

NEFRC

Planning & Growth Management Policy Committee

**March 6, 2008
9:00 a.m.**

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

**NEFRC Planning and
Growth Management Policy Committee**
Thursday, March 6, 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 February 7, 2008, Meeting – Chairman Boyle ----- 1
3. Old Business
4. New Business
 - A. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
 - *i. Baker County Transmitted Amendment 08-1 – Ameera Sayeed ----- 3
 - *ii. Baker County Transmitted Amendment 08PEFE-1 – Guy Parola ----- 4**
 - *iii. Flagler County Transmitted Amendment 08PEFE-1 – Guy Parola ----- 5
 - *iv. Town of Hastings Transmitted Amendment 08PEFE-1 – Guy Parola ----- 6
 - *v. Town of Hastings Transmitted Amendment 08-1 – Guy Parola ----- 7
 - *vi. Town of Interlachen Transmitted Amendment 08PEFE-1 – Anna Shepherd -- 8
 - *vii. Town of Welaka Transmitted Amendment 08PEFE-1 – Ameera Sayeed ----- 9
 - *viii. Town of Pomona Park Transmitted Amendment 08PEFE-1A –
Valerie Evans ----- 10
 - *ix. St. Johns County Transmitted Amendment 08PEFE – Guy Parola ----- 11
 - *x. Putnam County Transmitted Amendment 08-1 -- Ed Lehman ----- 12**
 - *xi. City of Jacksonville Adopted Amendment 08D-1 – Ed Lehman ----- 13
 - B. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 14
 - C. Development of Regional Impact (DRI) – Ed Lehman
 - i. Cedar Creek DRI Presentation – Tony Robbins ----- 15
 - ii. DRI Report – Ed Lehman ----- 16
5. Other
6. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
7. Next Meeting Date and Location: **Thursday, April 3, 2008**
TBD – Baker County
8. Adjournment

***Denotes Action Item**

Tab 1



NEFRC Planning and Growth Management Policy Committee

Thursday, February 7, 2008

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, February 7, 2008 at 9:00 a.m., at Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

PRESENT

Commissioner Boyle (Chair)
Councilman Bue
Vice Mayor Crichlow
Ms. Dungey
Commissioner Harris
Mayor King
Vice-Mayor Lawson-Brown (arrived late)
Mayor Leeper
Mr. Register
Commissioner Rutledge (President)
Mr. Spaeth
Commissioner Stevenson
Ms. Vallencourt
Mr. Williams
Mr. Sample for Ms. Burnette (Ex-officio)
Mr. Parks (Ex-officio)
Mr. Green for Mr. Strong (Ex-officio)

EXCUSED

Councilman Clark
Commissioner Manuel

ABSENT

Mr. Maxwell

Others: Doug Davis, Tiffany Gillem, James Richardson, B. O'Connor, Don Fullerton, Lad Hawkins, Dave Evads, Dianne Wiles, John Bigelow, Barbara Leis, Mick Cuthbertson, Ed Benson, Chip Seymour, Steve Fitzgibbons, Susan McDonald, Michael Stewart, Anna Shea, Bill Killingsworth, Carolyn Mathis, Tom Ingram and Adam Mengel, and others.

Staff Present: Ed Lehman, Brian Teeple, Guy Parola, Ameera Sayeed, Valerie Evans, Anna Shepherd, Margo Moehring, Charles McCool, Jeff Alexander, Michael Hill, Sheron Forde, and others.

*Approval of Minutes

Chairman Boyle called for a motion on the January 3, 2008, meeting minutes. Mr. Register made a motion to approve, it was seconded by Ms. Vallencourt. Commissioner Harris observed that the motion for the City of Fernandina Beach's item on page six is incorrect and should be changed from 'Crescent City' to the City of Fernandina Beach; Motion carried.

Old Business

Water Star Policy – Mr. Lehman stated that an overview of the Water Star program was provided in December 2007. Staff was instructed to bring to the Committee and Board policy recommendations regarding how the Council can address the program. Mr. Lehman stated that the SRPP currently has adequate goals and policies to require water conservation as an infrastructure need that is addressed in the review of Comprehensive Plans and Development of Regional Impacts (DRI). Staff recommends that future Council DRI recommendation reports require all DRI development to meet or exceed the minimum

requirements of the Florida Water Star program. Staff further recommends that all local governments ensure that their comprehensive plans include goals, objectives and policies related to water conservation that address requirements for new development to meet or exceed the minimum requirements of the Florida Water Star program.

Councilman Bue inquired if these policies will be integrated into the Water Management Districts' (WMD) approval of developments. Mr. Lehman stated that these policies will provide this Board and Committee guidance on how DRIs and comprehensive plans are reviewed. It won't be a policy that the WMD will address at all. As it pertains to DRIs, it will be addressed through DRI recommendation reports, which are already occurring but will be a little more stringent. As it pertains to the Comprehensive Plan Amendments, it will be addressed through the Evaluation Appraisal and Review (EAR) based amendments. This Board will be reviewing all the EAR based amendments over the next few years and will ensure that they have water conservation and strategies incorporated in them that meet or exceed the water star policy standards.

Councilman Bue further inquired where the WMD stands in all of this. Mr. Sample stated that the WMD is developing the Water Star Program, which is a guide for the WMD and not a policy to be enforced. The WMD will be working in conjunction with the Council in reviewing comprehensive plans to ensure that water conservation is addressed.

Ms. Dungey inquired who branded the Water Star program. Mr. Parola stated that it was the St. Johns River Water Management District.

Chairman Boyle called for a motion on the Water Star Policy Recommendation. Commissioner Stevenson made a motion to approve, it was seconded by Councilman Bue; Motion carried.

New Business

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 28 Comprehensive Plan Amendments reviewed during the month of November. Seven (7) Transmitted Amendments and three (3) Adopted Amendments are brought before the Committee; the other 18 are small scale and have been reviewed by staff.

City of St. Augustine Beach Transmitted Amendment (08PEFE-1) – Ms. Evans provided an overview of the transmitted amendment. She stated that as mandated in 2005 by the legislature, this amendment creates a public school facilities element in the City's Comprehensive Plan. It also amends the Intergovernmental Coordination Element (ICE) and Capital Improvements Element (CIE) as required by statute to include policies for coordination of land use decisions with the St. Johns County School District. It also incorporates a financially feasible school district facilities work plan. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs (DCA).

Chairman Boyle called for a motion on the City of St. Augustine Beach's Transmitted Amendment 08PEFE-1. Commissioner Stevenson made a motion to approve, it was seconded by Mayor King; Motion carried.

Town of Orange Park Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new public school facilities element and text amendments to the text of both the ICE and the CIE. Staff comments that there seemed to be some slight inconsistencies internal to the Comprehensive Plan; there also appears to be a section of Rule 9J-5.025(3)(c)2 that is missing in the Town's transmitted element; and the background data analysis conducted by Clay County was not submitted with the amendment. It is staff's suggestion that these be addressed and included in the adoption package. Staff recommends that the Planning and Growth

Management Policy Committee and the Council approve this report for transmittal to the DCA with staff's comments.

Chairman Boyle called for a motion on the Town of Orange Park's Transmitted Amendment 08PEFE-1. Ms. Vallencourt made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

City of Bunnell Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new public school facilities element and text amendments to the text of both the ICE and the CIE. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA. After further review of this amendment, staff would like to strike its comment as it appears the City has already addressed this. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report without staff's comments for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Bunnell's Transmitted Amendment 08PEFE-1. Councilman Bue made a motion to approve, it was seconded by Vice Mayor Crichlow; Motion carried.

Clay County Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new public school facilities element and text amendments to the text of both the ICE and the CIE. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the Clay County's Transmitted Amendment 08PEFE-1. Councilman Bue made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

City of Palm Coast Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new public school facilities element and text amendments to the text of both the ICE and the CIE. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Palm Coast Transmitted Amendment 08PEFE-1. Ms. Vallencourt made a motion to approve, it was seconded by Ms. Dungey; Motion carried.

