

# **NEFRC**

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

**November 1, 2007**

**9:00 a.m.**

**Northeast Florida Regional Council  
6850 Belfort Oaks Place  
Jacksonville, FL 32216**

**NEFRC Planning and  
Growth Management Policy Committee**  
**Thursday, November 1, 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 October 4, 2007, Meeting – Chairman Boyle ----- 1
3. Old Business
4. New Business
  - A. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
    - \*i. City of Crescent City Transmitted Amendment 07-2 – Guy Parola ----- 3
    - \*ii. City of Fernandina Beach Transmitted Amendment 07-1 – Ed Lehman ----- 4
    - \*iii. City of Bunnell Transmitted Amendment 07-2 Guy Parola ----- 5
    - \*iv. City of Palm Coast Adopted Amendment 07-1 – Ed Lehman ----- 6
    - \*v. Clay County Adopted Amendment 07-2 – Ed Lehman ----- 7
  - B. \*City of Jacksonville Evaluation and Appraisal Report – Guy Parola ----- 8
  - C. \*JEA 10-Year Utility Site Plan – Ameera Sayeed ----- 9
  - D. \*Seminole Electric Cooperative 10-Year Utility Site Plan – Ameera Sayeed ----- 10
  - E. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 11
  - F. 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, December 6, 2007**  
**Northeast Florida Regional Council**  
**6850 Belfort Oaks Place**  
**Jacksonville, FL 32216**
8. Adjournment

\*Denotes Action Item

# **Tab 1**



## NEFRC Planning and Growth Management Policy Committee

Thursday, October 4, 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  
Councilman Bue  
Vice Mayor Crichlow  
Ms. Dungey  
Commissioner Harris  
Mayor King  
Vice-Mayor Lawson-Brown  
Commissioner Manuel  
Mr. Register  
Mr. Spaeth  
Ms. Burnette (Ex-officio)  
Mr. Parks (Ex-officio)  
Mr. Green for Mr. Strong (Ex-officio)  
Commissioner Laibl (arrived 9:12a)  
Commissioner Rutledge-Chair

#### ABSENT

Mayor Leeper  
Commissioner Stevenson

#### EXCUSED

Ms. Barber  
Councilman Clark  
Commissioner Fletcher  
Ms. Franklin  
Commissioner Holland  
Mr. Maxwell  
Ms. Vallencourt

Others: Ken Venables, Steve Fitzgibbons, Geoff Sample and Mr. McDowell

Staff Present: Ed Lehman, Michael Hill, Sheron Forde, and others.

Due to not having a quorum, the items not requiring a vote were considered first.

#### 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 further mentioned that the Cordova Palms DRI is being delayed due to their comp plan amendment and has requested an extension.

President Laibl arrived, which provided a quorum for the meeting.

#### \*Approval of Minutes

**Chairman Rutledge called for a motion to approve the September 6, 2007, meeting minutes; Commissioner Manuel made the motion, it was seconded by Mr. Register. Motion carried.**

#### Old Business

There was no old business to discuss.

## New Business

### Comprehensive Plan Amendment Review

Mr. Lehman stated there were 15 Comprehensive Plan Amendments reviewed during the month of September. Six (6) Transmitted Amendments and three (3) Adopted Amendments are brought before the Committee for review. Small scale amendments are reviewed at the staff level.

Vice Mayor Crichlow arrived and was added to the quorum.

Flagler County Transmitted Amendment (07-1) – Mr. Lehman provided a summary of the transmitted amendment, which includes five Future Land Use Map (FLUM) amendments and three text amendments of the Future Land Use Element (FLUE). The first FLUM amendment proposes to change 32.97 acres from Mixed Use High Intensity to Commercial High Intensity. Staff has no comments on this proposed change. The second FLUM amendment is to change 160 acres from Agriculture & Timberlands to Industrial. The third FLUM amendment is to change 73 acres from Agriculture & Timberlands to Industrial. On item two and three, the applicant is proposing to provide water and sewer by connection to a private system; no regional water or wastewater system is being considered to service this parcel. Staff's comments on FLUM amendments two and three is regarding the conversion of active agriculture land to industrial in this area of the County as 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 two parcels is compatible with the surrounding agriculture use. In addition, staff is also concerned with the applicant's proposal to provide for water and sewer through private systems and not a central system.

Mr. Spaeth arrived and was added to the quorum.

Mayor King expressed her concern is about what will be developed in these areas as it could cause problems for the farmers, such as water pollution. Chairman Rutledge stated that he shares her concerns in making sure that they attract the right kind of industrial developments in these areas.

Commissioner Harris arrived and was added to the quorum.

Mr. Lehman continued with the fourth FLUM amendment, which 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. Staff's comment is that the County should work with the City in reviewing the traffic impacts from this project and consider an interlocal agreement with the City to address any impacts through the County's proportionate share ordinance requirements. The fifth FLUM amendment is proposing to change 8.23 acres of Residential Low Density Rural Estate and 40.6 acres of Agriculture and Timberland to Residential Low Density Single Family. Staff has no comments on this change. Mr. Lehman summarized the three text amendments as follows: Amendment 1 – Policy 1.10 of the FLUE is being revised to specifically limit density and intensity on the Old Dixie Highway parcel and on the Seminole Woods Blvd. parcel. The adopted amendment should correct a typographical error in this policy; Amendment 2 – Policy 8.9 is being added to the FLUE in response to the two amendments changing Agriculture and timberlands to industrial; Amendment 3 – Policy 12.5 is being added to the FLUE 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. 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 Flagler County Transmitted Amendment 07-1; Commissioner Boyle made the motion, it was seconded by Councilman Bue.**

Commissioner Manuel requested that each item be voted on separately.

**Commissioner Boyle withdrew his motion.**

**Chairman Rutledge called for a motion on the Flagler County Transmitted Amendment 07-1, Future Land Use amendment, item #1 – changing 32.97 acres from Mixed Use High Intensity to Commercial High Intensity. Commissioner Manuel made the motion to approve; it was seconded by Commissioner Boyle. Motion carries.**

**Chairman Rutledge called for a motion on the Flagler County Transmitted Amendment 07-1, Future Land Use amendment, items #2 and #3 – changing 160 acres and 73 acres, respectively, from Agriculture and Timberlands to Industrial. Commissioner Manuel made a motion not to approve; it was seconded by Mayor King.**

Discussion followed regarding the motion's intent and what a vote to not approve would mean. Commissioner Manuel stated the intention of the motion is to recommend to DCA that they not approve the amendment and to support and expand staff comments. Mr. Lehman stated that he understands Commissioner Manuel's comment to be the motion should simply say that Flagler County should not adopt this amendment.

Mr. Register commented that the applicant may have a company that they are working to bring to this area and it concerns him that the committee may end up denying this without providing the applicant any opportunity. He believes the Committee should transmit with the comments and allow the County to work it out with DCA. Ms. Dungey stated that she concurs with Mr. Register. Mayor King stated she agrees with the statement as well. She stated that she seconded the motion on the floor because she was uncertain about what will take place in this area. Chairman Rutledge stated that Flagler County could pass, in their zoning process, that the industrial land use is only Agri-Industrial. Mr. Lehman stated that would be one way to address it. Vice Mayor Crichlow inquired if there was any way a stronger recommendation about the agri-business type land use. Mr. Lehman stated the comment could be changed to a recommendation, which would infer to DCA that it's stronger than just a comment. Mr. Register further stated that there are other types of light industrial besides just Ag related industrial that could be appropriate on the property and if the Committee makes this any stronger, then it would be essentially tying Flagler County's hands. They need the increase to the tax base and the jobs. He agrees with Chairman Rutledge's comment that this could be addressed during the zoning process.

