

NEFRC

Planning & Growth Management Policy Committee

December 6, 2007

9:00 a.m.

Northeast Florida Regional Council

6850 Belfort Oaks Place

Jacksonville, FL 32216

**NEFRC Planning and
Growth Management Policy Committee**
Thursday, December 6, 2007
9:30 a.m.

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

TAB

1. Call to Order, Roll Call, Introductions – Chairman Boyle
2. *Approval of Minutes of November 1, 2007, Meeting – Chairman Boyle ----- 1
3. Old Business
4. New Business
 - A. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
 - *i. **Putnam County Transmitted Amendment 07PSF-1 – Guy Parola ----- 3**
 - *ii. City of Palm Coast Adopted Amendment 07CIE-1– Guy Parola ----- 4
 - *iii. City of Green Cove Springs Adopted Amendment 07-1 – Guy Parola ----- 5
 - *iv. **City of Jacksonville Adopted Amendment 07CIE-2 – Ed Lehman ----- 6**
 - B. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 7
 - C. Development of Regional Impact (DRI) Report – Ed Lehman ----- 8
5. Other
6. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
7. Next Meeting Date and Location: **Thursday, January (TBD), 2008**
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, November 1, 2007

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, November 1, 2007 at 9:00 a.m., at Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

PRESENT

Councilman Bue
Vice Mayor Crichlow
Ms. Dungey
Commissioner Harris
Vice-Mayor Lawson-Brown
Commissioner Manuel
Mr. Register
Mr. Spaeth
Ms. Vallencourt
Mr. Williams
Ms. Burnette (Ex-officio)
Mr. Parks (Ex-officio)
Mr. Green for Mr. Strong (Ex-officio)
Commissioner Boyle (Chair)

EXCUSED

Councilman Clark
Mayor King
Mayor Leeper
Mr. Maxwell

DRAFT

Others: Ken Venables, Travis Minch, Steve Fitzgibbons, Geoff Sample, Jodi Conway, Gary Kresel, and others.

Staff Present: Ed Lehman, Guy Parola, Brian Teeple, Ameera Sayeed, Michael Hill, Sheron Forde, and others.

*Approval of Minutes

Chairman Boyle called for a motion on the October 4, 2007, meeting minutes. Councilman Bue made the motion to approve, it was seconded by Commissioner Manuel; Motion carried.

Old Business

There was no old business to discuss.

New Business

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 11 Comprehensive Plan Amendments reviewed during the month of October. Five (5) Transmitted Amendments and three (3) Adopted Amendments are brought before the Committee for review; the other three (3) are small scale and have been reviewed by staff.

City of Crescent City Transmitted Amendment (07-2) – Mr. Parola provided an overview of the transmitted amendment, which contains text amendments to the existing comprehensive plan, and is in conjunction with the City's effort to provide proof of their water, sewer and transportation capacity to accommodate projected growth through the year 2012. Mr. Parola stated that some of the text amendments to the

Goals, Objectives and Policies do address regional issues such as incorporating best management practices for erosion control and for the City to establish a Utility Service Area to be coordinated with Putnam County when city utilities are requested. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Crescent City Transmitted Amendment 07-2. Vice Mayor Lawson-Brown made the motion to approve, it was seconded by Mayor King; Motion carried.

City of Fernandina Beach Transmitted Amendment (07-1) – Mr. Lehman provided an overview of the transmitted amendment consisting of an amendment to the FLUM for three parcels recently annexed into the City. This will change the future land use from County Medium Density Residential to City Conservation for inclusion in the Egans Creek Greenway project. In addition, 85 percent of the subject parcel is located within the Coastal High Hazard Area (CHHA); this amendment will remove the potential of 53 dwelling units within the CHHA. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Fernandina Beach Transmitted Amendment 07-1. Commissioner Manuel made the motion to approve, it was seconded by Mr. Spaeth; Motion carried.

City of Bunnell Transmitted Amendment (07WSP-1) – Mr. Parola provided an overview of the transmitted amendment consisting of several proposed text amendments to the Future Land Use Element. These amendments address the Water Supply Facilities Work Plan (WSFWP) that is required to be incorporated into the Comprehensive Plan for Flagler County and its municipalities. He further stated that based on the St. Johns River Water Management District's (SJRWMD) concerns that traditional water supply sources will not be sufficient to meet the demands of growing populations within its boundaries and the needs of the environment, the Florida Legislature enacted Bills in 2002, 2004 and 2005 to more effectively address the State's water supply situation. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Bunnell Transmitted Amendment 07WSP-1. Commissioner Manuel made the motion to approve, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Jacksonville Transmitted Amendment (08-D1) – Mr. Lehman stated that this is the first amendment received based on the new pilot program provided for in HB 7203, alternative state review process, which includes the City of Jacksonville. The only change to staff's review is that rather than submitting comments to DCA, the new law states that comments will be submitted to the local government. Mr. Lehman provided an overview of the transmitted amendment 08-D1, consisting of proposed changes to two parcels, located in the Villages of Argyle DRI. He stated the intent of the proposed change is to swap property, which would allow for an increase in the size of the school parcel. There is no change to the amount of development that can occur with this DRI. Argyle Forest submitted an NOPC in May; staff reviewed it and recommended to DCA that it was not a substantial deviation. Therefore, staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the City of Jacksonville.

Chairman Boyle called for a motion on the City of Jacksonville Transmitted Amendment 08-D1. Commissioner Manuel made the motion to approve, it was seconded by Mr. Register; Motion carried.

