

NEFRC

Planning & Growth Management Policy Committee

**January 3, 2008
9:00 a.m.**

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

**NEFRC Planning and
Growth Management Policy Committee**
Thursday, January 3, 2008
9:00 a.m.

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

TAB

1. Call to Order, Roll Call, Introductions – Chairman Boyle
2. *Approval of Minutes of December 6, 2007, Meeting – Chairman Boyle ----- 1
3. Old Business
4. New Business
 - A. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
 - *i. Clay County Transmitted Amendment 08D-1 – Guy Parola ----- 3
 - *ii. Clay County Transmitted Amendment 08-1 – Ed Lehman ----- 4
 - *iii. City of Jacksonville Beach Transmitted Amendment 08-1 – Ed Lehman ----- 5
 - *iv. Nassau County Adopted Amendment 07-1 – Guy Parola ----- 6
 - *v. Putnam County Adopted Amendment 07-2 – Guy Parola ----- 7
 - *vi. City of Palm Coast Adopted Amendment 07-1 – Ameera Sayeed----- 8**
 - *vii. City of Jacksonville Adopted Amendment 07PEFE-1 – Guy Parola ----- 9**
 - *viii. City of Crescent City Adopted Amendment 07-2 – Guy Parola ----- 10**
 - *ix. City of Jacksonville Adopted Amendment 07-2 – Guy Parola ----- 11**
 - *x. City of Fernandina Beach Adopted Amendment 07-1 – Guy Parola ----- 12**
 - *B. Energy and Water Star Policy Recommendation – Ed Lehman ----- 13
 - C. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 14
 - D. Development of Regional Impact (DRI) Report – Ed Lehman ----- 15
5. Other
6. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
7. Next Meeting Date and Location: **Thursday, February 7, 2008**
Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, FL 32216
8. Adjournment

***Denotes Action Item**

Tab 1



NEFRC Planning and Growth Management Policy Committee

Thursday, December 6, 2007

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, December 6, 2007 at 9:30 a.m., at Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

PRESENT

Councilman Bue
Ms. Dungey
Commissioner Harris
Vice-Mayor Lawson-Brown
Commissioner Manuel
Commissioner Rutledge (President)
Commissioner Stevenson
Ms. Vallencourt
Mr. Williams
Ms. Burnette (Ex-officio)
Mr. Parks (Ex-officio)
Commissioner Boyle (Chair)

EXCUSED

Councilman Clark
Vice Mayor Crichlow
Mayor King
Mayor Leeper
Mr. Register
Mr. Spaeth

ABSENT

Mr. Maxwell
Mr. Strong (Ex-officio)

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

*Approval of Minutes

Chairman Boyle called for a motion on the November 1, 2007, meeting minutes. Commissioner Manuel made the motion to approve, it was seconded by Councilman Bue; Motion carried.

Old Business

There was no old business to discuss.

New Business

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 13 Comprehensive Plan Amendments reviewed during the month of November. One (1) Transmitted Amendment and three (3) Adopted Amendments are brought before the Committee for review; the other nine (9) are small scale and have been reviewed by staff.

Putnam County Transmitted Amendment (07PSF-1) – Mr. Parola provided an overview of the transmitted amendment, in which the County is establishing a Public Schools Facilities element as required by the State. Mr. Parola stated this amendment establishes school concurrency areas with level of service standards; it increases and codifies the intergovernmental relationships between the municipalities, the County and the School Board; and it incorporates the School's five-year Capital Improvement Plan (CIP) into the County's CIP. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA. A brief discussion ensued.

Commissioner Manuel inquired if the County would be held liable if the Schools failed to fulfill their part. Mr. Parola indicated that both party's CIPs are financially feasible. Ms. Vallencourt indicated that the

School Board must have financial feasibility in the Capital Improvement Plan, but she did not believe that the liability would fall to the County. Commissioner Harris also indicated that it was her belief that the liability would not fall back on the County.

Councilman Bue inquired if there was a limit on how much the School Board can tax. Ms. Vallencourt indicated that the School Board sets the tax amount, however, the State tells the School Board how much it will be allowed to tax.

Chairman Boyle called for a motion on the Putnam County Transmitted Amendment 07PSF-1. Commissioner Harris made the motion to approve, it was seconded by Commissioner Manuel; Motion carried.

City of Palm Coast Adopted Amendment (07CIE-1) – Mr. Parola provided an overview of the adopted amendment, which is amending the Capital Improvement Element (CIE) by updating the CIP as required annually. Mr. Parola indicated that Florida Statutes allow for CIP amendments to proceed directly to the adoption phase, and thus did not go through the transmittal phase with this Board. He further stated that this is not designed to bring the City's CIE up to the requirements of school concurrency nor is it bringing the capital improvements up to financial feasibility. Both of these requirements will be addressed at a future date. Staff recommends that the Planning and Growth Management Policy Committee find it consistent with the Strategic Regional Policy Plan.

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

City of Green Cove Springs Adopted Amendment (07-1) – Mr. Parola provided an overview of the adopted amendment, which was reviewed, and approved, in its transmitted form at the June 2007 meeting of the Council. The amendment addresses five (5) text amendments and one (1) Future Land Use Map amendment. Staff recommends that the Planning and Growth Management Policy Committee find it consistent with the Strategic Regional Policy Plan.

Chairman Boyle called for a motion on the City of Green Cove Springs Adopted Amendment 07-1. Ms. Dungey made the motion to find it consistent with the Strategic Regional Policy Plan, it was seconded by Commissioner Harris; Motion carried.

City of Jacksonville Adopted Amendment (07CIE-2) – Mr. Lehman stated that this is an adopted amendment that did not go through the transmittal phase because Florida Statutes allows CIE updates to proceed directly to the adoption phase. This amendment is incorporating all the Capital Improvements that the City is proposing in its 2007-2012 CIE schedule. Mr. Lehman stated there are four (4) components to the CIE: 1) Traffic circulation and mass transit 5-year plan; 2) Florida Seaport Transportation and Economic Development program; 3) Public School Facilities five-year plan; and 4) JEA Potable water and sanitary sewer plan. In addition, there is one (1) text amendment is adding Policy 1.3.4 that states that the City shall develop a long range concurrency management system plan to be part of the CIE projects. However, the City has indicated this text amendment will be withdrawn. Staff recommends that the Planning and Growth Management Policy Committee find it consistent with the Strategic Regional Policy Plan.

Chairman Boyle called for a motion on the City of Jacksonville Adopted Amendment 07CIE-2. Commissioner Manuel made the motion to find it consistent with the Strategic Regional Policy Plan, it was seconded by Councilman Bue; Motion carried.

Intergovernmental Coordination and Review Report

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

Development of Regional Impact (DRI)

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

Public Comments

There were no public comments.

Next Meeting Date

The next meeting will be held Thursday, January 3, 2008, at 9:00 a.m. at the Northeast Florida Regional Council.

Adjournment

The meeting adjourned at 9:50 a.m.

DRAFT

Tab 2



Bringing Communities Together

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

MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning & Development

RE: Comprehensive Plan Amendment Review: December 2007

During the month of December, 2007, Regional Council staff reviewed seventeen (17) comprehensive plan amendments. Three (3) transmitted amendments and seven (7) adopted amendments are brought before the Committee and Board for review.

Transmitted Amendments:

Clay County	Transmitted Amendment 08D-1
Clay County	Transmitted Amendment 08-1
City of Jacksonville Beach	Transmitted Amendment 08-1

Adopted Amendments:

Nassau County	Adopted Amendment 07-1
Putnam County	Adopted Amendment 07-2
City of Palm Coast	Adopted Amendment 07WSP-1
City of Jacksonville	Adopted Amendment 07PEFE-1
City of Crescent City	Adopted Amendment 07-2
City of Jacksonville	Adopted Amendment 07-2
City of Fernandina Beach	Adopted Amendment 07-1

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Small-Scale Amendments*:

- | | |
|---|-----------------------|
| City of Jacksonville | Ordinance 2007-1015-E |
| • <i>Changes 8.09 acres from Rural Residential to Community/General Commercial</i> | |
| City of Jacksonville | Ordinance 2007-1017-E |
| • <i>Changes 0.19 acres from Medium Density Residential to Residential-Professional-Institutional</i> | |
| City of Jacksonville | Ordinance 2007-1019-E |
| • <i>Changes 1.13 acres from Agriculture(iv) to Light Industrial</i> | |
| City of Jacksonville | Ordinance 2007-1021-E |
| • <i>Changes 0.73 acres from Low Density Residential to Neighborhood Commercial</i> | |
| City of Jacksonville | Ordinance 2007-1023-E |
| • <i>Changes 3.95 acres from Medium Density Residential to Light Industrial</i> | |
| City of Jacksonville | Ordinance 2007-1079-E |
| • <i>Changes 1.95 acres from Low Density Residential to Community/General Commercial</i> | |
| Baker County | Ordinance 2007-43 |
| • <i>Changes 5.54 acres from Residential Zone E to Agriculture Zone B</i> | |

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


Tab 3

MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Program Manager

RE: Clay County Transmitted Amendment 08-D1

Scope of Review

The Regional Council received Clay County Transmitted Amendment 08-D1 on December 10, 2007. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Clay County Transmitted Amendment 08-D1 is a companion FLUM amendment to the Highlands Development of Regional Impact (DRI). The Highlands DRI is a proposed mixed-use development of approximately 2,800 acres. This amendment package contains two changes: first, the land use for the proposed DRI would change from Agriculture to Planned Community; and, second, the property would be included into the Urban Service Area Map for the county, which is required by Objective 2 and Policy 2.1 of the Future Land Use Element.

At this time staff has several comments regarding this amendment:

Staff's first comment is in regards to the ratio of non-residential floor area to residential units proposed by the DRI. Table 4 to the amendment package shows that the ratio of non-residential to residential is 285 square feet per residential unit, which is slightly above the minimum square footage requirement for Mixed Use. According to the Comprehensive Plan, the minimum ratio of non-residential to residential is 250 per unit. If this ratio is reduced by the Development Order below 250 square feet per unit, the development will be inconsistent with Clay County's Comprehensive Plan.

Staff's second concern is the realignment of County Road 218 south of its current western terminus at US 301. Staff will be looking towards the Development Order to ensure that the realignment is a regionally significant improvement.

