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# NEFRC

## Planning & Growth Management Policy Committee

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

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

**NEFRC Planning and  
Growth Management Policy Committee**

**Thursday, July 3, 2008**  
9:00 a.m.

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

**TAB**

1. Call to Order, Roll Call, Introductions – Chairman Boyle
2. \*Approval of Minutes of June 5, 2008, Meeting – Chairman Boyle ----- 1
3. Comprehensive Plan Amendment Review – Ed Lehman ----- 2
  - \*a. Town of Callahan Adopted Amendment 08-1 – Anna Shepherd ----- 3
  - \*b. City of Jacksonville Adopted Amendment 08-1B – Jeff Alexander ----- 4**
  - \*c. Town of Hastings Adopted Amendment 08-1 – Guy Parola ----- 5**
  - \*d. City of Palm Coast Adopted Amendment 08PEFE-1 – Guy Parola ----- 6**
4. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 7
5. Development of Regional Impact (DRI)
  - a. Highlands DRI – Ed Lehman ----- 8
  - b. DRI Report – Ed Lehman ----- 9
6. Other
7. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
8. Next Meeting Date and Location: **Thursday, August 7, 2008**  
**Northeast Florida Regional Council**  
**6850 Belfort Oaks Place**  
**Jacksonville, FL 32216**
9. Adjournment

**\*Denotes Action Item**

# **Tab 1**



## NEFRC Planning and Growth Management Policy Committee

Thursday, June 5, 2008

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, June 5, 2008 at 8:30 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

#### **PRESENT**

Commissioner Boyle (Chair)  
Councilman Bue  
Ms. Burnette (Ex-officio)  
Vice Mayor Crichlow  
Ms. Dungey  
Commissioner Harris  
Mr. Larson (Ex-Officio)  
Mr. Parks (Ex-officio)  
Mr. Register  
Commissioner Rutledge (President)  
Mr. Spaeth  
Commissioner Stevenson  
Ms. Vallencourt  
Mr. Williams

#### **EXCUSED**

Commissioner Manuel

#### **ABSENT**

Vice-Mayor Lawson-Brown  
Mr. Maxwell  
Mr. Strong (Ex-officio)

Others: Doug Miller, Jeff Crammond, Don Braddock, Karl Soderholm, Susan McDonald, Maston Crapps, Daniel Crapps, Jon Burns, Steve Fitzgibbons, Geoff Sample, Mike Kloehn, Chuck Iley, Holly Parrish, Sung-Man Kim, CJ Thompson, Travis Minch, Doug Conkey, Ellen Whitmer and others.

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

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

**Chairman Boyle called for a motion on the May 1, 2008, meeting minutes. Mr. Register made a motion to approve with the correction of Ms. Dungey being noted as excused, it was seconded by Ms. Vallencourt; Motion carried.**

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

Mr. Lehman stated there were 10 Comprehensive Plan Amendments reviewed during the month of April. Five (5) adopted amendments are brought before the Committee and Board for review; the other five are small scale and have been reviewed by staff.

Jacksonville Beach Adopted Amendment (08-1) – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed in its transmitted form at the Committee's January 2008 meeting. The City has addressed the Council's concerns as was noted in the transmitted amendment. Therefore, staff recommends that the Planning and Growth Management Policy Committee finds Jacksonville Beach's Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

**Chairman Boyle called for a motion on Jacksonville Beach's Adopted Amendment 08-1. Councilman Bue made a motion to approve, it was seconded by Vice Mayor Crichlow; Motion carried.**

Flagler County Adopted Amendment 08-1 – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed in its transmitted form at the Committee's October 2007 meeting. In addition to the Council's comments, DCA issued an Objections, Recommendations and Comments (ORC) report citing their concerns. In addressing these concerns, the County has created policy 8.9 which includes language that helps address the compatibility of industrial development with surrounding land uses. Staff recommends that the Planning and Growth Management Policy Committee finds Flagler County's Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

**Chairman Boyle called for a motion on Flagler County's Adopted Amendment 08-1. Councilman Bue made a motion to approve, it was seconded by Mr. Register; Motion carried.**

City of Palatka Adopted Amendment 08-1 – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed in its transmitted form at the Committee's November 2007 meeting. He stated that these amendments are submitted based on the City's adopted 1998 Evaluation and Appraisal Report (EAR) requirements. DCA issued an ORC report and the City has addressed those concerns. Staff's comment relates to the improper reference to the FIHS roadway network and the need to change this reference to the Strategic Intermodal system. Mr. Lehman stated that while DCA has sent this item back to the City as they are requiring the City to adopt its Public Education Facility Element prior to submission of this amendment, the Council can still review and act upon it at this time. Therefore, staff recommends that the Planning and Growth Management Policy Committee finds the City of Palatka's Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. A brief discussion ensued.

**Chairman Boyle called for a motion on City of Palatka's Adopted Amendment 08-1. Ms. Vallencourt made a motion to approve, it was seconded by Councilman Bue; Motion carried.**

City of Jacksonville Adopted Amendment 08-1A – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed in its transmitted form at the Committee's February 2008 meeting. The amendment was approved by the council with modifications and transmitted to the City of Jacksonville in accordance with the provision of the Pilot Project established by HB 7203 for review of comprehensive plans in the City of Jacksonville. DCA also submitted comments to the City. The City has addressed the Council's concerns regarding the Pecan Park Regional Activity Center Future Land Use Map (FLUM). Staff respectfully recommends that the Planning and Growth Management Policy Committee finds

the City of Jacksonville's Adopted Amendment 08-1A consistent with the Northeast Florida Strategic Regional Policy Plan.

Mr. Parks arrived and was added to the quorum.