City of Palatka Transmitted Amendment 07-2 – Mr. Lehman provided an overview of the transmitted amendment, which is actually an Evaluation and Appraisal Report (EAR) based amendment re-write implementing their 1998 EAR. The City adopted their EAR in 1998, but did not adopt the Ear based

Amendments. This amendment is to correct that situation and bring the City's Comprehensive Plan up to date; therefore, the changes are not significant at this time and are mostly administrative in nature. The only comment staff has is that the reference to the Florida Intrastate Highway System should be the Strategic Intermodal System. Mr. Lehman mentioned that the City is undergoing a comprehensive rewrite of their comp plan to be brought back to the Committee at a future date. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the Palatka Transmitted Amendment 07-2. Ms. Vallencourt made the motion to approve, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Palm Coast Adopted Amendment (07-1) – Mr. Lehman provided a summary review of the Adopted amendment, which was reviewed in its transmitted form at the August 2007 meeting of the Council. The amendment consists of two text changes to the Transportation Element of the Comprehensive Plan to promote transportation interconnectivity. The Council had no comments or concerns about the transmitted amendment. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Palm Coast Adopted Amendment 07-1. Commissioner Harris made the motion to find it consistent with the SRPP, it was seconded by Commissioner Manuel; Motion carried.

Clay County Adopted Amendment (07-2) – Mr. Lehman provided a summary review of the adopted amendment, which was reviewed in its transmitted form at the June 2007 meeting of the Council. The amendment consists of two proposed changes to the FLUM, two text amendments and adoption of a special Camp Blanding Land Use Compatibility Plan. The Council had no comments or concerns about the transmitted amendment. Staff recommends that the Committee and Council find it consistent with the Strategic Regional Policy Plan.

Chairman Boyle called for a motion on the Clay County Adopted Amendment 07-2. Commissioner Manuel made the motion to find it consistent with the SRPP, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Bunnell Adopted Amendment 07-1 – Mr. Parola provided a summary review of the adopted amendment, which was reviewed in its transmitted form at the June 2007 meeting of the Council. The amendment consists of two proposed changes to the FLUM and two text amendments. Mr. Parola stated that while the Council did not make a recommendation regarding the necessary density during the Transmittal review, there were concerns surrounding the issue of individual septic systems and these concerns were echoed by the Department of Environmental Protection. Staff's comment is to encourage the City to mandate the use of individual performance based septic systems in lieu of a conventional septic system. Staff recommends that the Committee and Council find the adopted amendment consistent with the Strategic Regional Policy Plan.

A brief discussion followed in which Mr. Crichlow inquired if the performance based septic system will be a recommendation for all future developments of this type. Mr. Parola stated that it will be approached on an individual basis. It was included in this case because there was no assurance that a centralized water system or centralized sewer system will be provided to the site in the near future. In addition, it was a desire to set the stage that there is a substantial amount of County Ag land that has been annexed by the City and if an opportunity exists to have an entire subdivision on individual septic systems, then a performance based system is preferred rather than having a package plan. While the performance based system is more costly than the conventional type, it does offer benefits to the community; it operates better than the conventional system, and there is a mandatory inspection period, and it's more sensitive to the environment. An inquiry was made regarding the status of revenue associated with the change of land from one use to another on the tax base. Mr. Parola stated that as the property has already been annexed into the City of Bunnell, it will go into the City's tax base.

Chairman Boyle called for a motion on the City of Bunnell Adopted Amendment 07-1. Commissioner Manuel made the motion to find it consistent with the SRPP, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Jacksonville Evaluation and Appraisal Report (EAR) – Mr. Lehman introduced Mr. Gary Kresel, the City of Jacksonville's Planning Department, who will be available to respond to any questions pertaining to this item if needed. Mr. Parola stated that the EAR is required every seven (7) years and provided an overview of the City of Jacksonville's EAR, which identified 14 major issues. Some of which are; alternative to individual car use, affordable and disabled housing needs, the St. Johns River, mixed-use projects and neighborhoods, revitalizing downtown, urban sprawl, retention of industrial lands, and preservation of waterfronts. In addition to identifying major issues, Florida Statutes require that, when applicable, special topics be identified. Some of the City of Jacksonville's special topics are; school concurrency, water supply planning, CHHA, and financial feasibility. Staff's comments are: There were opportunities for the City to have elaborated on alternative water supply planning; and for the beach communities, there was an opportunity for the City to address common transportation impact methodologies and could have elaborated more on this. Staff recommends that the Committee and Council recommend to DCA that the City of Jacksonville's EAR is sufficient.

Chairman Boyle called for a motion on the City of Jacksonville EAR. Mr. Register made the motion to find it sufficient, it was seconded by Ms. Vallencourt; Motion carried.

JEA Ten-Year Power Plant Site Plan 2007-2016 – Ms. Sayeed provided an overview of the JEA site plan. She mentioned that Florida Statutes requires that all major generating electric utilities submit a Ten-Year Site Plan to the Florida Public Service Commission for review. The purpose of the site plan is to disclose the general location of proposed power plant sites and facilitate coordinated planning efforts. Ms. Sayeed stated that JEA has done so. In addition, JEA has established a Clean Power Capacity goal of 7.5 percent capacity by 2015 and has taken steps to support this goal. The JEA, in conjunction with the State of Florida, is also continuing efforts to develop new programs to reduce the reliance on coal and oil as future energy sources, increase conservation activities to offset the need to construct new power plants and increase the reliance of clean alternative energy systems to produce electricity. Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.

Chairman Boyle called for a motion on the draft JEA Ten-Year Power Plant Site Plan report. Ms. Vallencourt made the motion to approve, it was seconded by Commissioner Manuel; Motion carried.

