

NEFRC

Planning & Growth Management Committee

**February 1, 2007
9:00 a.m.**

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



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Date: January 23, 2007
To: NEFRC Planning and Growth Management Policy Committee
From: Ed Lehman, Director of Planning and Development
Re: **February 1, 2007 Committee Meeting**

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

When: Thursday, February 1, 2007

Time: 9:00 a.m.

Place: Northeast Florida Regional Council

**Address: 6850 Belfort Oaks Place
Jacksonville, Florida**

**Northeast Florida Regional Council
Planning and Growth Management Policy Committee**

**Thursday, February 1, 2007
9:00 a.m.**

A G E N D A

1. Call to Order Roll Call, Introductions - Chairman Rutledge
2. *Approval of Minutes of January 4 2007 Meeting – Chairman Rutledge
3. Old Business
4. New Business
 - A. Comprehensive Plan Amendment Review – Staff
 - *i. City of Jacksonville Beach – Transmitted Amendment 07-1 – Staff
 - *ii. City of Palatka – Transmitted Amendment 07-1 – Staff
 - *iii. City of Jacksonville – Transmitted Amendment 07-1 – Staff
 - *iv. Baker County – Transmitted Amendment 07-1 – Staff
 - *v. City of Crescent City – Transmitted Amendment 07-1 – Staff
 - B. Intergovernmental Coordination and Review (IC&R) Report – Staff
 - C. Development of Regional Impact (DRI).
 - i. Mariposa DRI Presentation – Applicant
 - ii. DRI Report – Staff
5. Other
6. Public Comment - **LIMITED TO 3 MINUTES PER SPEAKER**
7. Next Meeting Date and Location: **Thursday March 1, 2007**

**St. Johns River Water Management District Offices
4049 Reid Street
Palatka, FL 32177**

8. Adjournment

*Denotes Action Item

Agenda

Item

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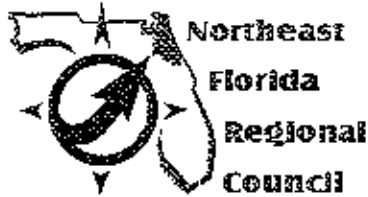
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NEFRC Planning and Growth Management Policy Committee

Thursday, January 4, 2007

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday January 4, 2007 at 9.00 a.m. at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville Florida. Mr Rutledge called the meeting to order with the following members:

PRESENT

Comm. Harold Rutledge (Chair)
Vice Mayor Lawson-Brown
Ms. Linda Burnette (ex-officio)
Comm. Don Crichlow
Comm. Fletcher
Mr. Wes Larson
Mayor Leeper (arrived 9:35a)
Mr. Larry Parks (ex-officio)
Mr. Bob Spaeth
Ms Auger for Mr. Strong (ex-officio)
Ms Carol Vallencourt

EXCUSED

Ms Mary Louise Dungey

ABSENT

Ms. Deidra Franklin
Mayor Joann King
Mr. Harry Maxwell

Others: Mr. Doug McDowell, City of Jacksonville Planning Dept., and Ms. Valerie Britt

Staff Present: Ed Lehman, Guy Parola, Kathy Dennis, Sheron Forde and others.

Approval of Minutes

Comm. Rutledge called for a motion to approve the December 7, 2006, meeting minutes; Mr. Spaeth made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.

Old Business

There was no old business to discuss

New Business

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 10 comprehensive Plan Amendments reviewed during the month of December. Three (3) transmitted amendments and four (4) adopted amendments are brought before the Committee and Board for review. The other three (3) were small scale amendments.

Clay County Transmitted Amendment (07-1) – Mr. Lehman stated that this amendment contained five (5) proposed changes; 1) changing 2,028 acres from Agriculture to Agriculture/Residential, 2) changing 59 acres from Agriculture to Industrial, 3) changing 14,348 acres from Mining to Agriculture, 4) changing 50 acres located within the Branan Field Master Planning Area from Master Planned Community to Activity Center, and 5) changing 5.6 acres from Master Planned Community to Community Center. Mr. Lehman stated that staff has no comments or concerns regarding these FLUM amendments and recommends that the Committee and Council approve this report for transmittal to the DCA. A brief discussion ensued. Comm. Fletcher questioned the 2,028 acre amendment as it relates to the Black Creek DRI and were there any alternatives to the use of septic tanks. Mr. Lehman indicated that the impacts from the Black Creek DRI would be addressed through the DRI process. Mr. Lehman also indicated that the alternatives to the septic tanks would not be cost effective at this time.

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

City of St. Augustine Transmitted Amendment (07-1) – Mr. Lehman stated that this Transmitted Amendment consisted of one proposed text amendment to the Future Land Use Map Element. The 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. Mr. Lehman stated that staff has no comments or concerns regarding this change and recommends that the Committee and Council approve this report for transmittal to the DCA. Comm Crichlow asked whether DCA was requiring other communities to address this issue. Mr. Lehman responded that the issue came up in Nassau County

Comm. Rutledge called for a motion to approve the City of St. Augustine Transmitted Amendment 07-1, Comm. Fletcher made the motion, it was seconded by Comm. Crichlow; motion was unanimously carried.

Putnam County Transmitted Amendment (06D-1) Mariposa DRI – Mr. Lehman stated that this Transmitted Amendment proposes to change 2,025 acres from Agriculture II to Rural Center to accommodate the Mariposa DRI. The Mariposa DRI consists of 3,230 residential units, 153,000 square feet of office development, 238,000 square feet of retail development, 288,000 square feet of business part development and an 18-hole golf course. Impacts are being addressed through the DRI review process. Mr. Lehman stated that staff has no comments or concerns regarding this change and recommends that the Committee and Council find Putnam County Transmitted Amendment 06D-1 consistent with Northeast Florida Strategic Regional Policy Plan.

Comm. Rutledge called for a motion to approve the Putnam County Transmitted Amendment 06D-1 (Mariposa DRI), Mr. Larson made the motion, it was seconded by Comm. Fletcher; motion was unanimously carried.

City of Macclenny Adopted Amendment (06-1) – Mr. Parola stated there were eleven FLUM amendments contained in the transmittal of the Semi-Annual Comp Plan Amendment packet 06-1. DCA issued an ORC report raising objections to seven of them. These objections were addressed by Prosser Hallock on behalf of the City of Macclenny. The eleven FLUM amendments are not proceeding through the adoption phase at this time. However, Policy 1.06.05(i) of the Future Land Use Element has been amended to add a Multi-Use land use category and Policy 1.06.06(j) has been amended to add an Agriculture land use are proceeding forward. Mr. Parola stated that staff has no comments or concerns regarding this change and recommends that the Committee and Council find City of Macclenny Adopted Amendment 06-1 consistent with Northeast Florida Strategic Regional Policy Plan.

Comm. Rutledge called for a motion to approve the City of Macclenny Adopted Amendment 06-1, Comm. Fletcher made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.

City of Jacksonville Adopted Amendment (06-2) – Mr. Lehman stated that this review addresses four Future Land Use Map (FLUM) amendments and three Text Amendments that the Council had comments on and were addressed by DCA in their ORC report. 1) The first FLUM amendment would change 569.99 acres from Agriculture (ii) and Agriculture (iii) to Rural Residential for property located north of Normandy Blvd. along Yellow Water Road and 756.55 acres from Agriculture (iii) to Rural Residential for property located east of Maxville on the north side of Normandy Blvd. Mr. Lehman stated that the Council previously commented on the impacts to Normandy Blvd. as did DCA in its ORC report. Included in DCA's comments was an objection regarding the lack of data and analysis concerning traffic impacts from the proposed change to the 756.55-acre parcel on U.S. 301/A-10 interchange. This proposed change is

not included in this adoption packet. However, the proposed change to the 569.66-acre parcel is included, but the impacts have not been addressed. 2) The second FLUM amendment would change 64.21 acres from Agriculture (iii) and Agriculture (iv) to Low Density Residential has been revised to 64.4 acres. Mr. Lehman stated that staff does not believe any additional impacts will result from this revision. 3) The third FLUM amendment to change 220 acres from Agriculture (ii) and Agriculture (iii) to Rural Residential has been revised to 212.92 acres. Mr. Lehman stated that staff does not believe there will be any additional impacts as a result of this revision. 4) The fourth FLUM amendment would change 57.82 acres from Low Density Residential and Medium Density Residential to Community/General Commercial. DCA issued an objection stating that the data and analysis does not address the need for road or interchange improvements to the interchange at I-295. Mr. Lehman stated that staff questions whether the City's response adequately addressed DCA's objection and that the City should address this concern in concurrency for any development resulting from this land use change

The first Text Amendment modifies the description for the Residential-Professional-Institutional (RPI) land use category. The DCA raised an objection based on the lack of a definition and density and intensity standards for these ancillary uses. Mr. Lehman stated that the City provided language to be adopted, that addressed the DCA's objection. The second Text Amendment addressed agricultural areas. DCA raised an objection because the City identified that non-residential land uses may be included as part of the clustered development in Agriculture land use. However, there was no specification on the types of land uses and densities and intensity standards applicable to these non-residential uses. The City has provided language, to be adopted, that would address the DCA's objection. The third Text Amendment regarding the policies that addressed military installations was deferred by the City. Mr. Lehman indicated that the transmitted amendments are not included in this adoption packet.