**Chairman Rutledge asked for all those in favor of the motion on the floor, say 'aye.' One aye received by Commissioner Manuel. Chairman Rutledge asked for all those opposed, say 'nay.' By the sound of responses, the Chair determined the 'nays' have it. The motion is not carried.**

**Chairman Rutledge asked for another motion on the Flagler County Transmitted Amendment 07-1, Future Land Use amendment, items #2 and #3 – changing 160 acres and 73 acres, respectively, from Agriculture and Timberlands to Industrial. Ms. Dungey made the motion to transmit to DCA with staff's comments as written; it was seconded by Mr. Register. Motion carried with Commissioner Manuel dissenting.**

**Chairman Rutledge called for a motion on the Flagler County Transmitted Amendment 07-1, Future Land Use amendment, item #4 – changing 119.06 acres and item and #5 – changing 8.23 acres. Commissioner Boyle made the motion to approve; it was seconded by Vice Mayor Crichlow. Motion carried.**

**Chairman Rutledge called for a motion on the Flagler County Transmitted Amendment 07-1 text amendments. Commissioner Manuel made the motion to approve; it was seconded by Vice Mayor Crichlow. Motion carried.**

Vice Mayor Lawson-Brown arrived and was added to the quorum.

City of Neptune Beach Transmitted Amendment (07PSF-1) – Mr. Lehman provided a summary of the transmitted amendment that creates a public school facilities (PSF) element within the City's Comprehensive Plan, which is a State of Florida requirement. The PSF element will establish a level of service standard for schools, a five-year financially feasible schedule, provisions that ensure facilities are located consistent with existing and proposed residential areas they serve and maps depicting existing and anticipated school sites. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

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

City of Jacksonville Beach Transmitted Amendment (07PSF-1) – Mr. Lehman provided a summary of the transmitted amendment that creates a public school facilities (PSF) element within the City's Comprehensive Plan, which is a State of Florida requirement. The PSF element will establish a level of service standard for schools, a five-year financially feasible schedule, provisions that ensure facilities are located consistent with existing and proposed residential areas they serve and maps depicting existing and anticipated school sites. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

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

Nassau County Transmitted Amendment (07-2) – Mr. Lehman provided an overview of the transmitted amendment consisting of FLUM amendments for parcels on Amelia Island to correct the map, text amendments to the Capital Improvement Element (CIE) and revisions to the five-year schedule of capital improvements. Staff notes that there appears to be a large parcel in the southern part of the Island that changes to multi-use and suggests that clarification of this change should be included in the adoption document. Mr. Lehman summarized the text amendments addressing CIEs and the proposed schedule of capital improvements. Staff has no comments regarding the text amends or the schedule of capital improvements and recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

**Chairman Rutledge called for a motion to approve staff recommendations on the Nassau County Transmitted Amendment 07-2; President Laibl made the motion, it was seconded by Mr. Register. Motion carried.**

Putnam County Transmitted Amendment 07TA-1 – Mr. Lehman provided an overview of the transmitted amendment, which is a text amendment to the FLUE and the Intergovernmental Coordination Element. He stated that Policy A.1.10.6 has been added to 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. In addition, 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 FLUE. Having no comments on this amendment, staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

**Chairman Rutledge called for a motion to approve the recommendations on the Putnam County Transmitted Amendment 07TA-1; Commissioner Harris made the motion, it was seconded by Mr. Register. Motion carried.**

City of Atlantic Beach Transmitted Amendment (07-2) – Mr. Lehman provided an overview of the transmitted amendment, which proposes to change 30 acres from Residential, Medium Density to Residential, Low Density. This change reduces the potential development within these parcels. Staff has no comments or concerns and recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA. A brief discussion followed.

**Chairman Rutledge called for a motion to approve the recommendations on the City of Atlantic Beach Transmitted Amendment 07-2; Commissioner Manuel made the motion, it was seconded by Commissioner Boyle. Motion carried.**

Putnam County Adopted Amendment (07RAC-1) – Mr. Lehman provided an overview of the adopted amendment, which was reviewed in its transmitted form at the October 2006 meeting of the Council. The adopted amendment contains a revision of the FLUM to accommodate a proposed Wal-Mart Distribution Center. Staff believes Putnam County has adequately addressed the concerns of the DCA by having a commitment from Crescent City to provide public utilities, etc. Therefore, staff recommends that the Committee and Council find it consistent with the Regional Policy Plan.

**Chairman Rutledge called for a motion to find the Putnam County Adopted Amendment 07RAC-1 consistent with the SRPP; President Laibl made the motion, it was seconded by Commissioner Harris. Motion carried.**

Baker County Adopted Amendment 07-1 – Mr. Lehman provided an overview of the adopted amendment, which was reviewed in its transmitted form at the February 2007 meeting of the Council. 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 FLUM amendment to modify the existing Interstate Development Node (IDN) Overlay located south of Sanderson. The second amendment is also a County initiated FLUM amendment to modify the existing IDN Overlay located at the intersection of U.S. Highway 90 and Interstate I-10. As staff had no comments or concerns regarding the transmitted amendment, it is recommended that the Committee and Council find the adopted amendment consistent with the Regional Policy Plan.

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

St. Johns County Adopted Amendment 07-1 – Mr. Lehman stated this item was received by staff too late to be included in the mailed packages. The transmitted amendment was reviewed at the December 2006 meeting of the Council, which is a change to a FLUM for the “Wildcat Project” located on C.R. 208 with a site specific policy limiting development on this parcel and an adjacent parcel to 813 dwelling units. Staff and Committee had no comments or concerns on the transmitted form of the amendment, DCA had no objections, recommendations or comments; therefore, staff recommends that the Committee and Council find it consistent with the Regional Policy Plan.

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

Ms. Dungey that it is important to stop and realize that the work we do is important and does have good results and good consequence. The Putnam County Adopted Amendment is a good example, the fact that our Council made a recommendation, DCA reviewed it, they went back to the developer and were able to resolve all the issues. She believes it's important to note, for the record, that this is a good example of good work by staff and to let them know that they're appreciated.

Public Comments

There are no public comments.

Next Meeting Date

The next meeting will be held Thursday, November 1, 2007, at 9:00 a.m. at the Northeast Florida Regional Council.

Adjournment

The meeting adjourned at 9:50 a.m.

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DRAFT

# **Tab 2**

## MEMORANDUM

**DATE:** October 22, 2007  
**TO:** Northeast Florida Regional Council  
**THRU:** Planning and Growth Management Policy Committee  
**FROM:** Edward Lehman, Director of Planning & Development  
**RE:** Comprehensive Plan Amendment Review: October 2007

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During the month of October, 2007, Regional Council staff reviewed seven (7) comprehensive plan amendments. Three (3) transmitted amendments and two (2) adopted amendments are brought before the Committee and Board for review.

### **Transmitted Amendments:**

City of Crescent City	Transmitted Amendment 07-2
City of Fernandina Beach	Transmitted Amendment 07-1
City of Bunnell	Transmitted Amendment 07WSP-1

### **Adopted Amendments:**

City of Palm Coast	Adopted Amendment 07-1
Clay County	Adopted Amendment 07-2

### **Small-Scale Amendments\*:**

Nassau County	Ordinance 2007-28
• <i>Changes 3.15 acres from Low Density Residential to Commercial</i>	

Putnam County	Ordinance 2007-31
• <i>Changes 7.5 acres from Urban Service to Public Facility</i>	

\*The Small Scale Amendments are generally consistent with the Goals and Policies of the Northeast Florida Strategic Regional Policy Plan, and will not be

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brought to the Council for review. Staff reviews of the Transmitted and Adopted Amendments are attached.

# Tab 3

## MEMORANDUM

**DATE:** October 22, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** Crescent City Transmitted Amendment 07-2

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### **Scope of Review**

The Regional Council received Crescent City Transmitted Amendment 07-2 on October 1, 2007. This Transmitted Amendment 07-2 was heard by the Crescent City Commission on September 24, 2007, at which time it was approved for transmittal to the Department of Community Affairs. Crescent City 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**

The amendment package contains text changes to the Future Land Use Element, the Public Facilities Element, and the Traffic Circulation Element. The purpose of the text changes are to extend the Comprehensive Plan horizon through 2012; to provide for background data to support the amendments to the Goals, Objectives and Policies of the three Elements previously identified; and to provide background data to support the Future Land Use Map.

The proposed amendments and background data are not intended to supplant the required Evaluation and Appraisal Report (E.A.R.) that is required in 2011, or the E.A.R. based amendments that will follow. The proposed amendments are not intended to

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satisfy financial feasibility requirements for the Capital Improvements Element (due date: December 2008), or satisfy the Public School Facilities Element requirement (due date: April 2008).