Seminole Electric Cooperative, Inc. Ten-Year Power Plant Site Plan 2007-2016 – Ms. Sayeed provided an overview of the Seminole Electric Cooperative's site plan. She mentioned that Florida Statutes requires that all major generating electric utilities submit a Ten-Year Site Plan to the Florida Public Service Commission for review. The purpose of the site plan is to disclose the general location of proposed power plant sites and facilitate coordinated planning efforts. Ms. Sayeed stated that while Seminole Electric Cooperative has demonstrated the existing and future plan to diversify their fuel sources, it appears the predominant source will continue to be coal. This is demonstrated by Seminole Electric Cooperative's addition of the coal unit to the Seminole Generating Station and the strategic plan to add a third generating unit by the year 2012. The Seminole Electric Cooperative, in conjunction with the State of Florida, is also continuing efforts to develop new programs to reduce the reliance on coal and oil as future energy sources, increase conservation activities to offset the need to construct new power plants and increase the reliance of clean alternative energy systems to produce electricity. Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.

Chairman Boyle called for a motion on the draft Seminole Electric Cooperative Ten-Year Power Plant Site Plan report. Vice Mayor Lawson-Brown made the motion to approve, it was seconded by Commissioner Manuel; Motion carried.

Intergovernmental Coordination and Review Report

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

Development of Regional Impact (DRI)

Mr. Lehman stated that this item is for information only.

Public Comments

There are no public comments.

Next Meeting Date

The next meeting will be held Thursday, December 6, 2007, at 9:00 a.m. at the Northeast Florida Regional Council.

Adjournment

The meeting adjourned at 9:35 a.m.

Tab 2



Bringing Communities Together

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

MEMORANDUM

DATE: November 21, 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: November 2007

During the month of November, 2007, Regional Council staff reviewed thirteen (13) comprehensive plan amendments. One (1) transmitted amendment and three (3) adopted amendments are brought before the Committee and Board for review.

Transmitted Amendments:

Putnam County Transmitted Amendment 07PSF-1

Adopted Amendments:

City of Palm Coast Adopted Amendment 07CIE-1
City of Green Cove Springs Adopted Amendment 07-1
City of Jacksonville Adopted Amendment 07CIE-2

Small-Scale Amendments*:

Town of Marineland Ordinance 07-1
• *Changes 0.29 acres from Tourist Commercial to Institutional Research*

City of St. Augustine Beach Ordinance 07-19
• *Changes 1.1 acres from Commercial and Medium Density Residential to Planned Unit Development*

Board Memorandum
November 21, 2007
Page 2

- City of Jacksonville Ordinance 2007-854-E
- *Changes 0.55 acres from Low Density Residential to Business Park*
- City of Jacksonville Ordinance 2007-856-E
- *Changes 1.78 acres from Low Density Residential to Business Park*
- City of Jacksonville Ordinance 2007-858-E
- *Changes 0.9 acres from Residential-Professional-Institutional to Business Park*
- City of Jacksonville Ordinance 2007-860-E
- *Changes 0.85 acres from Business Park to Community/General Commercial*
- Flagler County Ordinance 2007-12
- *Changes 1.7 acres from Residential Low Density and Mixed Use to Commercial Low Intensity*
- Baker County Ordinance 2007-38
- *Changes 6.6 acres from Agriculture Zone B to Residential C*
- Putnam County Ordinance 2007-38
- *Changes 1.8 acres from Rural Residential to Rural Center*

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

Tab 3

MEMORANDUM

DATE: December 3, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Putnam County Transmitted Amendment 07PSF-1

Scope of Review

The Regional Council received Putnam County Transmitted Amendment 07PSF-1 on November 27, 2007. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

This amendment is being sought to add the required Public School Facilities Element to their Comprehensive Plan, and, in conjunction with the new element, to amend the Intergovernmental Coordination and Capital Improvements Elements as well.

I. Intergovernmental Coordination Element

This element is being amended by requiring an annual review of the interlocal agreement between the County and the School Board to ensure that schools are adequate to serve the projected growth of the County (Policy G.1.6.1), and the creation of the following two policies:

Policy G.1.6.2: Putnam County shall coordinate with the School District of Putnam County to identify deficient Levels of Services for public school

Board Memorandum
December 3, 2007
Page 2

facilities, and to mitigate for those deficiencies through the development process when applicable.

Policy G.1.6.3: Putnam County shall participate in regularly scheduled joint meetings with all participants identified in the Interlocal Agreement for Coordinated Land Use and Public School Facility Planning.

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

II. Capital Improvements Element

There were two amendments to this element: the first added “public school facility” to Policy H.1.1.3, thereby including schools as an infrastructure measurement; and, a new Table HH-6 *Public School Facilities Capital Improvement Projects for FY 2006-07 thru 2010-11*.

Table HH-6 Public School Facilities Capital Improvement Projects for FY 2006-07 thru 2010-11

<u>Item / Project Name</u>	<u>FY 2006-2007</u>	<u>FY 2007-2008</u>	<u>FY 2008-2009</u>	<u>FY 2009-2010</u>	<u>FY 2010-2011</u>	<u>TOTAL</u>	<u>FUNDING SOURCE</u>
8 Classroom Addition - Kelley Smith Elem. School	\$2,600,000					\$2,600,000	Ad Valorem / Impact Fees
6 Classroom Addition - Moseley Elem. School				\$3,000,000		\$3,000,000	Ad Valorem / Impact Fees
6 Classroom Addition - Mellon Elem. School				\$3,000,000		\$3,000,000	Ad Valorem / Impact Fees
New K-8 School					\$20,000,000	\$20,000,000	Ad Valorem / Impact Fees

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

**Board Memorandum
December 3, 2007
Page 3**

III. Public Schools Facilities Element

The Putnam County Comprehensive Plan is being amended to create a Public School Facilities Element (section J). Notable aspects of the new element are:

Policy J.1.1.1 creates LOS standards for schools:

<u>Type of School</u>	<u>Level of Service (Number of Students)</u>
Existing Schools	FISH capacity based on utilization rate
Elementary School	700
Middle School	1,000
K-8 (for middle school phase in)	1,000
High School	1,500

Policy J.1.1.2 establishes the School Concurrency Service Area (SCSA) boundaries, which are based on the existing middle school attendance zones.