Recommendation:

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


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MEMORANDUM

DATE: December 17, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: Clay County Transmitted Amendment 08-1

Scope of Review

The Regional Council received Clay County Transmitted Amendment 08-1 on December 10, 2007. Clay County requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Clay County Transmitted Amendment 08-1 contains three proposed changes to the Future Land Use Map (FLUM) and one text amendment. The changes transmitted by the County are as follows:

1. The amendment proposes to change 3.5 acres from Rural Fringe to Commercial. The subject property is located on the southwest corner of the U.S. 17/Creighton Road intersection in the Fleming Island area of the County. The parcel is presently undeveloped with the exception of one single-family home. The site is bordered on the

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north by a convenience store and gas station in Commercial land use, on the south by and FDOT retention pond, and on the east and west by single-family residential development in Rural Fringe land use. The maximum potential development on parcel under the existing land use designation is 6 units (with points and clustering), with the maximum potential development under the proposed land use designation is 60,984 square feet of commercial development (assuming development of the on-site wetlands). The developer has indicated that they intend to develop this property with 19,000 square feet of commercial development. Clay County Planning Department staff recommended transmittal of this amendment, stating that it represents infill development in this part of the County. There should be no regional impacts from this land use change.

2. The amendment proposes to change 68.04 acres from Agriculture to Rural Residential. The subject property is located on the west side of U.S. 17 about six miles south of its intersection with S.R. 16. The parcel is presently used for silviculture purposes. The site is bordered by Agriculture/Timberland land on three of the four borders, with wetlands located to the south. The maximum potential development on parcel under the existing land use designation is 3 units, with the maximum potential development under the proposed land use designation is 68 units (with points). Clay County Planning Department staff recommended that the County not transmit this amendment, stating concerns with the densities, and that consideration of the remaining acreage would best be done through the EAR-based amendment process.

Comment: It should be noted that the developer of the parcel withdrew a portion of the parcel consisting of 500 acres. Nevertheless, both Clay County staff and the Clay County Planning Commission recommended to not transmit this amendment. Council staff has concerns about approval of the potential to develop 68 units in this area of the County, to be served by individual wells and septic systems.

3. The amendment proposes to change 649.83 acres from Mining to Agriculture (349.84 acres) and Industrial (299.99 acres). The subject property is located 2.5 miles west of U.S. 17 about five miles south of its intersection with S.R. 16. The parcel is presently used for mining, and will be reclaimed. The site is bordered by mining land on all boundaries. The maximum potential development under the proposed land use designation is 299.99 acres of industrial (even though only 215.01 acres is proposed for development) and 5 dwelling units. According to the County's staff analysis, "the change into Industrial represents existing developments on site." Therefore, the proposed change is to bring existing land use into consistency with the Comprehensive Plan FLUM.

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4. The text amendment is in result of concerns about a previous land use change in the Kingsley Lake area. Residents believe that a previous change to Rural Fringe creates a precedent that will lead to additional requests for Rural Fringe land use around the lake, which could have an effect on Kingsley Lake. Policies 3.1 and 3.2 have been revised to add the provision that lands proposed for residential development within ½ mile of Outstanding Florida Water must have a minimum lot size of one (1) acre unless served by central water and/or sewer.

Recommendation

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


Tab 5

MEMORANDUM

DATE: December 18, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Edward Lehman, Director of Planning and Development

RE: City of Jacksonville Beach Transmitted Amendment 08-1

Scope of Review

The Regional Council received City of Jacksonville Beach Transmitted Amendment 08-1 on December 11, 2007. The Transmitted Amendment is a total replacement of the currently adopted Transportation 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

The proposed amendment is a total replacement of the currently adopted Transportation Element. The purpose of the amendment is to thoroughly update the current element, which was adopted in 1999. This update was also undertaken to identify any transportation projects necessary to maintain adopted levels of service, so that projects can be identified in the Capital Improvements Element that is due by December 1, 2008.

Data and Analysis

Existing Conditions

The data and analysis have been updated to reflect existing conditions. As part of the data and analysis, the City has identified S.R. A1A, Penman Road, 9th Street South, and Ponte Vedra Blvd. as constrained roadways. Constrained roadways are “arterial or collector roads that will not be expanded by the addition of two or more through lanes because of physical, environmental, or policy constraints. Roadway volumes and capacity analyses have also been updated in the data and analysis.

The data and analysis also updates JTA transit service information, including existing park and ride and transit hubs, as well as transit ridership. Information is also provided on parking facilities and bicycle and pedestrian facilities. Finally, evacuation routes are identified from the Northeast Florida Regional Council Hurricane Evacuation Study.

Future Needs Analysis

The Northeast Regional Planning Model (NERPM), developed by the FDOT and the MPO, was used for the future needs analysis. Changes to the NERPM model were made to reflect current functional operation of the major thoroughfares within the City. Some changes to the locations of centroid connectors were also included. In addition, some land use and socioeconomic data sets have been modified. Information on on-going and recently completed improvement projects is also included in the update. The modeling data were used to generate future traffic projections for 2012 and 2027. The additional links that can be expected to become congested by 2012 include:

- Butler Blvd. from west study boundary to South Beach Parkway
- S.R. A1A from 13th Ave. South north to 20th Ave. North (the remaining portion of S.R. A1A in Jax. Beach
- Penman Road; and
- Sanctuary Parkway

Marsh Landing Parkway is the only additional link expected to become congested between 2012, and 2027. The City acknowledges that the congested roadways are mostly constrained roadways, and cannot be improved. Innovative approaches to congestion management, such as designation as a Transportation Concurrency Exception Area or a Multimodal Transportation District, may be required.

Recommended New Projects

Table TE-10 of the Element is a summary list of the transportation projects that are recommended for implementation. The list includes drainage improvements, intersection improvements, sidewalks and landscaping to 9th Street South and Penman Road, some transit projects, some sidewalks, a regional greenway path, an Intelligent Transit System, and 1st Street enhancements. These projects will be the basis for the transportation projects to be included in the CIE in December.

Goals, Objectives and Policies

Objective TE.1.1 requires the City to maintain level of service on all roadways within the City. Policy TE 1.1.1 identifies the LOS standards for all City, City of Jacksonville, and FDOT roadways.

Comment: Policy TE 1.1.1 identifies maintain as the minimum level of service for constrained roadways. The City should include the FDOT definition of maintain within the policy.-

Objective TE 1.2 and its related policies address coordination of transportation planning and programming activities. Policy TE 1.2.2 addresses coordination in developing of an Intelligent Transportation System. Other policies address coordination with the City on addressing deficiencies on Penman Road; working with the FDOT and MPO to solve LOS deficiencies on state roads; improvements to frontage roads along Butler Blvd.; coordination with St. Johns County on LOS deficiencies on roads serving both jurisdictions, and others.

Objective TE 1.3 and its related policies address the provision of adequate right-of-way. Objective TE 1.4 and its related policies address safe and convenient traffic flow and parking, including controlling the number of access points, paving to acceptable standards, traffic light requirements, off-street parking, and travel demand strategies. Objective TE 1.5 and its related policies address the need to provide services and facilities for the transportation disadvantaged.

Objective TE 1.6 and its related policies address the need to manage growth through the joint consideration of land use and transportation decisions. Policy TE 1.6.1 addresses the need for all future development to maintain LOS standards. Policy TE 1.6.2 addresses the need for operational improvements from all new development to mitigate impacts on the system. Objective TE 1.7 and its related policies address alternate methods of transportation, including sidewalks, bicycle paths and multiuse greenways, and parking. Objective TE 1.8 and its related policies address the need to

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encourage land uses that promote bicycles and walking, that promote transit usage, and that promote the reduction of vehicle miles.

Comment: Staff believes the policies under this objective are too vague to provide any real guidance on how the City will promote biking, walking and transit usage.

Objective TE.1.9 and its related policies address support for JTA in the provision of efficient public transit in Jacksonville Beach. Policies address transfer routes, a “Beaches Trolley” service, and park and ride initiatives. Finally, Objective TE 1.10 and its related policies address pedestrian environment.

Staff Comments and Recommendations

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

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MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Nassau County Adopted Amendment 07-1

Scope of Review

The Regional Council received the Nassau County Adopted Amendment 07-1 on December 7, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

Amendment History

This adoption package consists of two transmitted FLUM amendments (07-1 and 07-2) that were reviewed, respectively, at the May and October 2007 meetings of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendments 07-1 and 07-2 (attached) for transmittal to DCA. After review of the transmitted amendment packages, by letters dated June 1, 2007, and November 19, 2007, the Department of Community Affairs issued an Objections, Recommendations, and Comments report and raised several objections for Amendments 07-1 and 07-2. Nassau County has responded to the Objections, Recommendations and Comments

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Report issued by the Florida Department of Community Affairs in this one adoption document.

Amendment Summary

Nassau County Adopted Amendment 07-1 consists of two large scale FLUM amendments:

1.	Acres	From	To
	13,060.00±	State Preserved Land	Agriculture & Wetlands

The other amendment is a County-initiated amendment to re-designate 13,060 acres from State Preserved Land/Parks to Agriculture and Wetlands (Conservation). The purpose of this amendment is to correct a scrivener's error that designated privately owned lands as State Preserved Land/Parks. The subject property is located in southwest Nassau county near the Duval County line. The adopted FLUM shows it as Agriculture (8,517 acres) and Conservation and Wetlands (4,543 acres), but this was erroneously changed in 2002 based on the incorrect assumption that the State of Florida had acquired the site under the Florida Forever Program. The County believes that the size and complexity of the change supports processing it as an amendment rather than simply administratively correcting the GIS map.

2.	Acres	From	To
	25	Agriculture	Commercial

The amendment proposes to change 25 acres from Agricultural to Commercial. The subject parcel is located in the northeast quadrant of the S.R. A1A/I-95 interchange. The parcel is bordered by highway commercial development to the east, west, and south. The property subject of this amendment is part of a larger 49-acre parcel that already carries a FLUM designation of Commercial. According to the County, the applicant plans to develop the property with 150,000 square feet of warehouse/distribution facilities, with the possibility of some type of hospital use also contemplated for the site. The County provided an analysis of the impact of 150,000 square feet of warehousing on the direct-accessed segment of S.R. A1A, and determined there was available capacity.

