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

# NEFRC

## Planning & Growth Management Policy Committee

**October 2, 2008  
9:00 a.m.**

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

**NEFRC Planning and  
Growth Management Policy Committee**

**Thursday, October 2, 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 September 4, 2008, Meeting – Chairman Boyle ----- 1
3. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
  - \*a. City of Green Cove Springs Transmitted Amendment 08-1 – Ed Lehman ----- 3
  - \*b. Nassau County Transmitted Amendment 08-2 – Ed Lehman ----- 4
  - \*c. City of Palatka Transmitted Amendment 08-2 – Guy Parola ----- 5
  - \*d. Town of Pomona Park Transmitted Amendment 08-1 – Ameera Sayeed ----- 6
  - \*e. City of St. Augustine Beach Transmitted Amendment 08-2 – Ed Lehman ----- 7
  - \*f. City of Crescent City Transmitted Amendment 08-1 – Guy Parola ----- 8
  - \*g. City of Keystone Heights Adopted Amendment 08-1 – Ed Lehman ----- 9
  - \*h. City of Keystone Heights Adopted Amendment 08PEFE-1 – Valerie Evans --- 10
  - \*i. Town of Hastings Adopted Amendment 08PEFE-1 – Guy Parola ----- 11
  - \*j. City of Green Cove Springs Adopted Amendment 08PEFE-1 – Ana Shepherd- 12
  - \*k. Clay County Adopted Amendment 08-1MI – Ed Lehman ----- 13
4. Evaluation and Appraisal Report (E.A.R.)
  - \*a. City of Green Cove Springs Adopted EAR – Guy Parola----- 14
5. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 15
6. Development of Regional Impact (DRI) Report – Ed Lehman ----- 16
7. Other
8. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
9. Next Meeting Date and Location: **Thursday, November 6, 2008**  
**Northeast Florida Regional Council**  
**6850 Belfort Oaks Place**  
**Jacksonville, FL 32216**
10. Adjournment

**\*Denotes Action Item**

# **Tab 1**



## NEFRC Planning and Growth Management Policy Committee

Thursday, September 4, 2008

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, September 4, 2008 at 9:10 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

#### **PRESENT**

Councilman Bishop  
Commissioner Boyle (Chair)  
Councilman Bue  
Mr. Cole (Ex-officio)  
Commissioner Laibl  
Mr. Parks (Ex-officio)  
Mr. Register  
Commissioner Rutledge

#### **EXCUSED**

Vice Mayor Crichlow  
Ms. Dungey  
Commissioner Harris  
Mr. Larson (Ex-Officio)  
Vice-Mayor Lawson-Brown  
Mr. Spaeth  
Commissioner Stevenson  
Ms. Vallencourt  
Mr. Williams

#### **ABSENT**

Mr. Maxwell  
Mr. Strong (Ex-officio)

Others: Valerie Britt, Tom Ingraham, Tom Jones, Steve Fitzgibbons, Geoff Sample, Travis Minch and others.

Staff Present: Ed Lehman, Guy Parola, Ameera Sayeed, Valerie Evans, Anna Shepherd, Jonathan Goyings, Sheron Forde, and others.

#### **\*Approval of Minutes**

**Chairman Boyle called for a motion on the August 7, 2008, meeting minutes. Mr. Register made a motion to approve, it was seconded by Commissioner Laibl; Motion carried.**

#### **Comprehensive Plan Amendment Review**

Mr. Lehman stated there were 13 Comprehensive Plan Amendments reviewed during the month of July. Three transmitted amendments and five adopted amendments are brought before the Committee and Board for review; the other three are small scale and have been reviewed by staff.

**Flagler County Transmitted Amendment (08-2)** – Mr. Lehman provided an overview of the Amendment, which proposes to change 54.05 acres from Agriculture & Timberlands to

Industrial. Mr. Lehman stated that this is compatible with the surrounding area and the requested land use is appropriate for the subject parcel; any transportation impacts will be addressed through the County's concurrency system. Mr. Lehman stated the second proposal is to change 117.15 acres from Agriculture & Timberlands and Conservation to Commercial Low Intensity, Residential Low Density Rural Estate and Conservation. In addition, he stated there are proposed text amendments to the Future Land Use and Recreation and Open Space Elements; staff has no concerns with the proposed changes. Therefore, staff recommends that the Growth Management Policy Committee approve this report for transmittal to the Department of Community Affairs. No discussion followed.

**Chairman Boyle called for a motion on Flagler County's Transmitted Amendment 08-2. Mr. Register made a motion to approve, it was seconded by Councilman Bishop; Motion carried.**

Clay County Transmitted Amendment 08-D2 – Mr. Lehman provided an overview of the Amendment, which is the companion Future Land Use Map (FLUM) amendment to the Governors Park Development of Regional Impact (DRI). The County is proposing to change 3,267 acres from Agriculture to Planned Community. Mr. Lehman stated that the DRI presentation will be made to the Committee and Council at the November meeting. Staff recommends that the Growth Management Policy Committee approve this report for transmittal to DCA. No discussion followed.

**Chairman Boyle called for a motion on Clay County's Transmitted Amendment 08-D2. Commissioner Rutledge made a motion to approve, it was seconded by Councilman Bishop; Motion carried.**

Town of Baldwin Transmitted Amendment 08-1 – Mr. Lehman provided an overview of the Amendment, which consists of text amendments to the Future Land Use Element to add a Light Industrial Future Land Use category. The Amendment also proposes to change 22.47 acres from Rural Residential to Light Industrial on the FLUM. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to DCA. No discussion followed.

**Chairman Boyle called for a motion on the Town of Baldwin's Transmitted Amendment 08-1. Mr. Register made a motion to approve, it was seconded by Councilman Bishop; Motion carried.**

St. Augustine Beach Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's February 2008 meeting. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the St. Augustine Beach Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on St. Augustine Beach's Adopted Amendment 08PEFE-1. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

St. Johns County Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's February 2008 meeting with staff's comments. Mr. Parola added that the County has addressed the Council and DCA's comments and, therefore, has no comments or concerns regarding this amendment. Staff recommends that the Planning and Growth Management Policy Committee find the St. Johns County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Putnam County's Adopted Amendment 08PEFE-1. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Town of Interlachen Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's March 2008 meeting. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the Town of Interlachen Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on the Town of Interlachen's Adopted Amendment 08PEFE-1. Commissioner Laibl made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Rutledge; Motion carried.**