City of St. Augustine Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new public school facilities element and text amendments to the text of both the ICE and the CIE. Staff comments that the concurrency service area maps doesn't appear to be contained in the support documentation within the adopted portions of this amendment; therefore, staff suggests that they be included as adopted figures within the amendment packet. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report with staff's comments for transmittal to the DCA.

Chairman Boyle called for a motion on the City of St. Augustine's Transmitted Amendment 08PEFE-1. Mr. Register made a motion to approve, it was seconded by Mr. Williams; Motion carried.

City of Jacksonville Transmitted Amendment (08-1A) – Mr. Lehman stated that the City of Jacksonville packet was divided into 08-1A and 08-1B even though it is all City of Jacksonville 08-1. This is because the items under 08-1A falls under the pilot program and the comments relating to this will go back to the City of Jacksonville. The items under 08-1B are reviewed the regular way with those comments going back to DCA. Mr. Lehman stated that amendment 08-1A contains ten Future Land Use Map (FLUM) changes and two sets of text amendments. The first amendment is a proposal to change four acres from

Medium Density Residential to Neighborhood Commercial with a proposed development potential of 4,997 square foot convenience store with gas pumps. The second is a proposal to change 37.61 acres from Low Density Residential to Community/General Commercial. The current development potential is 263 single-family residential dwelling units and the proposed development potential is 573,403 square feet of commercial space. The City staff's approval includes a limitation of 350,000 square feet of Commercial/Retail uses, which reduces the potential of development below the DRI threshold for retail development. The third is a proposal to change 12.79 acres from Agricultural (iii) to Light Industrial. The current development potential is one single-family dwelling unit, the proposed development potential is 15,000 square feet of light industrial as defined by the limitations proposed by City staff. The fourth amendment proposes to change 64 acres from Agricultural(ii) to Light Industrial. The current development potential is one single-family dwelling unit, the proposed development potential is 793,000 square feet of light industrial as defined by the limitations proposed by City staff. The fifth amendment is a proposal to change 8.24 acres from Medium Density Residential to Light Industrial. The current development potential is 123 multi-family dwelling units and the proposed development potential is 100,000 square feet of light industrial as defined by the limitations proposed by City staff. The sixth amendment is a proposal to change 12.4 acres from Light Industrial and Residential-Professional-Institutional to Community/General Commercial. The current development potential is 113,256 square feet of light industrial and 30,492 square feet of office or 30 multi-family dwelling units, the proposed development potential is 240 multi-family dwelling units as defined by the limitations proposed by City Staff.

Chairman Boyle inquired if this change is a part of the DRI that is already located in this area or just located next to the DRI. Mr. Lehman indicated that it is not a part of the DRI. Chairman Boyle indicated that Duval Road traffic will increase due to this change. He then inquired about the level of service on this roadway. Mr. Lehman stated the Duval Road has been recently widened by the developer of the mall and is operating acceptably. It is believed to be able to handle the increased traffic from this land use change. Chairman Boyle also expressed concerns that U.S. 17 is not operating acceptably.

Mr. Lehman continued with the seventh amendment, which is a proposed change of 8.22 acres from Low Density Residential to Residential-Professional-Institutional. The current development potential is 57 single-family dwelling units, the proposed development potential is 164 multi-family dwelling units as defined by limitations proposed by City staff. The eighth proposed amendment is to change 287 acres from Low Density Residential and Rural Residential to Light Industrial. The current development potential is 2,009 single-family dwelling units, the proposed development potential is 2,200,000 square feet of light industrial. Staff comments that this parcel has 85.9 acres of wetland that will be designated as Light Industrial and suggests that the City consider designating the wetland areas as Conservation. The ninth amendment is a proposal to change 14.53 acres from Low Density Residential to Light Industrial. The current development potential is 101 single-family dwelling units, the proposed development potential is 125,000 square feet of light industrial and 20,000 square feet of commercial as defined by City staff's proposed limitations. The final FLUM amendment is a proposal to change 995.05 acres from Low Density Residential, Light Industrial, Agriculture (iii), Agriculture (iv), and Community/General Commercial to Multi-Use. The proposal is to designate this area as a Regional Activity Center (RAC), which is defined in Rule 28-24.014(10)(a), Florida Administrative Code. Mr. Lehman added that the RAC doubles the thresholds for DRIs. The proposed FLUM development is established by new Policy 14.3.15 as 130 hotel rooms, 799,000 square feet of commercial, 6,000,000 square feet of light industrial, 564,000 square feet of heavy industrial, 525 multi-family dwelling units, and 399,000 square feet of office use. Staff has two comments that are provided as alternative language proposed by the applicant/developer, which are consistent with the overall intent of staff's recommendation. This language was provided to the Committee as a separate handout that reads, "Development of a project of this magnitude in this location will have significant impact on I-95, particularly at the interchange with Pecan Park Road. Staff notes that traffic from the Timucuan DRI will also impact this interchange. Designation of this area as a Regional Activity Center will allow for DRI-size development without the benefit of DRI review. This FLUM amendment should not be adopted unless it is demonstrated that the I-95/Pecan Park interchange will operate acceptably with traffic from development to occur as a result of the RAC designation, or

improvements are added to the City's CIE at the time of adoption which will cause the interchange to operate acceptably."

Chairman Boyle asked for a definition of a RAC for those new to this process like himself. Mr. Lehman stated that the RAC was created in 380.06(2)(e), Florida Statute. He added that the Avenues Walk is one such RAC, located across from the Avenues Mall. Mr. Teeple stated that like so many amendments to the DRI law since its inception in 1973, this is a result of a particular project in another part of the state. It was a 'get out of jail free' concept, which passed legislature and has been utilized a few times in the City of Jacksonville since then. It essentially allows a DRI developer to avoid the process.

Mr. Spaeth inquired if the Regional Council had any oversight in the RAC. Mr. Teeple stated that they are processed as a comprehensive plan amendment. He further added that what staff has done in this case is say, 'Because the language in the legislation says that you have to have adequate public facilities that are tied to your CIE, don't adopt this unless you can go back and show us that in fact it's going to be operating correctly or contingently, that there is an improvement in the CIE that takes care of the problem.'

Mr. Spaeth inquired if the City has the obligation to come back to the Council for approval. Mr. Teeple stated that they do.

Commissioner Stevenson inquired what staff's thought was on the impact on the hurricane evacuation response time. Mr. Lehman stated that the types of uses being proposed probably won't have an effect as most of what they are doing is mostly light industrial. The amount of potential residential based on what is proposed will actually go down and have a negative impact on hurricane evacuation. Commissioner Stevenson stated that the bigger issue would be what it does to the day-to-day traffic. Mr. Lehman stated that he is more concerned with the day-to-day peak hour traffic operations, particularly with the trucks. Commissioner Stevenson noted that this will be a traffic magnet and there are traffic concerns.

Mr. Parks commented that the Department of Transportation (DOT) does have a problem with this amendment. Basically, this will generate approximately 54,000 trips on Pecan Park Road between I-95 and U.S. 17. U.S. 17 is currently a two lane road and the I-95 interchange will require major modifications to make it work. He mentioned that the Timucuan DRI is doing an interchange modification report as a part of their DRI, but there is no funding for it. He adds that there needs to be good traffic analysis to show where the traffic is going, who will be responsible for the improvements and how much of a mitigation plan will be part of this RAC. Mr. Parks stated that DOT's main concern is that many trips on Pecan Park Road will create a bottleneck on both ends.

Chairman Boyle agreed with Mr. Parks' comments and stated that those are his concerns as well. He noted that Pecan Park Road is a two lane road that will be dumping traffic onto U.S. 17, which is also a two lane road. He stated that the idea of doing a RAC basically to skirt some of the requirements of a DRI concerns him.