Nassau County Adopted Amendment 07-1 also consists of several amendments for parcels on Amelia Island (and unincorporated Nassau County), text amendments to the Capital Improvements Element, and revisions to the Five-Year Schedule of Capital Improvements. Each of the change is summarized on the following page:

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- Amelia Island's Future Land Use Map is being re-adopted utilizing a GIS based medium; and
- Amendments to the text of the Capital Improvements Element (including adoption of the 5-year schedule of Capital Improvements);

Recommendation:

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

MEMORANDUM

DATE: September 18, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: Nassau County Transmitted Amendment 07-2

Scope of Review

The Regional Council received Nassau County Transmitted Amendment 07-2 on September 18, 2007. Nassau County requested that the Department of Community Affairs review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

The transmitted amendment packet consists of several Future Land Use Map (FLUM) amendments for parcels on Amelia Island, text amendments to the Capital Improvements Element, and revisions to the Five-Year Schedule of Capital Improvements. Each of the amendments is summarized below.

Future Land Use Amendments

According to the County's staff report, the purpose of the Future Land Use Amendments is the second action of a continuing series of Growth Management

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initiatives to produce of FLUM that is parcel specific, more legible, and user-friendly. The resulting action is a parcel-based FLUM that does not change the overall land use on unincorporated Amelia Island, but clarifies the land use map to remove ambiguities and provide a more accurate map on a parcel-by-parcel basis.

Comment: Staff notes that the intent of this amendment is to clarify the existing FLUM map to be more specific, and staff findings state that this is "a request to adopt a parcel-based GIS FLUM for Amelia Island without changing the designation of any parcel of land." Staff notes that there appears to be a large parcel in the southern part of the Island that changes to multi-use. Clarification of this change should be included in the adoption document.

Text Amendments

The text amendments consist of a series of changes to the Goals, Objectives and Policies of the Capital Improvements Element. The major changes to the Capital Improvements Element are:

- Policy 9.01.01 has been revised to identify the minimum expenditure for capital improvements from \$25,000 to \$50,000.
- Policy 9.01.05 revised to include reference to Proportionate Fair Share or Development Agreements.
- Policy 9.01.06 has been deleted and replaced with a policy that requires the identification of a funding source for each identified capital improvement.
- Policy 9.01.10, which placed no limitation on the use of revenue bonds as a percentage of total County public debt, has been replaced with a policy that states the County will issue long-term debt only for the purpose of financing capital improvement projects that cannot be financed from current revenues or fund balance/retained earnings and for refunding outstanding debt when there will be sufficient cost savings.
- Policy 9.02.01 revises the level of service standards for recreation.
- New Policy 9.02.04 addresses the new proportionate fair share agreement process adopted in SB 360.
- New Policy 9.02.07 states that the County will meet the timing requirements of S.163.3180(13), F.S., in adopting a Public School Facilities Element, updating the interlocal agreement, and implementing public school concurrency.

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- Objective 9.04 has been revised to identify the CHHA consistent with HB 1359.
- Policy 9.05.05, which allows for the phasing of development related infrastructure improvements, has been deleted.
- Policy 9.06.02 is being revised to include reference to the dedication of right-of-way that can be used to meet proportionate fair share requirements of S. 163.3180(16), F.S.
- Policy 9.06.03 has been deleted and replaced with a policy that references the County's impact fee ordinance requirements.
- Policy 9.06.04 has been deleted and replaced with a policy that addresses education impact fees.
- Policy 9.07.03 has been revised to require the Budget Officer to prepare annual estimates of available capital funding sources.

The County also included a proposed Schedule of Capital Improvements, which is attached to this memo.

Staff has no comments or concerns about the proposed text changes to the Capital Improvements Element or the Schedule of Capital Improvements.

Recommendation

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

MEMORANDUM

DATE: April 24, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: Nassau County Transmitted Amendment 07-1

Scope of Review

The Regional Council received Nassau County Transmitted Amendment 07-1 on April 2, 2007. Nassau County has requested no review of this amendment package. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Nassau County Transmitted Amendment 07-1 includes two amendments to the Future Land Use Map (FLUM).

1. The amendment proposes to change 25 acres from Agricultural to Commercial. The subject parcel is located in the northeast quadrant of the S.R. A1A/I-95 interchange. The parcel is bordered by highway commercial development to the east, west, and south. The property subject of this amendment is part of a larger 49-acre parcel that already carries a FLUM designation of Commercial. According to the County, the applicant plans to develop the property with 150,000 square feet of warehouse/distribution facilities,

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with the possibility of some type of hospital use also contemplated for the site. The County provided an analysis of the impact of 150,000 square feet of warehousing on the direct-accessed segment of S.R. A1A, and determined there was available capacity.

Comment: An analysis of impacts from the maximum potential development that could be permitted should be included in the data and analysis. The application for the amendment states that "the property may be developed in multiple phases to include up to 275,000 square feet of general and professional office uses. And up to 200,000 square feet of supporting retail uses." The water and sewer analysis is for 197,500 square feet of hospital and 34,250 square feet of office/retail. Overall impact on the regional roadway network, including the S.R. A1A/I-95 interchange, has not been included in the data and analysis.

2. The other amendment is a County-initiated amendment to redesignate 13,060 acres from State Preserved Land/Parks to Agriculture and Wetlands (Conservation). The purpose of this amendment is to correct a scrivener's error that designated privately owned lands as State Preserved Land/Parks. The subject property is located in southwest Nassau county near the Duval County line. The adopted FLUM shows it as Agriculture (8,517 acres) and Conservation/Wetlands (4,543 acres), but this was erroneously changed in 2002 based on the incorrect assumption that the State of Florida had acquired the site under the Florida Forever Program. The County believes that the size and complexity of the change supports processing it as an amendment rather than simply administratively correcting the GIS map.

Comment: Staff has no comments or concerns about this amendment. Staff believes that, because no action was taken by the County to change it to State Preserved Land/Parks, this action taken by the County to correct the scrivener's error is not necessary, and that this change is really not a change to the density and intensity of the existing FLUM designation.

Recommendation:

Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs, and recommends that DCA review the amendment to change 25 acres to Commercial, and not review the amendment changing the scrivener's error.

Tab 7

MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Putnam County Adopted Amendment 07-2

Scope of Review

The Regional Council received the Putnam County Adopted Amendment 07-2 on December 18, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

Amendment History

This adoption package consists of the transmitted FLUM that were reviewed at the September 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 07-2 (attached) for transmittal to DCA. After review of the transmitted amendment package, by letter dated October 26, 2007, the Department of Community Affairs issued an Objections, Recommendations, and Comments report and raised several objections. Putnam County has responded to the Objections, Recommendations and Comments Report issued by the Florida Department of Community Affairs.

Amendment Summary

Putnam County Transmitted Amendment 07-2 consists of two (2) large scale (semi-annual) amendments to the Future Land Use Map series (FLUMs), and one (1) text amendment to the Comprehensive Plan.

Future Land Use Map Amendments

1.	Acres	From	To
	36.00±	Agriculture II	Rural Residential

This amendment proposes to change the FLUM designation from Agriculture II to Rural Residential. Current residential density within the Agriculture II land use category is one unit per 20 acres. Residential development density within the RR land use category is one unit per acre. However, there is a Development Agreement companion with the proposed land use change that would (1) limit gross density to one unit per five acres, (2) mandate minimum lot standards of five acres, and (3) prevent through deed restriction further subdivision of the property. The resulting development density is seven (7) units on 36± acres.

The NEFRC Board recommended at the transmittal stage that the County and the Developer should work with the Florida Department of Transportation prior to adoption of this amendment to address future ingress and egress for the development from Highway U.S.17. This has been addressed in a revised Developer's Agreement, in which the following language has been included: *Any subdivision access to US Highway 17 shall be provided from one connection and from a single common roadway.*

2.	Acres	From	To
	92.22±	Agriculture II (AG II)	Industrial (IN)

This amendment to the Future Land Use Map series (FLUMs) changes the designation of three parcels from agriculture to industrial. According to County staff analysis, the site has been utilized as a ship building and dry dock facility since 1970. The NEFRC Board commented on maintaining and preserving conservation lands during the transmittal of this amendment, and it is apparent to staff that the County will preserve lands through limiting development activities on the site.

Text Amendment

The proposed text amendment does the following:

- Limits density within the Residential Low Density Category to three units per acre when adjacent to Urban Reserve, and two or three units per acre, which is determined by use of a density point score;
- Measures net density (as opposed to gross) which is determined by subtracting the acreage of Surface Water Bodies and wetlands from the total acreage of a parcel;
- Allows residential densities greater than one unit per acre if point scores are greater than 80 as contained in Policy A.1.9.4 of the Putnam County Comprehensive Plan; are located on a paved road; centralized water and sewer is available; impacts to wetlands are minimized; the development contains sidewalks and/or trails; the BCC specifically finds that the development is consistent with topography, soils, and the general character of the area; and the site is subject to a PUD land use restriction;
- Commercial uses and industrial uses are prohibited within the Residential Low Density category;
- Recreational facilities are permitted, but not campgrounds, fish camps, or RV parks; and
- A Floor Area Ratio of 0.5 to 1 for all uses is created (e.g., one acre of land would yield 21,780 square feet, or ½ acre, of under-roof development), and maximum lot coverage for residential development within the category is 50%, and 70% for non-residential.

Recommendation:


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

MEMORANDUM

DATE: September 4, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Senior Regional Planner

RE: Putnam County Transmitted Amendment 07-2

Scope of Review

The Regional Council received Putnam County Transmitted Amendment 07-2 on August 27, 2007. Putnam County requested that the Department of Community Affairs review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and 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

Putnam County Transmitted Amendment 07-2 consists of three (3) large scale (semi-annual) amendments to the Future Land Use Map series (FLUMs), and one (1) text amendment to the Comprehensive Plan.

Future Land Use Map Amendments

1.	Acres	From	To
	36.00±	Agriculture II	Rural Residential

This amendment proposes to change the FLUM designation from Agriculture II to Rural Residential. Current residential density within the Agriculture II land use category is one unit per 20 acres. Residential development density within the RR land use category is one unit per acre. However, there is a Development Agreement companion with the proposed land use change that would (1) limit gross density to one unit per five acres, (2) mandate minimum lot standards of five acres, and (3) prevent through deed restriction further subdivision of the property. The resulting development density is seven (7) units on 36± acres.