Objective J.1.2 and Policy J.1.2.1 establish schools as a concurrency measurement, requiring Certificate of Concurrency determination for any non-exempt residential development application.

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

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 4



Bringing Communities Together


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MEMORANDUM

DATE: November 26, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Program Administrator

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

Scope of Review

The Regional Council received the City of Palm Coast Adopted Comprehensive Plan Amendment 07CIE-1 on November 15, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

Amendment History

SB 360 requires that each community annually adopt an update of a financially feasible Capital Improvements Plan. Updates to the Capital Improvements Element are exempt from the twice/year limit placed on large-scale amendments and text amendments to the Comprehensive Plan. In addition, Florida Statutes allow for C.I.P. amendments to proceed directly to the adoption phase.

Board Memorandum

November 26, 2007

Page 2 of 3

Amendment Summary

City of Palm Coast Adopted Amendment 07CIE-1 contains an update of the City's Capital Improvement Program. The City's staff provided data and analysis in their report, which is summarized below:

Sanitary Sewer: The wastewater treatment system currently has adequate capacity to treat the maximum daily flow of 6.73 MGD. The proposed expansion of the wastewater treatment facility from 6.83 MGD in 2007 to 8.83 MGD in 2012 will be adequate to serve the projected maximum daily flow in 2012 of 8.70 MGD.

Public Recreation and Open Space: Currently, the City has adequate active and resource based park acreage to serve the current population. However, analysis shows that without any further increase in park acreage, there will be a deficit of approximately 6.20 acres in activity-based recreation in 2012.

Transportation: There are several roadway deficiencies that are identified. Staff acknowledges that these deficiencies are not identified in the C.I.P. Staff, however, identifies strategies to deal with them, and acknowledges that proportionate transportation fair share requirements are in place.

Drainage or Stormwater: Staff makes no specific comments.

Solid Waste: As certified by the Volusia County Solid Waste Division, the Tomoka Landfill as of September 21, 2006 had 4,422,418 cubic yards of permitted disposal capacity remaining. This capacity is projected to be sufficient to accommodate the solid waste produced by Flagler County and Volusia County through the 5-year planning period (2008-2012).

Public School Facilities: As required by SB 360, when the CIE is amended next year, the schedule of improvements for public school facilities will need to be financially feasible and demonstrate the ability of existing and proposed school facilities to meet the adopted LOS standard. This schedule of improvements will be incorporated by reference to the public school facilities element.

Exhibit B-2 to the Ordinance adopting the amendments to the C.I.E. identifies revenue and expenditure projections by revenue source through 2012. According to the figures therein, there are positive end of year funds through 2012. These funding sources are referenced in the 5-Year Schedule of Capital Improvements for potable water, wastewater, recreation and open space, transportation, and drainage / stormwater. FDOT funds are also identified on Exhibit 8.4 to the Ordinance.

Board Memorandum

November 26, 2007

Page 3 of 3

The Flagler County School District's 2007-2008 workplan is included in the data and support section, but is not included in the 5-Year C.I.E. as the School Facilities Element has not yet been adopted.

Recommendation:

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

Tab 5



Bringing Communities Together

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MEMORANDUM

DATE: November 26, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Green Cove Springs Adopted Amendment 07-1

Scope of Review

The Regional Council received the City of Green Cove Springs adopted amendment 07-1 on November 16, 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 Green Cove Springs adopted Amendment 07-1 on October 26, 2007. The 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 recommendation to transmitted Amendment 07-1 (attached) to the Florida Department of Community Affairs.

Amendment Summary

Green Cove Springs Adopted Amendment 07-1 consists of several land use changes to land annexed into the City in 2006 and FLUM amendments to Recreation / Conservation lands purchased by the City through grant funds, as well as several text amendments to the Comprehensive Plan.

1. The City is adding a Recreation / Conservation land use category in FLUE Policy 1.6.1. The new Recreation / Conservation category will have a Floor Area Ratio of 0.2. Staff commented at the transmittal stage that the Future Land Use Map legend did not reference the Recreation / Conservation land use category. This has been rectified.

No comment.

2. The City is proposing to change the definition of the Urban Service Area by amending Policy 1.7.2 to identify the USA as the City Limits. The policy states that the City will consider its ability to offer the same level of service to potential annexation areas as it does to all properties within its boundaries. Policy 1.2.3 has been added that states that all annexation requests shall be reviewed to determine impact of potential development. If it is determined that parcels will negatively affect the City's ability to maintain adopted LOS standards, the developer will be required to enter into developer's agreement to mitigate impacts.

No comment.

3. The City is amending FLUE Policy 1.6.3 to establish maximum intensity of development Floor Area Ratios (FAR). The City notes that existing policies establish maximum lot coverage, which cannot be used to determine maximum potential development when a land use change is contemplated. Policy 1.6.3 has been added, which establishes FARs for parcels annexed after January 1, 2006.

No Comment.