According to the background and support data provided, there is sufficient roadway capacity, sewer and potable water capacity, and solid waste capacity to support the projected demand through 2012. The sanitary sewer plant has been updated to increase plant capacity to .350 mgd, and potable water has averaged .272 mgd, while the consumptive use permit allows for .99 mgd. Theoretical demand for sanitary sewer is .175 mgd, and theoretical demand for potable water is .221 mgd. According to the background data, Putnam County has acquired 500 additional acres for landfill space, which should be sufficient for 50 years.

According to the amended Table B-7, Capacity Analysis of Existing Roadway System (2012 Traffic Volumes), the US 17 and CR 308, which are the measured roadways within Crescent City, have surplus capacity through 2012.

### **Specific Goals, Objectives and Policies Text Amendments**

The following text amendments to the Goals, Objectives and Policies address regional issues and are worth noting:

1. Future Land Use Element Policy A.1.1.1 has been amended to include criteria for development within floodplains, including: prohibition of hazardous materials, minimum open space ratios for residential, commercial and industrial development, mandatory sanitary sewer connection requirements, and maintenance of natural hydrology;
2. Future Land Use Element Policy A.1.4.3 incorporates "Best Management Practices" for erosion control;
3. Future Land Use Element Policy A.1.7.1 has been amended to enhance aquifer recharge by allowing for alternative parking surfaces to minimize run-off; and
4. A new Future Land Use Element Policy A.1.10.4 has been added that calls for the City to establish a Utility Service Area and shall coordinate with Putnam County when City utilities are requested;

*At this time staff does not have any specific comments, recommendations or concerns regarding the proposed amendments.*

### **Staff Comments and Recommendations**

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

# Tab 4

# MEMORANDUM

**DATE:** October 22, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Fernandina Beach Transmitted Amendment 07-1

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## **Scope of Review**

The Regional Council received City of Fernandina Beach Transmitted Amendment 07-1 on October 18, 2007. Fernandina Beach requested no 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 recommendation report to send to the Department of Community Affairs upon approval by the Council.

## **Amendment Summary**

Fernandina Beach Transmitted Amendment 07-1 consists of an amendment to the Future Land Use Map (FLUM) for three parcels recently annexed into the City. The City is proposing to change the future land use from County Medium Density Residential to City Conservation for inclusion in the Egans Creek Greenway Project. The three parcels total 21.26 acres, and are located on the north side of Sadler Road between Citrona Drive and Fletcher Ave. The proposed use on the subject property is to supplement the adjoining Egans Creek Greenway. The greenway system serves to preserve open space, conserve environmentally sensitive lands, and provides active and passive recreation. The addition of the subject parcels will provide additional

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opportunities for public access by establishing a link with Sadler Road. The maximum potential density under the existing future land use designation is 63 dwelling units; this proposed change will remove potential of development on the subject parcel. In addition, the City notes that approximately 85% of the subject parcel is located within the CHHA, with the proposed change removing the potential of 53 dwelling units within the CHHA.

**Staff Comments and Recommendations**

**Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs, and recommends that DCA not review this amendment.**

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## MEMORANDUM

**DATE:** October 23, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Bunnell Transmitted Amendment 07-2

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### **Scope of Review**

The Regional Council received City of Bunnell Transmitted Amendment 07-2 on October 19, 2007. The City is not requesting that DCA review this plan amendment. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

### **Amendment Summary**

City of Bunnell Transmitted Amendment 07-2 consists of several proposed text amendments to the Future Land Use Element; the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water, Aquifer Recharge Element; the Conservation Element; the Intergovernmental Coordination Element; and the Capital Improvements Element. All of the proposed text changes address the Water Supply Facilities Work Plan (WSFWP) that is required to be incorporated into the Comprehensive Plan for Flagler County and the municipalities therein.

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### Water Supply Facilities Work Plan (WSFWP) Amendment

The St. Johns River Water Management District (SJRWMD) indicates that, in Flagler County and other areas within the SJRWMD boundaries, traditional water supply sources will not be sufficient to meet demands of the growing population and the needs of the environment, agriculture and industry. In response to this concern and similar concerns around the state, the Florida Legislature enacted bills in 2002, 2004, and 2005 to more effectively address the State's water supply situation by improving the coordination between local land use planning and regional water supply planning.

The following are the statutory requirements:

1. Coordinate all aspects of its comprehensive plan with the appropriate water management district's regional water supply plan. [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon the availability of adequate water supplies and public facilities and services. [s. 163.3177(6)(a), F.S.]
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. [s.163.3180(2)(a), F.S.]
4. Revise the Infrastructure Element within 18 months after the water management district approves an updated regional water supply plan, to:
  - ◇ Identify and incorporate alternative water supply projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.]
  - ◇ Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction. [s. 163.3177(6)(c), F.S.]
  - ◇ Include a water supply facilities work plan for at least a 10-year planning period for construction of public, private, and regional water supply facilities, which are identified in the element as

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necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]

5. Revise the Conservation Element to ensure that projected water needs and sources are for at least a 10-year planning period, considering the appropriate regional water supply plan(s) or, in the absence of an approved regional water supply plan, the applicable district water management plan. [s. 163.3177(6)(d), F.S.]
6. Revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the applicable regional water supply plans and regional water supply authorities. [s. 163.3177(6)(h)(1), F.S.]
7. Address in its Evaluation and Appraisal Report (EAR) the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting the local water use demands.

**Recommendation:**

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

# Tab 6



*Bringing Communities Together*

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

## MEMORANDUM

**DATE:** October 24, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Palm Coast Adopted Amendment 07-1

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### **Scope of Review**

The Regional Council received the City of Palm Coast Adopted Amendment 07-1 on October 10, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

### **Amendment History**

The City of Palm Coast adopted Amendment 07-1 on October 2, 2007. The transmitted amendments corresponding to this adoption package were reviewed at the August, 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 07-1 (attached) for transmittal to DCA. The Council had no comments or concerns about the proposed changes. After review of the transmitted amendment package, by letter dated August 31, 2007, the Department of Community Affairs issued an Objections, Recommendations, and Comments report, and had no objections concerning the transmitted amendment.

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The specific text changes to the Transportation Element Policies 2.2.1.2 and 2.4.4.4 are as follows:

**Policy 2.2.1.2**

The City shall include a requirement in the LDC that all new residential subdivisions and residential developments of more than 50 dwelling units, or which generate more than 500 daily trips, provide a minimum of two external connections at least one of which connects to a collector or arterial roadway. An exception to the requirement that the project must access a collector or arterial roadway may be granted if it is determined by competent traffic analysis that that additional traffic will not exceed the capacity of surrounding local streets at build out of the surrounding area.

**Policy 2.4.4.4**

Within one (1) year of Plan adoption, the City shall amend the LDC to include standards that require a minimum of two (2) means of ingress / egress to arterial or collector roads for all new subdivisions to be used for access and egress in the event of an emergency consistent with and subject to the exception stated in Policy 2.2.1.2.

**Recommendation:**

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



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## MEMORANDUM

**DATE:** July 30, 2007

**TO:** Northeast Florida Regional Council

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

**FROM:** Guy Parola, AICP, Senior Regional Planner

**RE:** City of Palm Coast Transmitted Amendment 07-1

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### **Scope of Review**

The Regional Council received City of Palm Coast Transmitted Amendment 07-1 on July 27, 2007. The City of Palm Coast has requested that the Department of Community Affairs perform an expedited review of this amendment. The City of Palm Coast is also transmitting text changes to the Future Land Use, Infrastructure, Conservation and Coastal Management, Intergovernmental Coordination, and Capital Improvements Elements that are intended to meet the new statutory requirements linking land use and water supply.

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 Palm Coast Transmitted Amendment 07-1 consists of two text changes to the Transportation Element of the Comprehensive Plan. Essentially, the text amendments are intended to promote transportation interconnectivity

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within the City. The specific text changes to the Transportation Element Policies 2.2.1.2 and 2.4.4.4 are as follows:

### **Policy 2.2.1.2**

The City shall include a requirement in the LDC that all new residential subdivisions and residential developments of more than 50 dwelling units, or which generate more than 500 daily trips, provide a minimum of two external connections at least one of which connects to a collector or arterial roadway. An exception to the requirement that the project must access a collector or arterial roadway may be granted if it is determined by competent traffic analysis that that additional traffic will not exceed the capacity of surrounding local streets at build out of the surrounding area.