It is worth noting that Putnam County Planning Staff recommended to the Board of County Commissioners to deny this amendment. Putnam County staff found that: (1) there is no other RR land use adjacent to or within proximity of the site; (2) the site will not be serviced by centralized water or sewer; and (3) an overall position that the amendment constitutes a premature increase in residential density.

It is unclear as to how the individual lots will be accessed. Information within the amendment packet suggests that individual lots within the development will be accessed by US Highway 17. Although County staff opined that lots within the development utilize an internal roadway system for individual lot access, there appears to be no mandate to do so. NEFRC staff finds that individual lot ingress / egress from US Highway 17 is inconsistent with Strategic Regional Policy Plan Policy 5.2.1, which promotes land development patterns that do not adversely impact regionally significant roadways. It is NEFRC staff's position that individual lot access on US 17 contributes to the degradation of US 17's ability to allow for continuous, uninterrupted traffic flow.

Committee Comment: County staff and the Developer should work with the Florida Department of Transportation prior to adoption of this amendment to address future ingress and egress for the development from Highway U.S.17.

2.	Acres	From	To
	100±	Agriculture I (AG I)	Rural Center (RC)

Commonly referred to as the Town Center at Merryfield, the proposed development will consist of 153 single-family units and 250,000 square feet of non-residential commercial and office uses. As illustrated by maps contained within the amendment packet, the site is contiguous to the west side of the Town of Hastings. Based on the current land use designation, the site would be eligible for 10 residential units. The land use contiguous to the east is Residential Low / Medium Density as designated by the Town of Hastings Comprehensive Plan. The RLM land use category allows for up to 4 units per acre.

The majority of the site is within the 100-year floodplain. According to County staff analysis, all of the soil types within the property display drainage problems.

There is a Developers Agreement companion to this amendment to the Future Land Use Map series (FLUMs). The Developers Agreement accomplishes the following:

- Mandates roadway, potable water, and sanitary sewer improvements are the sole responsibility of the developer;
- Sets timing limitations on start of improvement construction at not more than five (5) years after preliminary plat approval;
- Limits Floor Area Ratios for non-residential development to 0.5 (or 50%);
- Residential density shall not exceed two units per acre; and
- The developer agrees to donate one and one-half acre of parkland to the County;

Committee Comment: The County should ensure that the developer meet the requirements for centralized water and sewer pursuant to Putnam County ordinances and policies; and (2) the location, type, condition, etc. of the dedicated parkland is at the sole discretion of the developer.

NEFRC is concerned that the County appears to have little to no input on the location, type, configuration, etc. of the parklands to be dedicated by the Developer. This places the County at a severe disadvantage as the

parklands could be retention ponds or other lands are not accessible or useful to the public.

3.	Acres	From	To
	92.22±	Agriculture II (AG II)	Industrial (IN)

This amendment to the Future Land Use Map series (FLUMs) proposes to change the designation of three parcels from agriculture to industrial. According to County staff analysis, the site has been utilized as a ship building and dry dock facility since 1970. Although the land use amendment is being proposed to bring the land use in conformance with the historic use of the property, County staff acknowledges that a significant portion of the property contains environmentally sensitive lands.

By way of brief history, the re-establishment of the facility on the property was granted through a vesting determination hearing held by the County in June of 2006. The vesting determination was granted, subject to several conditions, of which the most salient to the issue of environmental concerns reads: *“The use shall be limited to ship building and dry-dock operations and the use shall not expand beyond the existing footprint as shown in the attached aerial map.”* The existing ship building and docking activities are located on the western portion of the site, while the environmentally sensitive lands are located on the east.

Staff Comment: The County should explore having the applicant place conservation easements on the property for large, contiguous environmentally sensitive lands.

Text Amendment

The proposed text amendment does the following:

- Limits density within the Residential Low Density Category to three units per acre when adjacent to Urban Reserve, and two units per acre when adjacent to Rural Residential;
- Measures net density (as opposed to gross) which is determined by subtracting the acreage of Surface Water Bodies and wetlands from the total acreage of a parcel;
- Allows residential densities greater than one unit per acre if point scores are greater than 80 as contained in Policy A.1.9.4 of the Putnam County Comprehensive Plan; are located on a paved road; centralized water and sewer is available; impacts to wetlands are minimized; the development

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- contains sidewalks and/or trails; the BCC specifically finds that the development is consistent with topography, soils, and the general character of the area; and the site is subject to a PUD land use restriction;
- Commercial uses and industrial uses are prohibited within the Residential Low Density category;
 - Recreational facilities are permitted, but not campgrounds, fish camps, or RV parks; and
 - A Floor Area Ratio of 0.5 to 1 for all uses is created (e.g., one acre of land would yield 21,780 square feet, or ½ acre, of under-roof development), and maximum lot coverage for residential development within the category is 50%, and 70% for non-residential.

Recommendation

The Committee and the Council approve this report for transmittal to the Department of Community Affairs.

Tab 8



Bringing Communities Together

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

MEMORANDUM

DATE: November 26, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Ameera Sayeed, Senior Regional Planner ^{AS}

RE: City of Palm Coast Adopted Amendment 07-1

Scope of Review

The Regional Council received the City of Palm Coast Adopted Comprehensive Plan Amendment 07-1 incorporating the Water Supply Facilities Work Plan (WSFWP) and amending various elements on December 12, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Palm Coast adopted Amendment 07-1 on December 11, 2007. The transmitted amendments corresponding to this adoption package were reviewed at the August 2, 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations on Transmitted Amendment 07-1 (attached) for transmittal to DCA. The Council had no comments or concerns about the proposed changes. After review of the transmitted amendment package, by letter dated September 21, 2007, the Department of Community

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Affairs issued an Objections, Recommendations, and Comments report, and had six objections and five comments to the transmitted amendment.

Amendment Summary

The City of Palm Coast's proposed Water Supply Facilities Work Plan (WSFWP) and the amendments to the Comprehensive Plan elements in response to the Florida Legislature enacted bills in 2002, 2004 and 2005. The City of Palm Coast addressed the water supply situation with text changes to the Future Land Use, Infrastructure, Conservation and Coastal Management, Intergovernmental Coordination and Capital Improvements Elements of the City's Comprehensive Plan. Staff and the Council had not comments or concerns about these amendments. There have been changes to the adopted amendment from what was transmitted based on the comments from other reviewing agencies.

Traditional water supply sources will not be sufficient to meet the demands of the growing population and the needs of the environment, agriculture and industry. In response to this, the City of Palm Coast has developed the Water Supply Work Plan to address the water supply situation by improving the coordination between local land use planning and regional water supply planning. The WSFWP addresses the reuse of water, alternative water supply and conservation practices.

A copy of the adopted Ordinance adopting the amendments to the Palm Coast 2020 Comprehensive Plan was provided for staff's review. The adopted ordinance is amending not only the elements in order to meet statutory requirements, but to also incorporate the Water Supply Facilities Planning Work Plan.

Recommendation:

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



TRANSMITTED AMENDMENT

Bringing Communities Together

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

MEMORANDUM

DATE: July 30, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: City of Palm Coast Transmitted Amendment 07-1

Scope of Review

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

Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

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

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July 30, 2007

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

Policy 2.2.1.2

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

Policy 2.4.4.4

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

Water Supply Facilities Work Plan (WSFWP) Amendment

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

The following are the statutory requirements:

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

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

4. Revise the Infrastructure Element within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate alternative water supply projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.]
 - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction. [s. 163.3177(6)(c), F.S.]
 - c. Include a water supply facilities work plan for at least a 10-year planning period for construction of public, private, and regional water supply facilities, which are identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]
5. Revise the Conservation Element to ensure that projected water needs and sources are for at least a 10-year planning period, considering the appropriate regional water supply plan(s) or, in the absence of an approved regional water supply plan, the applicable district water management plan. [s. 163.3177(6)(d), F.S.]
6. Revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the applicable regional water supply plans and regional water supply authorities. [s. 163.3177(6)(h)(1), F.S.]
7. Address in its Evaluation and Appraisal Report (EAR) the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting the local water use demands.

Recommendation:

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

Tab 9

MEMORANDUM

DATE: December 27, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Jacksonville Adopted Amendment 07-PEFE-1

Scope of Review

The Regional Council received the City of Jacksonville Adopted Comprehensive Plan Amendment 07-PEFE-1 on December 21, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Jacksonville Transmitted Amendment 07-PEFE-1 was reviewed by the Council at the September, 2007 meeting (note: the transmitted amendment had a 07PSF-1 title). The Council's recommendation was transmitted to the DCA for their consideration in the review of the amendment package (see attached memo). The Department of Community Affairs issued their Objections, Recommendations, and Comments letter on October 1, 2007, and had several comments and put forward several recommendations.

Amendment Summary

City of Jacksonville Transmitted Amendment 07PSF-1 consists of text amendments to the Comprehensive Plan. Specifically, 07PSF-1 creates a "Public

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School Facilities Element” within the Comprehensive Plan. All of the five municipalities that comprise Duval County, which are Jacksonville Beach, Atlantic Beach, Neptune Beach, Baldwin and Jacksonville, have worked together with the Duval County School Board to create a template for the Public Schools Facilities Element. This newly created element is mandated to be included in every comprehensive plan within the State of Florida.

The preparation of the Public School Facilities Element is the result of a collaborative effort between the municipalities within Duval County and the School Board. Accordingly, although the goal, objective and policy numbers may be different, the text within them is essentially the same. Included with the Goals, Objectives and Policies section of the Public School Facilities Element is a sixty-four (64) page “Public School Facilities Data Analysis Report” that provides the basis for adoption of the text amendment.

I. Purpose

In order to manage better growth, the 2005 Florida Legislature enacted Senate Bill 360 which requires local governments and Duval County Public Schools to collectively plan and coordinate residential growth and availability of school capacity. Under the new law, Duval County, DCPS and municipalities within the County must work together to adopt and integrate a public school facilities element into the comprehensive plan by January 1, 2008. Within Duval County, the local governments participating in school concurrency are the City of Jacksonville, the City of Jacksonville Beach, the City of Neptune Beach, the City of Atlantic Beach, and the Town of Baldwin (The Cities).

