

# **NEFRC**

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

**April 5, 2007  
9:00 a.m.**

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



*Bringing Communities Together*

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

Date: March 28 2007  
To: NEFRC Planning and Growth Management Policy Committee  
From: Ed Lehman, Director of Planning and Development  
Re: **April 5, 2007 Committee Meeting**

=====

A meeting of the NEFRC Planning and Growth Management Policy Committee will be held:

**When: Thursday, April 5, 2007**  
**Time: 9:00 a.m.**  
**Place: Northeast Florida Regional Council**  
**Address: 6850 Belfort Oaks Place**  
**Jacksonville, Florida 32216**

**NEFRC Planning and  
Growth Management Policy Committee**  
**Thursday, April 5, 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 March 1, 2007 Meeting – Chairman Rutledge ----- 1
3. Old Business
4. New Business
  - A. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
    - \*i. City of St Augustine Beach Transmitted Amendment 07-1 – Ed Lehman ---- 3
    - \*ii. Town of Beverly Beach Transmitted Amendment 07-SSA1 – Ed Lehman ---- 4
    - \*iii. City of Atlantic Beach Transmitted Amendment 07-1 – Ed Lehman----- 5
    - \*iv. Baker County Transmitted Amendment 07D-1 – Ed Lehman ----- 6
    - \*v. Town of Callahan Transmitted Amendment 07-1 – Ed Lehman ----- 7
    - \*vi. Clay County Adopted Amendment 07-SM1 – Ed Lehman ----- 8
    - \*vii. City of St Augustine Adopted Amendment 07-1 – Ed Lehman ----- 9
  - B. Evaluation Appraisal Report (EAR)
    - \*i. Clay County – Ed Lehman ----- 10
  - C. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 11
  - D. Development of Regional Impact (DRI)
    - i. Timucuan DRI – Ed Lehman ----- 12
    - ii. DRI Report – Ed Lehman ----- 13
5. Other
6. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
7. Next Meeting Date and Location: **Thursday, May 3, 2007**  
**Northeast Florida Regional Council**  
**6850 Belfort Oaks Place**  
**Jacksonville FL 32216**
8. Adjournment

\*Denotes Action Item

# Agenda Item

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**Tab 1**

**Tab 1**

**Tab 1**

**Tab 1**

**Tab 1**



## NEFRC Planning and Growth Management Policy Committee

Thursday, March 1, 2007

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, March 1, 2007 at 8:34 a.m., at SJRWMD 4049 Reid Street, Palatka Florida. Mr. Rutledge called the meeting to order with the following members:

#### PRESENT

Ms. Barber  
Comm. Boyle (arrived 8:40a)  
Mayor Bue (arrived 9:20a)  
Vice Mayor Crichlow  
Comm. Fletcher (arrived 9:05a)  
Comm. Harris  
Comm. Holland (arrived 9:50a)  
Mayor King  
Vice Mayor Lawson-Brown  
Comm. Manuel (arrived 8:45a)  
Mr. Register  
Mr. Spaeth (arrived 8:45a)  
Comm. Stevenson (arrived 9:45a)  
Ms. Vallencourt  
Ms. Burnette (ex-officio)  
Mr. Parks (ex-officio)  
Mr. Strong (ex-officio)  
Comm. Liabl  
Comm Rutledge-Chair

#### ABSENT

Ms. Mary Louise Dungey

#### EXCUSED

Councilman Clark  
Ms. Deidra Franklin  
Mayor Leeper  
Mr. Harry Maxwell

Others: Tony Robbins, Lanny Harker, Lea Gabbay, Jodi Conway, Jennifer Auger, S. McDonald, Gary Gresel, Valerie Britt, Stella F. Wells, Margaret Lovell, Woody Tilton, Jason Cleghorn, Linda Myer, Phil Leary, Ryan Simpson, and others.

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

#### \*Approval of Minutes

Chairman Rutledge called for a motion to approve the February 1, 2007, meeting minutes; Vice Mayor Lawson-Brown made the motion, it was seconded by Vice Mayor Crichlow; motion was unanimously carried.

#### Old Business

There was no old business to discuss.

#### New Business

#### Comprehensive Plan Amendment Review

Mr. Lehman stated there were four comprehensive plan amendments reviewed during the month of February. Three (3) transmitted amendments are brought before the Committee and Board for review.

Baker County Transmitted Amendment (07SB360-1) – Mr. Parola stated this amendment is in response to Senate Bill 360. Baker County contracted with the NEFRC to implement a financially feasible capital improvements element as well as some policies that would enable a transportation proportionate fair share ordinance into the land development regulations. Mr. Parola stated that every community is required to have a capital improvement element that is financially feasible, meaning that the infrastructure necessary to support development has to be committed in the first three years of the five years capital improvements plan and in years four and five the necessary funds must be planned for to support anticipated development

**Comm. Rutledge called for a motion to approve the Baker County Transmitted Amendment 07SB360-1, Mr. Register made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.**

City of Jacksonville Transmitted Amendment (07D-1) – Mr. Lehman stated that this is for a very old DRI called the Westlake DRI, formerly known as the New Duval DRI, which was approved in 1973. This amendment proposes to change 3,289 acres from a number of uses to Multi-Use. No new development is being proposed. Mr. Lehman stated that staff have addressed a number of changes through the NOPC process and have determined that they were not substantial and recommends the Planning and Growth Management Policy Committee and Council approve this item for transmittal to DCA.

**Comm. Rutledge called for a motion to approve the City of Jacksonville Transmitted Amendment 07D-1, Ms. Vallencourt made the motion, it was seconded by Vice Mayor Lawson Brown; motion was unanimously carried.**

City of Jacksonville Transmitted Amendment (07D-2) – Mr. Lehman stated that this is for the Timucuan DRI, which will be coming before the Committee and Board in April for the approval of the recommendation report. This is the comprehensive plan amendment that proposes to change 5,984.88 acres from Ag(ii), Ag (iii), Ag(iv), Rural Residential and Public Buildings and Facilities to Multi-Use. The development plan that's proposed in the DRI consists of 6,987 single-family units, 3,310 multi-family units, 200,000 square feet of office, 803,000 square feet of retail, and 400 hotel rooms. Mr. Lehman also stated that the DRI is currently going through the review process. Staff recommends that the Planning and Growth Management Policy Committee and Council approve this item for transmittal to DCA.

Vice Mayor Crichlow inquired as to whether or not it is a requirement for DRIs to be contiguous. Mr. Lehman stated that while there is some continuity, DRIs do not have to be contiguous.

**Comm. Rutledge called for a motion to approve the City of Jacksonville Transmitted Amendment 07D-2, Comm. Harris made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.**

#### Intergovernmental Coordination and Review Report (IC&R) Report

Mr. Lehman provided an overview of applications received and reviewed. This item is for information only, no action required.

#### Development of Regional Impact (DRI)

Mariposa DRI – Mr. Lehman stated this is the recommendation report for the Mariposa DRI. He introduced Mr. Tony Robbins with Prosser, Hallock and Associates. Mr. Robbins introduced the members of the development team and one of the property owners, Mr. Wesley Smith. Mr. Robbins stated that they have no problems with the recommendations contained in the draft report that is before the Committee today. Mr. Lehman introduced Mr. Lanny Harker, Acting Putnam County Planning Director

Mr. Lehman provided an overview of the DRI as a multi-use DRI with two phases of development over a seven year period. It will contain 3,230 dwelling units of which 1,720 are single family units, 860 are senior adults, 440 are condo/townhouse and 210 are apartments; 238,000 sf of retail, 153,000 sf of office and 288,000 sf of business park. Mr. Lehman pointed out the location of the DRI which is along the St. Johns County border within east Palatka; Yelvington Road forms the border to the south of the DRI and Cracker Swamp Road forms the northern border and St. Johns County line forms the eastern border to the north of the DRI. The land use being proposed within the comp plan amendment is a rural village type land use. Mr. Lehman further stated when Putnam County adopts the Development Order, they also adopt the comp plan amendment at the same public hearing. Mr. Lehman proceeded to provide the Committee with staff's recommendations for this DRI by stating that the first part of the recommendation is the language as required pursuant to F.S.S. 380.06. Mr. Lehman proceeded to the specific conditions as to the recommendations placed on the DRI to mitigate regional impacts.

**Issue #1 – Vegetation and Wildlife:** Mr. Lehman summarized the vegetation and wildlife recommendation and stated that as development occurs various silviculture activities may continue to occur and it can only occur within the footprint of the existing silviculture operations.

**Issue #2 – Upland Buffers.** Mr. Lehman summarized the Upland Buffers recommendation and stated that Putnam County requires a minimum of 25-foot which is a little more stringent than is typically seen for upland buffers.