Clay County Adopted Amendment 08PEFE-1 – Ms. Sayeed provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's February 2008 meeting. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the Clay County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Clay County's Adopted Amendment 08PEFE-1. Commissioner Rutledge made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Nassau County Adopted Amendment 08-1 – Mr. Lehman provided an overview of the Adopted Amendment, which consists of one transmitted FLUM amendment that was reviewed at the May 2007 Committee meeting and approved for transmittal to DCA. The other amendment in the transmitted packet, a proposal to change 25 acres from Agriculture to Commercial, was adopted in a previous cycle and reviewed by the Committee at its January 2008 meeting. Mr. Lehman stated that the County has addressed DCA's comments as well as the Council's concerns by providing additional traffic data and analysis indicating adequate capacity on surrounding roadway networks to accommodate traffic from potential developments that could occur as a result of the land use change. Staff, therefore, recommends that the Planning and Growth Management Policy Committee find Nassau County's Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Nassau County's Adopted Amendment 08-1. Commissioner Rutledge made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Nassau County Adopted Evaluation and Appraisal Report (EAR) – Ms. Sayeed stated that state statutes require all local governments to adopt an EAR, which assesses the progress in implementing their comprehensive plan, once every seven years. She also stated that EAR based amendments are to be adopted 18 months after the adoption of the EAR. Ms. Sayeed provided an overview of the County's EAR processes with the list of major issues and special topics that came out of that process. Staff suggests the County include more discussions on the projections and their relation to those in the Comprehensive Plan; identify what methodology the Comprehensive Plan recommend to project population as compared to the EAR recommended population projects; and include discussion on seasonal adjustments to the population. Staff recommends that the Planning and Growth Management Policy Committee find the Nassau County Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Nassau County's Adopted EAR. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Rutledge; Motion carried.**

Baker County Adopted Evaluation and Appraisal Report (EAR) – Ms. Shepherd stated that state statutes require all local governments to adopt an EAR, which assesses the progress in implementing their comprehensive plan, once every seven years. She provided an overview of the County's EAR process and highlighted the list of major issues that was identified by the County. Staff has no comments and recommends that the Planning and Growth Management Policy Committee find the Baker County Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Baker County's Adopted EAR. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated this is for information only and does not require an action.

DRI Report - Mr. Lehman stated that the DRI report is for information only, no action is required.

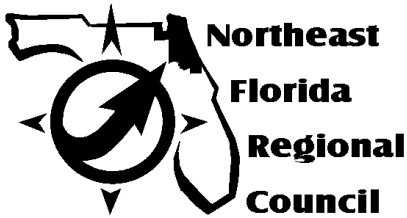
Public Comments – None

#### Next Meeting Date

The next meeting will be held Thursday, October 2, 2008, at 9:00 a.m. at the Northeast Florida Regional Council.

The meeting adjourned at 9:40 a.m.

# Tab 2



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## MEMORANDUM

**DATE:** September 22, 2008  
**TO:** Northeast Florida Regional Council  
**THRU:** Planning and Growth Management Policy Committee  
**FROM:** Edward Lehman, Director of Planning & Development  
**RE:** Comprehensive Plan Amendment Review: September 2008

During the month of September, 2008, Regional Council staff reviewed fourteen (14) comprehensive plan amendments. Six (6) transmitted and five (5) adopted amendments are brought before the Committee and Board for review.

### **Transmitted Amendments:**

City of Green Cove Springs	Transmitted Amendment 08-1
Nassau County	Transmitted Amendment 08-2
City of Palatka	Transmitted Amendment 08-2
Town of Pomona Park	Transmitted Amendment 08-1
City of St. Augustine Beach	Transmitted Amendment 08-2
City of Crescent City	Transmitted Amendment 08-1

### **Adopted Amendments:**

City of Keystone Heights	Adopted Amendment 08-1
City of Keystone Heights	Adopted Amendment 08PEFE-1
Town of Hastings	Adopted Amendment 08PEFE-1
City of Green Cove Springs	Adopted Amendment 08PEFE-1
Clay County	Adopted Amendment 08-1MI

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

City of Bunnell	Ordinance 2008-28
• <i>Changes 9.5 acres from County Agriculture and Timberlands to City Commercial</i>	

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City of Bunnell

Ordinance 2008-30

- *Changes 8.58 acres from County Agriculture and Timberlands to City Commercial*

City of Bunnell

Ordinance 2008-32

- *Changes 9.5 acres from County Agriculture and Timberlands to City Commercial*

\*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:** September 22, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Green Cove Springs Transmitted Amendment 08-1

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### Scope of Review

The Regional Council received the City of Green Cove Springs Transmitted Amendment 08-1 on August 19, 2008. The City of Green Cove Springs requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

### Amendment Summary

The City of Green Cove Springs Transmitted Amendment 08-1 contains a proposed text amendment to the Future Land Use Element, which adds a land use category of Mixed Use Highway. In addition, the amendment contains a number of proposed changes to the Future Land Use Map to apply the new Mixed Use Highway land use category to parcels along U.S. 17.

Policy 1.6.1 of the Future Land Use Element is proposed to be modified by adding subsection (g), which establishes the new Mixed Use Highway land use category. The

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new Mixed Use Highway land use establishes the land use mix as 60% industrial and 40% commercial. No residential land uses are permitted. Maximum lot coverage for the industrial and commercial land uses are 85% with maximum height of buildings 55 feet for industrial and 45 feet for commercial.

The future land use amendments address the land use change for seven parcels that have been annexed into Green Cove Springs. The seven parcels are located in the south part of Green Cove Springs, along the west side of U.S. 17 south of its intersection with S.R. 16 (south). The City states that the property is being developed for a mixed use highway industrial/commercial development to promote economic development in this part of Green Cove Springs/Clay County, and to help replace for jobs lost from the conversion of the Reynolds Industrial Park. The following FLUM changes are proposed:

- To change 18.7 acres from County Rural Fringe to Mixed Use Highway,
- To change 10.0 acres from County Commercial and Rural Fringe to Mixed Use Highway,
- To change 20.0 acres from County Commercial and Rural Fringe to Mixed Use Highway,
- To change 24.17 acres from County Commercial and Rural Fringe to Mixed Use Highway,
- To change 8.4 acres from County Commercial and Rural Fringe to Mixed Use Highway,
- To change 4.43 acres from County Commercial and Rural Fringe to Mixed Use Highway, and
- To change 6.03 acres from County Rural Fringe to Mixed Use Highway.

All parcels are located within the Green Cove Springs Utility Service Area. There is available sewer capacity to accommodate project wastewater. In addition, there is adequate potable water capacity to accommodate the project. The roadways within the area of the proposed change have available capacity, and should be able to accommodate traffic resulting from the proposed land use changes.

*Staff has no comments or concerns about the proposed new land use category and the proposed changes to the FLUM.*

**Recommendation:**

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


# **Tab 4**

## MEMORANDUM

**DATE:** September 22, 2008

**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 08-2

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### **Scope of Review**

The Regional Council received Nassau County Transmitted Amendment 08-2 on September 5, 2008. Nassau County has requested 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 08-2 includes two amendments to the Future Land Use Map (FLUM), and text amendments to the Future Land Use Element of the Comprehensive Plan.