Ms. Dungey inquired if staff's comments, with the new language, still address Mr. Park's concern? Mr. Lehman stated that he doesn't believe it addresses U.S. 17, which may be something to consider as well; but believes it addresses the concerns on the Pecan Park Road interchange. He added that this is designed as a rural interchange that will need improvements, but at this stage, it is not clear what those improvements are.

Mr. Spaeth inquired of Mr. Teeple how the RAC worked out in the past? Mr. Teeple stated that once the Council reviews them as a comprehensive plan amendment and make recommendations, that's the end of the Council's involvement. Mr. Lehman added that it is difficult to say as some are just beginning and some aren't built out as yet. An example of transportation improvements can be seen when you travel down Philips Highway and look to your right, there is an interchange being built at Philips and Southside

that is actually being funded by the RAC developer there. It is believed that the City has done a good job of having the developer of RACs pay for their infrastructure. So there are some land use controls, but they don't address extra-jurisdictional impacts. There might not be any from this particular one.

Susan McDonald, the applicant, commented that the currently approved land use designations for this site would allow the development of the site without any FLUM amendment to create a certain number of impacts. What they are proposing does not increase any more impacts than is already approved by the current land use designations. She further stated that applying for the RAC allows for more scrutiny and this will allow all these issues to be addressed. The reason for doing a RAC is to master plan a development without selling off individual pieces, which on their own would create the same number of impacts. The revised language would allow the review of U.S. 17 and therefore is broader than the previous recommendation.

Mr. Teeple added that irrespective of a comparison of what currently end uses would allow versus this proposal, the statute says, 'Contained adequate existing public facilities' as defined in Chapter 9J-5, Florida Administrative Code, or committed public facilities as identified in the CIE of local government comprehensive plan. Therefore, for the purposes of meeting the statutory requirements, it's not 'we could have done this, but we're doing this and the impacts are the same; therefore, everything is fine.'

Mr. Green stated that staff's recommendation regarding the reuse water available to 100 percent of the project site should remain and not as the applicant has reworded it.

Ms. Dungey stated that she does not recall making the use of reuse water a condition of development. She recalls addressing it when available, but doesn't recall ever stopping a project based on it not being available. She inquired if this has ever been done before. Mr. Lehman stated that he's not aware of this happening with non-DRIs. He further added that the developer's recommendation, which staff concurs with and Mr. Green does not, reads, 'This FLUM should not be adopted unless reuse water is provided to the project site when it is available. The City's staff report states that distribution for non-potable water may be needed, but it is unclear on whether it will be required.' Mr. Lehman stated that while staff's language is stronger and probably more preferable, the reason staff agrees with the reworded version is because Regional Policy 4.2.1 states that, 'Utilization of reuse water wherever possible based upon the economic, ecological and technological factors involved.' He pointed out that as the Regional Policy says 'wherever possible,' it makes it hard to strengthen the policy at this time; therefore, staff agrees with the alternate language.

Mr. Teeple mentioned a proposal currently in central Florida to utilize the St. Johns River, which many of the local governments in northeast Florida and north Florida in general have a problem with and have articulated through various resolutions. Unfortunately, northeast Florida does not hold the moral high ground when it comes to reuse. Central Florida has done a much better job of reusing their water than North Florida. He added that the facts show that North Florida is way behind central Florida in reuse utilization.

Mr. Lehman continued with the text amendments. The first text amendment is a proposal to amend the Future Land Use Element (FLUE) to add Objective 4.4 and related policies. Policy 4.4.1 states that an asterisk may be placed on the Annotated Future Land Use Map, with text included related to development on the specific site. This is to address DCA's concerns that sometimes the cities were not analyzing the maximum amount of development. Policy 1.2.25 adds assumptions for maximum development. The City is also amending the FLUE to identify standards for the location of Urban Villages. New Policy 2.10.3 identifies those standards.

Mr. Lehman stated that the next text amendment is the one that has generated a lot of community interest; therefore, staff recommends that the Planning and Growth Management Policy Committee takes action on the items addressed to this point before moving on to the next text amendment.

Chairman Boyle inquired if all Committee members are clear on what they are about to do.

Commissioner Stevenson inquired, as it pertains to item #2, will the City take proportionate share for this amendment. Mr. Lehman stated that this is required by state law and that the City would have to address it through their concurrency management system.

Ms. Dungey commented that this amendment is making a lot of changes from residential to industrial, which creates much needed jobs and she endorses it.

Ms. Dungey made a motion to approve the report for 08-1A to include the change in language recommended by the developer and supported by staff, up to and including the first text amendment. It was seconded by Ms. Vallencourt; Motion carried

Mr. Lehman continued with the second proposed text change to Policy 8.1.4 of the Transportation Element of the City's comprehensive plan. This change is to allow for the expansion of the Craig airport runways. He stated that the City's Policy 8.1.4 prohibits the expansion of runways at Craig field. The proposed changes would allow the extension of runways from 4,000 to 5,600 feet. Sections have been added to Policy 8.1.4 to address this proposed change including noise monitoring, noise disclosure boundary, capping at 5,600 feet with no other runway extension to be allowed, thickening to prohibit heavier planes from landing there, a weight limit of 60,000 lbs., a blast fence sound barrier, no fixed base operators from midnight to 4:00 a.m., prior approval requirement on equipment that exceeds its standards, capacity of surrounding infrastructure will not be increased, 11 acres in the northeast corner of Monument Road will be maintained as a conservation easement, airport will continue to meet with the City as an advisory committee on a quarterly basis, continue to implement all concessions and mitigation efforts, and any future amendment to this policy shall require a two third approval by the City Council. Mr. Lehman summarized the policy change as, 'Our plan says we're not going to do it; We're going to do it this time, but next time we do it it will require two thirds approval by City Council.' He further stated that he spoke with a lot of citizens and thanked them for their input as they were very helpful in his review of this amendment. Mr. Lehman stated that staff has a comment and a recommendation. He stated that the mailed out information is different than what is currently before the Committee as the recommendation, based on discussions with DOT, was done this morning and placed in the Committee's notebooks. The first comment is that the City of Jacksonville Planning staff recommended approval of this amendment, with the Planning Commission recommending denial. However, staff believes that the expansion of the runway will not result in additional regional and extra-jurisdictional impacts. In addition, SRPP Policy 5.1.13 states, 'Maximum use of existing aviation facilities and their physical resources will be considered before resources are committed to the development of new facilities,' which seems to lend support for the expansion of this runway. However, SRPP Policy 5.1.11 states, 'The airport facility improvement shall be in accordance with the DOT Aviation Systems Plan and consistent with the Continuing Florida Aviation Systems Planning Process.' SRPP Policy 5.1.14 states, 'Support the continued development and expansions of public general aviation airports, which are consistent with DOT Aviation Systems Plans and the CFASPP.' Mr. Lehman stated that DOT is unable to confirm at this time if there is consistency with the CFASPP or not because they want to provide more information to their central office. The DOT would like to defer making a recommendation on that consistency until the adoption stage. Staff believes that as long as there is a recommendation, it can be readdressed at the adoption stage based on the input received from DOT. Clearly there are two policies in our SRPP that address the need to be consistent with the CFASPP. Staff is not able to make the determination of consistency of this recommendation from the City of Jacksonville to extend the runway with the Regional Policy Plan.

Mr. Parks stated that they've had less than a week to review this recommendation. The DOT's central office's concerns were based on restrictions that might have implications on other airports around the state; therefore, they don't want to make any official statements as yet. He further stated that strictly as a transportation facility, they don't have any problems with the extension of the runway as far as safety and better service and those types of activities. However, they do realize that this is a community issue. It does serve as a general aviation reliever to JIA. DOT does have some concerns regarding some of their

restrictions on operation as far as things such as the hours of operations. Mr. Parks stated that they only need a few more days to put their comments together.

Chairman Boyle asked what the results would be if the Committee did not approve for transmission. Mr. Lehman stated that it has already been transmitted; therefore, the actions today is to transmit comments to the City of Jacksonville for their consideration in adopting this comprehensive plan amendment. Under the pilot program, our comments doesn't go to DCA, they got to the City of Jacksonville. DCA's role is to provide comments to the City of Jacksonville.