**Issue #3 – Wildlife Corridors.** Mr. Lehman summarized the Wildlife Corridors recommendation and stated that this issue addresses the need for wildlife to traverse the site if necessary.

**Issue #4 – Wetlands:** Mr. Lehman directed the Committee members to the handout containing new language regarding this issue. He stated the language was received from the Department of Environmental Protection (DEP) and they concur with this language. Mr. Lehman provided a summary of the Wetlands recommendation and thanked Ms. Auger and Ms. Conway for their hard work in developing this language.

**Issue #5 – Stormwater Pollution Prevention:** Mr. Lehman provided a summary of the stormwater pollution prevention recommendation. He also stated that the development within the DRI will use best management practices for erosion control.

**Issue #6 – Water Quality Monitoring:** Mr. Lehman provided a summary of the Water Quality Monitoring process recommendation.

Ms. Barber asked if there were upland areas within the conversation areas. Mr. Lehman stated that he believes there is, but what they're trying to do is more of a corridor than just isolated wetland conservation. Mr. Robbins stated there were upland areas within the conversation areas.

**Issue #7 – Floodplains:** Mr. Lehman provided a summary of the Floodplains recommendation.

**Issue #8 – Water Supply:** Mr. Lehman summarized the Water Supply recommendation. He stated that one of the main issues that have been address is the need for a regional water supply system rather than a packaged plan type. In his summary Mr. Lehman addressed each of the concerns related to this issue.

**Issue #9 – Central Sewer:** Mr. Lehman provided a summary of the Central Sewer recommendation and states that is also is geared toward a regional system.

**Issue #10 – Stormwater Management:** Mr. Lehman summarized the Stormwater Management recommendation and added that this too is geared toward a regional system. Mr. Lehman also stated that what is required is a design that meets all the requirements and provides an effective drainage.

Commissioner Manuel commented on St. Johns County's concern regarding this issue as it abuts St. Johns County property. He stated that St. Johns County Engineers have reviewed the plan. In their opinion, there are two run-off areas, one outfall is entirely in Putnam County and the other outfall is located on the St. Johns County line and discharges directly into the Hastings Drainage District Canal 17 which runs along the county line. Ultimately all this drainage runs to Deep Creek, 16 Mile Creek, in St. Johns County and dumps into the St. Johns River. A significant amount of the Town of Hastings and the unincorporated area north of the Town also depend upon Deep Creek as an outfall. Even though the initial discharge into the Hastings Drainage District canal, ultimately St. Johns County will be significantly affected by this runoff. It is recommended that there is a complete and comprehensive downstream drainage analysis done, at the developer's expense, and a plan of improvements included in the DRI in order to ensure there are no adverse impacts on St. Johns County, the Hastings Drainage District or Flagler Estates. Commissioner Manuel further states that this area has had very serious drainage problems over the many years due to a very flat geography and low elevations in the order of three to five feet. To permit the development of Mariposa without performing the proper drainage analysis downstream, is going to open St. Johns County up for potential increased drainage problems. This project should not be allowed to proceed until this analysis is performed.

Mr. Lehman introduced the engineer who assisted with the Flagler Estates Drainage District, Mr. Mike Kelter, District Engineer for Flagler Safe Roads and Water Control District. Mr. Kelter stated that they have been very involved with Mr. Bender and his group working on this project. However, there's a question about where the runoff is going. He further stated that technically Flagler Estates is not in the drainage path of Mariposa. There is a stormwater connection from Canal 17 that runs north and south along Putnam County line and, over a period of time, there has been some maintenance issues that causes the runoff to back up and run into Flagler Estates. He further states that Flagler Estates already has capacity issues with stormwater and can't take anymore. He concurs with Commissioner Manuel's suggestion that there be a comprehensive drainage study on Canal 17 to ensure that water doesn't backflow into Hastings and Flagler Estates or into the rest of St. Johns County's system as this project develops.

Mr. Manuel added that he would like the Developer to work with the St. Johns County staff and develop a downstream drainage plan and submit it for review.

Mr. Robbins stated that regardless of the regulatory approvals that are necessary for such a development as Mariposa, regardless of the intentions of the Ascot Developers, the project could not be approved for development if there was such an adverse impact on it. However, he will try to address the language and perhaps can add something in the condition that Canal 17 and Hastings/St. Johns County Flood issue to be addressed. Mr. Robbins stated that he appreciated Commissioner Manuel's concern and that they are receptive to it.

Mr. Wesley Smith, one of the property owners, responded to the runoff concerns. He stated that approximately one mile east of Canal 17 towards Deep Creek, there is a ridge that's a breaking point. The water goes to Deep Creek from Hastings Boulevard east and the water goes to 17 from the Hastings Boulevard west. The top of that land from the Blvd. runs towards St. Johns River. Mr. Smith stated that he's lived there for 67 years and knows how the water runs. In the Mariposa development, there will only be about one quarter of a mile west of Canal 17 that will come back into 17 to go out into the river. The rest will go on Mill Creek and out to the river to just south of 100/207 exit or Clover Leaf. Mr. Smith stated as far as Mariposa impacting Deep Creek, that's incorrect. Mr. Smith stated that he is involved in the Hastings Drainage District and Hastings Blvd. to the east that drains to Deep Creek, from Hastings Blvd. west, they go to Canal 17 and out to the river. So there is no impact on Deep Creek in Hastings on the drainage from Mariposa.

Ms. Burnette stated that a technical staff person was expected at this meeting to address this issue but he will be available at the full board meeting following this meeting.

**Issue #11 – Solid Waste:** Mr. Lehman summarized the Solid Waste recommendation.

Commissioner Fletcher inquired about the solid waste issue pertaining to the permitting process and why the developer would not be required to construct, pay for and finance the necessary solid waste up front? Mr. Lehman indicated that no further building permits would be issued if there is no capacity to serve the project. Mr. Lehman added that typically there are two options to mitigate, one is to phase the project. In other words you withhold permits until the capacity is there, which this Committee has seen many times. The other option is to develop a proportionate share of that. Mr. Lehman stated that, in this case, he thinks that expanding the landfill would be well above the proportionate share of the cost to expand it so that option is probably not feasible in this case. Hence the election to phase the project therefore they can't have the impact on the landfill if its determined there is no capacity available.

Commissioner Fletcher stated he was concerned in general when there are statements such as 'no additional permits' and 'no building occupancy,' and developers are allowed to proceed and then at some point later they're stopped which puts everyone in a terrible bind.

As it pertains to wetlands, Commissioner Fletcher commented he is of the belief that 75-foot buffers are better at containing nitrogen filled pollution runoff and asks for those to be considered in the Mariposa project. Commissioner Rutledge stated that the 25-foot buffer was recommended by Putnam County which Mr. Lehman confirmed and stated that it is consistent with Putnam County's requirements.

Commissioner Fletcher commented on the fact that BMP is being applied to shared areas of the development and would like to suggest that the homes in the area be encouraged to follow BMPs as well and inquired as to whether this had ever been done in previous DRIs. Mr. Lehman stated that they had not, as far as he could recall. Commissioner Fletcher stated that it's his understanding that there would be pamphlets at one of the homes and was not satisfied with that. Mr. Lehman stated while education could be enforced as it would be central enforcement of BMPs on individual homes would be very difficult to enforce. Mr. Robbins stated that he is aware of Development Orders that include elements such as BMPs, Xeriscape, and Waterwise. This project has established a water conservation policy program that includes elements such as Waterstar, it includes all of their non residential and common areas. He further stated that they have the recommendations from the permitting agencies and that this Developer has gone a step above the buffers and including it in the water conservation strategy. There is no opposition to what the experts in the field would like to see happen. Mr. Robbins stated that he believes this project goes above and beyond what has been coming out of many of the DOs that have come before the Council in the past.

Ms. Burnett stated that they have been working with the University of Florida Program for Resource Efficient Communities and where they're finding success in other parts of Florida is to incorporate those kinds of mandates on individual homeowner lots in the codes, covenants and restrictions. Then the Homeowners Associations are then in a position to enforce those. That's one opportunity that does exist.

**Issue #12 – Construction of North-South Road – Phase 1:** Mr. Lehman provided a summary of the recommendation for this issue.

**Issue #13 – Regional Intersection Improvements:** Mr. Lehman provided a summary of this recommendation.

**Issue #14 – Improvements to I-95/C.R. 207 Interchange:** Mr. Lehman provided a summary of this recommendation and that it was derived from the FDOT. Mr. Lehman also stated that while the S.R. 207 interchange is farther south than other interchanges, they are planning up front to start developing funding for the eventual improvements that will be necessary as development occurs in this part of St. Johns County, which will also be impacted by traffic flow from this project.

