<b>EXEMPT</b>		<a href="#">Bank Atlantic - Blanding Blvd. Branch</a>	Bank Atlantic		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">DV07-0359</a>	<b>EXEMPT</b>		<a href="#">Marco Corporate Hangar</a>	Marco Ophthalmic Corp		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">DV07-0360</a>	<b>EXEMPT</b>		<a href="#">South Lane Distribution Center</a>	South Lane Distribution Center LLC		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">SJ07-0151</a>	<b>EXEMPT</b>		<a href="#">Southwood Phase IV</a>	Piler Properties LLC		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">SJ07-0152</a>	<b>EXEMPT</b>		<a href="#">Treaty Oaks PUD - Phase 1A and 1B</a>	American Land Development		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">SJ07-0153</a>	<b>EXEMPT</b>		<a href="#">Beachcomber PUD</a>	Toby Amheim Jr.		
Federal	Applicant	State	Other/Local	RPC Due 9/21/07	SCH Due	Status Complete
<a href="#">SJ07-0154</a>	<b>EXEMPT</b>		<a href="#">Taxilines for T-Hangars N.P.Q.R. T &amp; U</a>	St. Augustine/St. Johns County Airport Authority		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">SJ07-0155</a>	<b>EXEMPT</b>		<a href="#">CR 223 Developers - Wetland Determination</a>	223 Developers LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">SJ07-0156</a>	<b>EXEMPT</b>		<a href="#">5 Star Aviation</a>	Five Star Aviation		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">FL07-0077</a>	<b>EXEMPT</b>		<a href="#">Hunter's Ridge - Wetland Determination</a>	Hunter's Ridge Residential Golf Properties Inc.		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">FL07-0078</a>	<b>EXEMPT</b>		<a href="#">Palm Coast Industrial Phase Park IV</a>	1225 Port Houston LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">NA07-0052</a>	<b>EXEMPT</b>		<a href="#">New Patient Wing Addition</a>	Baptist Medical Center of Nassau County		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">NA07-0053</a>	<b>EXEMPT</b>		<a href="#">Amelia Station</a>	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
<a href="#">NA07-0054</a>	<b>EXEMPT</b>		<a href="#">Scott Road Improvement Project</a>	Nassau County BOCC		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">NA07-0055</a>	<b>EXEMPT</b>		<a href="#">Tompkins Landing</a>	Adam Klaymant		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">NA07-0056</a>	<b>EXEMPT</b>		<a href="#">Medical Office &amp; Pharmacy</a>	Nassau Investments		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0361</a>	<b>EXEMPT</b>		<a href="#">SR 9A/Hecksher Dr. Interchange Improvements</a>	FDOT		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0362</a>	<b>EXEMPT</b>		<a href="#">Climatized Self Storage San Pablo Road</a>	Climatized Self Storage		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0363</a>	<b>EXEMPT</b>		<a href="#">Wal-Mart Supercenter, Neptune Beach - Store #4500-00</a>	Wal-Mart Stores		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0364</a>	<b>EXEMPT</b>		<a href="#">Cecil Commerce Center, North - Wetlands Determination</a>	COJ		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0365</a>	<b>EXEMPT</b>		<a href="#">Edgewood Truck Wash</a>	Cedar Grove corp.		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0366</a>	<b>EXEMPT</b>		<a href="#">THC Steel Shop Addition</a>	The Haskell Co.		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0367</a>	<b>EXEMPT</b>		<a href="#">Restaurant Depot - Jacksonville</a>	JMDH Real Estate of Jacksonville		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0368</a>	<b>EXEMPT</b>		<a href="#">Garden City Commercial</a>	FL Conf Assoc of Seventh Day Adventists		
Federal	Applicant	State	Other/Local	RPC Due 10/5/07	SCH Due	Status
<a href="#">DV07-0369</a>	<b>NON-EXEMPT FL200709173764C</b>	Federal Assistance	<a href="#">Mortgage Insurance-Rental and Cooperative- Construction of villas at Ranch Road apartments</a>	Dept. of HUD		
Federal	Applicant	State	Other/Local	RPC Due 10/12/07	SCH Due	Status
<a href="#">DV07-0370</a>	<b>EXEMPT</b>		<a href="#">Cornerstone Drainage Improvements</a>	COJ		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
<a href="#">DV07-0371</a>	<b>EXEMPT</b>		<a href="#">Norfolk Southern Corporation Lacy Siding (North Phase)</a>	Norfolk Southern Corp.		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
<a href="#">FL07-0079</a>	<b>EXEMPT</b>		<a href="#">Marathe Office Complex</a>	REKHA, LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
<a href="#">FL-0080</a>	<b>EXEMPT</b>		<a href="#">Bunnell Commons</a>	Syndicated Capital		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status
<a href="#">FL07-0081</a>	<b>EXEMPT</b>		<a href="#">Emeritus Palm Coast</a>	Emeritus Corp.		
Federal	Applicant	State	Other/Local	RPC Due 10/8/07	SCH Due	Status

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">FL-0082</a>	<b>EXEMPT</b>		<a href="#">SR 100LLC</a>	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
<a href="#">NA07-0057</a>	<b>EXEMPT</b>		<a href="#">Classic Carpets</a>	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
<a href="#">NA07-0058</a>	<b>EXEMPT</b>		<a href="#">Amelia River Walk</a>	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
<a href="#">NA07-0059</a>	<b>EXEMPT</b>		<a href="#">Bailey Road Apartments</a>	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
<a href="#">SJ07-0157</a>	<b>EXEMPT</b>		<a href="#">Ponte Vedra Medspa Parking Addition</a>	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
<a href="#">SJ07-0158</a>	<b>EXEMPT</b>		<a href="#">Las Calinas Rec Pond</a>	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
<a href="#">SJ07-0159</a>	<b>EXEMPT</b>		<a href="#">C.R. 13 South at Sixteenmile Creek Bridge Replacement</a>	FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/8/07		

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

## MEMORANDUM

**DATE:** September 24, 2007

**TO:** Northeast Florida Regional Council

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

**FROM:** Edward Lehman, <sup>EL</sup> Director of Planning and Development

**RE:** September Development of Regional Impact Report

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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 25<sup>th</sup>. 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 6<sup>th</sup>. 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 27<sup>th</sup>. 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 5<sup>th</sup>. 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 10<sup>th</sup>. 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 11<sup>th</sup>. 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 19<sup>th</sup>. Sufficiency comments were submitted to the applicant on April 18<sup>th</sup>. 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