4. The data and analysis in the Transportation Element. Policy 2.1.1 is being revised to reflect a new LOS standard for transportation facilities within the City. The City is adopting LOS "D" for principal arterial roadways. Policy 2.1.2 is being revised state that the City shall maintain a system to monitor capacity for all road segments identified on the Concurrency Management System, not just arterials and collector roadways. In conjunction with Policy 2.1.1, Policy 8.3.1 in the Capital Improvements Element is being revised to reflect the LOS "D" designation for principal arterial roadways.

No Comment.

Board Memorandum

November 26, 2007

Page 3 of 3

5. Conservation Objective 5.1 is being amended, striking delineation on the Conservation Map of “sensitive natural resources”, and adding “wetlands.” Policy 5.2.6 is being amended to include non-specific language concerning development within the 100-year floodplain, although new language does prohibit hazardous waste storage. Policy 5.5.4 is being added to encourage active participation by the City in environmentally notable properties. Policy 5.6.4 is being added to place environmentally notable lands acquired by the City into the Recreation / Conservation district and prohibiting residential development therein.

No Comment.

6. The Amendment packet includes data and analysis to justify the changing of land use designations for 24 parcels, 14 of which are owned by the City and are being designated as Recreation / Conservation. Of the remaining 10 parcels, FLUM designation by acreage is as follows: approximately 111 acres are being designated as Commercial High Density, 20 acres as Industrial, and 75 as Residential High Density.

No Comment.

Recommendation:

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



TRANSMITTED AMENDMENT

Bringing Communities Together

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MEMORANDUM

DATE: May 29, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Growth Management

RE: City of Green Cove Springs Transmitted Amendment 07-1

Scope of Review

The Regional Council received the City of Green Cove Springs Transmitted Amendment 07-1 on May 31, 2007. The City of Green Cove Springs 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

The City of Green Cove Springs Transmitted Amendment 07-1 contains a number of land use changes to land annexed into the City in 2006, FLUM changes to property purchased through grant funds provided by the Florida Communities Trust program, and text and map amendments in response to the annexed properties. The amendments are summarized as follows:

1. The City is proposing to add a Recreation/Conservation land use category in FLUE Policy 1.6.1. These lands are defined as having no development potential,

Board Memorandum
May 29, 2007
Page 2

however recreation facilities may be constructed to support recreation uses that are consistent with this category. The City has amended the data and analysis to reference the 108 acres purchased for creation of the Green Cove Springs Nature Preserve, with the intent to apply this new land use category to those lands.

Comment: The map that applies the land use category to 108 acres is confusing. The map states that Recreation/Conservation is added to the legend, but the legend only references Conservation.

2. The City is proposing to change the definition of the Urban Service Area by amending Policy 1.7.2 to identify the USA as the City Limits. The policy states that the City will consider its ability to offer the same level of service to potential annexation areas as it does to all properties within its boundaries. Policy 1.2.3 has been added that states that all annexation requests shall be reviewed to determine impact of potential development. If it is determined that parcels will negatively affect the City's ability to maintain adopted LOS standards, the developer will be required to enter into developer's agreement to mitigate impacts.

3. The City is amending FLUE Policy 1.6.1 to establish maximum intensity of development Floor Area Ratios (FAR). The City notes that existing policies establish maximum lot coverage, which can not be used to determine maximum potential development when a land use change is contemplated. Policy 1.6.3 has been added, which establishes FARs for parcels annexed after January 1, 2006. The FARs are lower than the ones established in Policy 1.6.1.

4. Policy 1.5.4 is being amended to revise the limits of development within 500 feet of existing wellheads. The Policy no longer strictly prohibits development within 500 feet of existing wellheads, but states those land uses that are strictly prohibited within 500 feet of existing or planned wellheads. The City notes that the Potable Water Sub-Element state the "City will need to utilize a standard protection buffer of 200 feet to the public potable water wellheads."

Comment: It is unclear from the revised policy that adequate protection is included in the plan within the 200 feet of buffer.

5. The City is proposing to change 37.3 acres from Industrial to Residential High Intensity. The parcel is located on the north side of S.R. 16 north of the Reynolds Industrial Park. The City notes that the site is vacant and has never been used for industrial purposes. The City has reevaluated the use of its waterfront parcels and has determined that residential use represents the best use for waterfront property. The

parcel is bordered to the north by the St. Johns River, to the south by an Industrial parcel that is also subject to an amendment to RHD, on the east by Industrial land, and to the west by Rural Fringe land that is also subject to a land use change to RHD. The maximum potential development under the existing land use category is 974,872 square feet of industrial development, and the maximum potential development under the proposed land use category is 447 multi-family residential units. The City notes in the data and analysis that total potential traffic impacts from the proposed change is less than the existing potential impacts. The City has also provided data and analysis indicating that there is sufficient school capacity in this area of the County to serve the number of students projected from the residential development.

6. The data and analysis in the Transportation Element, and Policies 2.1.1 and 2.1.2, are being revised to reflect a new LOS standard for transportation facilities within the City. The City has adopted LOS E for all facilities within Green Cove Springs. Policy 2.1.1 had adopted LOS C for principal arterial, and LOS D for minor arterials and collectors. The City notes in the data and analysis that Clay County has adopted LOS E for those segments of U.S. 17 and S.R. 16 that border the City, so this revision brings the City's standard in line with that of the County. The City notes that Green Cove Springs is an urban area, and maintaining higher LOS standards than the County contributes to urban sprawl.