Mr. Teeple commented that due to timing this Committee might want to consider deferring this to the full council, which would allow the speakers to speak without interruption.

Chairman Boyle recommended that the Committee postpone additional action on this item until the full Board meets in approximately five to ten minutes to allow speakers the same amount of time to address the full Board, who will ultimately make the decision anyway.

Ms. Vallencourt made a motion to postpone the public speakers on this item until the full Board convenes, it was seconded by Commissioner Stevenson; Motion carried.

Mr. Lehman added that, in the interest of time, staff recommends that the Committee defer the City of Jacksonville Transmitted Amendment 08-1B, the City of Bunnell Adopted Amendment 07-2 and the City of Flagler Beach Adopted Amendment 08-1 to the full Board. However, the Committee can hear the Town of Baldwin 08PEFE-1.

Chairman Boyle asked for a motion to defer the City of Jacksonville Transmitted Amendment 08-1B, the City of Bunnell Adopted Amendment 07-2 and the City of Flagler Beach Adopted Amendment 08-1 to the full Board. Mr. Spaeth made the motion, it was seconded my Mayor Leeper; Motion carried.

City of Baldwin Adopted Amendment (08PEFE-1) – Ms. Shepherd provided an overview of the adopted amendment. She mentioned that the transmitted amendment was reviewed by the Council its September 2007 meeting and approved for transmittal to DCA. The Town has addressed the objections, recommendations and comments letter from DCA and held public hearings in December 2007 and January 2008 to adopt this amendment. Staff has no comments or concerns regarding this amendment and respectfully recommends that the Committee and Council find the Town of Baldwin Adopted Amendment consistent with the Northeast Florida Strategic Regional Policy Plan.

Chairman Boyle called for a motion on the Town of Baldwin's Adopted Amendment 08PEFE-1. Mr. Register made a motion to find it consistent with the Strategic Regional Policy Plan, it was seconded by Mayor King; 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 the DRI report is for information only, no action is required. He added that the Cedar Creek DRI in Baker County has submitted their third sufficiency response. Staff anticipates bringing this item before the Committee and Board in either April or May. There are a number of issues that still needs to be addressed before it comes before the Committee and Council. Staff is working with the applicant to address those issues.

Public Comments

There were no public comments.

Next Meeting Date

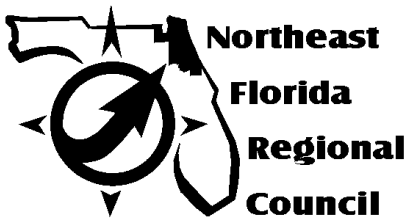
The next meeting will be held Thursday, March 6, 2008, at 9:00 a.m. at the Northeast Florida Regional Council.

Adjournment

The meeting adjourned at 10:00 a.m.

DRAFT

Tab 2



Bringing Communities Together

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

MEMORANDUM

DATE: February 25, 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: February 2008

During the month of February, 2008, Regional Council staff reviewed eighteen (18) comprehensive plan amendments. Ten (10) transmitted amendments and one (1) adopted amendment are brought before the Committee and Board for review.

Transmitted Amendments:

Baker County	Transmitted Amendment 08-1
Baker County	Transmitted Amendment 08PEFE-1
Flagler County	Transmitted Amendment 08PEFE-1
Town of Hastings	Transmitted Amendment 08PEFE-1
Town of Hastings	Transmitted Amendment 08-1
Town of Interlachen	Transmitted Amendment 08PEFE-1
Town of Welaka	Transmitted Amendment 08PEFE-1
Town of Pomona Park	Transmitted Amendment 08PEFE-1
St. Johns County	Transmitted Amendment 08PEFE-1
Putnam County	Transmitted Amendment 08-1

Adopted Amendments:

City of Jacksonville	Adopted Amendment 08D-1
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Board Memorandum
February 25, 2008
Page 2

Small-Scale Amendments*:

- | | |
|--|-----------------------|
| City of Jacksonville | Ordinance 2007-1077-E |
| • <i>Changes 1.23 acres from Medium Density Residential to Residential-Professional-Institutional</i> | |
| Flagler County | Ordinance 2008-01 |
| • <i>Changes 0.25 acres from Residential Mixed Use: Low Intensity/Low Medium Density to Commercial Low Intensity</i> | |
| Putnam County | Ordinance 2008-03 |
| • <i>Changes 0.52 acres from Agriculture II to Commercial</i> | |
| Baker County | Ordinance 2008-07 |
| • <i>Changes 2.0 acres from Agriculture Zone B to Residential Zone D</i> | |
| Baker County | Ordinance 2008-09 |
| • <i>Changes 4.5 acres from Agriculture Zone B to Residential Zone D</i> | |
| Baker County | Ordinance 2008-11 |
| • <i>Changes 1.84 acres from Agriculture Zone B to Residential Zone E</i> | |
| Baker County | Ordinance 2008-13 |
| • <i>Changes 2.88 acres from Agriculture Zone B to Residential Zone C</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: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

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

RE: Baker County Transmitted Comprehensive Plan Amendment 08-1

Scope of Review

The Regional Council received Baker County Transmitted Amendment 08-1 on February 5, 2008. Baker County requested formal review by the Department of Community Affairs (DCA). Therefore, pursuant to Chapter 163, Florida Statute and the contract between the DCA and the Regional Planning Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared these Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

Baker County Transmitted Amendment 08-1 consists of two proposed text amendments. The changes are:

1. The first proposed text amendment is to the Capital Improvement Element of the Baker County Comprehensive Plan, which will facilitate the implementation of a Concurrency Management System (CMS). Per requirements of the State growth management initiatives and F.A.C 9J-5.0055, all jurisdictions are required to incorporate measures of impacts on public facilities and maintain adequate

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levels of service (LOS) through better monitoring of facilities as a result of various development impacts.

Local governments must measure if the current infrastructure and service need of a new development exceed existing capacity and or new capacity created by any scheduled improvements on the Capital Improvements Element of the Comprehensive Plan. If there is no adequate capacity, then the local government is required to assess proportionate fair-share mitigation option with a developer. A CMS is a useful planning tool to estimate transportation facility needs and to also update the Capital Improvement Plans (CIP), which identifies capacity projects necessary to achieve and maintain adequate LOS as outlined in the Comprehensive Plan.

Staff has no comments or concerns about this text amendment.

2. The second is a large scale map and text amendment to the Future Land Use Element amending policy A.1.9.3 to allow for an Urban Growth Boundary. The Future Land Use map of the adopted Comprehensive Plan of Baker County includes a revised "Urban Development Expansion Overlay."

An Urban Growth Boundary (UGB) is a typical tool to promote more compact, contiguous urban development. A UGB is a local government regulatory measure for delineating limits for urban growth over a period of time. Land within the UGB is made available for urban development, while land outside the UGB remains primarily rural for farming, forestry, or low-density residential development.

The Baker County UGB was a required activity under the stipulated settlement agreement reached with DCA as a result of the Blair Nurseries Comprehensive Plan Amendment. Included in the County's Urban Growth Strategy report was the community visioning efforts, which was a multi-phased project and included data collection, stakeholder interviews, focus group meetings and a final set of recommendations over a period of three (3) years. The County anticipates this will be the driving policy of growth management in conjunction with the Comprehensive Plan for the County. The County is anticipating growth with two proposed DRIs combined with an increasing county population and is striving to control the type, rate and distribution of future development.

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Based on Section 163.3177(14), F.S. Baker County needs to demonstrate that the land included within the urban service boundary is served or is planned to be served with adequate public facilities and services based on the County's adopted level-of-service standards and also by adopting a 10-year facilities plan in the capital improvements element that is financially feasible to support the urban growth boundary.