**Issue #15 – North-South Connector – Phase 2:** Mr. Lehman provided a summary of this recommendation.

**Issue #16 – Application of Conversion Table:** Mr. Lehman stated this is a general conversion table to ensure that the developer or the project keeps its traffic trips pretty much the same

**Issue #17 – Transit:** Requires \$50,000 contribution to the local transit service provider. Mr. Lehman stated that the local transportation disadvantaged provider is in Putnam County

**Issue #18 – Bicycle and Pedestrian Connections.** Mr. Lehman provided a summary of this recommendation and added that the more people getting off the roads helps to relieve traffic numbers

Commissioner Manuel directed the Council to the letter from the St. Johns County Board of County Commissioners with its attachments. He further stated that they are extremely concerned about the transportation impacts on St. Johns County and cannot support moving forward with the recommendation until the transportation concerns are met. Commissioner Manuel further stated that this project has regional implications particularly to St. Johns County. They understand that this is an important project for Putnam County and it is not implying that they are not supportive of the Putnam Commissioners but they are very concerned about the St. Johns County transportation network. Therefore, prior to a recommendation of approving a Development Order he would like to make sure that St. Johns County transportation concerns are addressed.

Commissioner Laibl inquired of Commissioner Manuel's thoughts as it relates to FDOT's recommendations on this project. Commissioner Manuel stated that they have a different opinion than that of FDOT because this directly impacts St. Johns County. He further stated that they would be happy to get their two staff together and work with Mr. Robbins on these concerns.

Commissioner Laibl asked what constitutes a regional significance or not. Mr. Lehman stated that would be the Strategic Regional Policy Plan. Pursuant to the regional policy plan, any road that connects two state roads is a regional roadway. Commissioner Laibl further asked if there was anything in the language that could trip a threshold that would change that, such as major development in this corridor. Mr. Lehman responded that he does not believe there is any language that would change just the specified leg of the corridor. Commissioner Laibl stated that the roadway is utilized and believes it will soon be very regional. He further states that he would like to see an effort to recognize that at some point.

Commissioner Fletcher stated that he concurs with Commissioner Manuel that he too has serious transportation concerns about this project.

**Issue #19 – Construction Dust:** Mr. Lehman stated this is your standard construction dust recommendation

**Issue #20 – Affordable Housing:** Mr. Lehman summarized the Affordable Housing recommendation. The recommendation address not so much the need for affordable housing in Putnam County, but the need for affordable housing within this project.

Commissioner Fletcher questions the formula and inquired if there is any statistical guidelines for determining what would be affordable on a \$10/\$12 per hour wage rate? Mr. Robbins responded that the guidelines and the numbers in the recommendation are in and above what is required to even be considered. Putnam County has a sustainable, non-substandard supply of affordable housing within the ranges established on Putnam County. Mr. Robbins went on to say that by law, they are required to mitigate for any unmet demand or any unmet significant adverse impact and they have none. Commissioner Fletcher inquired as to what formula was used and what salary base would support a \$180,000 mortgage. Mr. Robbins stated that the accepted methodology is to take the median income for

the county. Commissioner Fletcher stated that there are serious concerns regarding a worker making \$10/\$12 per hour being able to afford a \$180 000 home.

Mr Lehman introduced the Putnam County Administrator Mr. Rick Leary to the Council.

**Issue #21 – On-site Fire and Police Station.** Mr Lehman summarized this recommendation and stated that this is Putnam County's language

Mr. Robbins stated that after conferring with the County Administrator, Mr. Rick Leary, it is recommended that language be added at the end of the sentence as follows: '*...or alternative acceptable to Putnam County Emergency Services.*' Mr. Robbins stated that this is so they don't find themselves at the DO stage with Putnam County and they determine there's something different, and if it's contradictory to what's in front of you we could be back here in front of you again for something that's really a non-issue

Commissioner Rutledge clarified this issue would then read: The developer, its successors or assigns shall donate two upland sites of 2 net developable acres at a minimum each *or alternative acceptable to Putnam County Commission...*

Mayor Bue inquired whether or not this will also include the 911 service, plans and preparations for evacuation of residents. The Mayor also stated that there are other issues of public safety regarding staffing economic consequences to the taxpayers and believes that these issues will need to be addressed as well. Mr. Lehman stated that Putnam County will design the type of police and fire that's established there and believes it would tie into the 911 service. As far as the evacuation, Mr. Lehman stated that it is a requirement that the schools be built to evacuation standards. So what is being required is on-site evacuation sheltering keeping in mind this is an area outside the Coastal High Hazard Area without hurricane evacuation zones, but the school will be built to evacuation standards and should address the concerns about evacuation. Commissioner Rutledge stated that as a part of the DRI process, the Putnam County's Sheriff's office estimated the impact at \$1.9 million as stated in a letter included in this packet.

**Issue #22 – Provision of On-site Recreation:** Mr. Lehman provided a summary of this recommendation and added that this is a recommendation from Putnam County staff.

**Issue #23 – Provisions of School Sites:** Mr Lehman provided a summary of this recommendation

Commissioner Fletcher inquired whether a high school was provided for in this project. Mr. Lehman stated the analysis showed that it did not meet capacity for a high school. However, it is his understanding that as this develops, the DO states there might be further negotiations with Putnam County School Districts. Commissioner Fletcher stated that that worries him a little bit. He also inquired as to the school district's consent to the language regarding the leaseback agreement as stated in the recommendation. Ms. Vallencourt stated that based on the letter from the Putnam County School District stating that '*...all parties will continue to work toward completion of a final agreement on language ...*' the school district should be allowed to do that.

Commissioner Fletcher stated that it concerns him when information arrives late and/or are incomplete it leaves unknowns for future decisions.

Commissioner Manuel inquired of Mr. Robbins what the student ratios were and if Mr. Robbins believes the demographics will alter those student ratios? Mr. Robbins stated that the student ratios are ones that are utilized by those responsible for putting students in those seats and believes the demographics will be far less. Commissioner Manuel urged Putnam County and the School Board to be very sensitive to these two ratios that drive the decision of whether they need a high school or K-8 or another school.

Commissioner Rutledge inquired of Mr. Robbins where he gets the numbers from. Mr. Robbins affirmed that they were derived from the School Board. Ms. Vallencourt stated that every school district has their formula as to what they use. She further stated that the school district made that recommendation and we can't supersede the school district. If they feel that it is satisfactory, then that's the way we have to go. Commissioner Rutledge voiced his agreement to Ms. Vallencourt's comment.

**Issue #24 – Historical and Archeological Sites.** Mr. Lehman provided a summary of this recommendation.

Mr. Lehman stated that the Committee wanted to revisit the stormwater issue and that Mr. Robbins was working on some language for that. He also reminded the Committee that Ms. Burnette will have a technical person at the next meeting to address the stormwater issue and inquired if the Committee wanted to revisit the stormwater issue and allow Mr. Robbins to propose his language at this time or defer to the full Board meeting. By the Committee's affirmation this item was deferred to the full Board meeting.

Mr. Lehman stated that staff recommends the approval of the recommendation report; including the one modification adding the language '*...or alternative acceptable to Putnam County Commission*' to the Fire and EMS sites recommendation for transmittal to the full Council to the eventual transmittal to Putnam County.

**Comm. Rutledge called for a motion; Ms. Vallencourt motioned to approve the recommendations with the modifications, it was seconded by Comm. Harris. By a vote of 13 to 3, the motion carries. Commissioners Manuel, Fletcher and Stevenson opposed.**

Timucuan DRI Presentation – Mr. Lehman introduced Mr. Steven Stewart with Arcadis who provided a brief overview presentation of the Timucuan DRI.

Commissioner Fletcher expressed his appreciation for what this project is proposing

The DRI activities report – Mr. Lehman stated this is for information only no action required.

#### Public Comments

Ms. Valerie Britt – 378 Tilefish Ct., Jacksonville, FL 32225 – Spoke concerning the FLUM amendment to the City of Jacksonville Transmitted Amendment 07-D2. Ms. Britt asks that some of the land not be designated for MU but instead be dedicated to a conservation FLUM.

Mr. Lehman stated that Map-H controls development within the DRI and is the one that is adopted by the City and adopted in the recommendation report and certainly lands in the High Hazard Areas could be designated as conservation within Map-H still has the MU land use on them. In addition, HB1359 did not prohibit increase of densities and intensities within the CHHA or that they have to be mitigated. He further states that the DRI process is in fact, a mitigation process and therefore expects that adequate mitigation would be provided through the process or any increase in densities in the CHHA. Mr. Lehman stated that they will work closely with Ms. Britt and the City in looking the impacts of development in the CHHA and address that within the recommendation report.

#### Next Meeting Date

The next meeting will be held Thursday, April 5, 2007, at 9:00 a.m. at Northeast Florida Regional Council 6850 Belfort Oaks Place, Jacksonville, Florida 32216

#### Adjournment

The meeting adjourned at 10:05 a.m.