Future Land Use Amendments

**1. Proposal to change 120 acres from Medium Density Residential to Industrial and 80 acres from Medium Density Residential to Conservation**

The amendment proposes to change 120 acres from Medium Density Residential to Industrial and 80 acres from Medium Density Residential to Conservation. The subject parcel is located along the east side of Harts Road along Hayley Place, south of the Harts Road/S.R. 200 intersection. The parcel is presently vacant, and is bordered by industrial and vacant land to the east along the CSX railroad right-of-way, to the north and south by rural residential homes, and to the west by single-family homes and vacant land. The subject parcel was rezoned in 2006 to PUD for a residential development of 284 single family units and 60 multifamily units. However, changing market conditions, availability of central water and sewer, and the presence of the rail adjacent to the property have provided an impetus for a land use change to industrial. The current future land use map development potential is 600 single-family dwelling units, and the proposed development potential is 500,000 square feet of heavy industrial and 500,000 square feet of warehouse development.

*Staff agrees with Nassau County staff that an industrial use for the subject property is a more appropriate use from a planning perspective than is medium density residential.*

**2. Proposal to change 150 acres from Agricultural and Commercial to 139 acres of Industrial and 11 acres of Conservation**

The amendment proposes to change 150 acres from Agricultural and Commercial to 139 acres of Industrial and 11 acres of Conservation. The subject parcel is located along the east side of U.S. 17 just north of its interchange with I-95. The parcel is presently vacant with a closed borrow pit, and is bordered by vacant land to the north, with the U.S. 17, I-95, and the interchange of these two roadways, along with the CSX railroad right-of-way forming the boundary on the other three sides. The current future land use map development potential is 200,000 square feet of commercial development and 50 single-family dwelling units, and the proposed development potential is 845,000 square feet of light industrial warehouse development.

*Comment: The County should not adopt this amendment unless there is a developer's agreement that commits the applicant to providing central water and sewer to the project.*

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Text Amendments

The text amendments address issues related to siting of industrial lands, commercial and industrial intensity standards, and other modifications to clarify some land use categories. Specifically, the text amendments are as follows:

Policy 1.02.05 of the Future Land Use Element contains the land use categories of the Future Land Use Map. Nassau County is proposing to amend Policy 1.02.05 to clarify the terms Building Coverage Ratio (BCR) and Impervious Surface Ratio (ISR). Maximum commercial intensity standards for BCR of 40% and ISR of 67% are proposed for inclusion in Policy 1.02.05, and height limits are removed. Maximum industrial intensity standards for BCR of 50% and ISR of 75% are proposed for inclusion in Policy 1.02.05, and height limits are removed. Maximum public buildings and grounds intensity standards for BCR of 40% and ISR of 67% are proposed for inclusion in Policy 1.02.05.

The County is also proposing to delete the Mixed Use Development (Floating District) land use category from Policy 1.02.05. In the proposed adoption ordinance, the County notes that this land use category has never been applied and has become obsolete due to the adoption of the PUD overlay and Multi-use categories.

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

**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:** September 15, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Palatka Transmitted Amendment 08-2

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### Scope of Review

The Regional Council received City of Palatka Transmitted Amendment 08-2 on September 10, 2008. The City of Palatka 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. It should be noted that the Future Land Use Map (FLUM) changes contained within this amendment are necessitated by the requirement that annexed properties be incorporated into the City's Comprehensive Plan.

### Amendment Summary

The amendment packet consists of five large-scale amendments to the FLUM. Four of the amendments involve lands that were developed prior to annexation into the City. Therefore, the resulting land use amendments do not increase the intensity or density of the property as developed. The amendments to the FLUM are summarized below:

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**Amendment 1:**

<b>1.</b>	<b>Acres</b>	<b>From</b>	<b>To</b>
	279.84	County Industrial	City Industrial

This amendment proposes to change the FLUM designation from County Industrial to City Industrial. The property is part of the business park located adjacent to Kay Larkin Airport, with frontages on both C.R. 309C and St. Johns Avenue. Entrance to the business park is provided via a four-lane, boulevard entrance.

The lands comprising the business park were annexed into the City in 2002 pursuant to an Interlocal Agreement entered into by the County and the City, which was executed on December 14, 1999.

In 1998, prior to incorporation into the City, the lands were changed to Industrial by the Board of County Commissioners. On February 18, 1999, the Department of Community Affairs issued a Notice of Intent finding the amendment in compliance.

City staff notes that the Level of Service standards for transportation have been met throughout the development of the site.

*Staff has no comments regarding this amendment.*

<b>2.</b>	<b>Acres</b>	<b>From</b>	<b>To</b>
	28.86	County Urban Service	City Commercial

This amendment proposes to change the FLUM designation from County Urban Service to City Commercial. In 2003, the site was annexed into the City, and has been developed with a Lowes (approximately 353,000 square feet of floor area). Pursuant to State Statutes, lands that have been annexed by a municipality are to be incorporated into their Comprehensive Plan.

The site is accessible either by Reid Street (S.R. 100) or by S. R. 19. As shown by City staff analysis, Level of Service standards were, at the time of development, maintained. Level of Service standards will continue to be maintained throughout the five-year planning horizon.

*Staff has no comments regarding this amendment.*

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<b>3.</b>	<b>Acres</b>	<b>From</b>	<b>To</b>
	12.91	County Urban Service	City Commercial

This amendment proposes to change the FLUM designation from County Urban Service to City Commercial. In 2004, the site was annexed into the City. Pursuant to a 2003 Memorandum of Agreement between the County and the City, both entities reviewed and approved the development.

Pursuant to State Statutes, lands that have been annexed by a municipality are to be incorporated into their Comprehensive Plan.

The site is accessible via S.R. 19. Level of Service Standards will be maintained throughout the five-year planning horizon.

*Staff has no comments regarding this amendment.*

<b>4.</b>	<b>Acres</b>	<b>From</b>	<b>To</b>
	260.91	County Urban Reserve and County Agriculture	City Other Public Facilities

This amendment proposes to change the Future Land Use Map designations from County Urban Reserve and County Agriculture to City Other Public Facilities. The site was annexed into the City in 2003. Pursuant to State Statutes, lands that have been annexed by a municipality are to be incorporated into their Comprehensive Plan.

The site, which fronts a CSX rail line and Browns Landing Road (county maintained local roadway) contains the City's Wastewater Treatment Plant (WWTP). There are 11 people who work on-site. Consequently, there is very little impact to the Level of Service standards.

The WWTP was constructed in 1985, and became operational in 1987. Currently, DEP permits the plant for treating 3.0MGD of wastewater and effluent.