Baker County should not adopt this amendment until additional data and analysis is provided to demonstrate that the amount of land within the urban service boundary does not exceed the amount of land needed to accommodate the projected population growth at densities consistent with the adopted comprehensive plan within the 10-year planning timeframe.

Staff recommends Baker County re-evaluate the extent of the urban growth boundary so that it is consistent with the County's ability to remain financially feasible in the 10 year or interim planning horizon.

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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Bringing Communities Together

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

MEMORANDUM

DATE: March 3, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Baker County Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Baker County Transmitted Amendment 08PEFE-1 on February 26, 2008. Baker County requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the DCA 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 DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet consists of the materials for the implementation of 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 School Board, County, and applicable municipalities; and (4) a new Public School Facilities Element (PSFE). The basics of Public School Facility Elements (PSFE) are generally consistent throughout the State.

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Although PSFEs are generally the same and their requirements are well defined in both statute and rule, each school district basis its analysis on estimates, projections, and data unique to that district (or county). Additionally, each school district, in cooperation with the county and municipalities, determine school capacity and level of service standards. Specific to Baker County, their PSFE contains the following capacities and level of service standards:

- Concurrency Service Areas: Baker County is basing their CSAs on what appears to be elementary school attendance zones;
- Capacity for new schools by type is as follows:

<u>Type of School</u>	<u>Level of Service (student capacity)</u>
New Elementary	800
New Middle	1200
New High	1500

- For existing schools, capacity is based on 100% of the Florida Inventory of School Housing (FISH) utilization rate; and
- Portables will not be used as permanent classroom space for maintaining level of service standards.

Staff Comments: Staff reviewed the amendment for consistency with Rule 9J-5.025 and Chapter 163, F.S. Staff believes that the data and analysis submitted with the amendment does not adequately address the requirements for data and analysis as defined by Rule 9J-5.025, sections (2)(c) thru (j), which requires analysis such as demonstrating financial feasibility, School facilities needed for each concurrency service area to accommodate projected enrollment at the adopted level of service standard each year for the five-year planning period, etc.

Staff believes that the facilities work plan submitted with the amendment does not meet the definition of "financially feasibility" as defined by statute. Financially Feasible means that the funds for improvements are committed in years one thru three of a five-year plan, and are planned for in years four and five.

The data and analysis has the five-year work plan beginning in 2006-07 school year, which means that as adopted there is no five year planning horizon. Staff believes that, as transmitted, the goals, objectives and policies do not appear to adequately contain the requirements of Rule 9J-5.025, with specific mention of the sections: (3)(c)(3) and (6) as identified below:

- *9J-5.025(3)(c)(3): A policy addressing coordination of the annual review of the element with the school board, the county, and applicable municipalities; coordination of annual review of school*

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enrollment projections, and establishing the procedures for the annual update process.

- *9J-5.025(3)(c)(6): A policy addressing coordination of the long range public school facility map with the local government's comprehensive plan, including the future land use map.*

Staff Recommendations: The County should not adopt the amendment until the issues identified above are resolved and are consistent with Chapter 163 and Rule 9J-5.025.

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 and recommendation above.

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Bringing Communities Together


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MEMORANDUM

DATE: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Program Administrator

RE: Flagler County Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Flagler County Transmitted Amendment 08PEFE-1 on February 6, 2008. Flagler County requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the DCA 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 DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet consists of the necessary materials for the implementation of 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 School Board, County, and applicable municipalities; and (4) a new Public School Facilities Element (PSFE).

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The proposed PSFE 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. Therefore, staff has extracted qualities and requirements contained in the PSFE that are substantive and specific to Flagler County.

Level of Service Standards (LOS): (Policy K.2.1.2): the County utilizes a 100% of permanent Florida Inventory of School Houses (FISH) capacity for all schools;

Relocatables: not more than 20% of projected school enrollment shall be within relocatables and by 2011-2012 one-hundred percent of the LOS will be satisfied with permanent student stations; and

Concurrency Service Areas (CSA): the County is utilizing transportation analysis zones (taz) for their CSA's, in lieu of school zones. This seems logical as the best available data is most likely attributable to the area-wide Florida Department of Transportation District-wide (which included Flagler County) transportation modeling;

Staff Comments: Maps 8 and 12 within the data and analysis section of the PSFE are the Flagler County TAZ and CSA maps respectively. As noted above, the CSA's are based on TAZ. The CSA map, however, shows that the eight (8) CSA's are combinations of TAZs. Staff suggests that the County contemplate adopting Map 12 as a figure within the PSFE.

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 above.

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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

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 City of St. Augustine 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:

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- 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 7

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 08-1

Scope of Review

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

Amendment Summary

Town of Hastings Transmitted Amendment 08-1 contains the following one proposed changes to the Future Land Use Map (FLUM):

1. 15.32± acres from County Residential B to Town Low to Medium Residential. The resulting land use change increases the available maximum density from 2 to 4 units per acre. The property was annexed into the Town in 2005. According to State statute, the property then needed to have been incorporated into the Comprehensive Plan within

one year from annexation. This land use amendment rectifies the current inconsistency that Town land has County land use.

The Town's agent has demonstrated that there currently exists public infrastructure and facilities to serve the project at maximum development potential. Traffic is increase by one hundred trips per day, and according to the Department of Transportation there is available roadway capacity on State Road 207.

Staff has no comments.

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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Bringing Communities Together

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MEMORANDUM

DATE: February 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Anna Shepherd, AICP, Senior Regional Planner
ats

RE: Interlachen Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Town of Interlachen's Transmitted Amendment 08PEFE-1 on February 20, 2008. The Town 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 the necessary materials for the implementation of 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 Putnam County School District, Putnam County, and the applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

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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. Therefore, staff has summarized components of the amendments related to the PEFE that are specific to the Town of Interlachen as follows:

Level of Service Standards: The following LOS standards are established for each facility type as listed in Table 1.

Table 1 - Level of Service Standards for School Facilities

Type of School	Level of Service (Number of Students)
Existing Schools	FISH capacity based on utilization rate*
Elementary School	700
Middle School	1,000
K-8 (for middle school phase in)	1,000
High School	1,500
*FISH Capacity of Existing Schools as of the effective date of Adoption of the Comprehensive Plan Amendment is attached in the transmittal packet as Appendix A.	
<i>Source: Adopted Putman ILA for Coordinated Land Use and Public School Facility Planning</i>	

Concurrency Service Areas (CSA): The Town is using the Putnam County School District's current middle school attendance zones as the Concurrency Service Area.

Staff Comments: None.

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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Bringing Communities Together

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MEMORANDUM

DATE: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Ameera F. Sayeed, Senior Regional Planner

RE: Town of Welaka Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Town of Welaka Transmitted Amendment 08PEFE-1 on February 20, 2008. The Town of Welaka requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the DCA 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 these Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet consists of the necessary materials for the implementation of 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 School Board, County, and applicable municipalities; and (4) a new Public School Facilities Element (PSFE).

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The proposed PSFE 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. Therefore, staff has extracted qualities and requirements contained in the PSFE that are substantive and specific to Putnam County.

Level of Service Standards: (Policy I.1.1.2): the County utilizes a 100% of permanent Florida Inventory of School Houses (FISH) capacity for all schools;

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 above.

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Bringing Communities Together

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MEMORANDUM

DATE: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

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

Scope of Review

The Regional Council received the Town of Pomona Park Transmitted Amendment 08PEFE-1 on February 20, 2008. 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 including any extra-jurisdictional impacts. Staff has prepared an Objection, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. a new Public School Facilities Element (PSFE);
2. text amendments to the Intergovernmental Coordination Element (IGC);
3. text amendments to the Capital Improvements Element (CIE); and
4. the interlocal agreement between the Putnam County School District, County, and applicable municipalities.

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The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. The Town of Pomona Park adopted a level of service standard of 100% based on the district-wide standard for schools. This is based on permanent Florida Inventory of School Houses (FISH) capacity. The Town also adopted Concurrency Service Areas (CSA) based on the school district attendance zones. This amendment also contains the required goals, objectives and policies for PSFE.