# Agenda Item

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*Bringing Communities Together*

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## MEMORANDUM

**DATE:** April 3, 2007  
**TO:** Northeast Florida Regional Council  
**THRU:** Planning and Growth Management Policy Committee  
**FROM:** <sup>EL</sup> Edward Lehman, Director of Planning & Development  
**RE:** Comprehensive Plan Amendment Review: April 2007

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During the month of March, 2007, Regional Council staff reviewed eight (8) comprehensive plan amendments. Five (5) transmitted amendments, including an amendment done pursuant to a Stipulated Settlement Agreement and two (2) adopted amendments, including an amendment in response to a ruling by Special Magistrate are brought before the Committee and Board for review.

### **Transmitted Amendments:**

City of St. Augustine Beach	Transmitted Amendment 07-1
Town of Beverly Beach	Transmitted Amendment 07SSA-1
City of Atlantic Beach	Transmitted Amendment 07-1
Baker County	Transmitted Amendment 07D-1
Town of Callahan	Transmitted Amendment 07-1

### **Adopted Amendments:**

Clay County	Adopted Amendment 07SM-1
City of St. Augustine	Adopted Amendment 07-1

**Board Memorandum**  
**March 27, 2007**  
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**Small-Scale Amendments\*:**

City of St. Augustine Beach

Ordinance 07-2

- *Changes 1.44 acres from County Residential C to City Residential Low Density*

\*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 Council for review. Staff reviews of the Transmitted and Adopted Amendments are attached.

# Agenda Item

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## MEMORANDUM

**DATE:** March 21, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of St. Augustine Beach Transmitted Amendment 07-1

### Scope of Review

The Regional Council received City of St. Augustine Beach Transmitted Amendment 07-1 on March 8, 2007. St. Augustine Beach requested no formal review by the Department of Community Affairs. 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 transmitted amendment. 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 Recommendations and Comments report to send to the Department of Community Affairs upon approval by the Council.

### Amendment Summary

St. Augustine Beach Transmitted Amendment 07-1 contains proposed text changes to the Capital Improvements Element to address financial feasibility and proportionate share requirements of Senate Bill 360. The first change is the addition of Policy C.1.2.3 to the Capital Improvements Element. Policy C.1.2.3 states that "The City is responsible for ensuring the financial feasibility of all capital improvements in the adopted Capital Improvements Element."

**Board Memorandum**  
**March 27, 2007**  
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The other policy change is the addition of Policy C.1.3.5, which reads "The City's Capital Improvements Element shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions."

*Comment: Staff no comments or concerns about the proposed amendments.*

**Recommendation**

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

# Agenda Item

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*Bringing Communities Together*

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## MEMORANDUM

**DATE:** March 22 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** Beverly Beach Transmitted Amendment 07SSA-1

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### Scope of Review

The Regional Council received Beverly Beach Transmitted Amendment 07SSA-1 on March 15, 2007. Beverly Beach 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 Town of Beverly Beach contracted with the Regional Council to assist in the update of the Comprehensive Plan. The Town is obligated to update all elements of the Comprehensive Plan pursuant to the Stipulated Settlement Agreement for DOAH Case Number 03-4758GM. This transmittal includes updates to three of the elements; the Recreation and Open Space Element, the Intergovernmental Coordination Element, and the Traffic Circulation Element.

Traffic Circulation Element

Objective B.1.1 adds reference to a Concurrency Management System that will include a proportionate fair share process. Other policies are largely the same as before with data and analysis for S.R. A1A through Beverly Beach being updated to reflect most current available.

*Comment: The element includes no policy that addresses the proportionate share process. Consistent with the objective, policy(ies) should be drafted that address the proportionate share process and the Town's efforts. The Town should note that the proportionate share requirements outlined in SB 360 were to have been achieved by December 1, 2006.*

*Comment: The Town should include policies that reference the designation of S R. A1A through Flagler County as a scenic highway.*

Recreation and Open Space Element

Policies in the Recreation and Open Space Element have been revised to reflect updated data and analysis. Policy F.1.1.1 establishes level of service standards for public beach access and picnic tables. Other policies under Objective F.1.1 address land acquisition, recreational facilities accessibility and maintenance of facilities. Objective F 1 2 and its related policy address coordination with the County.

*Comment: Objective F.1.2 addresses the need to coordinate with Flagler County to "ensure that the recreation needs of Flagler County and other municipalities are met." The only policy under this objective addresses that Beverly Beach will solicit comments, but does not state how the Town will ensure that recreation needs are met. Staff believes that the Objective should be rewritten to summarize an overall coordination process that the Town will undertake to assist in meeting the needs of all County residents, but not necessarily ensuring that the Town meets those needs.*

Intergovernmental Coordination Element

Objective G.1.1 and its related policies have been modified to reference necessary public school concurrency requirements, pursuant to S.163.3180(13)(f) F.S.

*Comment: Policy G.1.1.5 is confusing. The Policy references Chapter 380, which does not really pertain to the concurrency issues addressed in the Policy. This policy should be rewritten to better address the issue of concurrency as*

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*required by Chapter 163, F.S.*

**Staff Comments and Recommendations**

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

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## MEMORANDUM

**DATE:** March 26 2007  
**TO:** Northeast Florida Regional Council  
**THRU:** Planning and Growth Management Policy Committee  
**FROM:** Edward Lehman,  Director of Planning and Development  
**RE:** City of Atlantic Beach Transmitted Amendment 07-1

### **Scope of Review**

The Regional Council received City of Atlantic Beach Transmitted Amendment 07-1 on March 20, 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**

City of Atlantic Beach Transmitted Amendment 07-1 consists of one proposed amendment to the Future Land Use Map (FLUM), as well as City-initiated text amendments to the Capital Improvements Element and Intergovernmental Coordination Element to update and bring those elements into compliance with the requirements in Senate Bill 360. The City requested review of the FLUM amendment, but requested no review of the text amendments.

### Future Land Use Map Amendment

The FLUM amendment proposes to change 27.34 acres from Recreation and Open Space to Residential Low Density. The property is located along the west

side of Selva Marina Drive at Country Club Road. The project is bordered by Rural, Low Density land use to the east, north and west with the Selva Marina and Sevia Linkside subdivisions with City of Jacksonville land bordering to the north. The property is presently developed as a golf course with country club and club facilities, with the larger portion of the golf course located within the City of Jacksonville adjacent to the north. The purpose of the land use change is to facilitate reconstruction of the golf course and clubhouse. The Club wishes to redevelop that portion within Atlantic Beach with residential use to support the cost of rebuilding the golf course and clubhouse. City staff notes that the proposed change is to a land use that is consistent with the character of the area.

City staff recommended that the approval of the transmitted amendment be subject to a) a traffic study verifying that the proposed development does not exceed a de minimus transportation impact, which will determine the number of units; and b) the traffic study will also address consistency with the 2005 Hurricane Evacuation Study.

*Comment: Any traffic analysis as required by the City should be included with the adopted amendment. Staff notes that no traffic analysis has been included with the data and analysis for this transmittal.*

### Text Amendments

The text amendments are City-initiated text amendments to the Capital Improvements Element and the Intergovernmental Coordination Element to bring these elements into compliance with SB 360 requirements. The City requested no review of these text amendments.

Policies G.1.3.2 and G.1.3.3 have been added to the Intergovernmental Coordination Element. Policy G.1.3.2 states that the City will coordinate with affected jurisdictions and agencies, including FDOT, regarding mitigation to impacted transportation facilities not under the City's jurisdiction. Policy G.1.3.3 has been added that states that the City may enter into agreement with one or more adjacent local governments in order to address cross-jurisdictional impacts of development on regional transportation facilities.

Objective H.1.1 of the Capital Improvements Element has been revised to closely reference language from S. 163.3164, F.S., and Rule 9J-5.003, F.A.C. The new objective requires capital projects to be evaluated annually, and when financially feasible to become part of the five-year CIP. Policy H.1.1.1 changes the

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monetary value of projects that need to be in the budget from \$5,000 to \$20,000. Policy H.1.1.5 has been added. Policy H.1.1.5 address the need for the CIE to be reviewed annually and updated to reflect revisions to the CIP, including those resulting from proportionate fair-share contributions. New Policy H.1.1.6 states that the City shall ensure the financial feasibility of all capital improvements included in the CIE. Objective H.1.2 and its related policies have been revised to reference the City's concurrency management system.