### **Policy 2.4.4.4**

Within one (1) year of Plan adoption, the City shall amend the LDC to include standards that require a minimum of two (2) means of ingress / egress to arterial or collector roads for all new subdivisions to be used for access and egress in the event of an emergency consistent with and subject to the exception stated in Policy 2.2.1.2.

### **Water Supply Facilities Work Plan (WSFWP) Amendment**

The St. Johns River Water Management District (SJRWMD) indicates that, in Flagler County and other areas of SJRWMD, traditional water supply sources will not be sufficient to meet demands of the growing population and the needs of the environment, agriculture and industry. In response to this concern and similar concerns around the state, the Florida Legislature enacted bills in 2002, 2004, and 2005 to more effectively address the State's water supply situation by improving the coordination between local land use planning and regional water supply planning.

The following are the statutory requirements:

1. Coordinate all aspects of its comprehensive plan with the appropriate water management district's regional water supply plan. [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon the availability of adequate water supplies and public facilities and services. [s. 163.3177(6)(a), F.S.]
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier

## **Board Memorandum**

**July 30, 2007**

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prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. [s.163.3180(2)(a), F.S.]

4. Revise the Infrastructure Element within 18 months after the water management district approves an updated regional water supply plan, to:

a. Identify and incorporate alternative water supply projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.]

b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction. [s. 163.3177(6)(c), F.S.]

c. Include a water supply facilities work plan for at least a 10-year planning period for construction of public, private, and regional water supply facilities, which are identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]

5. Revise the Conservation Element to ensure that projected water needs and sources are for at least a 10-year planning period, considering the appropriate regional water supply plan(s) or, in the absence of an approved regional water supply plan, the applicable district water management plan. [s. 163.3177(6)(d), F.S.]

6. Revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the applicable regional water supply plans and regional water supply authorities. [s. 163.3177(6)(h)(1), F.S.]

7. Address in its Evaluation and Appraisal Report (EAR) the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting the local water use demands.

### **Recommendation:**

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

# **Tab 7**

## MEMORANDUM

**DATE:** October 18, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** Clay County Adopted Amendment 07-2

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### **Scope of Review**

The Regional Council received the Clay County adopted amendment 07-2 on October 10, 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**

Clay County adopted Amendment 07-2 on September 25, 2007. This transmitted amendments that correspond to this adoption package were reviewed at the June, 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations of no comments on concerns on the transmitted Amendment 07-1 (attached) for transmittal to DCA. After review of the transmitted amendment package, the Department of Community Affairs issued an Objections, Recommendations, and Comments report by letter dated August 3, 2007 and raised no objections or and had no comments.

**Amendment Summary**

Clay County Adopted Amendment 07-1 consists of two changes to the Future Land Use Map (FLUM), which are described in detail in the attached transmittal review memo, as well as a change to the text of the Conservation Element to add the Manatee Protection Plan. The proposed text amendments addressing substandard subdivisions and military base compatibility are not included in the packet. The changes transmitted by the County are as follows:

**1)** The amendment changes 47.06 acres from Rural Residential to Rural Fringe. The subject property is located on the north side of Kingsley Lake near the intersection of C.R. 16A and S.R. 16 in southwest Clay County. The parcel is presently occupied by about 100 RV spaces, 14 rental cabins, and a restaurant.

**2)** The amendment changes 149.73 acres from Rural Residential (50.73 acres) and Conservation (99 acres) to Recreation/Preservation. The subject property is located west of the intersection of Ball Road and U.S. 17. The property is the Camp Chowenwaw park and conservation area, which is a former Girl Scout camp that was purchased with grant money and County match dollars, to be used as a County Park.

**3)** The Conservation Element is being updated to reflect the State-approved Manatee Protection Plan, which was approved by FFWCC on June 28, 2006. Policy 2.1 is being revised to include that where the shoreline exceeds 250 feet within areas of the county subject to the Plan, no more than 50 linear feet of native shoreline vegetation shall be altered. Policy 5.11 has been revised to include the need to coordinate with USFWS and the FFWCC in administering the criteria and requirements of the plan, as well as the need for the County's Parks, Recreation and Special Events Division to maintain signage identifying manatee habitat and County boating speed zones.

**Recommendation:**

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

# MEMORANDUM

**DATE:** June 5, 2007

**TO:** Northeast Florida Regional Council

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

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

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

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## Scope of Review

The Regional Council received Clay County Transmitted Amendment 07-2 on June 4, 2007. Clay County requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

## Amendment Summary

Clay County Transmitted Amendment 07-2 contains two proposed changes to the Future Land Use Map (FLUM), two text amendments, and adoption of a special Camp Blanding Land Use Compatibility Plan. The changes transmitted by the County are as follows:

1. The amendment proposes to change 47.06 acres from Rural Residential to Rural Fringe. The subject property is located on the north side of Kingsley Lake near the intersection of C.R. 16A and S.R. 16 in southwest Clay County. The parcel is presently

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occupied by about 100 RV spaces, 14 rental cabins, and a restaurant. The site is bordered on the north by a convenience store in Commercial land use, on the south by Kingsley Lake, and on the east and west by single-family residential development in Rural Residential land use. The maximum potential development on parcel under the existing land use designation is 47 units (with points and clustering), with the maximum potential development under the proposed land use designation is 94 units. The developer has indicated that they intend to redevelop this property with 70 units. Clay County Planning Department staff supported this amendment because it is a redevelopment project that improves existing site conditions.

2. The County is proposing to delete Policy 4.6, because its implementation results in the creation of subdivisions that are substandard in terms of access, drainage infrastructure, and the ability to provide services. Policy 4.6 allows individuals having a current County homestead exemption which has been in effect for the past four years and own property in Rural Residential, Agriculture/Residential or Agriculture land use for five or more years to subdivide the property as specified in the land development regulations. County Planning Staff recommended approval of the deletion of this policy, recognizing that it circumvents the subdivision regulations and the Plan's density requirements, thereby perpetuating the creation of residential lots that are more difficult to provide emergency services, law enforcement services, and schools.

3. The amendment proposes to change 149.73 acres from Rural Residential (50.73 acres) and Conservation (99 acres) to Recreation/Preservation. The subject property is located west of the intersection of Ball Road and U.S. 17. The property is the Camp Chowenwaw park and conservation area, which is a former Girl Scout camp that was purchased with grant money and County match dollars, to be used as a County Park. The site is bordered on the west and south by single family residential, with Black Creek bordering to the north, and undeveloped land in a Mixed-Use land use category to the east. According to Clay County Planning staff, the amendment is necessary in order to conform to the Camp Chowenwaw management plan and to maintain consistency with the Comprehensive Plan.

4. Pursuant to State Law, Clay County's comprehensive plan must address coordination and land use compatibility with Camp Blanding (s.163.3175 and s.163.3177(6)(a), F.S.). To address these requirements, the County partnered with Camp Blanding to identify land use compatibility issues. The Clay County Camp Blanding Joint Training Center Land Use Compatibility Amendment includes goals, objectives, and policies addressing these issues. Objective 1 and its policies addresses the need to protect the current and long-term viability of Camp Blanding by advancing the Camp Blanding Area of Influence as an overlay, coordination of residential density increases with the Camp, building heights, cell towers, lighting standards, aviation

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easements, and real estate disclosure forms. Objective 2 and its policies address coordination with Camp Blanding through inclusion as an ex-officio member of the Planning Board, coordination of comprehensive plan reviews, and support for buffering activities.

5. The Conservation Element is being updated to reflect the State-approved Manatee Protection Plan, which was approved by FFWCC on June 28, 2006. Policy 2.1 is being revised to include that where the shoreline exceeds 250 feet within areas of the county subject to the Plan, no more than 50 linear feet of native shoreline vegetation shall be altered. Policy 5.11 has been revised to include the need to coordinate with USFWS and the FFWCC in administering the criteria and requirements of the plan, as well as the need for the County's Parks, Recreation and Special Events Division to maintain signage identifying manatee habitat and County boating speed zones.