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.

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MEMORANDUM

DATE: February 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: St. Johns County Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received St. Johns County Transmitted Amendment 08PEFE-1 on February 22, 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 St. Johns County's 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 St. Johns County 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. The process for school concurrency determination and fair share mitigation are contained in the proposed Public School Facilities Element. Included in this amendment are the required goals,

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objectives and policies for a Public School Facilities Element as identified in s. 163.31777, F.S.

The St. Johns County School District, the County, and the municipalities have adopted the following design capacities for new schools:

- Elementary (k-5): 700
- Middle (6-8): 1000
- K-8: 1000
- High (9-12) 1500

Comment: 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.

Tab 12

MEMORANDUM

DATE: March 3, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development
EL

RE: Putnam County Transmitted Amendment 08-1

Scope of Review

The Regional Council received Putnam County Transmitted Amendment 08-1 on February 25, 2008. 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 08-1 contains five proposed changes to the future land use map and one text amendment.

Future Land Use Map Amendments

1. Proposal to change 33.46 acres from Agriculture II to Public Facilities.

The amendment proposes to change 33.46 acres from Agriculture II to Public Facilities. The property is located west of U.S. 17 along Cow Bay Road. The purpose of the proposed change is to include the property in the existing Construction and Demolition

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Debris Facility located on 85.5 acres east of the site. The site is presently used for silviculture. The County Landfill borders the subject property to the south. Silviculture land borders all other sides of the property, with a smattering of residential units bordering to the west. The County staff notes that the proposed change is compatible with the surrounding land uses, in that it is adjacent to existing Public Facilities land use.

2. Proposal to change 184 acres from Commercial and Agriculture II to Industrial.

The amendment proposes to change 184 acres from Commercial and Agriculture II to Industrial. The property is located along the east side of U.S. 17 just north of the unincorporated town of Bostwick in northern Putnam County. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. The Putnam County planning staff notes that the property is well-suited for the type of industrial warehousing activity proposed, in that it is relatively flat and has substantial uplands immediately adjacent to U.S. 17. The proposed First Coast Outer Beltway is located about 15 minutes north of the site, increasing its potential to develop for industrial uses. Staff notes that there is no available water and sewer to serve the site, and that solid waste service has not been determined.

Comment: Staff agrees with Putnam County staff that a development agreement should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site.

3. Proposal to change 264.3 acres from Agricultural II to Industrial

The amendment proposes to change 264.3 acres from Agriculture II to Industrial. The property is located along the west side of U.S. 17 just south of the unincorporated town of Bostwick in northern Putnam County. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. The original application called for 666 acres to be designated as Industrial, but the applicant (the Development Authority) reduced the amount of land in response to Putnam County Planning staff concerns about wetland/floodplain issues. Nevertheless, the 264.3 acres has a substantial amount of wetland acreage – only about 174 acres of the site are buildable, according to Planning Staff. Staff notes that there is no available water and sewer to serve the site, and that solid waste service has not been determined.

Comment: Staff agrees with Putnam County staff that a development agreement

should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site. A development agreement should also address the need to preserve the wetland acres on the site.

4. Proposal to change 51.53 acres from Agriculture II to Industrial

The amendment proposes to change 51.53 acres from Agriculture II to Industrial. The property is located along the west side of U.S. 17 about 5 miles north of the City of Palatka. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. Staff notes that there is no available water and sewer to serve the site, and that solid waste service has not been determined.

Comment: Staff agrees with Putnam County staff that a development agreement should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site.

Comment: The three amendments above result in a total of about 500 acres going from Agriculture land use to Industrial. The County should work with FDOT to ensure adequate ingress and egress to handle potential truck traffic at all sites. In addition, the County should ensure that the level of service on U.S. 17 is maintained, and should consider the impact of increase in truck traffic on U.S. 17 in determining the operating conditions.

5. Proposal to change 691 acres from Agriculture II to Industrial

The amendment proposes to change 691 acres from Agriculture II to Industrial. The property is located along the west side of C.R. 309C opposite the approach path for aircraft landing at the Kay Larkin Airport. The requested change is being sought by the Putnam County Development Authority in order to position this vacant site for development as employment base. The project is bordered by vacant land to the north and west, with vacant land and scattered residential units located to the south. The applicant is proposing to enter into an agreement with the City of Palatka for the provision of potable water and wastewater.

Comment: Staff notes that the DRI threshold for industrial acreage of 320 acres is increased to 800 acres in Putnam County, due to its status as a Rural County of Critical Economic Concern. Nevertheless, the County should work with the City of Palatka to address the provision of water and sewer; staff agrees with Putnam County planning staff that written evidence of an agreement should be provided as part of the adopted amendment. In addition, Putnam County should

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ensure through agreement that any significant off-site transportation impacts within Palatka are addressed as necessary, consistent with the proportionate share ordinance requirements, as referenced in Sec. 163.3180(16), F.S..

Text Amendment

The purpose of the text amendments is to amend the Conservation, Recreation and Intergovernmental Coordination Elements of the Comprehensive Plan to provide language that can facilitate funding opportunities from the Florida Communities Trust Program. Sections G and H, which are being added to Policy E.1.3.6 of the Conservation Element, address the purchase of conservation lands and developing a plan to restore or enhance degraded natural areas on land acquired by the County. New Policy E.1.3.11 states that the County will coordinate with agencies in managing natural areas and open space.

New Policy E.1.4.2 addresses coordination to protect environmentally sensitive lands that extend into adjacent counties and municipalities. New Policy E.1.4.3 addresses the protection of marine and wildlife habitat through acquisition, conservation easements, purchase of development rights, or other means. New Policy 1.4.4 states that the County will advocate the purchase of lands for conservation, open space and/or recreation. Old Policy E.1.4.2 has been revised to address greenways, trails and connections of wildlife corridors to County facilities as identified in various planning documents.

New Policy E.1.4.6 addresses the need for Putnam County to develop the planning documents that will address conservation, open space and outdoor recreation areas. Old Policy E.1.4.4 has been revised to address greenways and wildlife corridors. New Policy E.1.4.10 states that the County will advocate the purchase of uplands need to protect groundwater resources.

New Policy F.1.1.6 has been added to the Recreation Element to ensure public access to recreation sites and water bodies through land acquisition and provision of parking, boat ramps, bicycle and pedestrian ways, etc. New Policy F.1.2.6 states that the County will coordinate with agencies to further the completion of the Florida National Scenic Trail. Policy F.1.3.2 is revised to add LOS standards for bicycling trails and hiking trails.

Policy G.1.1.1 of the Intergovernmental Coordination Element has been revised to state the County's review of adjacent Counties' and municipalities' plans will include conservation areas, wildlife corridors, greenways, hiking and bicycling trails, and other open space projects. Policy G.1.1.4 states that joint planning agreements with Palatka

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Page 5

and other municipalities will address funding for recreation land, open space, and natural areas. New Policy G.1.1.6 addresses the need to coordinate with agencies in managing natural areas and open space.

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 13

MEMORANDUM

DATE: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: City of Jacksonville Adopted Amendment 08D-1

Scope of Review

The Regional Council received City of Jacksonville Adopted Amendment 08D-1 on February 25, 2008. Adopted Amendment 08D-1 addresses proposed changes to the existing Villages of Argyle DRI. 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 City of Jacksonville upon approval by the Council.

Amendment History

The City of Jacksonville adopted Ordinance 2008-20-E (Amendment 08D-1) on February 12, 2008, with the Mayor signing the Ordinance on February 21, 2008. At the November 2007, meetings, the Committee and Council approved staff's recommendations on the transmitted Amendment 08D-1 (attached) for transmittal to the City of Jacksonville. This is the first amendment reviewed in accordance with the provisions of the Pilot Project established in HB 7203 for review of comprehensive plans in the City of Jacksonville. New S. 163.32465, F.S., establishes that the City of Jacksonville will be one of the cities that will follow an alternative state review process for comprehensive plan amendments. None of the agencies that reviewed the transmitted amendment had any comments or concerns.