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

**Recommendation:**

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

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## MEMORANDUM

**DATE:** April 3 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** Baker County Transmitted Amendment 07D-1 – Cedar Creek DRI

### Scope of Review

The Regional Council received Baker County Transmitted Amendment 07D-1 on March 27, 2007. The proposed amendment is for the Cedar Creek DRI, a proposed multi-use DRI located in central Baker County northwest of the Town of Glen St. Mary, which is currently under review by Council staff. Baker 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

Baker County Transmitted Amendment 07D-1 contains a proposed change to the future land use map to reflect the proposed Cedar Creek DRI. This DRI is located between northwest of Glen St. Mary along Claude Harvey Road, west of C.R. 125 and north of U.S. 90. The County is proposing to change the 3,132 acres within the project boundaries from Agriculture A and Agriculture B to Mixed Use Development – Residential (MUDR). The proposed land use plan will accommodate the land uses

proposed on Map H of the ADA, which has gone through sufficiency review by Council and agency staff. The first sufficiency response has not yet been submitted. The project is bordered by vacant and silvicultural land on all boundaries, interspersed with some residential development. The plan of development for the Cedar Creek DRI that is included in the Application for Development Approval consists of 5,000 age-restricted residential dwelling units, 1,000 primary residential dwelling units, 500,000 square feet of retail development, 300,000 square feet of office development, a 120-bed adult congregate living facility, an 800-seat movie theater, 250,000 square feet of post-secondary education development, and an 18-hole golf course. Impacts from this development are being addressed through the DRI review process.

*Comment: The project is presently undergoing DRI review. The Council will have the opportunity to review regional impacts from the project and determine whether to deny, approve, or approve with conditions in the final review of the project through the adoption of a recommendation report. Staff will work with Baker County, and other reviewing agencies, in addressing the outstanding transportation issues resulting from this development. In addition, staff will address the issue of infrastructure development to address the character of development in this area of the County. Staff and the Council will determine through the DRI process the necessary mitigation from this development. Through the negotiation of D.O. conditions, the improvements added to the Five-Year Capital Improvements Schedule may be modified.*

*Comment. The County has not indicated the financial feasibility to provide the necessary infrastructure to serve this land use. This DRI will be expected to participate in a comprehensive financial plan that will address the infrastructure needs of the increase in development proposed for Baker County. If the necessary infrastructure can not be provided to serve the increase in population in this part of the region, the amendment should not be adopted.*

**Text Amendment:**

The County is also transmitting an amendment to Policy A.1.9.3.10 b to address issues concerning the MUDR land use category. The Policy has been revised to clarify central water and sewer, defining them as regional or sub-regional treatment and disposal facilities of a permanent nature that may or may not be government-owned and excludes package plants. The Policy also states that MUDR land use may be for DRIs and is not limited to areas previously designated as Residential Zone F. The Policy also provides that town centers need not be restricted to major roadways, and that roadway concurrency may be met through a pipelining option pursuant to s. 380.06(12), F.S.

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**Recommendation:**

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

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## MEMORANDUM

**DATE:** March 28 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Callahan Transmitted Amendment 07-1

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### Scope of Review

The Regional Council received City of Callahan Transmitted Amendment 07-1 on March 30, 2007. The Town of Callahan 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

Town of Callahan Transmitted Amendment 07-1 consists of a number of Future Land Use Map amendments for land annexed into the Town. The FLUM changes transmitted by the Town are as follows:

- 1) The amendment proposes to change a 38.99-acre parcel to Residential Medium Density. The property is located northwest of the intersection of Lem Turner Road and U.S. 301 in north Callahan. The applicant for the amendment proposes to subdivide the vacant parcel to develop single-family

units. Residential Medium Density allows up to six units per acre. The maximum potential development that could occur on this parcel is 233 dwelling units. The parcel is bordered by a scattering of residential development and vacant land. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.

- 2) The amendment proposes to change a 5.63-acre parcel to Commercial. The property is located on the west side of U.S. 1, north of Brandeis Avenue in north Callahan. The applicant for the amendment proposes to construct a commercial development on this vacant parcel. Scattered residential development borders the property to the north, with other vacant land bordering on other sides. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.
- 3) The amendment proposes to change a 4.68-acre parcel to Residential High Density. The property is located west of U.S. 17 and north of Lem Turner Road in northeast Callahan. The applicant for the amendment proposes to construct multi-family residential units on this vacant parcel. The maximum potential development that could occur on this parcel is 56 dwelling units. The parcel is bordered by mainly vacant land, with strip residential and commercial use located along S.R. 200 to the north side of the parcel. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.
- 4) The amendment proposes to change an 11.54-acre parcel to Residential High Density. The property is located south of Lem Turner Road and west of Hodges Road. The applicant for the amendment proposes to construct multi-family residential units on this parcel. The parcel is mostly vacant, however there have been mobile home sites on the parcel in the past. The maximum potential development that could occur on this parcel is 138 dwelling units. The parcel is bordered by mainly vacant land. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.
- 5) The amendment proposes to change a 19.11-acre parcel to Commercial. The property is located southeast of the intersection of Lem Turner Road and U.S. 1/U.S. 23/S.R. 15 in south Callahan. The existing land use on this parcel consists of commercial and residential development. The applicant for

the amendment proposes to construct a commercial development on this parcel. The parcel is bordered by mainly vacant land, with strip residential and commercial use located along U.S. 1 to the west side of the parcel. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change

- 6) The amendment proposes to change a 12.44-acre parcel to Residential – Medium Density. The property is located between U.S. 301 and Lem Turner Road. The existing land use on this parcel consists of commercial and residential development. The applicant for the amendment proposes to construct single-family dwelling units on this parcel. The parcel has been disturbed and is presently occupied by vacant commercial use. The parcel is bordered by residential development and vacant land. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.

*Comment: Staff has no comments or concerns about the proposed changes to the land use for these parcels that have been annexed into the Town of Callahan. The uses seem compatible with the surrounding area, with the potential increase of densities and intensities of land use appropriate for this area of the Town. Infrastructure is available to serve the proposed development.*

#### **Staff Recommendation**

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

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## MEMORANDUM

**DATE:** March 21 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 07SM-1

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### Scope of Review

The Regional Council received the Clay County adopted amendment 07SM-1 on March 12, 2007. The amendment is an adoption of a recommendation by Special Magistrate in response to a Request for Relief submitted by an affected party pursuant to Section 70.51, Florida Statutes (F.S.). Pursuant to Chapter 163, 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 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 07SM-1 on February 27, 2007. The action taken by the County was in response to a January 30, 2007 Recommendation by Special Magistrate, who was appointed pursuant to Section 70.51, F.S. to facilitate a resolution of conflict between Apex Construction and Development LLC and Clay County. Apex Construction's Request for Relief was filed on August 17 2006.

**Amendment Summary**

The Recommendation by Special Magistrate addressed issues of access to multiple residential projects. Existing FLUE Policy 2.9 states that easements for the purpose of access to multiple residential projects shall be limited to a length of 1000 feet. A maximum of five lots shall be permitted access to any single easement.

The recommendations from the Special Magistrate as adopted by the County modify the standard to pertain to areas outside the Urban Service Area. Policy 2.9 has been modified to state that within the Urban Service Area, lots may be developing utilizing access easements provided that the improvements associated with the access be provided at the County paved road standards. A maximum of twenty lots shall be permitted access to any single easement located within the Urban Service Area. Minimum width of the easement for non-platted residential lots is 30 feet; when a plat is required it is 40 feet.

Existing Policy 2 10 has been revised to state that access to lots within a platted subdivision shall be located within a public or private right of way unless the criteria for access by easement in Policy 2.9 is met.

**Recommendation:**

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

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## MEMORANDUM

**DATE:** March 21, 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of St. Augustine Adopted Amendment 07-1

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### Scope of Review

The Regional Council received the City of St. Augustine Adopted Amendment 07-1 on March 20, 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 St. Augustine adopted Amendment 07-1 on March 12, 2007. This adoption package consists of the transmitted amendment that was reviewed at the January, 2007 meeting of the Council, at which time the Committee and Council adopted recommendations on the transmitted Amendment 07-1 (attached) for transmittal to DCA. The Council had no comments or concerns about the proposed change. In its Objections, Recommendations, and Comments report dated February 19, 2007 DCA raised no objections to this proposed amendment.