Mr. Lehman stated that staff recommends that the Committee and Council find the City of Jacksonville's Adopted Amendment 06-2 consistent with Northeast Florida Strategic Regional Policy Plan. There was a brief discussion in which Comm. Fletcher expressed his disapproval to the passing of this amendment.

Comm. Rutledge called for a motion to approve the City of Jacksonville Adopted Amendment 06-2, Mr. Spaeth made the motion, it was seconded by Comm. Crichlow; Comm. Fletcher dissented; motion was carried.

City of Fernandina Beach Adopted Amendment (06-2) – Mr. Lehman stated that this amendment consists of several changes to the definitions in the Comprehensive Plan. It also contains text changes to the Future Land Use Element, the Conservation and Coastal Management Element, and the Public Facilities Element. Policy 1.06.01 has been revised to add Waterfront Mixed Use. The criteria for the Waterfront Mixed Use District are addressed in Policy 1.6.09. Mr. Lehman indicated that the reference to Traditional Neighborhood Development, which was included in the Transmitted Amendment, is not included in the adoption packet. Also not included is the proposed change to FARs in Policy 1.06.07. The change to Policy 5.07.04 allowing increases in density in the Waterfront Mixed Use District, is included. Mr. Lehman stated that staff finds the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan. There was no discussion on this item.

Comm. Rutledge called for a motion to approve the City of Fernandina Adopted Amendment 06-02, Ms. Vallencourt made the motion, it was seconded by Vice Mayor Lawson-Brown; motion was unanimously carried.

Putnam County Adopted Amendment (06-2) – Mr. Parola stated that the Putnam County Comprehensive Plan Amendment consists of four revisions to the Future Land Use Map. 1) It proposes to change of 40.1 acres from Agriculture I to Rural Residential. DCA issued no formal comment on this. 2) It proposes to change 28 parcels (3,635.83 acres) from Mining to Agriculture I (1,295.43 acres) and Agriculture II (2,340.40 acres). The purpose is to facilitate the reversion of reclaimed mining lands to the future land use classification that the land held previous to the mining activity. DCA issued an objection because the resulting land use change will result in a potential for an increase in school aged children and that review

should be done to ensure capacity by the School Board. The School Board believes there is available capacity for the development. 3) It proposes to change 613 acres from Agriculture II to Rural Residential, which would allow 155 unit residential equestrian community. DCA issued several objections to this amendment. They cited the proliferation of urban sprawl, the need to pave Millican Road, and lack of wetland analysis for the property. The County responded to DCAs objections via an executed Development Agreement and staff is satisfied that these concerns have been adequately addressed within the terms of the Development Agreement. 4) It proposes to change 356 acres from Agriculture II to Rural Residential. DCA issued an objection citing school board concurrency and lack of analysis. The County responded to DCAs objection with a letter from the school board stating that there is available capacity for the development. Therefore, staff finds that the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan. There was no discussion on this item.

Comm. Rutledge called for a motion to approve the Putnam County Adopted Amendment 06-2. Mr. Larson made the motion, it was seconded by Comm. Fletcher; motion was unanimously carried.

Intergovernmental Coordination and Review Report (IC&R) Report

Mr. Lehman provided an overview/status of applications received. A report will be prepared and provided at the next meeting as the due date for responses is later this month. There was no action needed.

Development of Regional Impact (DRI) Report

Mr. Lehman provided a summary of the DRI activities.

Public Comments

Ms. Valerie Britt – 378 Tilefish Ct. Jacksonville, FL 32225. Ms. Britt addressed the Committee regarding the City of Jacksonville's Adopted Amendment 06-2. Ms. Britt also addressed the Coastal High Hazard Areas (CHHA) and evacuation issues.

Next Meeting Date

The next meeting will be held Thursday, February 1, 2007, at 9:00 a.m. at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida.

Adjournment

The meeting adjourned at 9:50 a.m.

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Agenda

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MEMORANDUM

DATE: January 23 2007
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: Edward Lehman, ^{EL} Director of Planning & Development
RE: Comprehensive Plan Amendment Review: January 2007

During the month of January 2007, Regional Council staff reviewed twelve (12) comprehensive plan amendments. Five (5) transmitted amendments are brought before the Committee and Board for review

Transmitted Amendments:

City of Jacksonville Beach	Transmitted Amendment 07-1
City of Palatka	Transmitted Amendment 07-1
City of Jacksonville	Transmitted Amendment 07-1
Baker County	Transmitted Amendment 07-1
City of Crescent City	Transmitted Amendment 07-1

Small-Scale Amendments*:

City of Jacksonville	Ordinance 2006-1185-E
• <i>Changes 0.11 acres from Medium Density Residential to Public Buildings and Facilities</i>	
City of Jacksonville	Ordinance 2006-1177-E
• <i>Changes 9.49 acres from Business Park to Community/General Commercial</i>	

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City of Jacksonville Ordinance 2006-1181-E
• *Changes 0.35 acres from Residential-Professional-Institutional to Community/General Commercial*

Baker County Ordinance 2006-45
• *Changes 10.45 acres from Agriculture Zone B to Industrial*

Clay County Ordinance 2006-65
• *Changes 5.5 acres from Commercial to Agricultural/Residential*

City of Flagler Beach Ordinance 2006-29
• *Changes 0.9 acres from Low Density to Commercial*

St. Johns County Ordinance 2007-2
• *Changes 3.14 acres from Residential Density – A to Residential D.*

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.

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MEMORANDUM

DATE: January 8, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

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

RE: City of Jacksonville Beach Transmitted Amendment 07-1

Scope of Review

The Regional Council received City of Jacksonville Beach Transmitted Amendment 07-1 on January 4, 2007. The Transmitted Amendment packet consists of amendments to the Potable Water sub-element. 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

Jacksonville Beach Transmitted Amendment 07-1 consists of proposed changes to the Potable Water sub-element to analyze the needs of the City's potable water supply and distribution system through the year 2016 and to identify any projects necessary to ensure that those needs are addressed. The requirements addressed by the City are adopted in Chapter 163, F.S. as part of the amendments to that Chapter adopted pursuant to the adoption of the Senate Bill 360 growth management legislation.

The City's data and analysis in the sub-element show that the current potable water

system operating capacity of 7.0 million gallons per day is sufficient to meet the water needs of the City beyond the 10-year planning horizon. The data and analysis indicate that the public water system for the City is comprised of six source water supply wells, two water treatment plants, ground storage tanks, and a potable water distribution and elevated storage system. In addition, there are four private wells in the City that provide potable drinking water to individual owners.

The City indicates that water production for the Public Water System has not changed considerably over the past ten years, and averages approximately 3.0 million gallons per day. The 1999 Comprehensive Plan uses an average per capita demand of 172 gallons per day to determine flow projections. Average per capita water usage from 1997 to 2006 was 140 gallons per day. The City uses the actual average of 140 gallons per day for future flow projections. Based on a 2016 population projection of 23,148 persons, the City calculates that approximately 4.5 million gallons per day will be needed to meet requirements. The Jacksonville Beach public water system has an operating capacity of 7.0 million gallons per day.

The City conducted a review of the recommendations from the 1999 Potable Water sub-element, and determined that certain recommendations had not been implemented. In all cases, the general deficiency that has not been addressed related to low system pressure, and not capacity of the system. Since water demands are not expected to increase in Jacksonville Beach over the planning period, the City concludes that addressing existing deficiencies will likely be sufficient to address future water distribution needs.