*Council staff has no comments or concerns about these amendments.*

**Recommendation**

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

# Tab 8



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## MEMORANDUM

**DATE:** October 22, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Jacksonville Evaluation and Appraisal Report

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### **Scope of Review**

The Regional Council received the City of Jacksonville Evaluation and Appraisal Report (EAR) on October 1, 2007. The EAR was prepared pursuant to the requirements of S. 163.3191, Florida Statutes, (F.S.). Pursuant to Section 163.3191(6), F.S., and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it sufficiently addresses the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan, as well as the requirements of S. 163.3191(2), F.S. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

### **EAR History**

Section 163.3191, F.S., requires that “each local government shall adopt an EAR once every seven years assessing the progress in implementing the local government’s Comprehensive Plan.” The EAR assesses the successes and shortcomings of the plan and provides recommendations for changes. The EAR-based amendments will be adopted 12 to 24 months after adoption of the EAR.

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The City of Jacksonville EAR was due on October 1, 2007, and was adopted by City of Jacksonville via Resolution on September 27, 2007.

### **EAR Summary**

The City and its consultant held many public workshops in the Summer of 2005 as part of the "Blueprint for Prosperity," which the City has used to develop the local major issues. As part of the Blueprint for Prosperity undertaking, several public meetings and workshops were held in each of the Planning Districts. The major local issues derived from the public workshops were augmented with input from other State and regional agencies. In March of 2007, the City of Jacksonville and the Florida Department of Community Affairs entered into agreement defining the local major issues that would be addressed. The summary of the list of issues and the discussion in the EAR corresponding to the list of issues is summarized below.

As part of the EAR process, the City also evaluated each objective from the Comprehensive Plan to determine whether the City has successfully met the objectives and where the underlying policies are being adhered to.

### List of Issues and Issue Statements

#### **1) Proactive Comprehensive Plan**

- ◇ Build a vision with maximum public participation
- ◇ Capitalize on the City's uniqueness (i.e., sense of place)
- ◇ Promote mixed use "villages"
- ◇ Commit to transit
- ◇ Redevelop major road corridors
- ◇ Adequately fund transportation
- ◇ Revitalize the river
- ◇ Save land for industry
- ◇ Plan for schools

#### **2) Alternatives to Individual Car Use**

- ◇ Amend objectives and policies to be more effective in promoting alternatives to the single occupancy car if bundled with a more comprehensive approach toward land use planning
- ◇ Reevaluate established developments with existing transit friendly infrastructure
- ◇ Require linkages between land use and transportation, and mixed-use development incentives

**3) Affordable and Disabled Housing Needs**

- ◇ The City should review all existing DRIs within Duval County to locate land that may be suitable for affordable housing
- ◇ Update the Housing Element of the Comprehensive Plan with up to date data on supply and need for affordable housing
- ◇ Strengthen the affordable housing components of DRIs
- ◇ Improve infrastructure
- ◇ Implement density bonuses
- ◇ Explore transferable development rights (TDRs)
- ◇ Encourage “Inclusionary Communities”

**4) The St. Johns River**

- ◇ Update the Stormwater Element to include Best Available Treatment designs
- ◇ Include provisions to mandate adherence to the Basin Management Action Plan (BMAP)
- ◇ Enhance inspection programs to reduce sewer overflow
- ◇ Add policies to expand septic tank removal
- ◇ Promote green building practices
- ◇ Encourage Low Impact Development (LID) practices

**5) Mixed-use Projects and Neighborhoods**

- ◇ Provide incentives for mixed-use developments (in lieu of conventional single-use development)
- ◇ Provide incentives for developments to incorporate transit
- ◇ Explore form-based zoning (in lieu of Euclidean)

**6) Redevelopment in Older Neighborhoods**

- ◇ Amend objectives and policies to promote redevelopment and infill in older neighborhoods, including provisions for maintenance of existing infrastructure

**7) Revitalizing Downtown**

- ◇ Incorporate successful efforts into plan and continue to support the Downtown Master Plan adopted in 2000

**8) Coastal High Hazard Policies**

- ◇ Require all new roadway projects to be evaluated as to their impact on the evacuation route system
- ◇ Identify additional roads to be included in the City's Capital Improvements Program
- ◇ Improvements to primary hurricane evacuation routes should be maintained at elevations above the Category 3 or Category 4 Storm surge
- ◇ Establish a fair share fund specifically for the mitigation of impacts of increased residential development in the CHHA
- ◇ Require new development within the CHHA to designate non-permitted jurisdictional wetlands or other environmentally sensitive lands as Conservation

**9) Neighborhood Plans for the North, Northwest and Southwest Planning Districts**

- ◇ Require all new land use amendments to be reviewed against the areas' vision plans
- ◇ All new vision and neighborhood action plans should include measurable implementation schedules
- ◇ Educate and communicate to stakeholders land use policies within the vision plans

**10) Cecil Field Redevelopment**

- ◇ Maintain redevelopment plan

**11) Urban Sprawl**

- ◇ Require linkages between land use and transportation, and incentives to promote mixed-use development

**12) Butler Boulevard / Baymeadows Road Mobility Goals**

- ◇ The Transportation Management Area goals and objectives are functioning as designed. Roadways and supporting infrastructure are constructed in advance of proposed development and connectivity and alternate route potential within the TMA is provided as prescribed.

### **13) Retention of Industrial lands**

- ◇ An industrial land use study was performed and based on those findings the Mayor's Growth Management Taskforce recommended:
  - Preserve water-dependent related lands
  - Protect usable heavy industrial lands
  - Protect significant and usable business park lands
  - Allow a greater mix of land uses in business parks

### **14) Preservation of Recreational and Commercial Waterfronts**

- ◇ Amendments to the policies should address staffing and funding sources, including grants
- ◇ Incentives to retain recreational and commercial working waterfront uses
- ◇ Establishment of a no net-loss policy for recreational and commercial working waterfront uses

## Special Topics

### **1) Compatibility with Military Installations**

Pursuant to S. 163.3191(2)(n), F.S., the City has developed policies to be incorporated into the Comprehensive Plan that address land use compatibility with NAS Jacksonville, Mayport, Whitehouse Field, through planning tools such as United States Military Air Installation Compatible Use Zones and the Military Influence Zone Map (Map L-22, City of Jacksonville 2010 Comprehensive Plan).

### **2) School Location and Concurrency**

The City of Jacksonville is required to adopt a public school facilities element by the beginning of 2008, and has transmitted the element to the Department of Community Affairs.

### **3) Water Supply Planning**

The City is not within a Priority Water Resource Caution Area, and is therefore not required to prepare a 10-Year Water Supply Facilities Work Plan. The E.A.R. does, however, acknowledge a deficiency within the Comprehensive Plan in terms of the City's concurrency system for potable water complying with s. 163.3180(2)(a), F.S. Accordingly, the City proposes to amend the Comprehensive Plan, with specific mention of: a minimum 10-year planning period for projected water needs; additional language addressing regional water supply authorities; and multi-jurisdictional cooperation for water supply facilities.

### **3) Coastal High Hazard Areas**

The City will continue to work with State and regional agencies to ensure:

- ◇ All new road projects are evaluated as to their impact on evacuation routes
- ◇ Identification of additional roads to be included in the City's evacuation system
- ◇ Adequate Evacuation Route Signage
- ◇ That all new residential development within the Evacuation Zones 1 and 2 contribute to the cost of emergency shelter space

### **4) Concurrency Management Areas**

The City of Jacksonville contains a downtown Transportation Concurrency Exception Area, and a Traffic Management Area along J. Turner Butler Boulevard (S.R. 202). It is recommended that the City establish in its Intergovernmental Coordination Element policies to coordinate LOS, impact methodology, and mitigation strategies for facilities that cross jurisdictional lines.

### **5) Financial Feasibility**

In order to meet the 2005 amendments to Chapter 163, F.S. concerning financial feasibility, the City will be required to adopt amendments that address the need to define financial feasible in the Capital Improvements Element, and include a policy that the Comprehensive Plan will be financially feasible. In addition, the CIE schedule must meet the requirements regarding developer funding and planned revenue sources requiring referenda or other actions and must be amended to require coordination of the schedule with the MPO TIP. Finally, the CIE must be amended to state the requirements for the annual update, with the data

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and analysis needing to be updated to be consistent with the requirement of SB 360.