7. The data and analysis in the Conservation Element, and Policies 5.1.1 and 5.2.6, are being revised to remove FEMA designated 100-year floodplains from defined conservation areas. Policy 5.1.1 states that conservation land uses shall be determined by site specific assessments, and if the limit of the conservation designation is less than that depicted on the FLUM, the limits determined by the site-specific analysis shall govern development of the site. The adjacent land use designation shall be extended to govern the development of lands released from the Conservation designation by virtue of the site-specific analysis.

Comment: Staff has concerns about Policy 5.1.1, in that it appears to be a self-amending policy that could potentially change the land use on a site without a Comprehensive Plan Amendment.

Policy 5.2.6 is being amended to state that development within the 100-year floodplain shall be regulated by the City to minimize flood storage capacity reductions, and to prohibit the storage of hazardous materials within the 100-year floodplain. Direct prohibition of dredging and filling within the floodplain has been deleted from the policy, as well as the requirement that all structures shall be elevated on pilings.

8. Policies 5.5.4 and 5.6.4 are being added to the Conservation Element to

“recognize the City’s commitment to the preservation of natural resources.” Policy 5.5.4 states that the City will actively participate in the acquisition of unique natural habitats and ecological systems using grant funds and/or City funding sources. Policy 5.6.4 states that such acquired lands shall be placed in the Recreation/Conservation Land Use category, and the use shall be limited to those uses compatible with the environmental character of the land. No residential use is permitted.

9. Policy 8.3.1 of the Capital Improvements Element is being amended to be consistent with the LOS standard revisions in the Transportation Element.

Annexation Amendments

10. The City includes an administrative amendment to the Comprehensive Plan to address land use changes for ten (10) parcels that have been annexed into the City. The amendment to the FLUM is summarized by the City, and consists of the following changes.

- Changes 5 acres from County Industrial to Industrial
- Changes 6.71 acres from County Industrial to Commercial High Intensity
- Changes 6.4 acres from County Rural Fringe to Residential High Density
- Changes 2 acres from County Industrial to Commercial High Intensity
- Changes 0.78 acres from County Commercial to Commercial High Intensity
- Changes 2.27 acres from County Industrial and County Commercial to Commercial High Intensity
- Changes 8 acres from County Rural Fringe to Recreation/Conservation
- Changes 99.18 acres from County Industrial to Commercial High Intensity
- Changes 16 acres from County Industrial to Residential High Density
- Changes 15 acres from County Industrial to Industrial

All but one of the parcels is located along the S.R. 16 corridor just west of U.S. 17 in the southeastern part of the City. The changes represent an overall intent of the City to modify the character of this corridor from industrial to more a mixed-use corridor centered on high intensity commercial and high density residential, interspersed with existing industrial uses. The City provided data and analysis that showed an additional 736 p.m. peak hour trips will result from this change. The City also provided analysis that showed, with the change to the 108 acres to Recreation/Conservation, an overall decrease in potential trips for the array of land use changes. The City has also provided data and analysis showing an overall reduction in water and wastewater demand.

Comment: Staff does not have comments or concerns about the changes to

land use in this corridor. Staff believes that transition of this corridor from primarily industrial to mixed use with primarily commercial and residential uses interspersed with existing industrial use is appropriate and will not have regional impacts.

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: December 5, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: City of Jacksonville Adopted Amendment 07CIE-2

Scope of Review

The Regional Council received City of Jacksonville Adopted Amendment 07CIE-2 on December 3, 2007. The adopted amendment is intended to meet the State requirement for the annual update of the Capital Improvements Element, and is therefore not subject to Comprehensive Plan transmittal requirements. This amendment was submitted in accordance with the provisions of the Pilot Project established in HB 7203 for review of comprehensive plans in the City of Jacksonville. New S. 163.32465, F.S., establishes that the City of Jacksonville will be one of the cities that will follow an alternative state review process for comprehensive plan amendments. Pursuant to S.163.3184(4), Florida Statutes, as specified in the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Adopted Amendment to determine whether it is consistent with the Strategic Regional Policy Plan (SRPP). The review of this amendment was based on effects on regional resources and facilities identified in the Strategic Regional Policy Plan and any extrajurisdictional impacts inconsistent with the Comprehensive Plan of the affected local government. Staff has prepared this and recommendation report to be transmitted to the City of Jacksonville upon approval by the Council.

Amendment Summary

Capital Improvements Element Schedule

Pursuant to S. 163.3177(3), F.S., the City of Jacksonville is providing their annual update to the Capital Improvements Element (CIE) Schedule. Ordinance 2007-1049 adopts the 2007-2012 CIE Schedule. The schedule is divided by infrastructure and responsible agency. The Traffic Circulation and Mass Transit 5-Year Plan includes projects funded by the City of Jacksonville, JTA, and FDOT.

Florida Seaport Transportation and Economic Development Program projects are included in the adoption document. These projects includes major expenditures for the acquisition of land to support marine growth, harbor deepening, Talleyrand terminal improvements, the development of a permanent cruise ship terminal, and others. None of these improvements are incorporated in the first three years of the CIE.

The Public School Facilities 5-Year Plan contains a number of projects that address school construction, upgrades, and land acquisition projects, including two new K-8 schools (103rd/Westside & Southside), a new elementary school in Bartram Springs, and a new K-5 school (Waterleaf).

The Potable Water and Sanitary Sewer plan consists of a 10-year planning horizon, and incorporates JEA planned improvements. All JEA projects listed after FY 2012 are included as part of the long term schedule of projects for potable water and sanitary sewer.

Text Amendment

Policy 1.3.4 has been added to the Capital Improvements Element to state that the City shall develop a long range concurrency management system plan to be part of the Capital Improvements Element's Schedule of projects when it is updated annually. According to the City's staff cover letter, the City had intended to remove the Exhibit from the ordinance and intend to adopt an ordinance without this policy. However, because it was part of the adopted document, it has been forwarded for agency review.