Policy PW 1.2.1 has been included, which states the City will continue to replace all existing 2-inch and smaller water mains. Policy PW 1.2.2 has been included, which states that the City will continue to replace existing 6-inch underlined cast iron water mains with 6-inch PVC mains. Finally, Policy PW 1.2.3 has been included, which states that the City will implement a valve and hydrant exercising program to identify and replace any defective valves and/or water hydrants.

Staff has no comments or concerns about these changes.

Staff Comments and Recommendations

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

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MEMORANDUM

DATE: January 17 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP Senior Regional Planner

RE: The City of Palatka Transmitted Amendment 07-1

Scope of Review

The Regional Council received the City of Palatka Transmitted Amendment 07-1 on January 3, 2007. This Transmitted Amendment 07-1 was heard by the City of Palatka Commission on December 14, 2006, at which time they were approved for transmittal to the Department of Community Affairs. There will be a formal review by the Department of Community Affairs. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared the Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

The City of Palatka Transmitted Amendment 07-1 contains one proposed change to the Future Land Use Map (FLUM). The change transmitted by the County is as follows:

1. The first amendment is a request to change 15.50± acres of land from Urban Rural to Medium Density Residential. The property was annexed into the City, but to date retains the County's UR land use designation. The site is located on Lundy Road contiguous to the City of Palatka Golf Course.

The proposed amendment was heard at the December 14, 2006, City Commission meeting. At that meeting, the following concerns were presented by the Commission: density, transportation, sidewalks, infrastructure, and open space. Although it is staff's opinion that the aforementioned concerns may not necessarily have a regional impact, it is worth noting for the purposes of this staff recommendation how they were resolved:

Transportation

The applicant, Kimley-Horn and Associates Inc, undertook a traffic impact analysis. This analysis was performed by a licensed engineer and included the following roadway links: Browns Landing Road from Edgemoor Street to Macon Road; Moseley Avenue from Edgemoor Street to Silver Lake Drive (C.R. 311); Edgemoor Street from Browns Landing Road to Moseley Avenue; and Edgemoor Street from Moseley Avenue to Husson Avenue. To summarize the findings of this traffic impact analysis, it was their finding that all of the impacted roadway links would operate within their required maximum Level of Service "D".

Sidewalks

Included in the transmittal package is a proposed Development Agreement that would mandate that the applicant or developer construct five (5) foot sidewalks on the north/east side of Edgemoor Street, Browns Landing and Lundy Road from the Edgemoor Street / Moseley Avenue intersection to the southern property line of the development. In the event that sidewalks are not viable due to right-of-way, drainage or environmental constraints, there will be a \$20.00 per linear foot in-lieu of construction payment.

Infrastructure

Included in the transmittal package is a proposed Development Agreement that would require the applicant or the developer to construct or cause to be constructed an 8 inch water main from the existing 9 inch water main stub located at the Edgemoor Street / Moseley Avenue intersection to the development boundary. The applicant may, at the City's discretion, require that the 8 inch water main be "up-sized" to greater than an 8 inch water main.

Open Space and Density

Although not at this time binding, the applicant presented to the City Commission several site plans. In response to concerns about preservation of open space and density, the applicant reduced the number of units, and modified the site

plan to increase the open space along the west portion of the site contiguous to Lundy Road, and to allow for landscape buffering along the south property line.

The proposed Medium Density Residential land use category allows for up to ten (10) units per acre. In response to concerns about the suitability of this density at this particular location, the City and the applicant agreed to a density cap of 7.74 units per acre. In order to bind the applicant and successors in title to this 7.74 units per acre density restriction as part of the Future Land Use Map amendment, there will be a notation on the FLUM within the Comprehensive Plan identifying this density limitation. It is staff's understanding that the Department of Community Affairs suggested to the City of Palatka this method of density control.

Staff has no comments or concerns regarding the one FLUM amendment as proposed.

Staff Comments and Recommendations

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

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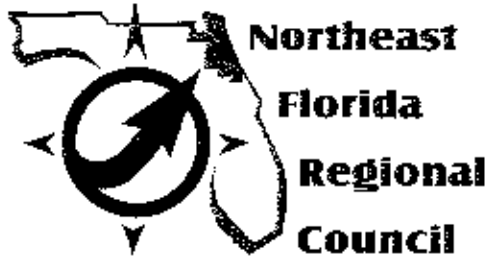
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MEMORANDUM

DATE: January 9 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

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

RE: City of Jacksonville Transmitted Amendment 07-1

Scope of Review

The Regional Council received City of Jacksonville Transmitted Amendment 07-1 on January 3, 2007. The City of Jacksonville 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 Planning 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 Jacksonville Transmitted Amendment 07-1 contains 22 proposed changes to the future land use map and one text amendment.

Future Land Use Map Amendments

1. The first amendment proposes to change 77.2 acres from Water Dependent-Water Related & Agriculture(iv) to Community/General Commercial. The subject parcel

is located on the north side of Atlantic Avenue, just west of the Intercoastal Waterway. A portion of the parcel is presently developed as a shipyard, with the remainder vacant and marshlands. The purpose of the proposed change is to allow for a mixed-use waterfront development. The parcel is bordered on the east by the Intercoastal Waterway, to the north by wetlands in Agriculture land use, to the west by single-family homes and vacant land in LDR land use and to the south by the HarborTown mixed-use development in CGC land use. The current future land use map development potential is 12 single-family dwelling units and 500,613 square feet of heavy waterfront industrial, and the proposed FLUM development potential is 1,158 multi-family dwelling units or 700,858 square feet of general commercial development.

According to the City's Planning Staff staff report, all 77.2 acres of the subject parcel are located within the Coastal High Hazard Area, which has been recently re-defined in HB 1359 as the Category 1 Storm Surge Area. The Planning staff recommended approval with conditions; the conditions addressed by the staff are as follows:

- a) Ownership disputes of the subject property shall be resolved prior to the issuance of the ORC report.
- b) The applicant must provide a transportation study to analyze actual uses proposed for the site. In order for the amendment to be adopted, the study must show that the adopted LOS is maintained.
- c) A new hurricane evacuation study must be made using the data and analysis in the 2005 Hurricane Evacuation Study. The applicant will be required to limit the residential density to the number of units analyzed in the study with said limitation noted on the Annotated FLUM.
- d) The PUD zoning must limit intensive commercial and medium-density residential uses to the areas presently occupied by the existing shipyard. Outlying upland areas may be considered for low-density residential or less intense uses.
- e) The PUD zoning shall be required to provide either conservation easements or to amend the FLUM category to Conservation on all saltwater marshes and other environmentally sensitive area within the PUD based upon final wetland determination.

Recommendation: The analysis provided by the applicant's consultant is based on the 1998 Hurricane Evacuation Study. Staff agrees with the City Planning staff recommendation that this amendment not be adopted unless the applicant completes an acceptable hurricane evacuation based on the 2005 Hurricane Evacuation Plan. In addition, the results of that study should be used as the basis for adoption and to show how the amendment complies with the requirements of HB 1359. The results of the project-specific Hurricane Evacuation Study that are based on the 2005 Hurricane Evacuation Study will be used by Council staff, if the City adopts this amendment, to make a

determination and recommendation on whether the increase in residential densities are consistent with SRPP policy, pursuant to policy interpretation as adopted by the Council at the June 2006 meeting.

Recommendation: The City's analysis shows that the LOS standard for Atlantic Blvd. is not acceptable. Atlantic Blvd. meets the definition of a regional roadway in the Strategic Regional Policy Plan, and is identified as a hurricane evacuation route. Staff recommends that the City reconsider the densities and intensities of development proposed at this location, particularly the residential densities, unless the City can adequately demonstrate that there is a financial feasible commitment for improvements to Atlantic Blvd. that would help attain the adopted LOS standard

Recommendation: The City should designate areas in the salt marsh as Conservation land use.

2. The amendment proposes to change 10.29 acres from Agriculture(iv) to Low Density Residential. The property is located along the east side of Philips Highway in south Jacksonville about ¾ mile north of the St. Johns County line. The site is presently undeveloped, with this land use change proposed to allow the property to be developed as an addition to the Williamston PUD, which border the property to the west. The parcel is bordered by Agriculture land use on all other boundaries, with a proposed land use amendment changing 338.92 acres to Low Density Residential bordering to the north. The current future land use map development potential is 4 single-family dwelling units, and the proposed FLUM development potential is 51 single-family dwelling units.