*Staff has no comments regarding this amendment.*

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<b>5.</b>	<b>Acres</b>	<b>From</b>	<b>To</b>
	18.55	City Agriculture	City High Density Residential

In 1992, the property was annexed into the City. In 2006, the City amended the Future Land Use Map to change a 9.90 acre portion of the property to High Density Residential. Due to a technicality, the amendment was not acknowledged by the Department of Community Affairs. Consequently, the site remains Agriculture.

This request is to change the entire undeveloped 18.55 acre site to High Density Residential. Maximum density will be capped at 12 units per acre through an enforceable development agreement.

Impact analysis by the applicant shows that Level of Service standards will be maintained through the five-year planning horizon.

*Staff has no comments regarding this amendment.*

**Recommendation**

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

# Tab 6

## MEMORANDUM

**DATE:** September 18, 2008

**TO:** Northeast Florida Regional Council

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

**FROM:** Ameera Sayeed, Senior Regional Planner <sup>AS</sup>

**RE:** Town of Pomona Park Transmitted Amendment 08-1

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### Scope of Review

The Regional Council received the Town of Pomona Park's Transmitted Amendment 08-1 on September 4, 2008. The Town of Pomona Park 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 Objection, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

### Amendment Summary

The Town of Pomona Park Transmitted Amendment 08-1 contains one proposed change to the Future Land Use Map and text amendments to the Land Use, Recreation and Open Space and Capital Improvements Elements of the Comprehensive Plan.

#### Future Land Use Map Amendments

**1. Proposal to change 65 acres from Rural Residential and Agriculture to Mixed Use.**

The amendment proposes to change parcels totaling 65 acres; 41 acres is designated Rural Residential and 24 acres Agriculture. The project proposes to develop 137 single family lots and two commercial parcels totaling 2.36 acres. The proposed project is a mixed use project located on U.S. 17. The northern most parcel front both U.S. 17 and

Sisco Road, which is a two lane road intersecting at U.S. 17 approximately one-half mile from the properties.

*Staff has no comments or concerns about the proposed changes.*

#### Text Amendment

The purpose of the text amendments is to amend the Land Use, Recreation and Open Space and Capital Improvement Elements of the Comprehensive Plan.

#### Future Land Use Element

New Policy A.1.9.4 has been added and addresses the maximum number of units for lands described in Comprehensive Plan Amendment 08-1 (parcels 30-11-27-0000-0030-0000 and 30-11-27-0000-0070-0010) shall be a maximum of 137 single-family units.

#### Recreation and Open Space Element

Policy F.1.4.2 amends Table F-3 to reflect the shuffleboard court levels of service standard to 1,500 (population served).

#### Capital Improvements Element

Policy H.1.7.13 amends Table H-1 to reflect the shuffleboard courts levels of service standard to 1,500 (population served).

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

#### **Recommendation**

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


# Tab 7

## MEMORANDUM

**DATE:** September 22, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of St. Augustine Beach Transmitted Amendment 08-2

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### **Scope of Review**

The Regional Council received City of St. Augustine Beach Transmitted Amendment 08-2 on September 18, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

### **Amendment Summary**

City of St. Augustine Beach Transmitted Amendment 08-2 consists of several text changes to the Future Land Use Element. The first grouping of text changes designates commercial parcels within a portion of the City limits for commercial infill: there is no accompanying amendment to the Future Land Use Map. The designation of these parcels for infill does not affect the property entitlements. This designation was initiated in an effort to increase the City's competitiveness for receiving a Florida Communities Trust grant to purchase a section of the Maratea subdivision for park and preservation purposes.

The second grouping of text amendments are the result of objections and comments that both the Northeast Florida Regional Council and the Florida Department of Community Affairs presented in response to a previously transmitted amendment: the previous amendment (07-2) sought to designate a portion of the City as "Mixed Use." The primary objections expressed by both agencies were: (1) a lack of data and analysis, and (2) a lack of development parameters, which made impact analysis difficult.

This transmitted amendment seeks to place development parameters on both the existing land use categories as well as the proposed mixed-use district, which will make impact analysis of the previously transmitted FLUM amendment (07-2) possible. Specifically, this amendment adds the following text to the Future Land Use Element:

**Objective: Land Use Districts**

**L.1.8** The City will base future land use decisions on the Future Land Use Map for the City.

**Policies:**

**L.1.8.1** Any amendments to the Future Land Use Map shall not exceed densities and intensities established by this policy. The Land Use Districts are:

Low Density Residential allowing for one (1) to four (4) units per acre.

Medium Density Residential allowing up to seven (7) units per acre.

Medium Low Density allowing up to seven (7) units per acre.

High Density Residential allowing up to twelve (12) units per acre.

Mixed Use allowing for Commercial with a floor area ratio up to 40% of the gross lot size or residential use up to ten (10) units per acre.

Commercial allowing a floor area ratio up to 40% of the gross lot size.

Conservation allowing no dwelling units or commercial uses.

Institutional allowing floor area ratio up to 40% of the gross lot size.

Planned unit Development allowing for no more than 4 units per acre for residential use or Commercial Use not exceeding 40% floor area ratio for the gross lot size.

*Staff has no comments regarding these 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 8

## MEMORANDUM

**DATE:** September 23, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** Crescent City Transmitted Amendment 08-1

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### Scope of Review

The Regional Council received Crescent City Transmitted Amendment 08-1 on September 22, 2008. This Transmitted Amendment 08-1 was heard by the Crescent City Commission on September 11, 2008, 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 one amendment to the Future Land Use Map that changes 49± acres from County Agriculture and County Industrial to City Low Density Residential, which allows up to four units per acre. The site is within Floodzone A, meaning that it is located within an area where there is a one percent chance of flood occurrence within any given year. Crescent City's Comprehensive Plan contains policies in the Future Land Use Element that restrict development within flood prone areas such as Floodzone A. Additionally, the City's land development regulations place additional, more defined restrictions.

Crescent City's Comprehensive Plan limits development by using the following minimum open space requirements:

- Residential land use           60% open space
- Commercial land use         50% open space
- Industrial land use           45% open space

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

**Staff Comments and Recommendations**

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

# Tab 9

## MEMORANDUM

**DATE:** September 15, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Keystone Heights Adopted Amendment 08-1

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### Scope of Review

The Regional Council received the City of Keystone Heights Adopted Amendment 08-1 on September 3, 2008. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs (DCA) 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 Summary

The transmitted amendments that correspond to this adoption package were reviewed at the April, 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendation to transmitted Amendment 08-1 (attached) to the DCA. By letter dated June 13, 2008, DCA notified the City that they had no objections to the proposed change.