Consistency with S. 163.3191, F.S., Evaluation and appraisal of comprehensive plan

NEFRC staff reviewed the E.A.R. for consistency with the Strategic Regional Policy Plan, the State Comprehensive Plan, and with Florida Statute 163.3191. To that end, staff has the following comments:

- 1) The City has addressed s. 163.3191(2)(a) through (k), F.S.;
- 2) Water supply is, and will increasingly become, an important State and regional issue; therefore, staff is of the opinion that the City could have elaborated more on analysis and strategies for alternative water sources pursuant to s. 163.3191(2)(l), F.S.;
- 3) The City has addressed s. 163.3191(2)(m) and (n), F.S.;
- 4) The City identified the objectives and policies that guide the Transportation Management Area along J. Turner Butler Boulevard; however, the City did not elaborate on the extent to which the Transportation Management Area has achieved the purpose for which it was created (s. 163.3191(2)(o), F.S.); and
- 5) In consideration of the impacts that land use along the City's eastern boundaries have the beach communities, the City could have more fully addressed s. 163.3191(2)(p), which calls for communities to provide an assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation.

**Recommendation:**

**Staff respectfully recommends that the Committee and the Council recommend to the Department of Community Affairs that the City of Jacksonville Evaluation and Appraisal Report is sufficient.**

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# MEMORANDUM

**DATE:** October 23, 2007

**TO:** Northeast Florida Regional Planning Council

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

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

**RE:** Review of JEA Ten Year Power Plant Site Plan 2007-2016

---

## Introduction

Each year every electric utility in the State of Florida produces a ten year site plan that includes an estimate of future electric power generating needs. The purpose of the ten year site plan is to disclose the general location of proposed power plant sites and facilitate coordinated planning efforts. Pursuant to Section 186, Florida Statutes Council staff reviewed the most recent ten year site plan prepared by the Jacksonville Electric Authority (JEA). The purpose of this report is to summarize JEA's plans for future power generation and provide comments for transmittal to the FPSC.

## STATUTORY AUTHORITY

Section 186.801, Florida Statutes, requires that all major generating electric utilities in Florida submit a *Ten-Year Site Plan* to the Florida Public Service Commission (Commission) for review. Each *Ten-Year Site Plan* contains projections of the utility's electric power needs for the next ten years and the general location of proposed power plant sites and major transmission facilities. In accordance with the statute, the Commission performs a preliminary study of each *Ten-Year Site Plan* and must determine whether it is "suitable" or "unsuitable." In conducting its review, the Commission considers the views of appropriate local and state agencies. The Northeast Florida Regional Council reviews electric utility Ten Year Site Plans within the region and submits comments to the Commission for review. The Commission forwards the *Ten-Year Site Plan* review, upon completion, to the Florida Department of Environmental Protection (DEP) for use in subsequent power plant siting proceedings.

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To fulfill the requirements of Section 186.801, Florida Statutes, the Commission has adopted Rules 25-22.070 through 25-22.072, Florida Administrative Code. Electric utilities must file an annual *Ten-Year Site Plan* by April 1. Utilities whose existing generating capacity is below 250 megawatts (MW) are exempt from this requirement unless the utility plans to build a new unit larger than 75 MW within the ten-year planning period. The *Ten-Year Site Plan* review contained herein also fulfills an additional statutory requirement. Section 377.703(e), Florida Statutes, requires the Commission to analyze and provide natural gas and electricity forecasts to the DEP.

**PURPOSE**

The intent of the *Ten-Year Site Plans* is to give state, regional, and local agencies advance notice of proposed power plants and transmission facilities. However, the *Ten-Year Site Plans* are not a binding plan of action on electric utilities. As such, the Commission's classification of a *Ten-Year Site Plan* as suitable or unsuitable has no binding effect on the utility. Such a classification does not constitute a finding or determination in docketed matters before the Commission. The Commission may address any concerns raised by a utility's *Ten-Year Site Plan* at a public hearing. Because the *Ten-Year Site Plans* are planning documents containing tentative data, they may not contain sufficient information to allow regional planning councils, water management districts, and other review agencies to evaluate site-specific issues within their jurisdictions. Each utility is responsible for providing detailed data, based on in-depth environmental assessments, during Power Plant Siting Act or Transmission Line Siting Act certification proceedings.

**Summary of the Plan**

The evaluation has revealed that JEA included in their ten year plan the necessary analysis to determine the current plan. Existing JEA's electric supply resources, forecasts of customer energy requirements and peak demands, forecasts of fuel process and availability, and an analysis of alternative for resources which would meet the JEA's future capacity and energy needs were reported in the ten year plan. The JEA forecasts accounted for the system peak demand growth and energy consumption resource plan, in addition to cost considerations, environmental and land use considerations were amply factored into the ten year plan.

JEA consists of three separate entities: The JEA Electric system, the St. Johns River Power Park and the Robert W. Scherer system. The JEA Electric System consists of generating facilities located on three plant sites within the City; the J. Dillon Kennedy

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Generating Station, the Northside Generating Station and the Brandy Branch generating station. These are two dual fired plants, meaning petroleum and coke or coal burning. The St. Johns River Power Park is jointly owned by JEA (80 percent and FP&L (20 percent). These are coal fired units. Although JEA is the majority owner of SJRPP both owners are entitled to 50 percent of the output of SJRPP. The Robert Scherer Unit 4 is a coal fired generating unit with a net output of 846 MW located in Monroe County, Georgia. JEA has a 23.6 percent ownership interest in Unit 4 and proportionate ownership interest in associated common facilities and coal stock pile.

JEA also pursues purchasing power from Southern Company which is also coal powered and will provide capacity and energy per contract through May 31, 2010. Progress Energy Ventures and JEA entered into a power purchase and sale agreement in October 2006 and will go through the 2009/10 winter season. The Energy Authority (TEA) is generally able to acquire capacity when any of the JEA's members such as JEA require additional resources. Cogeneration facilities reduce the demand from JEA's facilities and JEA has customers having Qualifying Facilities located with the JEA service area/territory. Four of these "cogenerators" are Anheiser Busch, Baptist Hospital, Ring Power Landfill and St. Vincent's Hospital.

JEA continues to establish a Clean Power Capacity goal of 7.5 percent clean power capacity by 2015. To support these goals the JEA has solar photovoltaic panels on high schools and other community buildings. JEA also has the Solar Incentive Program to promote solar energy. Other measures taken by JEA include the Residential Net Metering Policy to encourage the use of customer sited solar photovoltaic systems. JEA also has programs that offer indoor and outdoor lighting services to help in designing efficient light systems and retrofits.

The JEA fuel price forecast for St. Johns River Power Park is based on petroleum coke and includes limestone and diesel fuel components. Scherer is based on coal using a blend of 80 percent coke and 20 percent coal. The Brandy Branch facility uses ultra low sulfur diesel as backup fuel. These fuels projection were developed from 2006 to the year 2030. Regression analysis techniques were used along with SAS and Excel to forecast peak demand. The Net Energy Load (NEL) forecast is to increase at an average growth of 2 percent during 2007 through 2016. NEL forecast increases from 14,315 GWh in 2007 to 17,511 GWh in 2016.

JEA is proceeding with the installation of an additional combustion turbine at the Kennedy Generation Station and is scheduled for operating by 2008. JEA is also proceeding in conjunction with other entities to construct and operate a solid fuel fired plant at a site in Taylor County, Florida

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### **Staff Evaluation**

Council supports the JEA and the State of Florida efforts to continue to develop new programs to: 1) reduce the reliance on coal and oil as future energy sources; 2) increase conservation activities to offset the need to construct new power plants; and 3) increase the reliance of clean alternative energy systems to produce electricity.

### **Recommendation**

**Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.**

# **Tab 10**



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## MEMORANDUM

**DATE:** October 23, 2007

**TO:** Northeast Florida Regional Planning Council

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

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

**RE:** Review of Seminole Electric Cooperative, Inc. Ten Year Power Plant Site Plan 2007-2016

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### Introduction

Each year every electric utility in the State of Florida produces a ten year site plan that includes an estimate of future electric power generating needs. The purpose of the ten year site plan is to disclose the general location of proposed power plant sites and facilitate coordinated planning efforts. Pursuant to Section 186, Florida Statutes Council staff reviewed the most recent ten year site plan prepared Seminole Electric Cooperative, Inc. (Seminole). The purpose of this report is to summarize Seminole's plans for future power generation and provide comments for transmittal to the FPSC.