3. The amendment proposes to change 338.92 acres from Agriculture(iii) and Agriculture(iv) to Low Density Residential. The property is located along the east side of Philips Highway in south Jacksonville about ¾ mile north of the St. Johns County line. The project is bordered by Agriculture land use to the east, and agriculture and residential land use to the north, south and west. The property is undeveloped and represents an extension of the Williamston PUD. This site as the one above, is in an area of Jacksonville/St. Johns County with three approved DRIs. The Bartram Park & Gran Park DRIs are west of the property across Philips Highway, and the Nocatee DRI is located south of the property. This is a rapid growth area that is appropriate for intensification of residential densities, provided that adequate infrastructure is available to serve those increased densities. The current future land use map development potential is 39 single-family residential dwelling units, and the proposed FLUM development potential is 1,961 single-family residential dwelling units. Water and sewer will be provided by JEA. The City's 2015 analysis of traffic conditions with

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project traffic, indicates that the LOS on Philips Highway in this part of Duval County will be maintained.

4. The amendment proposes to change 84.69 acres from Business Park to Community/General Commercial. The property is located south of Bowdendale Road on the east side of Philips Highway just west of I-95. The project is bordered by Light Industrial land use to the north, Business Park to the east and south, and Heavy Industrial to the west across Philips Highway. The property is presently undeveloped, but is in area of the City characterized by industrial and commercial development. The current future land use map development potential is 1,291,183 square feet of office/light industrial, and the proposed FLUM development potential is 1,291,183 square feet of general commercial and 1,270 multi-family units.

5. The amendment proposes to change 27.08 acres from Low Density Residential to Neighborhood Commercial. The property is located at the southeast corner of Halsema Road and I-10. The parcel is bordered on the north by I-10 and on the east, south and west by undeveloped land, single family residences, and a plant nursery, all located in Low Density Residential land use. The property is undeveloped. The current future land use map development potential is 135 single-family residential dwelling units, and the proposed FLUM development potential is 412,861 square feet of commercial space.

6. The amendment proposes to change 49.73 acres from Agriculture(iv) to Rural Residential. The property is located north of Yellow Water Lane on the west side of Yellow Water Road. The parcel is bordered on all sides by Agriculture land use, with single-family dwelling units interspersed with vacant land. The property is vacant. The current future land use map development potential is 19 single-family residential dwelling units, and the proposed FLUM development potential is 99 single-family residential units.

The City's resolution transmitting the amendment included a condition addressing school capacity. Planning and Development Department support will be subject to an agreement by the developer to contribute land or proportionate monetary contributions to the School Board in order to mitigate the capital cost of construction of schools that do not presently exist to serve the area.

Comment: Staff concurs with the recommendation that adoption of this amendment should be contingent upon a commitment to provide for school capacity to serve potential students from the increase in housing densities.

7. The amendment proposes to change 79.1 acres from Agriculture(iv) to Low

Density Residential. The property is located west of Canal Street on the south side of Brandy Branch Road, along I-10 southwest of the Town of Baldwin. The project is bordered on all sides by Agriculture land uses with I-10 forming its southern boundary. The property is currently vacant and used for timbering. The current future land use map development potential is 31 single-family residential dwelling units, and the proposed FLUM development potential is 82 single-family dwelling units.

In the Resolution that transmits the amendment, the City conditioned transmittal on limiting the property to 2.5 units per acre that shall be noted on the Future Land Use Map. Planning staff recommended that approval be conditioned on an amendment to seek Rural Residential land use rather than Low Density Residential. The staff report states "the LDR land use category would not be consistent with area land use and would introduce higher densities into a rural area."

Comment: The data and analysis for 82 single-family units is not consistent with the conditional recommendation of 2.5 units per acre approved in the transmittal resolution. The analysis should be modified to reflect the conditional approval. In addition, staff agrees that a single use Low Density Residential land use is not consistent with the character of the area and the Rural Residential land use recommended by City staff should be considered.

10. The amendment proposes to change 431.56 acres from Agriculture (iii) and Agriculture(iv) to Rural Residential. The property is located on the south side of Normandy Boulevard between McClelland Road and C.R. 217. The project is bordered on all sides by Agriculture land uses, undeveloped land and a plant nursery bordering to the north, undeveloped parts of the Trails Rural Village to the east and south, and timber plantation to the west. The property is currently vacant and used for timbering. The current future land use map development potential is 31 single-family residential dwelling units and the proposed FLUM development potential is 82 single-family dwelling units.

11. The amendment proposes to change 28.35 acres from Low Density Residential to Residential-Professional-Institutional. The property is located east of I-295 on the north side of Collins Road. The project is bordered on the east and south by an apartment complex in MDR land use, and to the north and west by a former golf course being converted to a residential subdivision and single-family dwellings in MDR land use. The purpose of the amendment is to provide for a mix of office and shopping uses in this part of Jacksonville to meet the growing number of residential units being constructed in the part of the City. The current future land use map development potential is 141 residential dwelling units, and the proposed FLUM development potential is 432,224 square feet of office development or 425 dwelling units.

12. The amendment proposes to change 22.63 acres from Low Density Residential to Light Industrial. The property is located east of Manson Lane on the north side of Beaver Street. The existing land use is a borrow pit, vacant land and vacant commercial development. The project is bordered on the west and south side by Light Industrial land use, on the east by Heavy Industrial, and on the north by Low Density Residential. The purpose of the amendment is to permit limited business park uses on the property. The current future land use map development potential is 99 residential dwelling units and the proposed FLUM development potential is 302,938 square feet of business park.

13. The amendment proposes to change 10.29 acres from Low Density Residential to Residential-Professional-Institutional. The property is located east of Parrish Cemetery Road on the north side of Normandy Blvd. The vacant property is bordered on three sides by LDR land use, with Neighborhood Commercial land use bordering to the south across Normandy Blvd. The purpose of the amendment is to allow for commercial development along Normandy Blvd. to serve the residential growth in this area of the City. The current future land use map development potential is 51 residential dwelling units, and the proposed FLUM development potential is 156,881 square feet of office/institutional or 154 multi-family dwelling units.

14. The amendment proposes to change 10.29 acres from Low Density Residential to Residential-Professional-Institutional. The property is located east of Parrish Cemetery Road on the north side of Normandy Blvd. The vacant property is bordered on three sides by LDR land use, with Neighborhood Commercial land use bordering to the south across Normandy Blvd. The purpose of the amendment is to allow for commercial development along Normandy Blvd. to serve the residential growth in this area of the City. The current future land use map development potential is 51 residential dwelling units, and the proposed FLUM development potential is 156,881 square feet of office/institutional or 154 multi-family dwelling units.

15. The amendment proposes to change 9.48 acres from Low Density Residential to Residential-Professional-Institutional. The property is located west of Guardian Drive on the north side of Normandy Blvd. The vacant property is bordered on three sides by LDR land use, with some Commercial land use also bordering to the east, with Public Lands associated with Herlong Airport and Advanced Disposal located to the south across Normandy Blvd. The purpose of the amendment is to allow for commercial development along Normandy Blvd. to serve the residential growth in this area of the City in an area that is transitioning from residential to commercial. The current future land use map development potential is 47 single-family residential dwelling units and the proposed FLUM development potential is 144,532 square feet of office/institutional or 142 multi-family dwelling units.

16. The amendment proposes to change 29.96 acres from Low Density Residential to Community/General Commercial. The property is located at the northeast corner of Normandy Blvd. and Memorial Park Road. The vacant property is bordered by Low Density Residential land to the north and east, Low Density and CGC land to the south, and a cemetery in PBF land to the west. The purpose of the amendment is to develop a multi-use commercial facility to accommodate neighborhood growth. The current future land use map development potential is 144 single-family residential dwelling units, and the proposed FLUM development potential is 441 524 square feet of commercial retail space.

17. The amendment proposes to change 39.06 acres from Low Density Residential to Agriculture(iii). The property is located south of Pritchard Road and west of Jones Road in western Duval County. The vacant property is bordered by Low Density Residential land and Agriculture land. The purpose of the amendment is to expand the existing Jones Road landfill, which disposes of and recycles construction and demolition debris. The current future land use map development potential is 195 single-family residential dwelling units, and the proposed FLUM development potential is 3 single-family residential units.