The City of Keystone Heights Adopted Amendment 08-1 consists of a change to the Future Land Use Map (FLUM) for three parcels, two of which have been annexed into Keystone Heights, from 24.89 acres of County Industrial, 13.0 acres from County Rural Fringe, and 0.48 acres of Commercial, to 38.37 acres of City Residential. The subject

property is located on the east side of S.R. 21 just north of its intersection with S.R. 100. The Council recommended that the City consider an alternative land use mix other than a single land use in approving the plans for the subject parcel.

**Recommendation**

**Staff recommends that the Committee and Council find the City of Keystone Heights adopted amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan.**



**TRANSMITTED AMENDMENT**

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## MEMORANDUM

**DATE:** March 27, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Keystone Heights Transmitted Amendment 08-1

---

### Scope of Review

The Regional Council received City of Keystone Heights Transmitted Amendment 08-1 on March 26, 2008. The City of Keystone Heights has requested that the Department of Community Affairs review this amendment. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) 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 DCA upon approval by the Council.

### Amendment Summary

**Proposal to change 38.37 acres from County Industrial, County Rural Fringe, and Commercial to City Residential.**

The City of Keystone Heights Transmitted Amendment 08-1 consists of a proposed change to the Future Land Use Map (FLUM) for three parcels, two of which have been annexed into Keystone Heights, from 24.89 acres of County Industrial, 13.0 acres from County Rural Fringe, and 0.48 acres of Commercial,

**Board Memorandum**

**March 27, 2008**

**Page 2 of 2**

to 38.37 acres of City Residential. The subject property is located on the east side of S.R. 21 just north of its intersection with S.R. 100. The property is bordered on the north by commercial and vacant property, on the south by commercial, residential, and institutional uses, on the east by residential, and on the west by office and commercial. The maximum potential development under the existing land use designations consists of 373,410 square feet of industrial, 7,230 square feet of commercial, and 39 single-family dwelling units. The maximum potential amount of development under the proposed land use is 230 single-family units.

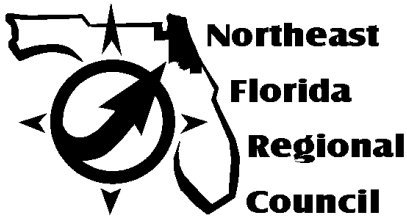
The proposed change will result in a decrease in potential number of gross new external trips. The City did not provide an analysis of net new external trips. This project is going from several land uses to a single land use, therefore it is assumed that there would be some internal capture from the mix of land uses. However, staff does not believe that there will be significant increase from the single land use proposed in this amendment. The property will be served by Clay County Utility Authority, which has adequate capacity.

*Comment: Staff has some concerns about the conversion of a mix of residential and non-residential land uses to all residential in this part of the region. The City should explore if there are alternatives to the single use land use that is being proposed, in order to provide a better land use mix. Staff notes that the developer mentioned the possibility of mixed use in the future – this possibility should not be ignored.*

**Recommendation:**

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

# **Tab 10**



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## MEMORANDUM

**DATE:** September 22, 2008

**TO:** Northeast Florida Regional Council

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

**FROM:** Valerie Evans, AICP, Principal Regional Planner

**RE:** Keystone Heights Adopted Amendment 08PEFE-1

---

### Scope of Review

The Regional Council received Keystone Heights Adopted Amendment 08PEFE-1 on September 3, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts.

### Amendment History

The City of Keystone Heights adopted Amendment 08PEFE-1 on August 18, 2008. The Council reviewed the transmitted amendment at the April 2008 meeting. At that the Committee and Council approved transmittal to DCA with comments relating to the operating capacity and level of service and inconsistencies in addressing the deficiencies. In addition, DCA issued an ORC report that identified some additional areas that needed to be addressed.

### Amendment Summary

Amendment 08PEFE-1 creates a "Public School Facilities Element" within the Comprehensive Plan, amends the Intergovernmental Coordination Element and Capital Improvements Element as required by statute to include policies for: (1)

**Board Memorandum**

**September 22, 2008**

**Page 2**

coordination of land use decisions with the Clay County School District, and (2) to incorporate a financially feasible school district facilities work plan (Policy 1.1.4).

*Staff has no comments regarding this amendment.*

**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.**



**TRANSMITTED AMENDMENT**

*Bringing Communities Together*

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## MEMORANDUM

**DATE:** March 27, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** Keystone Heights Transmitted Amendment 08PEFE-1

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### Scope of Review

The Regional Council received Keystone Heights Transmitted Amendment 08PEFE-1 on March 27, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) 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 DCA upon approval by the Council.

### Amendment Summary

The proposed amendment packet contains a new "Public School Facilities Element" as well as amendments to the text of both the Intergovernmental Coordination Element and the Capital Improvements Element. The amendments are in response to the statutory requirements for school concurrency and Public School Facilities Elements.

The County has adopted a Level of Service (LOS) standard for elementary, middle and high schools of 110% of capacity, although Keystone Heights adopts by policy a LOS of 120% for Keystone Heights Elementary School for the short-term (5-year) planning horizon. In addition to the 5-year planning horizon, the

**Board Memorandum**

**March 27, 2008**

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Clay County School District (District) is adopting a long-term (15 year) concurrency management system to address existing deficiencies in schools. The District has opted to adopt less than district wide School Concurrency Service Areas (SCSAs), utilizing school attendance zones, which has the affect of creating separate SCSA maps for elementary, middle and high schools.

The five-year capital improvements outlay for the District are contained in an Educational Facilities Plan (EFP). The EFP is divided into four sections: planning, maintenance and transportation, capital outlay and 5-year district facilities work program.

*Comment: By the 2011 school year, which is within the five-year planning horizon, Keystone Heights Elementary School will be operating at 116% capacity, which exceeds the LOS of 110% established by the School District, except that PSFE Policy 2.4 assigns an LOS of 120% for years 2007/08 through 2011/12.*

*A long-term concurrency (i.e., planning) horizon should be utilized to address the long-range deficiency, as there are no plans within the 5-year horizon to address this LOS deficiency.*

**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 11**



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## MEMORANDUM

**DATE:** September 23, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** The Town of Hastings Adopted Amendment 08PEFE-1

---

### Scope of Review

The Regional Council received the Town of Hastings's Adopted Amendment 08PEFE-1 on September 23, 2008. The Town requested that the Department of Community Affairs (DCA) perform and expedited review of the amendment to find it in compliance. Pursuant to Chapter 163, Florida Statute and the contract between the DCA and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts.

### Amendment History

Hastings adopted Amendment 08PEFE-1 on August 11, 2008. The Council reviewed this amendment at the February 2008 meeting, at which time the Committee and Council approved, with staff's comments, transmittal to DCA. The Town addressed the objections, recommendations and comments issued by DCA as well as the one Regional Council comment and revised.

**Amendment Summary**

The Adopted Amendment packet consists of all required components to implement school concurrency, including (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required Interlocal Agreement between the St. Johns County School District, St. Johns County, and the applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

The proposed PEFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State.