The Cities, in cooperation and coordination with the DCPS, have sought to incorporate public schools in the framework of the Comprehensive Plan by including Public Schools Facilities Element (PSFE). Currently, there is no specific regulatory mandate that all public schools levels of service (LOS) standards be met prior to the issuance of a development order and permit, pursuant to Rule 9J-5.0055 (1)(a). Unlike other public facilities and services, the recent legislation requires LOS standards to be met prior to the issuance of a final subdivision, site plan or plan for residential development. Based on the legislation, the school concurrency requirements for the Duval County governments will be established and phased in by January 1, 2008.

The Cities and DCPS will coordinate the adoption of the Public School Facilities Element (PSFE) and amendments to the Intergovernmental Coordination and Capital Improvements elements to ensure all local governments comprehensive plan elements within the County are consistent with each other. The PSFE establishes public school system concurrency requirements, including level of service standards for public schools and procedures for establishing a concurrency management system.

As mandated by Rule 9J-5-025 F.A.C., the PSFE must contain the following:

- Existing school facility deficiencies and school facilities required to meet future needs;
- School level of service standards;
- A financially feasible five-year schedule and school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service;
- Provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points, and that schools be co-located with other public facilities;
- Maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and School Service Area Boundaries (SSABs); and
- Goals, objectives, and policies for planning and school concurrency.

II. Public School Facilities Element Provisions

The legislation prescribed the following minimum content requirements for goals, objectives, and policies (163.31777(12)(g), F.S.):

- Procedure of annual update process;
- Procedure for school site selection;
- Procedure for school permitting;
- Provision of infrastructure necessary to support proposed schools; and
- Provision for co-location of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency preparedness issues.

In addition, the element is to include one or more future maps which generally depict the anticipated location of educational and ancillary plants anticipated over the five-year or long-term planning periods.

- Depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five-year or long-term planning period; and
- Of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general

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locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.

Recommendation:


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

MEMORANDUM

DATE: August 27, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Guy Parola, AICP, Senior Regional Planner

RE: City of Jacksonville Transmitted Amendment 07PSF-1

Scope of Review

The Regional Council received City of Jacksonville Transmitted Amendment 07PSF-1 on July 31, 2007. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

City of Jacksonville Transmitted Amendment 07PSF-1 consists of text amendments to the Comprehensive Plan. Specifically, 07PSF-1 creates a "Public School Facilities Element" within the Comprehensive Plan. All of the five municipalities that comprise Duval County, which are Jacksonville Beach, Atlantic Beach, Neptune Beach, Baldwin and Jacksonville, have worked together with the Duval County School Board to create a template for the Public Schools Facilities Element. This newly created element is mandated to be included in every comprehensive plan within the State of Florida.

The preparation of the Public School Facilities Element is the result of a collaborative effort between the municipalities within Duval County and the School Board. Accordingly, although the goal, objective and policy numbers may be different, the text within them is essentially the same.

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Included with the Goals, Objectives and Policies section of the Public School Facilities Element is a sixty-four (64) page "Public School Facilities Data Analysis Report" that provides the basis for adoption of the text amendment.

I. Purpose

In order to manage better growth, the 2005 Florida Legislature enacted Senate Bill 360 which requires local governments and Duval County Public Schools to collectively plan and coordinate residential growth and availability of school capacity. Under the new law, Duval County, DCPS and municipalities within the County must work together to adopt and integrate a public school facilities element into the comprehensive plan by January 1, 2008. Within Duval County, the local governments participating in school concurrency are the City of Jacksonville, the City of Jacksonville Beach, the City of Neptune Beach, the City of Atlantic Beach, and the Town of Baldwin (The Cities).

The Cities in cooperation and coordination with the DCPS have sought to incorporate public schools in the framework of the Comprehensive Plan by including Public Schools Facilities Element (PSFE). Currently, there is no specific regulatory mandate that all public schools levels of service (LOS) standards be met prior to the issuance of a development order and permit, pursuant to Rule 9J-5.0055 (1)(a). Unlike other public facilities and services, the recent legislation requires LOS standards to be met prior to the issuance of a final subdivision, site plan or plan for residential development. Based on the legislation, the school concurrency requirements for the Duval County governments will be established and phased in by January 1, 2008.

The Cities and DCPS will coordinate the adoption of the Public School Facilities Element (PSFE) and amendments to the Intergovernmental Coordination and Capital Improvements elements to ensure all local governments comprehensive plan elements within the County are consistent with each other. The PSFE establishes public school system concurrency requirements, including level of service standards for public schools and procedures for establishing a concurrency management system.

As mandated by Rule 9J-5-025 F.A.C., the PSFE must contain the following:

- Existing school facility deficiencies and school facilities required to meet future needs;
- School level of service standards;
- A financially feasible five-year schedule and school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service;

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- Provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points, and that schools be co-located with other public facilities;
- Maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and School Service Area Boundaries (SSABs); and
- Goals, objectives, and policies for planning and school concurrency.

II. History

The 2005 Florida Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.31777(12) F.S.). Local governments were granted approximately three years to adopt a school facilities element. As directed by legislation, the Florida Department of Community Affairs (DCA) has established a phased schedule for adoption of the elements with each dates staggered throughout 2008.

III. Public School Facilities Element Provisions

The legislation prescribed the following minimum content requirements for goals, objectives, and policies (163.31777(12)(g), F.S.):

- Procedure of annual update process;
- Procedure for school site selection;
- Procedure for school permitting;
- Provision of infrastructure necessary to support proposed schools; and
- Provision for co-location of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency preparedness issues.

In addition, the element is to include one or more future maps which generally depict the anticipated location of educational and ancillary plants anticipated over the five-year or long-term planning periods.

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- Depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five-year or long-term planning period; and
- Of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.

The City of Jacksonville has incorporated the Goals, Objectives and Policies proposed by the School District, which were developed collaboratively with each municipality within Duval County. Staff opines that these Goals, Objectives and Policies meet the minimum requirements for the PSFE pursuant to Chapter 163 of Florida Statutes.

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

Recommendation:

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

Tab 10

MEMORANDUM

DATE: December 27, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Crescent City Adopted Amendment 07-2

Scope of Review

The Regional Council received the City of Crescent City adopted amendment 07-2 on December 21, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Crescent City adopted Amendment 07-2 on December 13, 2007. The Transmitted Amendment that correspond to this adoption package was reviewed at the November 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 07-2 (attached) for transmittal to DCA. The Council had no comments or concerns about the Transmitted Amendment. By letter dated November 30, 2007, the Department of Community Affairs issued its Objections, Recommendations, and Comments (ORC) report, and had several comments concerning the proposed amendments.

Amendment Summary

The amendment package contains text changes to the Future Land Use Element, the Public Facilities Element, and the Traffic Circulation Element. The

purpose of the text changes are to extend the Comprehensive Plan horizon through 2012; to provide for background data to support the amendments to the Goals, Objectives and Policies of the three Elements previously identified; and to provide background data to support the Future Land Use Map.

Specific Goals, Objectives and Policies Text Amendments

The following text amendments to the Goals, Objectives and Policies address regional issues and are worth noting as regionally significant and relating to the SRPP:

1. Future Land Use Element Policy A.1.1.1 has been amended to include criteria for development within floodplains, including: prohibition of hazardous materials, minimum open space ratios for residential, commercial and industrial development, mandatory sanitary sewer connection requirements, and maintenance of natural hydrology;
2. Future Land Use Element Policy A.1.1.4(a) has been amended to include regulations for stormwater requirements within the Land Development Regulations;
3. Future Land Use Element Policy A.1.4.3 incorporates "Best Management Practices" for erosion control;
4. Future Land Use Element Policy A.1.7.1 has been amended to enhance aquifer recharge by allowing for alternative parking surfaces to minimize run-off;
5. A new Future Land Use Element Policy A.1.10.4 has been added that calls for the City to establish a Utility Service Area and shall coordinate with Putnam County when City utilities are requested;
6. Traffic Circulation Element Policy B.1.3.2 has been modified to mandate coordination with Putnam County to improve all roadways that are within proximity to or part of Crescent City;
7. Capital Improvements Element Policy H.5.1.2 brings the Concurrency Management System into conformance with state statutes, requiring that transportation, potable water, sanitary sewer, recreational facilities, and solid waste levels of service be met at issuance of development order or permits;
8. Capital Improvements Element Policies H.5.1.3, H.5.1.4, and H.5.1.5 have been created in response to state statutes and further Policy H.5.1.2's concurrency requirements (see #7 above); and

Recommendation:

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

MEMORANDUM

DATE: October 22, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Planning Program Administrator

RE: Crescent City Transmitted Amendment 07-2

Scope of Review

The Regional Council received Crescent City Transmitted Amendment 07-2 on October 1, 2007. This Transmitted Amendment 07-2 was heard by the Crescent City Commission on September 24, 2007, at which time it was approved for transmittal to the Department of Community Affairs. Crescent City requested formal review by the Department of Community Affairs. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared the Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

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

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

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

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

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

Specific Goals, Objectives and Policies Text Amendments

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

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

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

Staff Comments and Recommendations

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

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MEMORANDUM

DATE: December 27, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Jacksonville Adopted Amendment 07-2

Scope of Review

The Regional Council received the City of Jacksonville Adopted Comprehensive Plan Amendment 07-2 on December 21, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Jacksonville Transmitted Amendment 07-2 was reviewed by the Council at the August, 2007 meeting. The Council's recommendation was transmitted to the DCA for their consideration in the review of the amendment package (see attached memo). The Department of Community Affairs issued their Objections, Recommendations, and Comments letter on September 14, 2007, and had one primary objection regarding transportation methodology and put forward several recommendations. The City of Jacksonville has addressed these concerns and responded to the Objection by incorporating a traffic methodology that was approved by both the Department of Community Affairs and the Department of Transportation.

Amendment Summary

- I. City of Jacksonville Transmitted Amendment 07-2 consists of the following Future Land Use Map changes:

1.	Acres	From	To
	5.29	Business Park (BP)	Residential Professional Institutional (RPI)

This amendment proposes to change the FLUM designation from BP to RPI. The subject property is located on the west side of Corporate Square Boulevard, approximately one-quarter of a mile south of Atlantic Boulevard. The property is developed and is utilized for a residential treatment facility. The land use amendment is being sought to allow for the addition of sixty-two (62) beds to the facility.