18. The amendment proposes to change 33.27 acres from Low Density Residential to Neighborhood Commercial. The property is located at the southwest corner of Garden Street and Jones Road. The property is currently vacant timberland, and is bordered by Low Density Residential land to the west and south, with Agriculture land bordering to the east and north. The purpose of the amendment is to allow for a neighborhood commercial node at the intersection of two collector roads. The current future land use map development potential is 166 single-family residential dwelling units and the proposed FLUM development potential is 507 234 square feet of office professional and commercial uses.

19. The amendment proposes to change 18.09 acres from Low Density Residential to Medium Density Residential. The property is located at the southeast corner of Jones Road and Pritchard Road. The property is presently vacant and is bordered on all sides by Low Density Residential land. The applicant intends to develop the site as a multi-family workforce housing project. The current future land use map development potential is 90 single-family residential dwelling units, and the proposed FLUM development potential is 271 multi-family residential dwelling units. The Planning Department recommended conditional approval, that the PUD to be proposed with the new Land use category not allow the maximum allowable density, and that the PUD will have to satisfactorily incorporate workforce housing selection criteria and address specific issues concerning traffic, density and compatibility.

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20. The amendment proposes to change 12.8 acres from Low Density Residential to Medium Density Residential. The property is located on Gillespie Avenue east of Main Street North. The parcel is presently vacant, with the exception of a single-family residential dwelling unit. The property is surrounded by Low Density Residential land with a smattering of single-family units interspersed with vacant land. The current future land use map development potential is 62 single-family residential dwelling units and the proposed FLUM development potential is 192 multi-family dwelling units.

21. The amendment proposes to change 50.82 acres from Agriculture(iii) and Agriculture(iv) to Multi-Use. The property is located south of Acree Road on the west side of Old Kings Road. The land use change is requested to allow for property to be added to the Northwood Regional Activity Center. Other land bordering the subject parcel has Agriculture land use designation. The proposed land use change will not change the amount of development proposed in the Northwood RAC, therefore there is no increase in development potential from the proposed land use change.

22. The amendment proposes to change 12.22 acres from Low Density Residential to Community/General Commercial. The property is located at the northwest corner of the Starratt Road/Yellow Bluff Road intersection. The parcel presently consists of single-family residences and vacant and wooded land. The property is bordered by Low Density Residential land use, with the exception of the eastern border, which is an area of CGC land use, which is presently vacant. The current future land use map development potential is 61 single-family residential dwelling units, and the proposed FLUM development potential is 186,306 square feet of general commercial development.

23. The amendment proposes to change 89.52 acres from Low Density Residential to Residential-Professional-Institutional. The property is located west of Dunn Creek on the south side of Starratt Road. The parcel presently consists of single-family residences and vacant land. The property is bordered on all sides by Low Density Residential land use. The applicant seeks a land use change for development of a mixed use residential and commercial project. The current future land use map development potential is 447 single-family residential dwelling units, and the proposed FLUM development potential is 1342 multi-family units or 1,364,821 square feet of office/institutional development. The City, based upon the recommendation of Planning Staff, conditioned adoption of the amendment on the commitment of the applicant to the construction of a proposed collector/arterial roadway that would create an intersection with Starratt Road, as well as the need for the PUD zoning to address land use compatibility and buffering issues.

24. The amendment proposes to change 134.1 acres from Agriculture(iii)

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Agriculture(iv) and Public Buildings and Facilities to Low Density Residential. The property is located at the northwest corner of the Pecan Park Road/Arnold Road intersection. The parcel presently consists of a mobile home and vacant land. The property is bordered by Agriculture land use. The Timucuan DRI is adjacent to the subject parcel. The current future land use map development potential is 13 single-family residential dwelling units, and the proposed FLUM development potential is 675 single-family residential units.

25. The last FLUM amendment proposes to change 11.52 acres from Medium Density Residential to Residential-Professional-Institutional. The property is located at the northwest corner of the Gate Parkway/Burnt Mill Road intersection. The parcel is presently vacant, and is bordered by RPI land with MDR land bordering to the west. The subject property is located within the S.R. 9A/Butler Blvd./Baymeadows Road Transportation Management Area. This proposed change represents an extension of the existing RPI land use in this area of the City. The current future land use map development potential is 172 multi-family residential dwelling units, and the proposed FLUM development potential is 175 633 square feet of office/institutional use.

Text Amendments

The text amendments consist of a change to Policy 3.1.15 which adds language that states that by December 2008, the City through visioning, will determine what level of transit-oriented development is appropriate, and the corridors and areas most appropriate for it. In addition, if the visioning supports it, by December 2009 the City shall add land use plan categories and/or development regulations to allow for such development.

The City is also changing the land use plan category description for residential that states pre-existing residential units may be restored to their residential use at their original or historically significant density, regardless of land use plan category unless there is an adopted Neighborhood Action Plan recommending against it.

Recommendation

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

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MEMORANDUM

DATE: January 17, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: Baker County Transmitted Amendment 07-1

Scope of Review

The Regional Council received Baker County Transmitted Amendment 07-1 on January 3, 2007. This Transmitted Amendment 07-1 was heard by the Baker County Commission on December 18, 2006, at which time they were approved for transmittal to the Department of Community Affairs. Baker County requested formal review by the Department of Community Affairs. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared the Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Comments and Recommendations

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

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MEMORANDUM

DATE: January 22, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: Crescent City Transmitted Amendment 07-1

Scope of Review

The Regional Council received Crescent City Transmitted Amendment 07-1 on January 19, 2007. This Transmitted Amendment 07-1 was heard by the Crescent City Commission on January 11, 2007, at which time it was approved for transmittal to the Department of Community Affairs. Crescent City requested formal review by the Department of Community Affairs. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared the Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

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

1. The first amendment is a request to change 14.6 acres on the FLUM from the County's land use designation to the City's land use designation for medium density residential (i.e., up to 10 units per acre) of "MR-1." The property is located on the southern portion of the City and was recently annexed into the

City The site is located at the southeast quadrant of US 17 and Prospect Street, and is contiguous to Crescent Lake. The land is currently undeveloped.

A relatively small portion of the site is located within the 100-year flood plain. The application states that all residential development will occur outside of the flood plain. The site will be serviced by centralized water and sewer.

The proposed development will generate 81 pm peak hour trips. As illustrated by Table 4 within the application, the impacted roadway segments have available capacity to accommodate the maximum development potential of the site.

Table 5 within the application illustrates that there is available student stations (i.e. capacity) to accommodate the projected number of students generated by the project: 40 elementary school aged students; 20 middle school aged children; and 20 high school aged students.

According to the City manager there is available uncommitted wastewater and potable water capacity for the project.

Staff at this time does not have any specific comments or concerns regarding the proposed amendment.

2. The second FLUM change contained within this transmittal package seeks to change 39 acres of land that was recently annexed into the City as follows: 31 acres to medium density (i.e. up to 10 units per acre) residential "MR-1," and 8.5 acres to "commercial." In a memorandum to the Mayor and the City Commission from Planning Staff dated January 11, 2007, it is stated that pursuant to a demand analysis done for this project there is sufficient capacity within the public systems to accommodate this project. Available capacity for public services is as follows:

Facility	Existing Capacity	Surplus (after all projects)
Parks	22 acres	4.2 acres
Open Space	322	248
Potable Water	576,000 gpd	158,016 gpd
Sanitary Sewer	300,000 gpd	70,992 gpd
Solid Waste	6,570,000 tons	6,568,189.6 tons
Elementary School	844 student stations	32 student stations
Middle School	725 student stations	176 student stations
High School	1096 student stations	155 student stations

The 8.5 acres of commercial included in this project are divided between two properties: there is a 5.3 acre commercial site located on the east side of US 17, and a 3.2 acre site located on the west side of US 17 and contiguous to the northern boundary of the companion medium density residential portion of the project as illustrated by Exhibit 'A' to the application.

Staff at this time does not have any specific comments or concerns regarding the proposed amendment.

Staff Comments and Recommendations

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

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MEMORANDUM

DATE: January 23, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman

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

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

During the month of January 2007, 110 applications were received for the IC&R review process. Of the 110 applications, one (1) was exempt and sent through the State Clearinghouse process. The remaining applications were sent through the local review process. All complete applications have been sent to the applicants.