*Staff Comments: None.*

**Recommendation**

**Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council find the Town of Hastings's Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.**

**MEMORANDUM**

**DATE:** February 25, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** Town of Hastings Transmitted Amendment 08PEFE-1

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**Scope of Review**

The Regional Council received Town of Hastings Transmitted Amendment 08PEFE-1 on February 20, 2008. 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 Town of Hastings' Transmitted Amendment 08PEFE-1 consists of text amendments to the Comprehensive Plan. Specifically, 08PEFE-1 creates a "Public School Facilities Element" within the Comprehensive Plan, amends the Intergovernmental Coordination Element and Capital Improvements Element as required by statute to include policies for: (1) coordination of land use decisions with the St. Johns County School District, and (2) to incorporate a financially feasible school district facilities work plan.

The Town of Hasings has adopted the District-wide level of service standard for schools at 100% of school capacity, based on permanent Florida Inventory of School House (FISH) capacity. New schools will have a student capacity as follows:

**Board Memorandum**  
**February 25, 2008**  
**Page 2**

- Elementary (k-5): 700
- Middle (6-8): 1,000
- k-8: 1,000
- High (9-12): 1,500

The Town of Hastings adopted the PSFE without substantive differences between their transmitted amendment and the amendments transmitted for PSFE's throughout the County.

*Staff Comments: The Concurrency Service Area (CSA) maps are contained in the Support Documentation submitted with the amendment, and are adopted by policy. Staff suggests that the CSAs should be included as adopted figures within the Comprehensive Plan.*

**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, noting staff's comments.**

**Tab 12**



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## MEMORANDUM

**DATE:** September 23, 2008

**TO:** Northeast Florida Regional Council

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

**FROM:** Anna T. Shepherd, AICP, Senior Regional Planner

**RE:** Green Cove Springs Adopted Amendment 08PEFE-1

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### Scope of Review

The Regional Council received Green Cove Springs Adopted Amendment 08PEFE-1 on September 23, 2008. Green Cove Springs requested that the Department of Community Affairs (DCA) review the amendment for compliance. Per Chapter 163, Florida Statutes, and the contract between the DCA and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts.

### Amendment Summary

The amendment includes a new "Public School Facilities Element" as well as text amendments to both the Intergovernmental Coordination Element and the Capital Improvements Element. The amendments address statutory requirements for school concurrency and Public School Facilities Elements.

Green Cove Springs has adopted a Level of Service standard for elementary, middle and high schools of 110% of capacity. In addition to the five-year planning horizon, the Green Cove Springs School District (District) is adopting a long-term (15-year) concurrency management system to address existing deficiencies in schools. The District has opted to adopt less than district wide

**Board Memorandum**  
**September 23, 2008**  
**Page 2**

School Concurrency Service Areas (SCSA), using school attendance zones, which creates separate SCSA maps for elementary, middle and high schools.

**Amendment History**

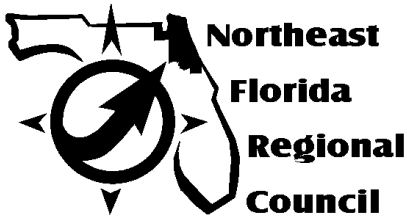
Green Cove Springs adopted Amendment 08PEFE-1 on August 5, 2008. The Council reviewed this amendment at the April 2008 meeting, at which time the Committee and Council approved transmittal to DCA. The Town addressed seven objections issued by DCA and revised 08-PEFE-1 in accordance with applicable State statutes.

*No Comments from staff.*

**Recommendation:**

**Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Regional Council find this adopted amendment consistent with the Northeast Florida Strategic Regional Policy Plan.**

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**TRANSMITTED AMENDMENT**

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## MEMORANDUM

**DATE:** March 24, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** Green Cove Springs Transmitted Amendment 08PEFE-1

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### Scope of Review

The Regional Council received Green Cove Springs Transmitted Amendment 08PEFE-1 on March 7, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) 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 DCA upon approval by the Council.

### Amendment Summary

The proposed amendment packet contains a new "Public School Facilities Element" as well as amendments to the text of both the Intergovernmental Coordination Element and the Capital Improvements Element. The amendments are in response to the statutory requirements for school concurrency and Public School Facilities Elements.

Green Cove Springs has adopted a Level of Service standard for elementary, middle and high schools of 110% of capacity. In addition to the 5-year planning horizon, the Green Cove Springs School District (District) is adopting a long-term

**Board Memorandum**

**March 24, 2008**

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(15 year) concurrency management system to address existing deficiencies in schools. The District has opted to adopt less than district wide School Concurrency Service Areas (SCSAs), utilizing school attendance zones, which has the affect of creating separate SCSA maps for elementary, middle and high schools.

Green Cove Springs will adopt the school board's educational facilities plan on May 1, 2008, and by December 1<sup>st</sup> of each year thereafter.

*No Comments from staff.*

**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 13**



***Bringing Communities Together***

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## **MEMORANDUM**

**DATE:** September 22, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** Clay County Adopted Amendment 08-1MI

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### **Scope of Review**

The Regional Council received the Clay County adopted amendment 08-1MI on September 3, 2008. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

### **Amendment History**

Clay County adopted Amendment 08-1MI on August 26, 2008. The transmitted amendment that corresponded to this adoption package was reviewed as part of an overall transmittal packet at the June, 2007 meeting of the Council, at which time the Committee and Council approved staff's recommendations with no comments on the Camp Blanding Amendments (attached) for transmittal to Department of Community Affairs (DCA). After review of the transmitted amendment package, in a letter dated August 3, 2007, DCA raised no objections and comments. The County did not adopt the Camp Blanding policies with the other amendments that were part of the 07-2 transmittal packet. Amendments addressing compatibility of land use with military

**Board Memorandum  
September 22, 2008  
Page 2**

installations are exempt from the twice per calendar year limitation on comprehensive plan adoptions.

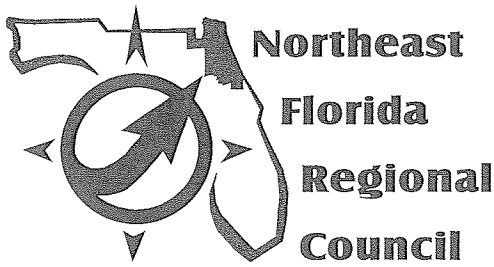
**Amendment Summary**

Pursuant to State Law, Clay County's comprehensive plan must address coordination and land use compatibility with Camp Blanding (s.163.3175 and s.163.3177(6)(a), F.S.). To address these requirements, the County partnered with Camp Blanding to identify land use compatibility issues. The Clay County Camp Blanding Joint Training Center Land Use Compatibility Amendment includes goals, objectives, and policies addressing these issues.