### STATUTORY AUTHORITY

Section 186.801, Florida Statutes, requires that all major generating electric utilities in Florida submit a *Ten-Year Site Plan* to the Florida Public Service Commission (Commission) for review. In conducting its review, the Commission considers the views of appropriate local and state agencies. The Northeast Florida Regional Council reviews electric utility Ten Year Site Plans within the region and submits comments to the Commission for review. Each *Ten-Year Site Plan* contains projections of the

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utility's electric power needs for the next ten years and the general location of proposed power plant sites and major transmission facilities. In accordance with the statute, the Commission performs a preliminary study of each *Ten-Year Site Plan* and must determine whether it is "suitable" or "unsuitable." The Commission forwards the *Ten-Year Site Plan* review, upon completion, to the Florida Department of Environmental Protection (DEP) for use in subsequent power plant siting proceedings. To fulfill the requirements of Section 186.801, Florida Statutes, the Commission has adopted Rules 25-22.070 through 25-22.072, Florida Administrative Code. Electric utilities must file an annual *Ten-Year Site Plan* by April 1. Utilities whose existing generating capacity is below 250 megawatts (MW) are exempt from this requirement unless the utility plans to build a new unit larger than 75 MW within the ten-year planning period. The *Ten-Year Site Plan* review contained herein also fulfills an additional statutory requirement. Section 377.703(e), Florida Statutes, requires the Commission to analyze and provide natural gas and electricity forecasts to the DEP.

**PURPOSE**

The intent of the *Ten-Year Site Plans* is to give state, regional, and local agencies advance notice of proposed power plants and transmission facilities. However, the *Ten-Year Site Plans* are not a binding plan of action on electric utilities. As such, the Commission's classification of a *Ten-Year Site Plan* as suitable or unsuitable has no binding effect on the utility. Such a classification does not constitute a finding or determination in docketed matters before the Commission. The Commission may address any concerns raised by a utility's *Ten-Year Site Plan* at a public hearing. Because the *Ten-Year Site Plans* are planning documents containing tentative data, they may not contain sufficient information to allow regional planning councils, water management districts, and other review agencies to evaluate site-specific issues within their jurisdictions. Each utility is responsible for providing detailed data, based on in-depth environmental assessments, during Power Plant Siting Act or Transmission Line Siting Act certification proceedings.

**Summary of the Plan**

The evaluation has revealed that Seminole included in their ten year plan the necessary analysis to determine the current plan. Existing Seminole electric supply resources, forecasts of customer energy requirements and peak demands, forecasts of fuel process and availability, and an analysis of alternative for resources which would meet the Seminole future capacity and energy needs were reported in the ten year plan. The Seminole forecasts accounted for the system peak demand growth and energy consumption resource plan, in addition to cost considerations, environmental and land use considerations were amply factored into the ten year plan.

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Seminole is a corporation organized and existing with members. Each of the members is engaged primarily in the distribution of retail power. Seminole serves its members load primarily in three transmission areas. Seminole is considered a rural electric cooperative and does not serve end use customers. Seminole did include in their plan the firms purchased and the power agreements that were made previous to the site plan.

Seminole's member's service area increase at an average annual rate of 1.3 percent and is anticipated to grow at an annual rate of 1.4 percent through 2016 for residential energy usage. Commercial energy usage is much lower in the Seminole system. The predominant method of forecasting the usage appears to be population growth. Further the site plan discusses in detail the method other than population to forecast Seminole's usage. The assumptions used to forecast were intensive and thorough. Seminole's methodology utilized four major sources. These sources were BEBR, Moody's Economy, Survey data from the residential appliance surveys and the Financial and Statistical Reports provided by the cooperative members. Several other sub-models were identified within the forecast.

While Seminole demonstrated the existing and future plan to diversify their fuel sources, it appears the predominant source will continue to be coal. This is demonstrated in Seminole's recent add of the coal unit to the Seminole Generating Station and also the strategic plan to add a third coal fired generating unit by the year 2012.

The Seminole ten year site plan demonstrated a thorough evaluation of the environmental issues pertinent to the Seminole units. Such issues as the primary water uses for the units, the listed species that are likely to occur on the site, small shrubs and wetlands and forested wetlands and also water conservation measures.

**Staff Evaluation**

Council recognizes that some of the electricity purchased by Seminole may already be derived from coal. As a rural cooperative and the extent to which the service areas expand this may not seem to be a strategic area of concern for the ten year horizon. The Seminole strategic goal is to diversify and perhaps with the increase in demand and other sources of fuel conducive to the region these may be investigated and included in the Seminole strategic plans in the future. A better way to increase fuel diversity is to add a greater proportion of energy from clean alternative energy resources, such as wind, solar energy, and hydrogen fuel cells. Solar energy and fuel cells may be better suited for development in smaller facilities integrated into communities where the demand is greatest. Also, the shift to smaller solar energy and

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hydrogen fuel cells units distributed throughout the area of demand could reduce the reliance on large transmission lines. Council supports the State of Florida and Seminole in any efforts to continue to develop new programs for the rural and urban communities and to: 1) reduce the reliance on coal and oil as future energy sources; 2) increase conservation activities to offset the need to construct new power plants; and 3) increase the reliance of clean alternative energy systems to produce electricity.

**Recommendation**

**Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.**

**Tab 11**

## MEMORANDUM

DATE: October 24, 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 October 2007.

During the month of September 2007, 64 applications were received for the IC&R review process. Of the 64 applications, two (2) 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 completed application fund sources are broken down as follows:

	Current Month	Previous Month	Year to Date
Federal	\$3,497,360.00	-0-	\$62,680,720.00
State	-0-	-0-	\$3,375,559.00
Applicant	-0-	-0-	\$403,139.00
Other	-0-	-0-	\$11,962,899.00
Totals	\$3,497,360.00	-0-	\$78,422,317.00

Each active and completed application is reported in the:

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

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NEFRC # <a href="#">DV07-372</a>	<b>NON-EXEMPT</b> <b>FL200707273781C</b>	Federal Assistance	<a href="#">Advance Notification-Beaver Street (US 90) PD&amp;E Study, from Devoe Street to Edgewood Avenue</a>	Dept. of Transportation		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0373</a>	<b>EXEMPT</b>	Act.	<a href="#">Section 5309-2 Grant #FL-04-0024-00 Application, FY2007 Paratransit Van Purchase</a>	JTA		\$3,497,360.00
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0374</a>	<b>EXEMPT</b>	Act.	<a href="#">Construct Taxilane G2</a>	JAA		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0375</a>	<b>EXEMPT</b>	Act.	<a href="#">Citigate Apartments</a>	Julian Lecraw & Co.		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0376</a>	<b>EXEMPT</b>	Act.	<a href="#">Taylor-Pritchard Road</a>	Robert Taylor		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0377</a>	<b>EXEMPT</b>	Act.	<a href="#">Picketville Distribution Center</a>	Picketville Partners Ltd		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0378</a>	<b>EXEMPT</b>	Act.	<a href="#">Quinlan Ridge</a>	Laskey Development		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0379</a>	<b>EXEMPT</b>	Act.	<a href="#">Alta Lakes Industrial park</a>	Cabbot II		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0380</a>	<b>EXEMPT</b>	Act.	<a href="#">Jamie's Hideaway</a>	Jamie's Hideaway LLP		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0381</a>	<b>EXEMPT</b>	Act.	<a href="#">Oaks @ Old Kings Road</a>	Oaks @ Old Kings Rd		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0382</a>	<b>EXEMPT</b>	Act.	<a href="#">New Life Village</a>	youth Circle Foundation		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0383</a>	<b>EXEMPT</b>	Act.	<a href="#">DCPS 103rd Street, K-8</a>	DCPS PM Facilities Design		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">DV07-0384</a>	<b>EXEMPT</b>	Act.	<a href="#">Word of Faith</a>	Jax Word of Faith Church		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">NA07-0060</a>	<b>EXEMPT</b>	Act.	<a href="#">North Area hangar Development</a>	City of Fernandina Bch		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">NA07-0061</a>	<b>EXEMPT</b>	Act.	<a href="#">Nassau Commerce Center West</a>	Nassau Commerce Ctr		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">SJ07-0160</a>	<b>EXEMPT</b>	Act.	<a href="#">Smith and Thomas Industrial Park</a>	S&T Properties		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">SJ07-0161</a>	<b>EXEMPT</b>	Act.	<a href="#">St. Marks Fish Pond - Pond 1 Phase A</a>	St.Marks Pond LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">SJ07-0162</a>	<b>EXEMPT</b>	Act.	<a href="#">St. Marks Fish Pond - Pond 1 Phase B</a>	St.Marks Pond LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
NEFRC # <a href="#">SJ07-0163</a>	<b>EXEMPT</b>	Act.	<a href="#">St. Marks Fish Pond - Pond 2</a>	St.Marks Pond LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ07-0164</a>	<b>EXEMPT</b>		<a href="#">Guana River Wildlife Mgmt Area</a>	FL Fish & Wildlife Conservation comm		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
<a href="#">NA07-0062</a>	<b>EXEMPT</b>		<a href="#">Dig Borrow Pit for Fill &amp; Reshape existing banks - Silviculture</a>	Tim Prep, Inc.		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
<a href="#">NA07-0063</a>	<b>EXEMPT</b>		<a href="#">State Farm Professional Offices</a>	Gary Anderson		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
<a href="#">SJ07-0165</a>	<b>EXEMPT</b>		<a href="#">84 Lumber Company Rail Spur</a>	Pierce hardy Ltd		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
<a href="#">SJ07-0166</a>	<b>EXEMPT</b>		<a href="#">Faith Community Church</a>	North FL District Church		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
<a href="#">SJ07-0167</a>	<b>EXEMPT</b>		<a href="#">Stoneplace - Wetland Determination</a>	Wantam Group, Inc.		
Federal	Applicant	State	Other/Local	RPC Due 10/17/07	SCH Due	Status Complete
<a href="#">DV07-0385</a>	<b>EXEMPT</b>		<a href="#">Wade Development Project</a>	NG Wade Investment		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">DV07-0386</a>	<b>EXEMPT</b>		<a href="#">Greenland Business Park Road Extension</a>	Greenland Parklands		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">DV07-0387</a>	<b>EXEMPT</b>		<a href="#">Tamaya - Master Drainage Study/Phase 2 Mitigation</a>	Beach Blvd Ventures		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">DV07-0388</a>	<b>EXEMPT</b>		<a href="#">Pine Grove Apartments</a>	The Charles Skinner Co.		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">DV07-0389</a>	<b>EXEMPT</b>		<a href="#">Broward Property/Pecan Park Road - Wetlands Determination</a>	Signature Land, Inc.		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">DV07-0390</a>	<b>EXEMPT</b>		<a href="#">Seacoast Christian Academy</a>	Seacoast Christian Academy		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">DV07-0391</a>	<b>EXEMPT</b>		<a href="#">The Carriage Club-Memory Enhanced Facility</a>	ARC Carriage Club		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">FL07-0083</a>	<b>EXEMPT</b>		<a href="#">Royal Palms Extension</a>	City of Palm Coast		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">SJ07-0168</a>	<b>EXEMPT</b>		<a href="#">Flagler College Radio Tower</a>	Flagler College Inc		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">SJ07-0169</a>	<b>EXEMPT</b>		<a href="#">City of St. Augustine Fleet Maintenance Facility</a>	City of St. Augustine		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">SJ07-0170</a>	<b>EXEMPT</b>		<a href="#">Billboard at RV Center</a>	My RV Center LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">SJ07-0171</a>	<b>EXEMPT</b>		<a href="#">Fish Tail Swamp Mitigation Bank</a>	Fletcher management Company		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete
<a href="#">SJ07-0172</a>	<b>EXEMPT</b>		<a href="#">S.R. 16 Racetrack Road Office</a>	Beemer & Assoc.		
Federal	Applicant	State	Other/Local	RPC Due 10/22/07	SCH Due	Status Complete

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">FL07-0084</a>	<b>EXEMPT</b>		<a href="#">Magnolia Trace Blvd. &amp; Magnolia Trace Way</a>	Oare Associates LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">NA07-0064</a>	<b>EXEMPT</b>		<a href="#">Install 15" ADS Culvert as equalizer</a>	Rayonier Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">NA07-0065</a>	<b>EXEMPT</b>		<a href="#">Install 18" ADS Culvert in logging road</a>	Rayonier Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">NA07-0066</a>	<b>EXEMPT</b>		<a href="#">Rolling Meadows Subdivision</a>	CLAND LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0392</a>	<b>EXEMPT</b>		<a href="#">The Flats at Kernan</a>	Kernan Flats Ltd		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0393</a>	<b>EXEMPT</b>		<a href="#">Avenues Walk</a>	Kimco Avenues Walk		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0394</a>	<b>EXEMPT</b>		<a href="#">The Shoppes at Dunn Creek</a>	Beemer & Assoc		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0395</a>	<b>EXEMPT</b>		<a href="#">New Fire Station #5</a>	COJ		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0396</a>	<b>EXEMPT</b>		<a href="#">Jarrett Point - Unit Three</a>	Jarrett Development		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0397</a>	<b>EXEMPT</b>		<a href="#">Family Dollar at Lem Turner Road</a>	Twin Rivers Capital		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0398</a>	<b>EXEMPT</b>		<a href="#">12761 North Main Street</a>	Shultz Development		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				10/22/07		Complete
<a href="#">DV07-0399</a>	<b>EXEMPT</b>		<a href="#">Super Target Beach &amp; Hodges</a>	Kimco Jacksonville		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">DV07-0400</a>	<b>EXEMPT</b>		<a href="#">Ocean Watch at Batton Island Condo</a>	Pilottown LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">DV07-0401</a>	<b>EXEMPT</b>		<a href="#">Jacksonville Arboretum &amp; Gardens</a>	COJ		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">DV07-0402</a>	<b>EXEMPT</b>		<a href="#">Pastures of Picolata</a>	Countrytyme Florida		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">DV07-0403</a>	<b>EXEMPT</b>		<a href="#">Campus Corners</a>	Property Mgmt		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">DV07-0404</a>	<b>EXEMPT</b>		<a href="#">Highland Chase</a>	Southern Dev Corp		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">FL07-0085</a>	<b>EXEMPT</b>		<a href="#">Hole #6 at Matanzas Woods Golf Course</a>	The Grand Club		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ07-0173</a>	<b>EXEMPT</b>		<a href="#">Maria Sanchez Lake Shoreline Stabilization</a>	City of St. Augustine		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ07-0174</a>	<b>EXEMPT</b>		<a href="#">Commercial Parcel South</a>	Northwood of St. Augustine		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">NA07-0067</a>	<b>EXEMPT</b>		<a href="#">Install 15" ADS Culverts as Equalizer Pipes</a>	Rayonier Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA07-0068</a>	<b>EXEMPT</b>		<a href="#">Install 18" Culverts on Existing Woods Road</a>	Rayonier Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA07-0069</a>	<b>EXEMPT</b>		<a href="#">Install 12" ADS Cross Pipe Road #12</a>	Rayonier Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA07-0070</a>	<b>EXEMPT</b>		<a href="#">Install 15" ADS Culverts as Equalizer Pipes</a>	Rayonier Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA07-0071</a>	<b>EXEMPT</b>		<a href="#">Install 12" Cross Pipe Road #15</a>	Rayonier Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV07-0405</a>	<b>NON-EXEMPT</b>	Federal Assistance	<a href="#">I-295 (SR 9A) Interchange with Commonwealth Blvd. PD&amp;E Study</a>	FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

	Current Month	Year to Date
<b>Federal</b>	\$3,497,360.00	\$62,680,720.00
<b>State</b>	-0-	\$3,375,559.00
<b>Applicant</b>	-0-	\$403,139.00
<b>Other/Local</b>	-0-	\$11,962,899.00
<b>Totals</b>	\$3,497,360.00	\$78,422,317.00

**Tab 12**

## MEMORANDUM

**DATE:** October 23, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** October 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,

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. *The applicant has requested an extension until next spring in order to work with FDOT on alignments of roadway improvements.*

### **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. *The applicant has until November 30<sup>th</sup> to respond to sufficiency comments.*

### **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