Regional application fund sources are broken down as follows:

Exempt (Local Review Only): BC07-0001, BC07-0002, CC07-0001, CC07-0002, FL07-0006, FL07-0007, SJ07-0018, SJ07-0019, JTA07-0001, JTA07-0002, RS07-0001, RS-07-0002, RS07-0003

Regional completed application fund sources are broken down as follows:

	Monthly Total	Year to Date
Federal	\$2,457,333.00	\$2,457,333.00
State	\$633,812.00	\$633,812.00
Applicant	\$404,078.00	\$404,078.00
Other	\$640,154.00	\$640,154.00
Monthly Total	\$4,135,377.00	\$4,135,377.00

Each active and completed application is reported in the:

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

NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Ssrc.	Total Cost
BC07-0001	EXEMPT		Section 5311 Grant Application - Transportation services and equipment for Baker County	Baker County Council on Aging		\$44,679.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$35,743.00	N/A	\$4,468.00	\$4,468.00	1/28/07		Complete
BC07-0002	EXEMPT		Section 5311 Grant Application - Transportation services and equipment for Baker County	Baker County Council on Aging		\$157,095.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$133,675.00	\$23,419.00	N/A		1/28/07		Complete
CC07-0001	EXEMPT		Section 5311 Grant Application - Transportation services and equipment for Clay County	Clay County Council on Aging		\$520,000.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$463,000.00	N/A	\$50,000.00	\$50,000.00	1/28/07		Complete
CC07-0002	EXEMPT		Section 5310 Grant Application - Transportation services and equipment for Clay County	Clay County Council on Aging		\$206,100.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$154,830.00	N/A	\$20,610.00	\$20,610.00	1/28/07		Complete
DV07-0001	EXEMPT		Application/Project Title 295 Collins Rd. Collector District Road (2'-3025')	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0002	EXEMPT		Application/Project Title Arlington Toyota	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0003	EXEMPT		Application/Project Title Starrs Crossing	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0004	EXEMPT		Application/Project Title Ivy League Academy	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0005	EXEMPT		Application/Project Title Dolphin Reef	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0006	EXEMPT		Application/Project Title Privado Condos	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0007	EXEMPT		Application/Project Title 8137 Free Avenue	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0008	EXEMPT		Application/Project Title Promise Land Baptist Church Addition	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0009	EXEMPT		Application/Project Title The Condominiums on Merrit Road	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0010	EXEMPT		Application/Project Title The Trails - Phase 19	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0011	EXEMPT		Application/Project Title Bartam Park - East of US1	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
DV07-0012	EXEMPT		Application/Project Title Crown Point Elementary	Applicant	Cost Ssrc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0013	EXEMPT		LaVie/Brooklyn Area	Waltz & Move Inc		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0014	EXEMPT		Timber Cross Phase II & IV	San Altea		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0015	EXEMPT		Biscayne Grove Townhomes	Biscayne Grove Owners Association, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0016	EXEMPT		US1 - Office Warehouse	Jim Jones		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0017	EXEMPT		Jahnsdorf Island	Bridge Tenders LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0018	EXEMPT		Bradock Forest for Crosswinds-Homestead, LLC	Crosswinds-Homestead		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0019	EXEMPT		Killrell Palmetto Road	Circle K Furniture		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0020	EXEMPT		Edgewood Office Park	Boner Engineering, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0021	EXEMPT		Don Juan's Mexican Restaurant/Crystal Clear Car Wash	William E. Tully III, P.E.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0022	EXEMPT		Digital Video Arts	Erin McTeramary		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0023	EXEMPT		Frisco on Turf Display and Storage Lot	James Lindeberger		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0024	EXEMPT		Wal-Mart SuperCenter	Wal-Mart		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0025	EXEMPT		Northwoods Auditor	Northwoods Owners Association, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0026	EXEMPT		Sisters Creek Fender and Navigational Lights Replacement	FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0027	EXEMPT		Old River Landing	Old River Landing Invest.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sors	Total Cost
DV07-0028	EXEMPT		Advance Auto Parts - 103rd Street	Gregory Matovina		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete

NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0029	EXEMPT		Greenleaf Road Commercial Park	H. Charles Harrow, Jr.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0030	EXEMPT		Akron Power Rentals	Laurens Andress		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0031	EXEMPT		Broward Park - Phase "	Broward Park, LLP		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0032	EXEMPT		Southcreek Community Church	Russ Austin, Pastor		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0033	EXEMPT		State Road 99	Van Hurnhines		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0034	EXEMPT		Brunes Racing Strip Expansion	G.J. Pinessa Jr		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0035	EXEMPT		Family Dollar Store-Wilson Blvd	Hulton Partners, LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0036	EXEMPT		New Warehouse Project	Hiron H. Pack		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0037	EXEMPT		Paro. Rd Improvements - FEMA @ NAS JAX	James A. Morgan, PE		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0038	EXEMPT		Multi-Purpose Building	Emanuel Missionary Baptist Church		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0039	EXEMPT		North Florida Highway	North Florida Highway		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0040	EXEMPT		PQ: Belford Road - Senior Living	Address Environmental Associates, Inc		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
DV07-0041	EXEMPT		Airport Road	Adel Barth		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
FL07-0001	EXEMPT		Police Station Expansion	City of Flagler Bch		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
FL07-0002	EXEMPT		Wal-Mart Supercenter	Wal-Mart		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
FL07-0003	EXEMPT		Wyster Credit Union - Palm Coast	Wyster Credit Union		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Sarc	Total Cost
FL07-0004	EXEMPT		Roberts Road Widening & Extension			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A		1/24/07		Complete

NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0005	EXEMPT		Citation Estates	Citation Estates		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A			1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Sarc.	Total Cost
FL07-0006	EXEMPT		Section 5311 Grant Application to offset operating expenses of transportation services in nonurbanized and rural areas of Flagler County	Flagler County Board of County Commissioners		\$600,000.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$250,000.00	N/A	N/A	\$250,000.00	1/28/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Sarc.	Total Cost
FL07-0007	EXEMPT		Section 5310 Grant Application to offset operating expenses of transportation services in nonurbanized and rural areas of Flagler County	Flagler County Board of County Commissioners		\$56,341.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$44,270.00	N/A	\$5,534.00	\$5,534.00	1/29/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
FL07-0008	EXEMPT		Access for timber harvesting	Scott Brauman		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A			1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0001	EXEMPT		SR 200 Egars Creek Revestment	FCOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0002	EXEMPT		Minor Road South Nursing Home (East of Minor Rd)	Gregory Grove		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0003	EXEMPT		Minor Road South Nursing Home (South of SR-200)	Gregory Grove		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
NA07-0004	EXEMPT		Ewing Park Townhomes	Ewing Park Road LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0001	EXEMPT		Right Tract			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0002	EXEMPT		Bazard Pond			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0003	EXEMPT		Fruit Cove Drainage Basin Improvements			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0004	EXEMPT		Madera at St. Augustine			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0005	EXEMPT		St. Johns Medical Park			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0006	EXEMPT		Las Puercas de Anasco			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0007	EXEMPT		Marsh Harbor South			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0008	EXEMPT		Shoppes of Viera			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete

NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0009	EXEMPT		Lakeside Business Center			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0010	EXEMPT		Deep Creek Mitigation Bank			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0011	EXEMPT		Austin Park Phases I & II			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0012	EXEMPT		Peak Route 207 Parcel			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0013	EXEMPT		Woodland Road Realignment			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0014	EXEMPT		CR-210 Starbucks			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0015	EXEMPT		East Coast Mills			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0016	EXEMPT		The Oaks			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0017	EXEMPT		Siuranza Commercial			
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/24/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Sarc.	Total Cost
SJ07-0018	EXEMPT		Section 5211 Application for Operating Assistance - Transportation Disadvantaged in St. Johns County	St. Johns County Council on Aging, Inc.		\$44,069.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	\$222,044.00	1/25/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Sarc.	Total Cost
SJ07-0019	EXEMPT		Section 5211 Application for Operating Assistance - Transportation Disadvantaged in St. Johns County	St. Johns County Council on Aging, Inc.		\$95,600.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	\$9,550.00	\$9,550.00	1/26/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0020	EXEMPT		Julington Creek Recreation Complex	Basham & Lucas Design Group, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0021	EXEMPT		St. Johns Co. Jail Expansion	St. Johns County		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0022	EXEMPT		Silver Leaf Plantation	White's Forest Timber and Investment Co.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
SJ07-0023	EXEMPT		Hastings Industrial Park	Mike Demarion		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete
NEFR #	SA#	Act.	Application/Project Title	Applicant	Cost Sarc.	Total Cost
DV07-0042	EXEMPT		P502V Hanger and Parking Access Project	US Navy		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	1/31/07		Complete

NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Ssrc.	Total Cost
JTA07-0081	EXEMPT		Section 5310 Capital Assistance for purchase of M-50 Support Equipment for the Connection Service	JTA		\$35,020.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$28,000.00	N/A	N/A	\$7,000.00	1/26/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Ssrc.	Total Cost
JTA07-0092	EXEMPT		Section 5311 Operating Assistance for Blount/Maxville Shuttle	JTA		\$141,876.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$70,938.00	N/A	N/A	\$70,938.00	1/26/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Ssrc.	Total Cost
RS-07-0001	EXEMPT		Section 5310 Grant Application to purchase 3 vans with related equipment for stretchover A/C service	Rice Solution, Inc.		\$186,000.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$186,000.00	\$19,500.00	\$19,500.00	N/A	1/29/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Ssrc.	Total Cost
RS-07-0002	EXEMPT		Section 5311 Grant Application for project based on Commuter Services	Rice Solution, Inc.		\$702,318.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$351,159.00	\$351,159.00	N/A	N/A	1/29/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Grant Applicant	Cost Ssrc.	Total Cost
RS-07-0003	EXEMPT		Section 5311 Grant Application for installation of coordinated transportation system in Putnam County	Rice Solution, Inc.		\$1,048,290.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$524,140.00	N/A	\$524,140.00	N/A	1/29/07		Complete
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0043	EXEMPT		Pritchard Road Industrial Park	Rick Clisavor		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0044	EXEMPT		Enhanced Recovery Corporation	Mark Thompson		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0045	EXEMPT		Jax Metal - Building Addition	Equity Builders of FL		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0046	EXEMPT		villages at Potomac-Construct Condominium Dev	Jose M. Perez		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0047	EXEMPT		Jefferson Road-Comfort Suites Hotel	Jefferson Road LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0048	EXEMPT		Krussen - Zimber Road	Jane Krussen		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0049	EXEMPT		Jersey Street Phase 1 Improvements	Ward & Moye, Inc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0050	EXEMPT		Taylor-Pritchard Road	Pritchard Partners LTD		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0051	EXEMPT		Tus Harvest Dome Prayer Chapel	Karol R. Patecki		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0052	EXEMPT		Atlanta Self Storage at Harris Road	TAW Consulting LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
DV07-0053	EXEMPT		The Shoppes at Harris Road	TAW Consulting LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Ssrc.	Total Cost
FL07-0009	EXEMPT		Integra Woods at Palm Coast	Integra Land Company		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		

NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
FL07-0010	EXEMPT		Pink Laves North Commerce Center - Lot 6	The Property Solutions		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
FL07-0011	EXEMPT		Carbone Super Cars	Steve Vele		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
FL07-0012	EXEMPT		Smith Bar	Johnny Kinney		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0024	EXEMPT		National SJC High School - Construction	The PARC Group		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0025	EXEMPT		M&R Mobile Convenience	William Tilly		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0026	EXEMPT		Fulwood Elementary Site Modifications	TAW Consulting LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0027	EXEMPT		Elkton DR	Jonathan Wendt		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0028	EXEMPT		MDG Office	Mathews Properties 2		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0029	EXEMPT		U.S. 1 Nelson Property	TAW Consulting LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0030	EXEMPT		The Shoppes at Mill Creek North	TAW Consulting LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
SJ07-0031	EXEMPT		Graham & Company Distribution Project	Mike F. Landry, P.E.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
	N/A	N/A	N/A	2/9/07		
NEFRC #	SA#	Act	Application/Project Title	Applicant	Cost Source	Total Cost
DV07-0054	FL200701173012C		Construct Fuel Farm at Coal Field	FL Army Natl Guard		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
Yes	N/A	N/A	N/A	2/9/07		

	Monthly Total	Year to Date
Federal	\$2,457,333.00	\$2,457,333.00
State	\$633,612.00	\$633,612.00
Applicant	\$424,078.00	\$404,073.00
Other	\$640,164.00	\$640,154.00
Monthly Total	\$4,155,187.00	\$4,135,177.00

Agenda

Item

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Bringing Communities Together

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

MEMORANDUM

DATE: January 23, 2007
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: Edward Lehman, Director of Planning and Development
RE: Applicant Presentation: Mariposa DRI

The Mariposa DRI is a proposed multi-use project on 2,061 acres located in eastern Putnam County along the St. Johns County line. The attached map shows the location of the project. The development plan for Mariposa calls for two seven-year development phases consisting of the following land uses (cumulative):

	Phase I – 2015	Phase II – 2022
Office	76,500 s.f.	153,000 s.f.
Residential	1,450 d.u.	3,230 d.u.
Retail	100,000 s.f.	238,000 s.f.
Business Park	75,000 s.f.	288,000 s.f.

The DRI recommendation report will be presented to the Committee and Council at the March meeting. The applicant will be present at the February Committee and Council meetings to present an overview of the project and respond to any questions.



Application for Development Approval

Map A General Location

Legend

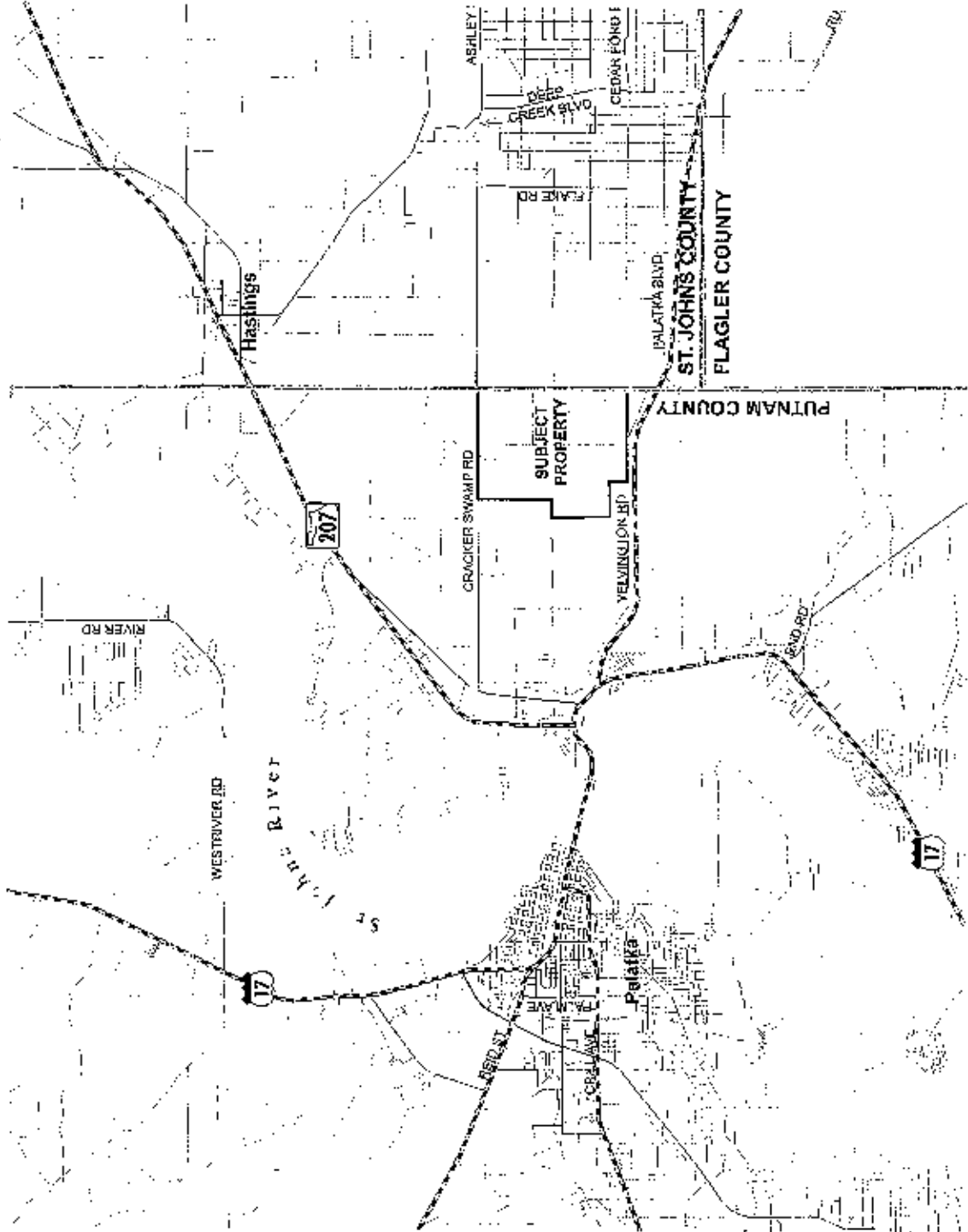
Potential Multi-Functional Tracts



Prosser Hallock
PLANNERS & ENGINEERS

February 14, 2011

11/11/10



Sources: Aerial Echnos, 2004
Kauai County Planning and Development Services, 2005