Objective 10 addresses the need for future development to be compatible with the current and long-term viable use of Camp Blanding. Policy 10.1 requires notification of Camp Blanding for amendments and rezonings that increase residential density. Policy 10.2 addresses Military Influence Notice Acknowledgements to be recorded in plats. Objective 11 addresses intergovernmental coordination and communication with Camp Blanding. Policy 11.1 addresses ex-officio participation of a Camp Blanding representative on the County Planning Commission. Policies 11.2 and 11.3 include Camp Blanding as a review agency for amendments. Policy 11.4 addresses communication for complaints received from private property owners regarding the operation of Camp Blanding.

**Recommendation**

**Staff respectfully recommends that the Committee and the Council find Clay County Adopted Amendment 08-1MI consistent with the Strategic Regional Policy Plan.**



*Transmitted Amendment*

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## MEMORANDUM

**DATE:** June 5, 2007

**TO:** Northeast Florida Regional Council

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

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

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

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### Scope of Review

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

### Amendment Summary

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

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

## Board Memorandum

June 5, 2007

Page 2

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

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

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

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

**Board Memorandum**

**June 5, 2007**

**Page 3**

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

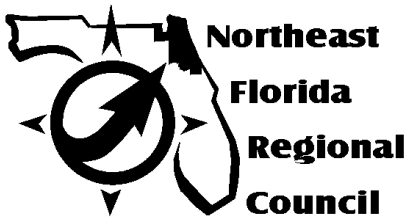
5. The Conservation Element is being updated to reflect the State-approved Manatee Protection Plan, which was approved by FFWCC on June 28, 2006. Policy 2.1 is being revised to include that where the shoreline exceeds 250 feet within areas of the county subject to the Plan, no more than 50 linear feet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

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

**Recommendation**

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

# **Tab 14**



*Bringing Communities Together*

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## MEMORANDUM

**DATE:** September 19, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Green Cove Springs Evaluation and Appraisal Report

### Scope of Review

The Regional Council received the City of Green Cove Springs Evaluation and Appraisal Report (EAR) on August 18, 2008. The EAR was prepared pursuant to the requirements of S. 163.3191, Florida Statutes, (F.S.). Pursuant to Section 163.3191(6), F.S., and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it sufficiently addresses the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan, as well as the requirements of S. 163.3191(2), F.S. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

### EAR History

Section 163.3191, F.S., requires that “each local government shall adopt an EAR once every seven years assessing the progress in implementing the local government’s Comprehensive Plan.” The EAR assesses the successes and shortcomings of the plan and provides recommendations for changes. The EAR-based amendments will be adopted within 18 months after adoption of the EAR.

### EAR Summary

Public participation efforts began in mid 2005 through a visioning process. The community priorities were garnered from the stakeholders and vetted through a visioning committee. The priorities were restated through the formation of goals,

actions, and implementation measures. The goals, actions, and implementation measures serve as the basis for the local major issues.

List of Local Major Issues

- 1) Maintain the small town character of Green Cove Springs**
  - ◇ Adopt a historic preservation ordinance
- 2) Provide opportunities for affordable housing**
  - ◇ Promote availability
- 3) Promote the redevelopment of the US 17 / SR 16 corridors**
  - ◇ Create gateways into the City on US 17 and SR 16, and promote the redevelopment of vacated car dealerships
- 4) Improve the traffic circulation in and around Green Cove Springs**
  - ◇ Promote the development of a truck by-pass route
- 5) Provide the infrastructure to meet the needs of Green Cove Springs**
  - ◇ Identify needs and funding
- 6) Expand recreational opportunities for residents of, and visitors to, Green Cove Springs**
  - ◇ Promote year-round use of the spring
  - ◇ Development of a community center
  - ◇ Develop incentives and opportunities for increased recreation activities
- 7) Promote a business friendly environment in Green Cove Springs**
  - ◇ Promote the development of a variety of business types, including office, retail, commercial, and industrial development
  - ◇ Coordinate economic development efforts with other regional entities
- 8) Strengthen code enforcement**
  - ◇ Promote ongoing code enforcement activities

- ◇ Between land use and transportation, and incentives to promote mixed-use development

Special Topics

**1) Compatibility with Military Installations**

N/A

**2) School Location and Concurrency**

The City of Green Cove Springs has adopted a public school facilities element.

**3) Water Supply Planning**

The City is not within a Priority Water Resource Caution Area, and is therefore not required to prepare a 10-Year Water Supply Facilities Work Plan.

**3) Coastal High Hazard Areas**

N/A

**4) Concurrency Management Areas**

N/A

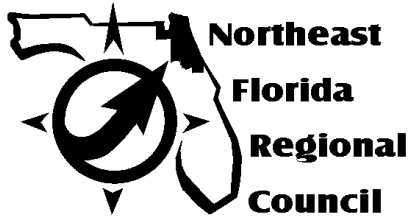
**5) Financial Feasibility**

EAR document acknowledges the 5-year Capital Improvement Program needs to be adopted into the Capital Improvement Element.

**Recommendation:**

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

# **Tab 15**



*Bringing Communities Together*

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

## MEMORANDUM

DATE: September 23, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman

FROM: Valerie F. Evans, Principal Regional Planner

RE: Intergovernmental Coordination and Review (IC&R) Status Log and Report Activity for the Month of September 2008.

During the month of September 2008, 27 applications were received for the IC&R review process. Of these applications 25 were exempt and sent through the local review process. Two non-exempt applications were sent through the state review process. The completed applications have been processed accordingly.

Regional completed application fund sources are broken down as follows:

	Current Month	Year to Date
<b>Federal</b>	750,000	21,453,885.30
<b>State</b>	0	522,208.00
<b>Applicant</b>	0	5,375,670.00
<b>Other/Local</b>	0	2,516,130.00
<b>Totals</b>	750,000	29,867,893.30

Each active and completed application is reported in the:

**MONTHLY IC&R REVIEW DATA BASE – September 1 - 30, 2008**

Sep-08

BAKER						
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
		Federal Asst.		FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