Recommendation:

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

Tab 7

MEMORANDUM

DATE: November 27, 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 November 2007.

During the month of November 2007, (58) applications were received for the IC&R review process. Of the (58) applications, one (1) 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): PT07-0003

Regional completed application fund sources are broken down as follows:

	Current Month	Previous Month	Year to Date
Federal	10,543,000.00	\$3,497,360.00	\$73,223,720.00
State	700,000.00	-0-	\$4,075,559.00
Applicant	-0-	-0-	\$403,139.00
Other	-0-	-0-	\$11,962,899.00
Totals	\$11,243,000.00	\$3,497,360.00	\$89,665,317.00

Each active and completed application is reported in the:

MONTHLY IC&R REVIEW DATA BASE – November 1 - 30, 2007

NEFRC
ICAR REPORT
November 2007

NEFRC # DV07-0406	SAI# EXEMPT	Act.	Application/Project Title Jones Creek Primary Infra Phase II	Applicant Picketville Partners	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # DV07-0407	SAI# EXEMPT	Act.	Application/Project Title Pritchard Road Extension	Applicant Norfolk Southern	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # DV07-0408	SAI# EXEMPT	Act.	Application/Project Title Flamingo Lakes RV Resort	Applicant Flamingo Lakes Inc.	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # FL07-0086	SAI# EXEMPT	Act.	Application/Project Title Remax Office at Flagler County	Applicant Remax Oceanside	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # FL07-0087	SAI# EXEMPT	Act.	Application/Project Title Sawgrass Villas	Applicant Tide Way Development	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # FL07-0088	SAI# EXEMPT	Act.	Application/Project Title Mirror Lake Watershed Improvements	Applicant City of Flagler Beach	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # FL07-0089	SAI# EXEMPT	Act.	Application/Project Title Epic Theatres	Applicant Frank DeMarsh	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # SJ07-0175	SAI# EXEMPT	Act.	Application/Project Title Cartwheel Bay	Applicant Cordele Properties	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # SJ07-0176	SAI# EXEMPT	Act.	Application/Project Title St. Augustine Commons	Applicant James O'Donnell	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/1/07	SCH Due	Status Complete
NEFRC # PT07-0003	SAI# NON-EXEMPT SAI#FL200710193831C	Act. Federal Assistance	Application/Project Title State Revolving Funds - East Putnam County Regional Wastewater Treatment Facility Facilities Plan	Applicant EPA	Cost Sorc.	Total Cost \$5,386,000.00
Federal	Applicant	State	Other/Local	RPC Due 11/12/07	SCH Due	Status Complete
NEFRC # NA07-0072	SAI# NON-EXEMPT SAI#FL2007.... TBA	Act. Federal Assistance	Application/Project Title Application to USDA Development for funding water and wastewater system improvements	Applicant Town of Hilliard, Florida -	Cost Sorc.	Total Cost 5,857,000.00
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # FL07-0090	SAI# EXEMPT	Act.	Application/Project Title Epic Theatres	Applicant Epic Theatres	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # DV07-0409	SAI# EXEMPT	Act.	Application/Project Title Marcis Pointe Apartments	Applicant Vestcor Fund XXIV	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # DV07-0410	SAI# EXEMPT	Act.	Application/Project Title Cabana Beach South	Applicant Fort Group Development	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # DV07-0411	SAI# EXEMPT	Act.	Application/Project Title New Kings Commons / First Coast RV Storage	Applicant K2K	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # DV07-0412	SAI# EXEMPT	Act.	Application/Project Title San Juan Store	Applicant Majors Realty LLC	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # DV07-0413	SAI# EXEMPT	Act.	Application/Project Title Clark Road Storage	Applicant EKL Investments	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0177	SAI# EXEMPT	Act.	Application/Project Title Sims US 1	Applicant Sims Trucking	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0178	SAI# EXEMPT	Act.	Application/Project Title Azalea Estates	Applicant Scott Worthley	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete

**NEFRC
ICAR REPORT
November 2007**

NEFRC # SJ07-0179	SAI# EXEMPT	Act.	Application/Project Title Maintain current woods road under silviculture rule	Applicant Sandy Creek Investment	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0180	SAI# EXEMPT	Act.	Application/Project Title Maintain current woods road under silviculture rule	Applicant Sandy Creek Investment	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0181	SAI# EXEMPT	Act.	Application/Project Title Maintain current woods road under silviculture rule - Road C	Applicant Sandy Creek Investment	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0182	SAI# EXEMPT	Act.	Application/Project Title Maintain current woods road under silviculture rule - Road D	Applicant Sandy Creek Investment	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0183	SAI# EXEMPT	Act.	Application/Project Title Hastings Garage	Applicant Gaspar Trailers	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0184	SAI# EXEMPT	Act.	Application/Project Title Pine Island Cell Tower	Applicant The Florida Mutual Land Corp.	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0185	SAI# EXEMPT	Act.	Application/Project Title Charles Street Subdivision	Applicant Read Ventures	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0186	SAI# EXEMPT	Act.	Application/Project Title Wendell Dobbs Road Commercial	Applicant Form-Rite Concrete	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0187	SAI# EXEMPT	Act.	Application/Project Title Deerfield Meadows - Watson Road left-turn lane	Applicant St. Johns County	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/19/07	SCH Due	Status Complete
NEFRC # SJ07-0188	SAI# EXEMPT	Act.	Application/Project Title Watson Woods Unit 2	Applicant MP Estes	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # SJ07-0189	SAI# EXEMPT	Act.	Application/Project Title Prime Outlet Mall	Applicant Giancarlo Filartiga	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # SJ07-0190	SAI# EXEMPT	Act.	Application/Project Title Emergency Services / Homeless Coalition	Applicant Ruggerie Construction	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # SJ07-0191	SAI# EXEMPT	Act.	Application/Project Title Pritchett Place	Applicant Hastings Land Venture	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # SJ07-0192	SAI# EXEMPT	Act.	Application/Project Title Vilano Point	Applicant West Palm Beach Dev.	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # NA07-0073	SAI# EXEMPT	Act.	Application/Project Title TW B Rehab & Drainage Improvement (Ph 1)	Applicant City of Fernandina Bch	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # NA07-0074	SAI# EXEMPT	Act.	Application/Project Title Replace four (4) 48" Culverts with same size culverts... Rock sides and stabilize with grass and rock.	Applicant Rayonier - Silviculture	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # NA07-0075	SAI# EXEMPT	Act.	Application/Project Title Citizens State Bank, Sadler Road	Applicant Citizens State Bank	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0414	SAI# EXEMPT	Act.	Application/Project Title S.R. A1A - Paradise Key Permit Modification	Applicant Bestcom Homes	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0415	SAI# EXEMPT	Act.	Application/Project Title FedEx Additions @ Lane Avenue	Applicant FedEx Ground	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0416	SAI# EXEMPT	Act.	Application/Project Title Cecil Commerce Center South	Applicant JAA	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete

**NEFRC
ICAR REPORT
November 2007**

NEFRC # DV07-0417	SAI# EXEMPT	Act.	Application/Project Title Family Dollar - Atlantic	Applicant Cocinero	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0418	SAI# EXEMPT	Act.	Application/Project Title New Parking Lot for 4160 Boulevard Center Drive	Applicant Freestone Properties	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0419	SAI# EXEMPT	Act.	Application/Project Title DCPS AAA High School	Applicant DCPS	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0420	SAI# EXEMPT	Act.	Application/Project Title Daily's #1071 & Outparcel	Applicant First Coast Energy	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0421	SAI# EXEMPT	Act.	Application/Project Title Quail Roost Lane Drainage Improvement	Applicant COJ	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 11/27/07	SCH Due	Status Complete
NEFRC # DV07-0422	SAI# EXEMPT	Act.	Application/Project Title Kernan Boulevard Improvements	Applicant COJ	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # DV07-0423	SAI# EXEMPT	Act.	Application/Project Title Kernan Boulevard Church Site	Applicant The Episcopal Church	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # DV07-0424	SAI# EXEMPT	Act.	Application/Project Title Beach Boulevard Widening	Applicant JTA	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # DV07-0425	SAI# EXEMPT	Act.	Application/Project Title Tamaya - Borrow Pits Phases 1-5	Applicant Beach Blvd. Ventures	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # DV07-0426	SAI# EXEMPT	Act.	Application/Project Title New Berlin Commerce Park	Applicant SSC 78 New Berlin	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # DV07-0427	SAI# EXEMPT	Act.	Application/Project Title St. Stephen A.M.E. Business Center	Applicant St. Stephoen African Methodist Church	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # DV07-0428	SAI# EXEMPT	Act.	Application/Project Title St. Matthews Catholic Church Parish Center	Applicant St. Matthews Parish	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # DV07-0429	SAI# EXEMPT	Act.	Application/Project Title San Marco Retail	Applicant 1463 1471 San Marco Blvd, LLC	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # SJ07-0193	SAI# EXEMPT	Act.	Application/Project Title Old City Commercial	Applicant Office Development	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # SJ07-0194	SAI# EXEMPT	Act.	Application/Project Title First Coast Outer Beltway - Wetland Determination	Applicant FDOT	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # SJ07-0195	SAI# EXEMPT	Act.	Application/Project Title Rivertown Potable Water Storage Tank	Applicant EJA	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # NA07-0076	SAI# EXEMPT	Act.	Application/Project Title Cinch Road Subdivision	Applicant Ronald Sawyer	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # NA07-0077	SAI# EXEMPT	Act.	Application/Project Title Shoppes at Midtown	Applicant Shoppes of Yulee, LLC	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/3/07	SCH Due	Status
NEFRC # FL07-0091	SAI# EXEMPT	Act.	Application/Project Title Town Center at Palm Coast - Royal Palms Extension	Applicant FL Landmark Communities	Cost Sorc.	Total Cost

	Current Month	Year to Date
Federal	10,543,000.00	\$73,223,720.00
State	700,000.00	\$4,075,559.00
Applicant	-0-	\$403,139.00
Other/Local	-0-	\$11,962,899.00
Totals	\$11,243,000.00	\$89,665,317.00

Tab 8

MEMORANDUM

DATE: November 21, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: November Development of Regional Impact Report

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

Cordova Palms

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

Durbin

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

November DRI Report
November 21, 2007
Page 2

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 27th. The proposed development plan consists of a three-phase development, with 3600 dwelling units, 40,000 square feet of office, 140,000 square feet of retail, 40,000 square feet of medical, and 70,000 square feet of industrial. The sufficiency review for Elkton was transmitted to the applicant on Sept 13 – transportation comments were transmitted on Sept 27. The applicant has submitted the first sufficiency response. Second sufficiency review comments were transmitted to the applicant on February 2. *The applicant has submitted the second sufficiency response, and the Council staff has notified St. Johns County to set the public hearing.*

Cedar Creek

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

Navona Creek

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

The Highlands

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

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

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