**Amendment Summary**

City of St. Augustine Adopted Amendment 07-1 consists of one proposed text amendment to the Future Land Use Map Element. The proposed amendment adds Policy 1.9 to the element, which limits the maximum residential density for any commercial land use to go through a small-scale comprehensive plan amendment to 10 units or less per acre. This policy is in response to the requirements of s. 163.3187(1)(c)f., Florida Statutes, which states that the provisions for small scale land use amendments apply, "if the proposed amendment involves a residential land use, the residential land use has a density of 10 units or less per acre." The City of St. Augustine allows for greater than 10 units per acres of residential density within its commercial land use categories. This amendment is necessary so that land use changes to commercial can avail themselves of the small-scale amendment process, provided residential densities are limited to 10 units per acre or less

**Recommendation:**

**Staff respectfully recommends that the Comprehensive and Project Planning Committee and the Council find City of St. Augustine Adopted Amendment 07-1 consistent with the Northeast Florida Strategic Regional Policy Plan.**



TRANSMITTED AMENDMENT

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## MEMORANDUM

**DATE:** December 27 2006

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of St. Augustine Transmitted Amendment 07-1

### Scope of Review

The Regional Council received City of St. Augustine Transmitted Amendment 07-1 on December 20, 2006. 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 St. Augustine Transmitted Amendment 07-1 consists of one proposed text amendment to the Future Land Use Map Element. The proposed amendment adds Policy 1.9 to the element which limits the maximum residential density for any commercial land use to go through a small-scale comprehensive plan amendment to 10 units or less per acre. This policy is in response to the requirements of s. 163.3187(1)(c)f, Florida Statutes, which states that the provisions for small scale land use amendments apply, "if the proposed amendment involves a residential land use, the residential land use has a density of 10 units or less per acre." The City of St. Augustine allows for greater than 10 units per acres of residential density within its commercial land use categories. This amendment is necessary so that land use changes to commercial can avail

themselves of the small-scale amendment process, provided residential densities are limited to 10 units per acre or less.

*Staff has no comments or concerns about this change. Staff agrees with the City that, in order for changes to the commercial land use category to go through the small-scale amendment process, a limit on residential densities is necessary.*

**Recommendation:**

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

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## MEMORANDUM

**DATE:** April 2 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** Clay County Evaluation and Appraisal Report

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### Scope of Review

The Regional Council received the Clay County Evaluation and Appraisal Report (EAR) on March 26, 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 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

S. 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. The Clay County EAR was due on January 1, 2007 and was adopted by Clay County on February 27, 2007.

## EAR Summary

The County and its consultant held four public workshops to obtain citizen input on the success and shortcomings of the Plan, which could be used for developing the EAR. The four public workshops were held on September 21, September 28, October 2 and October 5. As a result of the process, the County developed a list of issues to be addressed in the EAR. The list of issues was transmitted to DCA, and DCA issued a letter of agreement on the list of issues on November 17, 2006. 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 County also evaluated each objective from the Comprehensive Plan to determine whether the County has successfully meeting the objectives and where the underlying policies are being adhered to.

### List of Issues and Issue Statements

- 1) **Continuity and enhancement of long-range transportation efforts.**  
The County adopted the following recommendations to address this issue.
  - (a) Continued coordination with JTA, MPO, and other local agencies to identify potential public transportation corridors and establish policies that support transit-oriented development
  - (b) continued support and involvement in JTA long-range transit activities and amendment T E. Objective 4.2 and supportive policies that will specifically direct revenues to fund mass transit and other alternative transportation improvements
  - (c) create an additional package of incentives such as an expanded transportation concurrency exception area or some other concurrency benefit to encourage mixed-use, transit oriented developments that are outside present concurrency infill areas;
  - (d) develop a long-range Bicycle/Pedestrian Master Plan for the entire County; and
  - (e) implement a formal set of measurable TDM policies and programs (including a system of evaluation) to reduce peak hour travel demand and vehicle miles traveled.

**2) Evaluate methods for determining transportation concurrency. Specifically, different standards for job-generating uses and wider impact areas for residential uses should be considered.** The County adopted the following recommendations to address this issue.

- (a) The need to include additional constrained facilities;
- (b) continue to direct fair-share contributions to the most critical transportation needs;
- (c) conduct a formal analysis to determine stricter concurrency standards for single-use residential projects;
- (d) provide an incentive package for employment-generating uses;
- (e) look into various forms of bonding and other revenue sources as a means to increase funds to finance needed improvements;
- (f) continued support and involvement in JTA long-range transit activities and amending T E. Objective 4.2 and supportive policies that will specifically direct revenues to fund mass transit and other alternative transportation improvements; and
- (g) commit to following the infrastructure improvement program outlined in the Comprehensive Plan.

**3) Specific incentives and policies for economic development.** The County adopted the following recommendations to address this issue.

- (a) Develop an Economic Development Element within the Comprehensive Plan with goals, objectives and policies to guide countywide economic development efforts to improve the size and quality of the local economy;
- (b) develop a greater level of coordination and collaboration for countywide economic development efforts between public and private entities. This should be accomplished, in part by the addition of the option Economic Development Element allowed by Florida State Statutes into the Comprehensive Plan.
- (c) develop formal economic incentive policies and programs.

**4) Inadequate land designated for job generating land uses.** The County adopted the following recommendations to address this issue.

- (a) Develop an industrial land and business park designation strategy;
- (b) undertake additional Area Plans for the U.S. 301, S.R. 16, and the proposed Outer Beltway corridor with a focus on, but not limited, land use and infrastructure planning for industrial and business park sites;
- (c) maintain and expand the County's industrial land use designation as shown on the FLUM, and evaluating the feasibility of developing requirements for DRIs to maintain minimum industrial business park or employment generating land use acres
- (d) develop strategic policies, plans, studies, and administrative procedures to address fast-track entitlement process and streamlining efforts for permitting industrial and business park sites; and
- (e) formulate the County's economic development vision.

**5) Preservation of rural character in traditionally rural areas.** The County adopted the following recommendations to address this issue.

- (a) Expand clustering and open space by requiring residential development in rural areas to meet mandatory clustering and open space provisions;
- (b) increase minimum buffer requirements between incompatible uses in rural areas;
- (c) create development edge and scenic buffer standards along roadway corridors and between adjacent developments;
- (d) develop a system that measures the appropriateness of conversion of agriculture and rural lands to other land uses;
- (e) purchase of agriculture lands for preservation purposes; and
- (f) use of transfer of development rights;

**6) Preservation of environmentally sensitive lands.** The County adopted the following recommendations to address this issue.

- (a) Adopt Land Development Regulations as required by the County's Comprehensive Plan;
- (b) develop a long-range financially feasible plan for the identification and acquisition of environmentally sensitive lands;
- (c) further clarify the definition of environmentally sensitive lands;
- (d) assemble and maintain an accurate inventory of public and private conservation lands; and
- (e) utilize best available information to aid in the review of development submittals and public planning studies.

**7) Continue large-scale master planning.** The County adopted the following recommendations to address this issue.

- (a) Incorporate objectives and policies relating to long-term master planning into the Future Land Use Element;
- (b) identify future areas for long-term planning;
- (c) after approval, incorporate Lake Asbury Master Plan into 2025 Comprehensive Plan Update; and
- (d) incorporate future master plans into the Comprehensive Plan as they are completed and approved.

**8) Diversity of housing types and costs.** The County adopted the following recommendations to address this issue.

- (a) Consider inclusionary measures such as requiring a specified proportion of affordable units in new residential developments, or establishing a fee in lieu of actual units that would go into a fund dedicated to affordable housing programs;
- (b) review allowable residential densities and consider establishing a greater variety of allowable residential density;

- (c) reconsider acreage limitations on maximum densities for affordable housing development; and
- (d) establish additional incentives for provision of affordable housing.

**9) Improved health of the St. Johns River.** The County adopted the following recommendations to address this issue

- (a) Continue to implement objectives and policies contained in the 2015 Comprehensive Plan;
- (b) consider adding policies that recognize the County's successes with wastewater reuse and encourage continued expansion of reuse potential; and
- (c) consider adding a policy regarding coordination with appropriate agencies in order to maintain the health of the Lower St. Johns River

Special Topics

- 1) **Compatibility with Military Installations** – pursuant to S. 163 3191(2)(n) F.S., the County has developed policies to be incorporated into the Comprehensive Plan that address land use compatibility with the Camp Blanding Joint Training Facility. Proposed Objective 1 and its related policies ensure that future development within the Camp Blanding Military Zone will not negatively impact the current and long-term viable use of the facility. Proposed Objective 2 and its related policies address the need for intergovernmental coordination and communication to promote the continued existence of Camp Blanding Joint Training Center and avoid incompatible land use activities.
- 2) **School Location and Concurrency** – Clay County is required to adopt a public school facilities element by May 1, 2008. As a first step, the County has adopted, with Orange Park, Keystone Heights, and Green Cove Springs, an interlocal agreement that addresses coordinated planning efforts. The County addresses the need to adopt a number of amendments prior to May 1, 2008, which will address school concurrency the adoption of a Public School Facilities Element, school LOS standards, public school Concurrency Service Areas, and a financially feasible Public School Capital Facilities Program.