Amendment Summary

City of Jacksonville Adopted Amendment 08D-1 contains two changes to the Future Land Use Map to reflect proposed changes to the Villages of Argyle development plan. The first change is a change to 22.06 acres from Recreation and Open Space to Public Buildings and Facilities. The purpose of this change is to relocate a park/school site from another parcel within the DRI.

The other amendment is a proposed change to 14.66 acres from Public Buildings and Facilities to Community/General Commercial. This was the original proposed site of the school, and is now being changed to allow for development. Overall potential development totals are controlled by the DRI Development Order and are not affected by these two changes to the FLUM.

Recommendation:


Staff respectfully recommends that the Committee and the Council find City of Jacksonville Adopted Amendment 08D-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: February 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: City of Jacksonville Transmitted Amendment 08-D1 – Villages of Argyle DRI

Scope of Review

The Regional Council received City of Jacksonville Transmitted Amendment 08-D1 on October 29, 2007. The transmitted amendment addresses the FLUM change necessary to accommodate a change to the Villages of Argyle DRI. This amendment was submitted in accordance with the provisions of the Pilot Project established in HB 7203 for review of comprehensive plans in the City of Jacksonville. New S. 163.32465, F.S., establishes that the City of Jacksonville will be one of the cities that will follow an alternative state review process for comprehensive plan amendments. Pursuant to S.163.3184(4), Florida Statutes, as specified in the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment. The review of this amendment was based on effects on regional resources and facilities identified in the Strategic Regional Policy Plan and any extrajurisdictional impacts inconsistent with the Comprehensive Plan of the affected local government. Staff has prepared this and recommendation report to be transmitted to the City of Jacksonville upon approval by the Council.

Proposed Amendments

City of Jacksonville Transmitted Amendment 08-D1 contains two proposed changes to

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the Future Land Use Map to reflect proposed changes to the Villages of Argyle development plan. The first change is a change to 22.06 acres from Recreation and Open Space to Public Buildings and Facilities. The purpose of this change is to relocate a park/school site from another parcel within the DRI.

The other amendment is a proposed change to 14.66 acres from Public Buildings and Facilities to Community/General Commercial. This was the original proposed site of the school, and is now being changed to allow for development. Overall potential development totals are controlled by the DRI Development Order and are not affected by these two changes to the FLUM.

The proposed change to the DRI was reviewed by Council staff, and in a May, 2007 letter to DCA staff determined that the proposed change did not constitute a substantial deviation. Staff has no comments or concerns about this change.

Recommendation:

Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the City of Jacksonville.

Tab 14



Bringing Communities Together

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

MEMORANDUM

DATE: February 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman
EL

FROM: Ed Lehman, Director of Planning and Development

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

During the month of January 2008, 36 applications were received for the IC&R review process. Of the 36 applications, 35 were exempt and sent through the local review process. One non-exempt application was 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
Federal	\$880,594.27	\$2,263,812.27
State	\$18,000.00	\$143,100.00
Applicant	\$11,500.00	\$229,814.00
Other/Local	\$0.00	\$527,884.00
Totals	\$910,094.27	\$3,164,610.27

Each active and completed application is reported in the:

MONTHLY IC&R REVIEW DATA BASE – February 1 - 29, 2008

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BAKER

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
BK08-0001	NON-EXEMPT FL200801293964C	Federal Asst.	Recreational Trails	FDOT		\$652,556.00
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$522,045.00			\$130,511.00	1/28/08	2/28/09	Complete/Ltr Out
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
BK08-0002	EXEMPT		Capital Assistance Elderly & Persons w/ Disabilities Program	Baker County Council on Aging		\$65,000.00
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$52,000.00		\$6,500.00	\$6,500.00	2/20/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
BK08-0003			Operating and Capital Assistance Non-Urbanized Area Formula Program	Baker County Council on Aging		\$214,549.27
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$214,549.27				2/20/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
	Applicant	State	Other/Local	RPC Due	SCH Due	Status

CLAY

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL08-0004	EXEMPT		Replacement Van Developmental Disabled	BASCA, Inc.		\$80,000.00
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
64,000	8,000	8,000		2/26/2008		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL08-0005	EXEMPT		Transportation Vehicle and Operating Funds for Developmentally Disabled	BASCA, Inc.		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
28,000	3,500	3,500		2/26/2008		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/26/2008		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
	Applicant	State	Other/Local	RPC Due	SCH Due	Status

DUVAL

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0028	EXEMPT		ERP Stormwater Mt. 70 Acre Parcel	Intracoastal Assoc.		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0029	EXEMPT		Chicago Pizza and Sports Grill	JJ Lamberson		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0030	EXEMPT		ERP - Family Dollar Store at Main Street			
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0031	EXEMPT		ERP - Powers Towing	Ruby Freeman		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0032	EXEMPT		ERP - West Plaza Street Extension	City of Atlantic Beach		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0033	EXEMPT		ERP - Aloft Hotel Rivercity Market Place	The Summit Group, Inc		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0034	EXEMPT		ERP - Brackland Curb and Gutter	COJ		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0035	EXEMPT		ERP - Pine-Harmon	Harmon		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0036	EXEMPT		ERP - Preferred Freezer of Jacksonville	Karl Dickman		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0037	EXEMPT		ERP Cedar Creek Landing	Credar Creek landing LLC		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0038	EXEMPT		ERP - Oakleaf Plantation Parcel 5	Intracoastal Assoc.		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0039	EXEMPT		ERP - Oxford at Bartram Park	Pulte Homes		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0040	EXEMPT		ERP - Oakleaf Apartments	Daniel Oak Leaf Invest.		
	Applicant	State	Other/Local	RPC Due	SCH Due	Status

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV08-0041	EXEMPT		ERP - Oakleaf Plantation Parcel 4B	Intracoastal Assoc.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV-0042	EXEMPT		ERP - Jax Zoo Parking	Jax Zoo and Garden		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV-0043	EXEMPT		ERP - McIver Urological Clinic	Van Brown Inc		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV-0044	EXEMPT		ERP - Old Middleburg Road Medical	Six Mile Ranch		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV-0045	EXEMPT		ERP - Ricker Road Business Road Medical	Williams & Rowe Co		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
DV-0046	EXEMPT		ERP - Batten Island Town Homes	Heekin		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

FLAGLER

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
FL08-0005			ERP - Stormwater Treatment .59 acres	US Investment Holding Grp.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/26/08		

NASSAU

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NA-08-0010	EXEMPT		ERP - Stormwater Treatment along 3rd. Ave	Nassau Cty School Brd.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/26/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
NA-08-0011	EXEMPT		ERP - Stormwater Management - Atlantic Center Additions	City of Fernandina Beach		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/26/08		

PUTNAM

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

ST. JOHNS

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0023	EXEMPT		ERP - CR 208	SJC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0024	EXEMPT		ERP - Skybus Terminal	SJC Airport Authority		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0025	EXEMPT		ERP - St. Augustine Airport	SJC Airport Authority		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0026	EXEMPT		ERP - East Deep Creek Paving Project	Flagler Estates Rd. & Water Control District		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0027	EXEMPT		ERP - Bulk head PVB	Durante		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				2/28/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0028	EXEMPT		ERP-SJC Emergency Operations Center	SJC Dept of Emg.Mgt.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0029	EXEMPT		ERP-World Commerce Center A	Steinmann & Co.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0030	EXEMPT		ERP - Villas at Casa Bay	Timberland South		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
				3/5/08		
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0031	EXEMPT		ERP - Arbor Lake Lane	Mackanos		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

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NEFRC #	SAI#	Act.	Application/Project Title	Applicant	3/5/08 Cost Sorc.	Total Cost
SJ08-0032	EXEMPT					
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ08-0033	EXEMPT					
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