CLAY						
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

DUVAL						
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0187</a>	EXEMPT		<a href="#">ERP - San Pablo Road Widening</a>	Robert Dyer		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0188</a>	EXEMPT		<a href="#">ERP - Atlantic &amp; University Intersection Imp</a>	Van Humphreys		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0189</a>	EXEMPT		<a href="#">ERP-Petite Ambassadors Lang. Sch.</a>	JLW Property Mgt.		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0190</a>	EXEMPT		<a href="#">ERP- Crossroads Distribution Center</a>	PRC-LA FL. Venture Grp.		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0191</a>	EXEMPT		<a href="#">ERP - Pecan Industrial Park</a>	Pecan Ind. Prk. LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0192</a>	EXEMPT		<a href="#">ERP - Repair Patrol Road</a>	US Dept of Navy		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0193</a>	EXEMPT		<a href="#">ERP- Tradeplex Commons</a>	Nassau Land Holdings		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0194</a>	EXEMPT		<a href="#">ERP - LaVilla/Brooklyn Mst. Stormwater</a>	COJ		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0195</a>	EXEMPT		<a href="#">ERP-Lambremont Pool</a>	L.Lambremont		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0196</a>	<b>EXEMPT</b>		<a href="#">ERP- Cryatal Springs Rd. Imp.</a>	Robert Dyr		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0197</a>	<b>EXEMPT</b>		<a href="#">ERP - New Berlin Distr Ctr.</a>	Alta Lakeside		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0198</a>	<b>EXEMPT</b>		<a href="#">ERP- Herndon Bros.</a>	T. Herndon		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0199</a>	<b>EXEMPT</b>		<a href="#">ERP- The Still Property</a>	Benez Devlp. LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0200</a>	<b>EXEMPT</b>		<a href="#">ERP- I-295 Property</a>	Charles Hendrix		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
<a href="#">DV08-0201</a>	<b>EXEMPT</b>		<a href="#">ERP- Ortega Blvd &amp; Verona Pond Imp.</a>	COJ		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status

#### FLAGLER

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">FL08-0038</a>			<a href="#">ERP-ABC Fine Wine &amp; Spirits Store No. 197</a>	ABC Liquors		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">FL08-0039</a>	<b>FL200809154430C</b>		Feasibility Study Flagler Cty Shore Protection	Dept of Army/Jax COE		
Federal	Applicant	State	Other/Local	RPC Due 10/5/08	SCH Due 10/16/08	Status

#### NASSAU

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA08-0033</a>	<b>EXEMPT</b>		<a href="#">ERP - Florida Petroleum Tradeplex</a>	R. Higginbotham		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status

#### PUTNAM

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">PT08-0013</a>	<b>FL20088204401C</b>		<a href="#">HUD CDBG Infrastructure Imp.</a>	City of Palatka		
Federal	Applicant	State	Other/Local	RPC Due 9/30/08	SCH Due 10/3/08	Status
\$750,000.00						

#### ST. JOHNS

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0088</a>	<b>EXEMPT</b>		<a href="#">ERP - Bartram Farm Unit 2</a>	Alterra Group		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0089</a>	<b>EXEMPT</b>		<a href="#">ERP - Bryant Hall Replacement</a>	FL School for Deaf and Blind		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0090</a>	<b>EXEMPT</b>		<a href="#">ERP - Lewis Speedway Project</a>	J. Mills		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0091</a>	<b>EXEMPT</b>		<a href="#">ERP - Swimming Pool</a>	Tillotson		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0092</a>	<b>EXEMPT</b>		<a href="#">ERP - Sam Knio's Gas Station</a>	Assad Knio		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0093</a>	<b>EXEMPT</b>		<a href="#">ERP - Sunsational Plaza</a>	F&L of PVB		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0094</a>	<b>EXEMPT</b>		<a href="#">ERP - Ozzie RV and Baot Storage</a>			
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0095</a>	<b>EXEMPT</b>		<a href="#">ERP - Pacetti Road Pet Spa</a>	Pacetti Road Inveswtor, LLC		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0096</a>	<b>EXEMPT</b>		<a href="#">ERP - Palm Coast Landing</a>	Jim McMullan		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">SJ08-0097</a>	<b>EXEMPT</b>		<a href="#">ERP - Pirates Island</a>	Akel & Akel Partnership		
Federal	Applicant	State	Other/Local	RPC Due 10/3/08	SCH Due	Status

ERP - No response letter required unless an objections to the project is received.

	Current Month	Year to Date
<b>Federal</b>	\$750,000.00	\$21,453,885.30
<b>State</b>	\$0.00	\$522,208.00
<b>Applicant</b>	\$0.00	\$5,375,670.00
<b>Other/Local</b>	\$0.00	\$2,516,130.00
<b>Totals</b>	\$750,000.00	\$29,867,893.30

**Tab 16**

## MEMORANDUM

**DATE:** September 22, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** September Development of Regional Impact Report

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

### Cordova Palms

The ADA for Cordova Palms was submitted on April 19, 2006. Cordova Palms was formerly known as Lemberg North. The pre-application conference for the DRI was held on October 25<sup>th</sup>. The project is located along the western side of U.S. 1 just west of the St. Augustine Airport. The master development plan calls for 1700 residential dwelling units, 600,000 square feet of retail, and 100,000 square feet of office development. First sufficiency review was transmitted to the applicant on May 22, 2006. The first sufficiency response was received on September 11, 2006. Second sufficiency review comments were transmitted to the applicant on October 11, 2006. The applicant recently requested and received a 90-day extension to the 120-day period to respond to the first sufficiency review. The applicant submitted the second sufficiency response on July 13, 2007. The County has been notified to set the public hearing for the D.O. The applicant has requested a waiver from the 90-day period to have the hearing to allow for the Comprehensive Plan amendment to be processed.

### Durbin

The pre-application conference for the Durbin DRI was held on December 6, 2006. 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,

**September DRI Report**  
**September 22, 2008**  
**Page 2**

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

**Elkton**

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

**Navona Creek**

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

**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 14<sup>th</sup>. 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 ADA was submitted for review, with the sufficiency response transmitted to the applicant on June 26.

**Shops on Duval (River City Marketplace) Substantial Deviation**

The pre-application conference for the Shops on Duval Substantial Deviation DRI (expansion of River City Marketplace) has been scheduled for September 29<sup>th</sup>. The developer is proposing to expand the amount of square footage within this DRI well above the substantial deviation threshold. At this time, the size of that expansion is not known.

**Hunter's Ridge Substantial Deviation**

Hunter's Ridge is an approved DRI in Flagler County and Ormond Beach. As part of the settlement of an appeal of the D.O., in 1992 an area of Hunter's Ridge was determined to be a "Substantial Deviation Area." No development can occur until this area of the project goes through substantial deviation review. The pre-application conference was held on January 18 in Flagler County. The amount of development proposed within the Substantial Deviation Area consists of 849 single-family dwelling units, 69,900 square feet of office space, 52,580 square feet of retail space, and 58,520 square feet of light industrial space.

**The following is a rough+ estimate of the date for presentation of DRI projects to the NEFRC for consideration of staff recommendation:**

<u>Project</u>	<u>Date</u>
Durbin	<i>April 2009</i>
Cordova Palms	<i>May 2009</i>
Elkton	<i>June 2009</i>
Navona Creek	<i>Unknown</i>
Old Brick Township	<i>March 2009</i>
<del>Shops on Duval</del>	<del>September 2009</del>
Hunter's Ridge Substantial Deviation	<i>March 2009</i>