2.	Acres	From	To
	21.04	Agriculture IV (AG IV)	Heavy Industrial (HI)

The subject property is located on Yellow Water Road, approximately one-half mile south of Interstate 10. The site is contiguous to undeveloped HI property to the west, northwest, and southwest. To the east of the property are residential developed parcels within an Agriculture land use category.

3.	Acres	From	To
	16.11	Agriculture IV (AG IV)	Light Industrial (LI)

The subject property is located on Highway US 90 (Beaver Street), contiguous property to the east is entitled for commercial use (FLUM designation Commercial / Community General). Contiguous to the north and west of the property are agriculture land use designations, which are referred to as the "Miller Property Preservation Land." To the south of the site, contiguous to the south side of US 90, is Pope Duval Regional Park.

The site is located in an area that has been designated by the Southwest Jacksonville Vision and Master Plan as Rural / Conservation Area.

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Comment: The Council recommended that the development include a vegetative buffer due to its contiguous location to the Miller Property Preservation lands. The City of Jacksonville has included a 50' buffer condition to approval of the Planned Unit Development zoning request that is companion to this land use change.

4.	Acres	From	To
	8.58	Commercial / Community General (CGC)	Business Park (BP)

The subject property is located on the west site of New Kings Road, approximately one-half mile south of Dunn Avenue. The site is contiguous to land designated by the Future Land Use Map as Business Park.

5.	Acres	From	To
	39.20	Low Density Residential (LDR)	Heavy Industrial (HI)

The subject property is located on Alta Drive, north of Zoo Parkway (Heckscher Drive), contiguous to the Dunn Creek. The subject property is contiguous to residentially designated property to the north, and heavy industrial designated property to the west and south.

The proposed land use designation will remove the 116 residential units currently entitled for the property out of the Coastal High Hazard Area (CHHA).

6.	Acres	From	To
	31	Low Density Residential (LDR)	Light Industrial (LI)

The subject property is located on New Berlin Road, within proximity to the intersection of Island Drive and New Berlin Road. To the east of the site is a now closed land fill. Within proximity to the south of the site are lands entitled for heavy industrial uses by the Future Land Use Map. Located on the opposite (Southeast) quadrant of the New Berlin Road / Island Drive intersection is the JEA power electric generating plant.

NOTE: An asterisk will be placed on the Future Land Use Map limiting development on the site to 448,000 square feet of light industrial.

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7.	Acres	From	To
	43.69	Rural Residential	Light Industrial (LI)

The subject property is located on New Berlin Road, at the intersection of Island Drive and New Berlin Road. To the east of the site is a now closed land fill. Within proximity to the south of the site are lands entitled for heavy industrial uses by the Future Land Use Map. Located on the opposite (Southeast) quadrant of the New Berlin Road / Island Drive intersection is the JEA power electric generating plant.

NOTE: Subject property is contiguous to #6 on the preceding page.

8.	Acres	From	To
	44.05	Agriculture IV (AG IV)	Mixed Use (MU)

This site is being incorporated into the Northwood Town Center Regional Activity Center (RAC). According to the City of Jacksonville's staff analysis and information contained in the transmittal package, the 44.05 acre expansion of the RAC will not result in an increase in entitlements.

9.	Acres	From	To
	66.40	Medium Density Residential (MDR)	Business Park (BP)

The subject property is located contiguous to the west boundary of the Interstate 95 right-of-way, approximately one-quarter mile north of Pecan Park Road. The site is bordered to the north by MDR and to the south by Community / General Commercial land use. The proposed BP land use, which allows for low-intensity industrial, limited commercial, and office will function as a transitional land use between the more intense C/GC to the south and residential to the west and north.

10.	Acres	From	To
	19.39	Medium Density Residential (MDR)	Business Park (BP)

The 19± acre site is located on Percy Road, immediately east of Lem Turner Road, within proximity to Interstate 295. The property is part of the

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overall northeast quadrant of the Lem Turner Road / I-295 intersection. The City of Jacksonville's staff report states that the site will be required to be accessible from adjoining parcels and ultimately Lem Turner Road, with is a minor arterial roadway (*Roadway Links Status Report*, www.coj.net). The North Jacksonville Vision and Master Plan identifies the types of commercial and nonresidential uses available within the BP land use designation as desirous.

11.	Acres	From	To
	118	Medium Density Residential (MDR)	Light Industrial (LI)

The property is located within proximity to the southeast quadrant of the Interstate 95 and Pecan Park Road intersection. The site was formerly a race track, which was converted to residential lands in 2005 by a land use amendment to the FLUM. The site is entirely contiguous to industrial and commercial lands.

Note: An asterisk will be placed on the Future Land Use Map limiting development on the site to 156,000 square feet of light industrial uses.

12.	Acres	From	To
	12.55	Medium Density Residential (MDR)	Light Industrial (LI)

The site is locate within proximity to the River City Marketplace DRI, which is located at the intersection of Interstate 95 and Duval Road. Contiguous to the site are lands entitled for commercial and industrial uses, although several residential housing units are within close proximity to the site.

- II. City of Jacksonville Transmitted Amendment 07-2 consists of the following text amendments

The text relating to the Future Land Use Element amend the Goals, Objectives and Policies by: limiting residential development near airports; identifies "Industrial Sanctuaries" within the City; creates standards for developments within the Industrial Sanctuaries; sets a 2010 deadline for the City to adopt more substantial buffering requirements protecting industrial lands from residential encroachment; and creates an "Industrial Technical Advisory Committee." Additionally, the Business Park land use category description is amended to include the following language: "Newly constructed units (read: residential) in the

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Business Park land use category shall be for workforce persons and shall be allowed only if the site is located outside of an Industrial Sanctuary and is a component of a mixed-use development.

The second set of text amendments relate to "Transit Oriented Development." The Transportation Element of the Comprehensive Plan is amended with the creation of Policies 3.1.5, 3.1.6, 3.2.7 and 3.2.8.

Policy 3.1.5: encourages master-planned communities to have an integrated and connected roadway network for multiple forms of transportation.

Policy 3.1.6: requires new local access roadways to be designed to maximize connectivity to other developments and mass transit locations.

Policy 3.2.7: requires the City to work with Clay, St. Johns, and Nassau Counties for the purpose of right-of-way acquisition for a potential outer beltway.

Policy 3.2.8: states that the City shall support the construction of an arterial road north of the airport that connects I-95, US-1 and possibly Hwy 301.

Recommendation:

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

MEMORANDUM

DATE: July 24, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: City of Jacksonville Transmitted Amendment 07-2

Scope of Review

The Regional Council received City of Jacksonville Transmitted Amendment 07-2 on July 17, 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 07-2 contains thirteen (13) proposed changes to the future land use map and two (2) text amendments.

Future Land Use Map Amendments

1.	Acres	From	To
	5.29	Business Park (BP)	Residential Professional Institutional (RPI)

This amendment proposes to change the FLUM designation from BP to RPI. The subject property is located on the west side of Corporate Square Boulevard, approximately one-quarter of a mile south of Atlantic Boulevard. The property is developed and is utilized for a residential treatment facility. The land use amendment is being sought to allow for the addition of sixty-two (62) beds to the facility.

The RPI land use category at this location could allow for up to seventy-nine (79) apartments, or eighty (80) thousand square feet of office, or a combination of both. The BP land use category would also allow for up to seventy-nine (79) apartments and eighty (80) thousand square feet of office space, or a combination thereof. Therefore, the amended land use category does not result in an increase of residential density.

Atlantic Boulevard at this location is operating at a Level of Service 'E' (source: Roadway Links Status Report, www.coj.net). At this location Southside Boulevard, which is one street to the east of Corporate Square Boulevard, is operating at a Level of Service 'F' (source: Roadway Links Status Report, www.coj.net).

2.	Acres	From	To
	64	Agriculture II (AG II)	Light Industrial (LI)

The subject property is a long, narrow accumulation of two parcels that are located between Highway 301 and the CSX rail line, approximately one-half mile south of Interstate 10. The proposed land use will entitle the property for light industrial uses. The property is essentially an extension of the existing commercial and industrial uses contiguous to the north of the site.

Jacksonville's Industrial Land Use Report identifies the west side of the City as an area for significant opportunities for industrial development. Due to its location between an active rail line and within proximity to the intersection of Highway 301 and Interstate 10, the site is well situated for industrial development. However, the site is within the boundaries of the Southwest Jacksonville Vision and Master Plan, which designates this area as the Rural / Conservation Area.

Comment: The City should explore the use of a Planned Unit Development

zoning district to ensure buffering standards that maintain the natural road frontage.

3.	Acres	From	To
	21.04	Agriculture IV (AG IV)	Heavy Industrial (HI)

The subject property is located on Yellow Water Road, approximately one-half mile south of Interstate 10. The site is contiguous to undeveloped HI property to the west, northwest, and southwest. To the east of the property are residential developed parcels within an Agriculture land use category.

4.	Acres	From	To
	16.11	Agriculture IV (AG IV)	Light Industrial (LI)

The subject property is located on Highway US 90 (Beaver Street), contiguous property to the east is entitled for commercial use (FLUM designation Commercial / Community General). Contiguous to the north and west of the property are agriculture land use designations, which are referred to as the "Miller Property Preservation Land." To the south of the site, contiguous to the south side of US 90, is Pope Duval Regional Park.

The site is located in an area that has been designated by the Southwest Jacksonville Vision and Master Plan as Rural / Conservation Area.

Comment: The site is contiguous to preservation lands owned by JEA. Staff suggests that in accordance with SRPP Policy 4.3.2 a substantial conservation easement could be incorporated into the development for all portions of the site abutting preservation lands.

SRPP Policy 4.3.1

Implement an incentive program that includes methods of land conservation which will encourage land uses compatible with Natural Resources of Regional Significance. Incentives such as:

- conservation easements;
- mitigation banks;
- transferable development rights;
- transferable densities; and
- tax incentives.

Provide technical assistance to local governments, private landowners,

and other entities in the implementation of these incentives when developed.

5.	Acres	From	To
	8.58	Commercial / Community General (CGC)	Business Park (BP)

The subject property is located on the west site of New Kings Road, approximately one-half mile south of Dunn Avenue. The site is contiguous to land designated by the Future Land Use Map as Business Park.