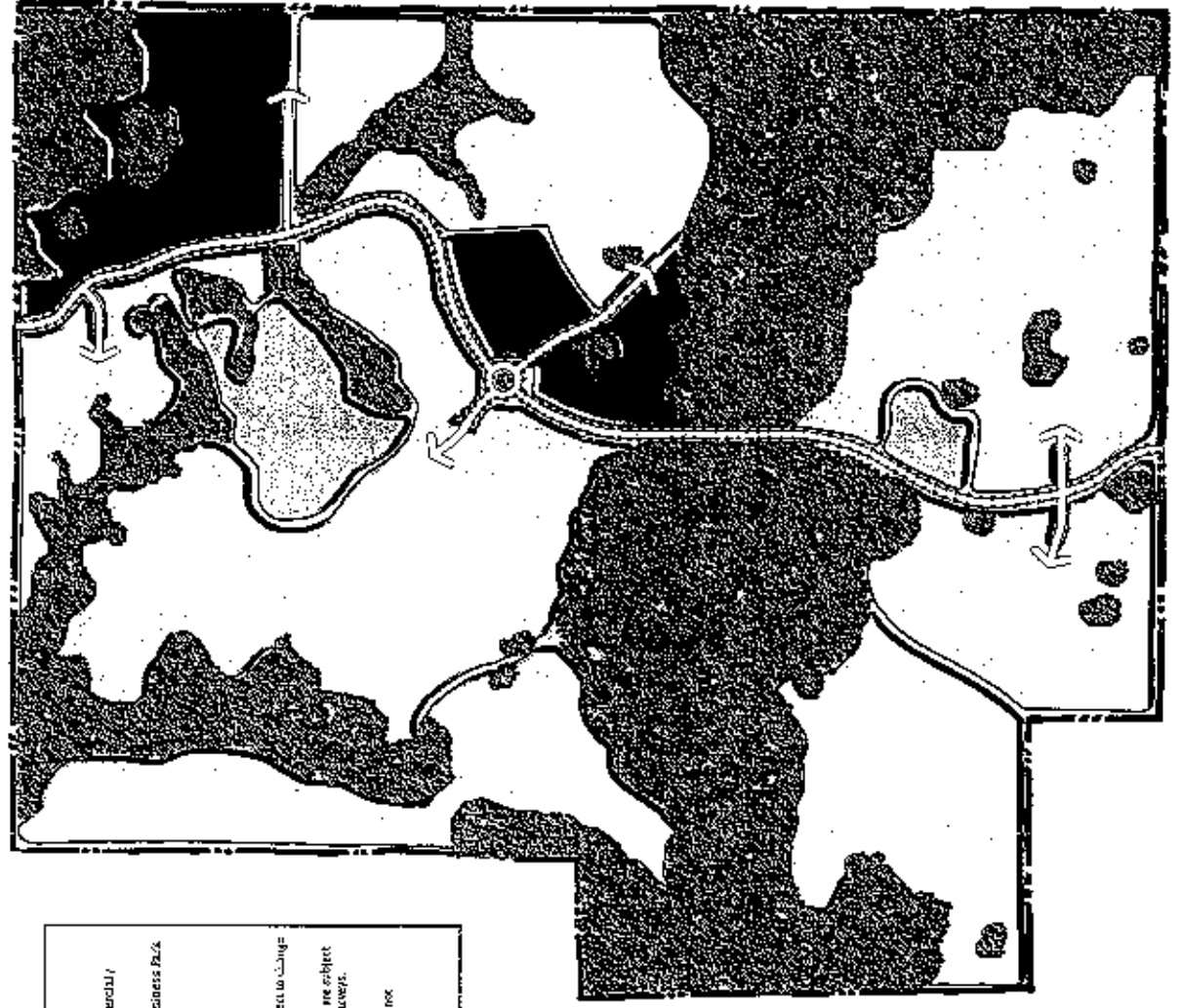
Mariposa

Application for Development Approval

Map H Preliminary Concept Plan

Prosser Hallock

February 14, 2018



LEGEND

- Residential / Neighborhood Commercial / Office / Academic
- Commercial / Office / Academic / Business Park
- Athletic Complex / Park
- Conservation !!!

Notes:

- (1) Conservation areas are approximate and subject to change based on survey and planning.
- (2) Roadway calculation and parcel configuration are subject in change based on final wetland and other surveys, permitting, and final site engineering.
- (3) Roadway and associated vertical limits are not depicted on this map.

Agenda

Item

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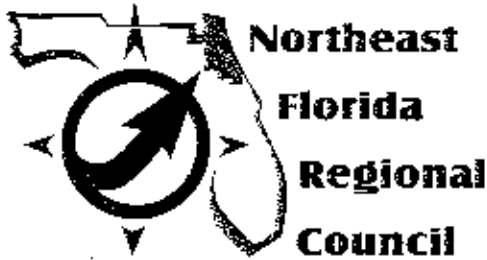
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Bringing Communities Together

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

MEMORANDUM

DATE: January 23, 2007
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: Edward Lehman, ^{EL} Director of Planning and Development
RE: January Development of Regional Impact Report

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

Mariposa

The pre-application conference for Mariposa DRI (fka Putnam East) was held on October 14th. The Mariposa DRI is a proposed multi-use DRI located in eastern Putnam County along Cracker Swamp Road. The pre-application document includes a master development plan that proposes to develop 3230 residential dwelling units, 153,000 square feet of office development, 288,000 square feet of industrial development, and 238,000 square feet of retail development. The second sufficiency response was received on November 20, 2006. The schedule for review has been established; the recommendation report for Mariposa will be considered for adoption by the Council at the March Board meeting.

Timucuan (fka Preserve at Thomas Creek)

The pre-application conference for the *Timucuan* DRI was held on October 17th. 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 7th. 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 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 25th. The project is located along the western side of U.S. 1 just west of the St. Augustine Airport. The master development plan calls for 1700 residential dwelling units 600,000 square feet of retail, and 100,000 square feet of office development. First sufficiency review was transmitted to the applicant on May 22. The first sufficiency response was received on September 11. Second sufficiency review comments were transmitted to the applicant on October 11.

Durbin

The pre-application conference for the Durbin DRI was held on December 6th. The Durbin DRI is located along I-95 at Racetrack Road in northern St. Johns County, along the Duval County line. The master development plan calls for 4,500 dwelling units 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; sufficiency comments will be transmitted to the applicant on February 2*

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 27th. The proposed development plan consists of a three-phase development with 3600 dwelling units 40,000 square feet of office, 140,000 square feet of retail, 40,000 square feet of medical, and 70,000 square feet of industrial. The sufficiency review for Elkton was transmitted to the applicant on Sept 13 – transportation comments were transmitted on Sept 27. *The applicant has submitted the first sufficiency response with any further sufficiency questions due to the applicant by February 9*

Cedar Creek

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

Navona Creek

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

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 6th. 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 Highlands

The Highland DRI is a proposed multi-use DRI located in western Clay County. The property is located along U.S. 301 south of C.R. 218. The pre-application conference was held on December 11th. The proposed development plan calls for two five-year phases and consists of 3,000 single-family dwelling units, 1,000 multi-family dwelling units, 1,000 active adult age-restricted residential units, 1,000,000 square feet of industrial development, 175,000 square feet of office development, and 250,000 square feet of commercial development.

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

* - schedule established.