- 3) Water Supply Planning – the County is not within a Priority Water Resource Caution Area and is therefore not required to prepare a 10-Year Water Supply Facilities Work Plan. However, a number of amendments will be necessary to satisfy requirements related to water supply planning, including an update of the Community Facilities Element to address water needs and sources, reuse, multi-jurisdictional water supply facilities, etc. In addition, the Conservation Element will need to include an assessment of current and projected water needs, and the Intergovernmental Coordination Element will need to address cooperative efforts with regard to potable and reuse water service delivery. Finally, the Water Management District's 2005 District Water Supply Plan will need to be reflected in the Comprehensive Plan.
  
- 4) Financial Feasibility – in order to meet the 2005 amendments to Chapter 163, F.S. concerning financial feasibility, the County 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 and analysis needing to be updated to be consistent with the requirement of SB 360.

#### Other Changes

In addition to evaluating issue statements and proposing amendments to address these issue statements, the County did a general study of the Comprehensive Plan to determine whether there were changes that were necessary to address shortcomings of the plan, or implementation policies necessary to further the plan that were not carried forward. The County identified those existing policies that were not successful or not implemented, and in many instances the changes to address the issue statement will address those shortcomings. However, in other instances the County acknowledged the limited success on achieving certain objectives but did not lay out a clear strategy for meeting those objectives.

**Board Memorandum**  
**April 2, 2007**  
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**Recommendation:**

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

# Agenda Item

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**Tab 11**

**Tab 11**

**Tab 11**

**Tab 11**

**Tab 11**



*Bringing Communities Together*

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## MEMORANDUM

DATE: March 28, 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 March 2007.

During the month of March 2007, 120 applications were received for the IC&R review process. Of the 120 applications, one (1) was non-exempt and sent through the State Clearinghouse process. The remaining applications were sent through the local review process. All complete applications have been processed accordingly.

Regional application fund sources are broken down as follows:

### Non-Exempt (SCH): CL07-0004

Regional completed application fund sources are broken down as follows:

	Current Month	Previous Month	Year to Date
Federal	\$7,972,691.00	\$257,035.00	\$8,229,726.00
State			\$633,812.00
Applicant		\$169,035.00	\$573,113.00
Other	\$1,979,679.00	\$20,806,336.00	\$22,786,015.00
Totals	\$9,952,361.00	\$21,232,406.00	\$31,184,767.00

Each active and completed application is reported in the:

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

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NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0078	EXEMPT		Marsh Vista - Construct SWMS & storm collect & diversion	Marsh Vista		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0077	EXEMPT		Reaver Street Project	R&L Cantara		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0079	EXEMPT		KB Homes/Adams Lake	Sahyn Neff		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0079	EXEMPT		Starrat Road Improvements	City of Jacksonville		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0080	EXEMPT		Notation	Environmental Services, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0081	EXEMPT		Pet Paradise - Construct additional Bldg and relocation and expansion of existing dry retention pond	Fred Goldsmith		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0082	EXEMPT		Container Concepts International - Phase II	Robert C. Lewis/au		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DC07-0083	EXEMPT		Holiday Inn Express - Jacksonville Beach	Shawn Beach, LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
DV07-0084	EXEMPT		Jerry Hamm Chevrolet	Jerry T. Hamm		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
FL07-0013	EXEMPT		LandMark SR190 Commercial Pk	Jim Cutts		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
FL07-0013	EXEMPT		Florida Dept. of Transportation FPN 417141-1 SR1*	FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
FL37-0020	EXEMPT		Produce Shell Pt	Samuel E. Olive		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0007	EXEMPT		Ruby Drive - Recycled Asphalt Millings	Nassau BCCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0008	EXEMPT		Sikes Drive - Recycled Asphalt Millings	Nassau BCCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0009	EXEMPT		Rowe Avenue - Recycled Asphalt Millings	Nassau BCCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0010	EXEMPT		Bowl Road - Recycled Asphalt Millings	Nassau BCCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0011	EXEMPT		Barbs Green Road - Recycled Asphalt Millings	Nassau BCCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0012	EXEMPT		Batten Road - Recycled Asphalt Millings	Nassau BCCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
N/A	N/A			3/9/07		

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NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0013	EXEMPT		Stakes Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0014	EXEMPT		Demp Hicks Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0015	EXEMPT		Eastwood Drive - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0016	EXEMPT		D.R Hicks Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0017	EXEMPT		Crews Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Sarc.	Total Cost
NA07-0018	EXEMPT		Conner Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Sarc.	Total Cost
NA07-0019	EXEMPT		Cortez Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0020	EXEMPT		Crawford Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0021	EXEMPT		Horseshoe Circle - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0022	EXEMPT		Rowe Cutoff Road - Recycled Asphalt Millings	Nassau BOCC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0046	EXEMPT		Bayshore Walk West Village Construct SWMS	Gate Petroleum Co		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0047	EXEMPT		CR 2239 Foremain Interconnection	Environmental Services		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0048	EXEMPT		West Augustine District Park	St. Johns County Construction Services		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0049	EXEMPT		Las Galinas Recreational Pond	Smith Trucking Co.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Sarc.	Total Cost
PT07-0001	EXEMPT	Federal	NEFRC Leadership Incentive Pay Program	NE Florida Educational Consortium		\$2,146,161.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$2,146,161.00				3/9/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DA07-0065	EXEMPT		Palm Cove Marina	Charter Investments		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		3/19/2007		Complete

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NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0086	EXEMPT		1515 River Road Candor	C Adersen Inc.		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0087	EXEMPT		Site Modifications-USG Ready Vex Exp.	Michael Faye		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0088	EXEMPT		Berton Lakes	Berkwater, LLC		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0089	EXEMPT		Wilburston Wetland Determination	Reynolds Holdings		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0090	EXEMPT		Commercial Center at Baymeadows	The Sembler Co.		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0091	EXEMPT		The Lots on Main	Dennis R. James, PE		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0092	EXEMPT		Games Park Security Operations Center	Jaxson		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0093	EXEMPT		Marchants Way-43 Ac. Wetlands Determination	Tecol Land Company		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0084	EXEMPT		Johnson & Pritchard Roads-44 Acres	VELOX4 Properties		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0096	EXEMPT		Villages of 103rd-New Retail Space	David Touring, PE		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0098	EXEMPT		New Bachelor Enlisted Quarters	Dept. of Navy		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0097	EXEMPT		Pelerson Hammer PUD2	HCJA2 Holdings		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0094	EXEMPT		Starratt Cottage	M.L. Properties of IL		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0099	EXEMPT		Norcross High School Site Access Road	SONOC Co.		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0100	EXEMPT		The Presons at Serrito	William J. Joss		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0101	EXEMPT		Preferred Freezers	Troya M. Latham, PE		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0102	EXEMPT		Equi Systems	S & J Enterprises		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0103	EXEMPT		Shindler Dr. Baptist Church	Shindler Dr. Baptist Church		
Federal	Applicant	State	Other/Local	RPC Due 3/19/2007	SCH Due	Status Complete

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NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
5J07-0104	EXEMPT		Cortex Center	Peta Bibbe		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
FL07-0021	EXEMPT		Flagler Central Commerce Park-Phase 1C	Gore Associates		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
FL07-0022	EXEMPT		Palm Coast Village	Eugene L. Yance		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
FL07-0023	EXEMPT		Crescent Lake 7,500-Acre Site - Wetlands Determination	Crescent Timber		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
FL07-0024	EXEMPT		Land/Mar SR 100 Commercial Plat	Fin Gulf		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0023	EXEMPT		Hawth Landing	Jose Janet & Joseph Amelia		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0024	EXEMPT		Whispering Woods	Housing Assistance Corp. of Nassau County		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0025	EXEMPT		The Shoppes at Eagle Crossing	Blackrock Crossing		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
NA07-0026	EXEMPT		12 Red Cedar Jack	Albert L. Klosterman		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0050	EXEMPT		North Bay Dental	Norma J. Rea		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0051	EXEMPT		Liberty Park	Liberty Park Associates		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0052	EXEMPT		Oskey Tools	Oskey Brewer		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0053	EXEMPT		Woodlawn Road Borrow P.C.	DRMP, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0054	EXEMPT		Antigua at St. Augustine-Phase 4	John Simon		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0055	EXEMPT		Islands Village Center, Phase 1 Infrastructure	Michael Antonopoulos		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0056	EXEMPT		St. Johns Caks Phase III	Equi Skies		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Svc.	Total Cost
SJ07-0057	EXEMPT		SR 207-245 Aa. Phoenyx/Lake Dief Field	DEMP, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						