The proposed BP land use category will not result in an increase in allowable residential density.

New Kings Road is operating below its adopted Level of Service Standard. The LOSS will be maintained.

6.	Acres	From	To
	39.20	Low Density Residential (LDR)	Heavy Industrial (HI)

The subject property is located on Alta Drive, north of Zoo Parkway (Heckscher Drive), contiguous to the Dunn Creek. The subject property is contiguous to residentially designated property to the north, and heavy industrial designated property to the west and south.

The property was, up until 2005, previously designated for heavy industrial uses by the Future Land Use Map. In 2005 it was changed to Low Density Residential.

The proposed land use designation will remove the 116 residential units currently entitled for the property out of the Coastal High Hazard Area (CHHA).

7.	Acres	From	To
	31	Low Density Residential (LDR)	Light Industrial (LI)

The subject property is located on New Berlin Road, within proximity to the intersection of Island Drive and New Berlin Road. To the east of the site is a now closed land fill. Within proximity to the south of the site are lands entitled for heavy industrial uses by the Future Land Use Map. Located on the opposite

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(Southeast) quadrant of the New Berlin Road / Island Drive intersection is the JEA power electric generating plant.

NOTE: Subject property is contiguous to Resolution 2007-572-A (see #8 below). LOSS maintained through year 2015.

Recommendation: According to the City of Jacksonville staff analysis, the site does not have public accessibility. It states that the most likely access would be from New Berlin Road. NEFRC staff would recommend that the City establish access to the site and perform a transportation analysis based upon the entitled access prior to submitting for adoption of this FLUM amendment.

8.	Acres	From	To
	43.69	Rural Residential	Light Industrial (LI)

The subject property is located on New Berlin Road, at the intersection of Island Drive and New Berlin Road. To the east of the site is a now closed land fill. Within proximity to the south of the site are lands entitled for heavy industrial uses by the Future Land Use Map. Located on the opposite (Southeast) quadrant of the New Berlin Road / Island Drive intersection is the JEA power electric generating plant.

NOTE: Subject property is contiguous to Resolution 2007-571-A (see #7 above). LOSS maintained through year 2015.

Recommendation: According to the City of Jacksonville staff analysis, the site does not have public accessibility. It states that the most likely access would be from New Berlin Road. NEFRC staff would recommend that the City establish access to the site and perform a transportation analysis based upon the entitled access prior to submitting for adoption of this FLUM amendment.

9.	Acres	From	To
	44.05	Agriculture IV (AG IV)	Mixed Use (MU)

This site is being incorporated into the Northwood Town Center Regional Activity Center (RAC). According to the City of Jacksonville's staff analysis and information contained in the transmittal package, the 44.05 acre expansion of the RAC will not result in an increase in entitlements. In other words, no increase in residential units and non-residential floor area are proposed.

10.	Acres	From	To
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66.40	Medium Density Residential (MDR)	Business Park (BP)
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The subject property is located contiguous to the west boundary of the Interstate 95 right-of-way, approximately one-quarter mile north of Pecan Park Road. The site is bordered to the north by MDR and to the south by Community / General Commercial land use. The proposed BP land use, which allows for low-intensity industrial, limited commercial, and office will function as a transitional land use between the more intense C/GC to the south and residential to the west and north.

Comment: 2015 traffic analysis seems to not take into account traffic from the Timucuan DRI.

11.	Acres	From	To
	19.39	Medium Density Residential (MDR)	Business Park (BP)

The 19± acre site is locate on Percy Road, immediately east of Lem Turner Road, within proximity to Interstate 295. The property is part of the overall northeast quadrant of the Lem Turner Road / I-295 intersection. The City of Jacksonville's staff report states that the site will be required to be accessible from adjoining parcels and ultimately Lem Turner Road, with is a minor arterial roadway (*Roadway Links Status Report*, www.coj.net). The North Jacksonville Vision and Master Plan identifies the types of commercial and nonresidential uses available within the BP land use designation as desirous.

12.	Acres	From	To
	118	Medium Density Residential (MDR)	Light Industrial (LI)

The property is located within proximity to the southeast quadrant of the Interstate 95 and Pecan Park Road intersection. The site was formerly a race track, which was converted to residential lands in 2005 by a land use amendment to the FLUM. The site is entirely contiguous to industrial and commercial lands.

Comment: 2015 traffic analysis seems to not take into account traffic from the Timucuan DRI.

13.	Acres	From	To
	12.55	Medium Density	Light Industrial (LI)

Residential (MDR)

The site is located within proximity to the River City Marketplace DRI, which is located at the intersection of Interstate 95 and Duval Road. Contiguous to the site are lands entitled for commercial and industrial uses, although several residential housing units are within close proximity to the site.

Comment: The Department of Community Affairs (DCA) and the Florida Department of Transportation (DOT) have requested that a general transportation analysis using methodology agreed upon by DOT be submitted for this transmittal round. Documentation verifying that the agreed upon methodology and corresponding analysis is missing from this transmittal packet. Therefore, staff would suggest that the agreed upon analysis be included in the adoption round for amendment 07-2.

Text Amendments

The text relating to the Future Land Use Element amend the Goals, Objectives and Policies by: limiting residential development near airports; identifies "Industrial Sanctuaries" within the City; creates standards for developments within the Industrial Sanctuaries; sets a 2010 deadline for the City to adopt more substantial buffering requirements protecting industrial lands from residential encroachment; and creates an "Industrial Technical Advisory Committee." Additionally, the Business Park land use category description is amended to include the following language: "Newly constructed units (read: residential) in the Business Park land use category shall be for workforce persons and shall be allowed only if the site is located outside of an Industrial Sanctuary and is a component of a mixed-use development.

The second set of text amendments relate to "Transit Oriented Development." The Transportation Element of the Comprehensive Plan is amended with the creation of Policies 3.1.5, 3.1.6, 3.2.7 and 3.2.8.

Policy 3.1.5: encourages master-planned communities to have an integrated and connected roadway network for multiple forms of transportation.

Policy 3.1.6: requires new local access roadways to be designed to maximize connectivity to other developments and mass transit locations.

Policy 3.2.7: requires the City to work with Clay, St. Johns, and Nassau Counties for the purpose of right-of-way acquisition for a potential outer beltway.

Policy 3.2.8: states that the City shall support the construction of an arterial road north of the airport that connects I-95, US-1 and possibly Hwy 301.

Recommendation

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

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MEMORANDUM

DATE: December 31, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Fernandina Beach Adopted Amendment 07-1

Scope of Review

The Regional Council received the City of Fernandina Beach Adopted Amendment 07-1 on December 31, 2007. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the Adopted Amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

Amendment History

The City of Fernandina Beach adopted Amendment 07-1 on December 18, 2007. The Transmitted Amendment package corresponding to this adoption package was reviewed at the November, 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations of no review for Transmitted Amendment 07-1 (see attached) for transmittal to DCA. In a letter dated November 20, 2007, the Department of Community Affairs determined that the proposed amendment need not be formally reviewed.

Amendment Summary

Fernandina Beach Adopted Amendment 07-1 consists of one amendment to the Future Land Use Map (FLUM) for three parcels recently annexed into the City. The City is proposing to change the future land use from County Medium Density Residential to City Conservation for inclusion in the Egans Creek Greenway Project.

The three parcels total 21.26 acres, and are located on the north side of Sadler Road between Citrona Drive and Fletcher Ave. The proposed use on the subject property is to supplement the adjoining Egans Creek Greenway. The greenway system serves to preserve open space, conserve environmentally sensitive lands, and provides active and passive recreation.

Recommendation:

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

MEMORANDUM

DATE: October 22, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: City of Fernandina Beach Transmitted Amendment 07-1

Scope of Review

The Regional Council received City of Fernandina Beach Transmitted Amendment 07-1 on October 18, 2007. Fernandina Beach requested no review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this recommendation report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

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

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

Staff Comments and Recommendations

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

Tab 13

MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: Council Policy – Energy Star & WaterStar

Issue

At the December meeting, the Council requested that staff provide policy guidance as it relates to the Energy Star and WaterStar programs. The purpose of this memorandum is to provide the Council with an overview of existing policy and recommendations on how these two programs can be implemented on a regional basis.

Energy Star

An overview of the Energy Star presentation was provided to Council members at the December meeting. Energy Star is a joint program between the Environmental Protection Agency and the U.S. Department of Energy that improves energy efficiency and promotes the manufacturing of Energy Star products and building practices. Through proper insulation, high performance windows, cooling and heating systems, ventilations system, certified appliances, etc. Several builders in this region are participating in the Energy Star program; there has been no effort to implement this program on a regional basis.

The Regional Council can provide guidance to local governments to encourage implementation of the Energy Star program. However, at this time, there are no policies or procedures established by the Council to provide this guidance. The

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Strategic Regional Policy Plan (SRPP) was not required to and does not have an Energy Component to it, and provides no policies to address energy conservation. Therefore, the amount of guidance that can be provided to our local governments through Comprehensive Plan review and DRI review is limited at this time.

Staff believes that if the Council decides to provide this guidance, an overall amendment to the SRPP adopting an Energy Component will be necessary. Our overall role at this time can be to provide advisory recommendations to the local governments in DRI recommendation reports through negotiation. These recommendations would most likely not be the basis for a DRI appeal recommendation, if not implemented by the local government in a DRI development order.

Recommendation

Staff recommends that in any future revisions to the SRPP, the Council consider an Energy Component and provide policy guidance to local governments implementing the Energy Star program. Until that time, staff recommends that each DRI developer be encouraged to participate in the Energy Star program through negotiations and that conditions be included in the recommendation report to address energy conservation through this program.

WaterStar

The Water Management District (WMD) provided an overview of the WaterStar program at the December meeting. WaterStar is a voluntary certification program for builders and home buyers to guarantee a minimum level of water efficiency through landscaping, irrigation, and indoor plumbing features.

WaterStar is a program that addresses development standards to conserve water. Because of this, it will be difficult for the Council to provide leadership through Comprehensive Plan review of future land use amendments, which typically do not detail the land development regulations required of a developer. However, the Council can have a role in requiring WaterStar development in all DRIs, and, unlike in the case of Energy Star, there appears to be adequate existing policy guidance in the SRPP for enforcing these development standards for DRIs.