	Current Month	Year to Date
Federal	\$880,594.27	\$2,263,812.27
State	\$18,000.00	\$143,100.00
Applicant	\$11,500.00	\$229,814.00
Other/Local	\$0.00	\$527,884.00
Totals	\$910,094.27	\$3,164,610.27

Tab 15



Bringing Communities Together

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

MEMORANDUM

DATE: February 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning & Development

RE: Applicant Presentation: Cedar Creek DRI

The Cedar Creek DRI is a proposed multi-use project on 3,142 acres located in central Baker County just north of the Town of Glen St. Mary. The attached map shows the location of the project. The development plan for Cedar Creek calls for three five-year development phases consisting of the following land uses:

Phase 1: 2008 to 2013

Age-Restricted Residential:
Single Family (detached) 1,000 d.u.
Single Family (attached) 500 d.u.
Office: 60,000 s.f.
Commercial: 300,000 s.f.
Golf Course 9 holes

Phase 2: 2013 to 2018

Age-Restricted Residential:
Single Family (detached) 1,500 d.u.
Single Family (attached) 725 d.u.
Office: 80,000 s.f.
Commercial: 100,000 s.f.
ACLF: 50 beds
Movie Theater: 800 seats
Post-Secondary Education: 25,000 s.f.
Golf Course: 18 holes

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Phase 3: 2018 to 2023

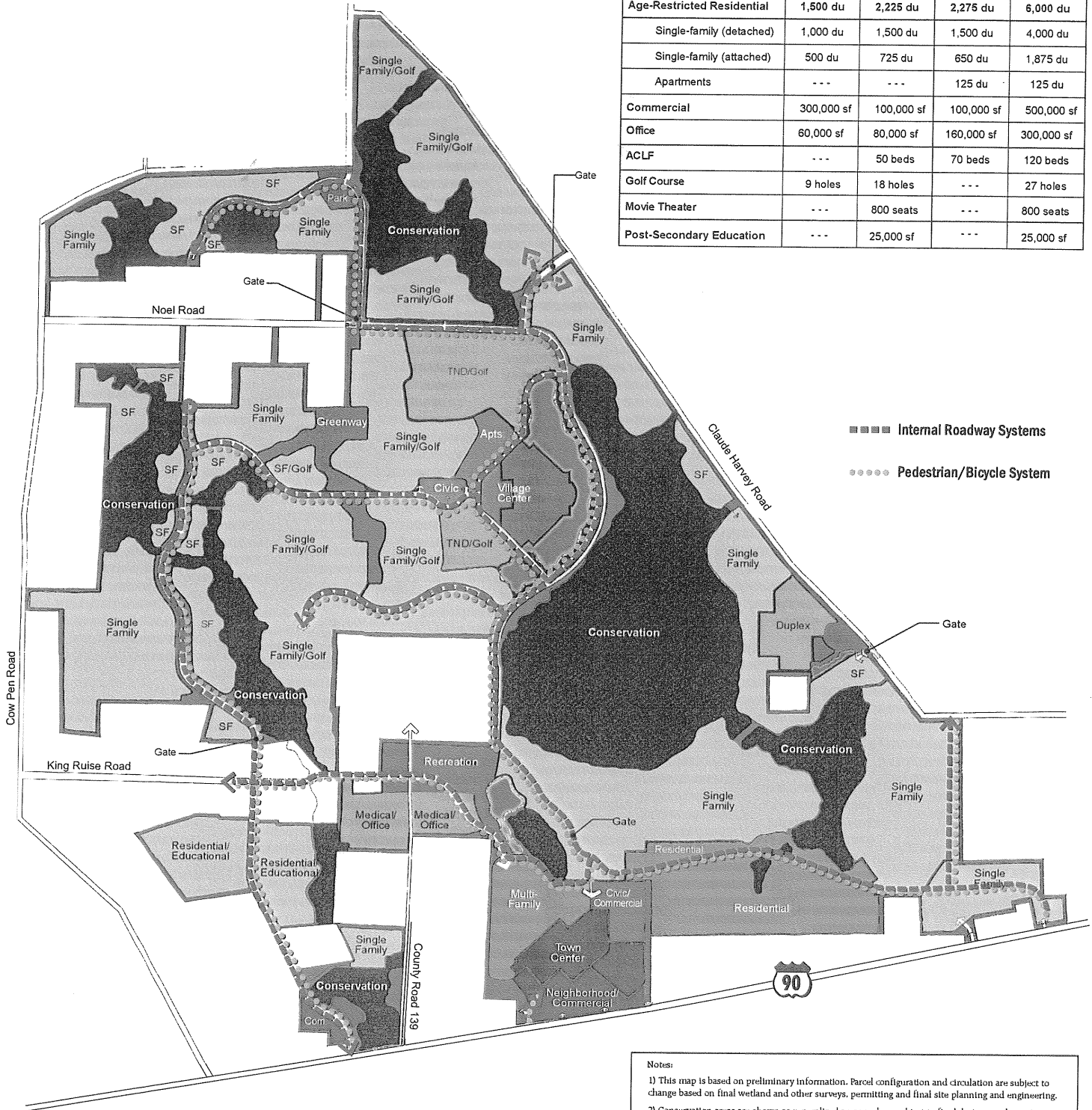
Age-Restricted Residential:	
Single Family (detached)	1,500 d.u.
Single Family (attached)	650 d.u.
Apartment	125 d.u.
Office:	160,000 s.f.
Commercial:	100,000 s.f.
ACLF	70 beds

Cumulative: 2008 to 2023

Age-Restricted Residential:	
Single Family (detached)	4,000 d.u.
Single Family (attached)	1,875 d.u.
Apartment	125 d.u.
Office:	300,000 s.f.
Commercial:	500,000 s.f.
ACLF	120 beds
Movie Theater	800 seats
Post-Secondary Education	25,000 s.f.
Golf Course	27 holes

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

Use	Phase 1 2008-2013	Phase 2 2013-2018	Phase 3 2018-2023	Total
Age-Restricted Residential	1,500 du	2,225 du	2,275 du	6,000 du
Single-family (detached)	1,000 du	1,500 du	1,500 du	4,000 du
Single-family (attached)	500 du	725 du	650 du	1,875 du
Apartments	---	---	125 du	125 du
Commercial	300,000 sf	100,000 sf	100,000 sf	500,000 sf
Office	60,000 sf	80,000 sf	160,000 sf	300,000 sf
ACLF	---	50 beds	70 beds	120 beds
Golf Course	9 holes	18 holes	---	27 holes
Movie Theater	---	800 seats	---	800 seats
Post-Secondary Education	---	25,000 sf	---	25,000 sf

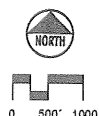


- Notes:
- 1) This map is based on preliminary information. Parcel configuration and circulation are subject to change based on final wetland and other surveys, permitting and final site planning and engineering.
 - 2) Conservation areas are shown as generalized areas and are subject to final design, road crossings, final wetland surveys and permitting. Roadway and associated wetland impacts are not depicted on this map.
 - 3) Refer to ADA Question #10 for description of uses.
 - 4) Conservation includes wetlands and uplands.
 - 5) Recreation and parks are permitted in all residential pods.
 - 6) Stormwater ponds are not shown. Their locations will be determined after hydrological analysis is completed and actual volumes are determined.
 - 7) Utility plant may be located anywhere within DRI except Conservation lands.



CEDAR CREEK
 Third Sufficiency Response - Map H
 Preliminary Master Plan

December 10, 2007



Tab 16

MEMORANDUM

DATE: February 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: February 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,

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 the end of April 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.

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. *The Governors Park ADA has been submitted and is being reviewed for sufficiency.*

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.

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 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	May 2008
Navona Creek	October 2008
The Highlands	May 2008
Governors Park	March 2009
Old Brick Township	March 2009
Hunter's Ridge Substantial Deviation	October 2008
Black Creek	July 2008