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NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0053	EXEMPT		Fernal ADA Medical Office	Scott McKinstry		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/19/2007						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0105	EXEMPT		Beverly Hills Church-Building Addition	WIFam S. Taly T. PE		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0106	EXEMPT		Emerston Social Center	Kim Soon		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0107	EXEMPT		Kings Crossing	HOWARD, LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0025	EXEMPT		Pine Club Villas	The Grand Club LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0027	EXEMPT		Oxley Bay Harbour - JEC	CB Island Homes LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0028	EXEMPT		North Hampton-Mobilition Modification	North Hampton, LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0059	EXEMPT		Sandy Creek Activity Center	Sandy Creek Investment		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0060	EXEMPT		State Road 312 Offices	Mark Lurie, VISA		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
3/23/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
CL07-0004	NON-EXEMPT	Federal Assistance	EPA-State Revolving Funds-Town of Poncaj Farms Wastewater Facilities Plan to Conform to Clay County Utility Authority Wastewater System	Environmental Protection Agency		\$5,858,209.30
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
53,575,530.00			\$1,279,570.03	4/4/07	4/1/07	
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0108	EXEMPT		Gateway Community Services - The RIGHT Project (Re-Entry Interventions Generating Health and Treatment)	Gateway Community Services		\$500,000.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
\$500,000.00				3/23/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0109	EXEMPT		Advance Notification-Rapid Transit System Tier 1 Environmental Impact Statement (EIS)	JTA		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
4/4/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0110	EXEMPT		Sarasota Facility at Imeson	Robert Carve		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
4/4/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0111	EXEMPT		Kangaroo #5153	Lee Hawkinson		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
4/4/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0112	EXEMPT		New Baton Commercial Restaurant	Jim Puhel		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
4/4/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0113	EXEMPT		Design/Build Fleet Parking and Detritch Bldg. 24	Naval Station Maxcoast		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
4/4/07						
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0114	EXEMPT		Hampton Inn/Future Hotel	Ranches Hospitality		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status Complete
4/4/07						

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NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0115	EXEMPT		James Baults - Wetlands Determination	James Baults		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0118	EXEMPT		Mallison Park Improvements	OC Recreation Dept.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0117	EXEMPT		Dunn Avenue & 295 Liberty Tract	Liberty Dev. Corp.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0118	EXEMPT		Mudquarters North	Southwest Investment Group, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0119	EXEMPT		SR 93 Funding L95 to US-1	FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0120	EXEMPT		Westridge Development	Wallace Smith		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0028	EXEMPT		Memorial Medical Park Project	Memorial Hospital		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0027	EXEMPT		Seventh Day Adventist Church	FL Conference Assoc. of Seventh Day Adventists		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0028	EXEMPT		Wesley Pk.	Jim Cubakou		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0029	EXEMPT		Fairfield Inn & Suites	Shawn Patel		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0030	EXEMPT		Old Kings Road Professional Center	Kent Mize		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0061	EXEMPT		CR 2209 Sawah PH	Taylor Woodrow Communities		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0062	EXEMPT		Miller Trail - Avenue D	FL East Coast Railway		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0063	EXEMPT		Ashton Downs	Ashton Downs LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/4/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0064	EXEMPT		Rhydown Unit 1 - Resin 3	St Joe Company		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/7/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0065	EXEMPT		Goodman Free Silver - Wetlands Determination	Free Silver LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0068	EXEMPT		Custom Organ Machines	Michael Cochran		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		

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NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
SA07-0067	EXEMPT	Act.	Summer Run Estates	William Tully P E	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
FL07-0081	EXEMPT	Act.	Hardington Lakes	Tim Phillips	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
FL07-0022	EXEMPT	Act.	FPL Essential Parkway for City of Palm Coast	City of Palm Coast	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0121	EXEMPT	Act.	Baldwin Ranch CRI	Gatelans National	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0122	EXEMPT	Act.	Beaufort Parkway Corridor	Luis Lopez	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0123	EXEMPT	Act.	Sarcom Springs Townhome	Ronald Homes	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0124	EXEMPT	Act.	Ryland Homes - Nocatee	Ryland Homes	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0125	EXEMPT	Act.	Knee Property - Whilings Determination	Urgo Knig	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/7/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0126	EXEMPT	Act.	Calina Commercial PUD	Thomas Yunge	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0127	EXEMPT	Act.	Duncan Office Warehouse	Bob Mathews	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0128	EXEMPT	Act.	Hopkins Creek Regional Stormwater Facility	City of Atlantic Bch	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0129	EXEMPT	Act.	Dan Jones Place	Dan Jones Place	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
SA07-0068	EXEMPT	Act.	Ryland Homes - Nocatee	Ryland Homes	Cost Serc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0130	FL00703183164 EXEMPT	Federal Assistance	SAMHSA/CSAT TI 05-005 Parity and Juvenile Treatment Drug Courts-Renewal Application (TI 17512)	Gateway Community Services	Cost Serc.	\$400,000.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Serc.	Total Cost
DV07-0131	FL00703023102 EXEMPT	Federal Assistance	SAMHSA/CSAT TCAAMV TI-07-004 Population A Project W.F.N. Expansion	River Region Human Services Inc.	Cost Serc.	\$500,000.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				4/11/07		

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NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Type	Total Cost
0V07-0132	FL200703023101	Federal Assistance	SAMHSA/CSAT T1 07-002 Recovery Community Support Program			\$350,000.00
	EXEMPT					
Federal	Applicant	State	Other/Local	RPC Due	SCM Due	Status
\$350,000.00				4/1/07		

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Type	Total Cost
0V07-0133	FL200703103103	Federal Assistance	SAMHSA/CSAT T1 06-005 Renewal - Seeking Treatment and Recovery (stay) for Chronically Homeless Persons	Gateway Community Services		\$400,000.00
	EXEMPT					
Federal	Applicant	State	Other/Local	RPC Due	SCM Due	Status
\$400,000.00				4/1/07		

	Current Month	Previous Month	Year to Date
Federal	\$7,972,691.00	\$267,035.00	\$8,239,726.00
State			\$633,812.00
Applicant		\$188,035.00	\$573,119.00
Other/Local	\$1,979,578.00	\$23,066,338.00	\$22,786,016.00
Totals	\$9,952,269.00	\$21,735,406.00	\$31,154,787.00

# Agenda Item

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*Bringing Communities Together*

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

## MEMORANDUM

**DATE:** March 28 2007

**TO:** Northeast Florida Regional Council

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

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

**RE:** Timucuan DRI

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The recommendation report for the Timucuan DRI was scheduled to be considered by the Council at the April meeting. However, due to several outstanding issues, the applicant has approved an extension of the deadline for the Council to consider the recommendation report. The recommendation report will now be addressed at the May Council meeting. This extension does not delay the public hearing schedule established by the City of Jacksonville.

# Agenda Item

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*Bringing Communities Together*

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

## MEMORANDUM

**DATE:** March 28, 2007  
**TO:** Northeast Florida Regional Council  
**THRU:** Planning and Growth Management Policy Committee  
**FROM:** Edward Lehman, Director of Planning and Development  
**RE:** March Development of Regional Impact Report

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

### Timucuan (fka Preserve at Thomas Creek)

The pre-application conference for the Timucuan DRI was held on October 17<sup>th</sup>. The project is located in northern Jacksonville near the Jacksonville International Airport. The master development plan calls for 10,000 dwelling units with a mix of office and commercial development. The sufficiency review of the first sufficiency response was transmitted to the applicant on July 7<sup>th</sup>. The applicant has requested a two-month extension for submittal of the second sufficiency response to allow for an adequate time to respond to all issues. The applicant has submitted the second sufficiency response. The schedule for review has been established; the recommendation report for the Timucuan DRI will be considered for adoption by the Council at the ~~April~~ May Board meeting.

### 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.

### **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.

### **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.

### **Elkton**

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

### **Cedar Creek**

The Cedar Creek DRI is a proposed multi-use DRI located in Baker County north of U.S. 90 along Claude Harvey Road west of the Town of Glen St. Mary. The pre-application conference was held on April 5<sup>th</sup>. The proposed development plan consists of a three-phase development, with 5500 dwelling units, 82,000 square feet of office, 468,500 square feet of retail, and 1,000,000 square feet of industrial. The sufficiency review of the ADA was transmitted to the applicant on October 11.

### 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.

### Brent's Cove

The Brent's Cove DRI is a proposed multi-use DRI located in Nassau County and the City of Jacksonville. The property is located about seven miles north of I-10 and 1.5 miles east of U.S. 301 along Ford Road in Nassau County and Plummer Road in Jacksonville. The pre-application conference was held on September 6<sup>th</sup>. The proposed development plan consists of 4,000 single-family dwelling units, 3,500 multi-family dwelling units, and 350,000 square feet of commercial development. *The ADA was submitted on March 22<sup>nd</sup> and is currently undergoing sufficiency review.*

### 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> and is currently undergoing sufficiency review.*

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>
Thomas Creek	May 2007*
Durbin	October 2007
Cordova Palms	July 2007
Elkton	December 2007
Cedar Creek	November 2007
Navona Creek	December 2007
Brent's Cove	December 2007
The Highlands	December 2007
Black Creek	September 2007

\* - schedule established.