The following goals and policies from the SRPP address water conservation:

Regional Goal 4.2

Assure an adequate supply of water both in quantity and quality for present and future human, economic development, and ecosystem needs.

Regional Policies

4.2.1. Support the implementation of water conservation measures such as:

- utilization of native plant material and communities, including xeriscape practices as a first priority in landscape;
- adoption of measurable water conservation objectives and programs for implementation;
- development and implementation of leak detection programs;
- use of conservation utility rate structure;
- implementation of water loss prevention programs;
- use of water saving devices and plumbing fixtures, and encourage retrofitting of water saving devices and ultra-low flow fixtures (Standard Plumbing Code);
- discourage the use of potable water irrigation; and
- utilization of reuse water wherever possible based upon the economic, ecological and technological factors involved.

4.2.4. Maximize the use of alternative water supplies and conservation measures before consideration of interbasin transfer of water

4.211. Support the use of alternative water supplies and conservation strategies in communities experiencing saltwater intrusion.

Staff believes that existing Regional Goal 4.2 and several of the related policies provide the basis for enforcement of WaterStar programs in all DRIs in the region.

Recommendation

Staff recommends that the Council require all DRIs to actively participate in the WaterStar program and all DRI recommendation reports incorporate recommendations requiring 100% participation in this program.

Staff further recommends that all EAR-based amendments include adequate goals, objectives and policies, if not already included in the local government comprehensive plan, that require all developers to participate in the WaterStar program.

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MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman

FROM: Ed Lehman, Director of Planning and Development

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

During the month of December 2007, 46 applications were received for the IC&R review process. Of the 46 applications, one (1) was non-exempt and sent through the State Clearinghouse process. The remaining applications were sent through the local review process. All completed applications have been processed accordingly.

Regional application fund sources are broken down as follows:

Non-Exempt (SCH): DV07-0450

Regional completed application fund sources are broken down as follows:

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

Each active and completed application is reported in the:

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

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV07-0430	EXEMPT		Tutor Time @ Duval Station	Ironmen Properties LLC		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
DV07-0431	EXEMPT		FCCJ Aerospace Resource Center	FCCJ @ Jacksonville		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
DV07-0432	EXEMPT		Baldwin Borrow Pit	Property Research Specialists		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
DV07-0433	EXEMPT		Daily's #1069	First Coast Energy		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
DV07-0434	EXEMPT		Upland Silviculture Road for Timer Access and Fire Control	NBM Enterprises, LLC		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
DV07-0435	EXEMPT		Replace Communications Facility	Florida Air National Guard		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
DV07-0436	EXEMPT		U-Haul Cecil Field	U-Haul Storage		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
DV07-0437	EXEMPT		Patee Subdivision	Paulanda's Inc		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
FL07-0092	EXEMPT		Lot 7, St. Joe Corporate Park Subdivision	KMA Property Investments, LLC		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
FL07-0093	EXEMPT		Golden Corral -Palm Coast (Lot 4 of Cobblestone Village)	Payne Holdings		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
FL07-0094	EXEMPT		Regions Bank - Palm Coast	Regions Bank		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
FL07-0095	EXEMPT		Mt. Calvary Baptist Church of Palm Coast, FL - Phase II	Mt. Calvary Baptist Church of Palm Coast		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
FL07-0096	EXEMPT		Wachovia Bank - Palm Coast	Wachovia Bank		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
NA07-0078	EXEMPT		Tiger Point Marina Modifications	Tiger Point Marina		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
NA07-0079	EXEMPT		Hilliard Elementary	Nassau County School Board		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
NA07-0080	EXEMPT		Silviculture - 14' x 20' Timber Bridge on Piling	Eloise b. Thompson		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
NA07-0081	EXEMPT		Miner Pines	Miner Pines, LLC		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
NA07-0082	EXEMPT		Tyler Plaza West	Tyler Plaza West		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NA07-0083	EXEMPT		Hidden Oak Estates	Ronald & Julie Callis		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
NA07-0084	EXEMPT		LDS Hilliard Expansion Renovation	Church of Christ Church of Latter Day Saints		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
SJ07-0196	EXEMPT		Ditmore Professional Office Building	Dan Alan Ditmore		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
SJ07-0197	EXEMPT		Fish Island Village	PQ Equipment		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
SJ07-0198	EXEMPT		The Shoppes at Mission Trace	Hallmark Partners		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
SJ07-0199	EXEMPT		Silviculture - Logging Road / Fire Breaks	Jane Akdoruk		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
SJ07-0200	EXEMPT		Silviculture - Replace Existing Culvert Pipe - 2 locations	Carter Road Assoc. LLP		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
SJ07-0201	EXEMPT		Boys and Girls Club of St. Augustine	Boys & Girls Club of NE Florida		
Federal	Applicant	State	Other/Local	RPC Due 12/13/07	SCH Due	Status
FL07-0097	EXEMPT		Westside Baptist Church	Westside Baptist Church		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0438	EXEMPT		UNF Eastern Ridge Boardwalk	UNF		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0439	EXEMPT		Lavilla/Brooklyn Area	COJ		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0440	EXEMPT		Regency Intersections Widening Improvement	FDOT		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV0441	EXEMPT		W9Y Construction, Inc. Office Building	W9Y Construction		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV0442	EXEMPT		Broward St. Pond at McCoy's Creek Blvd	COJ		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0443	EXEMPT		Lone Star Road Extension Eastward	Faith Christian Center		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0444	EXEMPT		Barrington Cove 3	Property Disposition 1		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0445	EXEMPT		Nocatee Master Stormwater Managemetrn Plan, Phase 1 - K-SMF Mod	Sonoc Company, LLC		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0446	EXEMPT		Pulling & Cleaning Roadside Ditches on Existing Roads, Replacing/Installing Culverts	Baldwin National, LLC		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
DV07-0447	EXEMPT		Hackemeyer Dock and Encroachment	Robin Hackemeyer		
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status

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NEFRC # DV07-0448	SAI# EXEMPT	Act.	Application/Project Title Acosta Shoppes	Applicant J. Allyn Simmons	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # DV07-0449	SAI# EXEMPT	Act.	Application/Project Title Sandalwood Regional Pond	Applicant LA & LD Dept Head	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # FL07-0098	SAI# EXEMPT	Act.	Application/Project Title Town Center Phase 8	Applicant Florida Landmark Communities, Inc.	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # SJ07-0202	SAI# EXEMPT	Act.	Application/Project Title Construction Haul Road	Applicant St. Joe	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # SJ07-0203	SAI# EXEMPT	Act.	Application/Project Title Barco Fish Pond	Applicant Barry Barco	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # SJ07-0204	SAI# EXEMPT	Act.	Application/Project Title Town Center Parkway	Applicant Skinner-Jones Company	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # SJ07-0205	SAI# EXEMPT	Act.	Application/Project Title Burnette/Woodland Heights - Wetlands Determination	Applicant Doug Burnette	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # SJ07-0206	SAI# EXEMPT	Act.	Application/Project Title Fire Pond Less Than 40 Acre Feet - Silvicultural Sys	Applicant Rainy Day Farms, LLC	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 12/28/07	SCH Due	Status
NEFRC # DV07-0450	SAI# NON-EXEMPT FL200712123904C	Act.	Application/Project Title Advance Notification - 1-295 Interchange with Commonwealth Boulevard PD&E Study, FPID No. 213259-4-22-01	Applicant FDOT	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due 1/7/08	SCH Due 1/14/08	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

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

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MEMORANDUM

DATE: December 20, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: December Development of Regional Impact Report

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

Cordova Palms

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

Durbin

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

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1,700,000 square feet of office development, 3,000,000 square feet of retail development and 800 hotel rooms. The ADA for Durbin has been submitted. A sufficiency response was transmitted to the applicant on February 9. The applicant has requested an extension until next spring in order to work with FDOT on alignments of roadway improvements.

Black Creek

The Black Creek DRI is a proposed multi-use DRI located in Clay County at the northeast corner of the S.R. 16/S.R. 21 intersection. The project plan calls for a four-phase development consisting of 2200 active adult residential units, 4100 residential units, 100,000 square feet of office, 550,000 square feet of retail, and 210,000 square feet of industrial development. The pre-application conference was held in January. The first sufficiency response was transmitted to the applicant on July 14. The applicant has requested and received an extension to respond to several issues prior to submitting the sufficiency.

Elkton

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

Cedar Creek

The Cedar Creek DRI is a proposed multi-use DRI located in Baker County north of U.S. 90 along Claude Harvey Road west of the Town of Glen St. Mary. The pre-application conference was held on April 5th. The proposed development plan consists of a three-phase development, with 5500 dwelling units, 82,000 square feet of office, 468,500 square feet of retail, and 1,000,000 square feet of industrial. The sufficiency review of the ADA was transmitted to the applicant on October 11. The first sufficiency response was submitted; several sufficiency comments were transmitted to the applicant. The applicant has submitted the second sufficiency response, and is allowing for a third sufficiency review due to the plan change during the review. *Sufficiency comments were submitted to the applicant on December 28.*

Navona Creek

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

The Highlands

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

Governors Park

The Governors Park DRI is a proposed multi-use DRI located in Clay County just southwest of the City of Green Cove Springs. The property is located to the north and west of U.S. 17 adjacent to C.R. 15A on a portion of the Gustafson's Dairy Farm land. The pre-application conference was held on December 12th. The proposed development plan calls for four five-year phases and consists of 4,000 single-family dwelling units, 2,000 multi-family dwelling units, 2,000,000 square feet of industrial development, 700,000 square feet of office development, 840,000 square feet of commercial development, and 400 hotel rooms.

Old Brick Township

The Old Brick Township DRI is a proposed multi-use DRI located in Flagler County in the northern portion of the County along the St. Johns County line. The property is located west of U.S. 1 and east of C.R. 13 (Old Brick Road). The pre-application conference was held on December 14th. The proposed development plan calls for three five-year phases and consists of 5,000 dwelling units, 1,000,000 square feet of industrial development, 50,000 square feet of office development, and 100,000 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>
Durbin	August 2008
Cordova Palms	September 2008
Elkton	February 2008
Cedar Creek	April 2008
Navona Creek	October 2008
The Highlands	May 2008
Governors Park	March 2009
Old Brick Township	March 2009
Black Creek	July 2008