**Chairman Boyle called for a motion on City of Jacksonville's Adopted Amendment 08-1A. Councilman Bue made a motion to approve, it was seconded by Ms. Dungey; Motion carried.**

Baker County Adopted Amendment 08D-1 – Ms. Shepherd provided an overview of the Adopted Amendment, which was reviewed in its transmitted form at the Committee's April 2007 meeting. The amendment changes the FLUM, to reflect the Cedar Creek DRI, and added text amendment A.1.9.3.10.b, to address the Mixed Use Development Residential land use category. Staff respectfully recommends that the Planning and Growth Management Policy Committee finds the Baker County's Adopted Amendment 08-D1 consistent with the Northeast Florida Strategic Regional Policy Plan.

Commissioner Stevenson arrived and was added to the quorum.

**Chairman Boyle called for a motion on Baker County's Adopted Amendment 08-1. Councilman Bue made a motion to approve, it was seconded by Mr. Register; Motion carried.**

JEA Site Plan Review – Ms. Sayeed provided an overview of the JEA site plan. She mentioned that Florida Statutes requires that all major generating electric utilities submit a Ten-Year Site Plan to the Florida Public Service Commission for review. The purpose of the site plan is to disclose the general location of proposed power plant sites and facilitate coordinated planning efforts. JEA continues to establish a Clean Power Capacity goal of 7.5 percent capacity by 2015. Due to rising fuel costs and greenhouse gas emissions standards and concerns, JEA is actively exploring the possibility of participation in new nuclear power generation projects. These may be constructed at the latter part of this ten-year period. Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.

**Chairman Boyle called for a motion on JEA's Site Plan review. Councilman Bue made a motion to approve, it was seconded by Commissioner Harris; Motion carried.**

Seminole Site Plan Review – Ms. Sayeed provided an overview of the Seminole Electric Cooperative's site plan. The Seminole Electric Cooperative, in conjunction with the State of Florida, is continuing efforts to develop new programs to reduce the reliance on coal and oil as future energy sources, increase conservation activities to offset the need to construct new power plants and increase the reliance of clean alternative energy systems to produce electricity. Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.

**Chairman Boyle called for a motion on Seminole Site Plan review. Councilman Bue made a motion to approve, it was seconded by Commissioner Harris; Motion carried.**

FP&L Site Plan Review – Ms. Sayeed provided an overview of the Florida Power and Light's site plan. FP&L serves Flagler, St. Johns, Putnam and portions of Baker, Nassau and Clay

Counties. Four general substation site locations have been identified within St. Johns County. These are subject to change pending the availability of land and suitability of land. The four locations are identified as Anastasia, Pacetti, Pellicer and Silverleaf. Council staff has no comments or concerns on the general location of the proposed St. Johns County substations and recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.

**Chairman Boyle called for a motion on FP&L's Site Plan review. Councilman Bue made a motion to approve, it was seconded by Ms. Vallencourt; Motion carried.**

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

Highlands DRI Recommendation Report – Mr. Lehman provided an overview of the Highlands development, which is a mixed use development to be constructed on 2,827 acres in Clay County. This project consists of retail, office, residential and industrial land uses to be completed in three phases by 2023. Mr. Lehman reviewed the specific conditions and recommendations for Vegetation and Wildlife, Wetlands, Wastewater Management and Solid Waste, issues 1 – 13, which are consistent with previously approved DRIs. A brief discussion followed regarding water for this development.

Mr. Lehman continued with an overview of the Transportation recommendations, issues 14 – 21. After reviewing the improvements to C.R. 218, Mr. Lehman addressed the new information received from the Florida Department of Transportation (FDOT) and highlighted the FDOT's calculations, which shows the Applicant to be \$10.8 million short of their proportionate share pursuant to the DRI transportation rule. The Applicant's representative, Mr. Doug Miller, stated that the only issue they have is with FDOT's denial of credit for road improvements they will be making. Mr. Miller cited a number of previous DRIs that were in a similar position as the Highlands and were given the credit. Mr. Parks was asked about the perceived inconsistency with past DRIs. Mr. Parks indicated that it was his understanding that this was not a regional roadway. Mr. Lehman stated it meets the definition of a regional roadway according to the SRPP, however, the question is whether or not it provides relief to an existing regional roadway. Based on some past examples, Mr. Lehman commented that it is his belief that the Applicant should receive some credit for the relief offered. Mr. Lehman stated that, while not recommending, he would support delaying this to the July meeting to allow the Applicant, Clay County, FDOT, and Council staff to further discussions and come to an agreement.

Ms. Vallencourt stated that the schools would not be a part of the mitigation. Mr. Lehman stated that if this recommendation report is approved and modified it so that the developer received credit for the road, FDOT's analysis does include the schools. He stated that the argument could be made that since this includes the schools and they've been credited against the schools impacts, then they would meet in concurrency for the DRI and by state law for the schools impact and therefore meet in concurrency for the transportation impacts from the school.

Mr. Lehman continued with the recommendations for Air Quality, Affordable Housing, Fire and Police Protection, Recreation and Open Space, Education, Historical and Archaeological Sites and Military Installation Notice, issues 22 – 28. Ms. Vallencourt stated that the original discussions was for a 20 acre elementary school site, there was also a need for a 40 acre for

middle school site and a 60 acre high school site; a letter was sent to the Applicant who has agreed on this. Chairman Boyle inquired as to the language in issue 24 regarding distribution of literature of sprinkler system in the new homes. It was observed that most of the homes are already built prior to purchase; therefore, too late for the installation of sprinkler systems. Mr. Parola indicated that alternative language could be provided requesting the literature be distributed to every builder in order to catch it on the front end.

Discussions ensued regarding the Committee's options. Mr. Kloehn, Clay County Planning and Zoning Director, stated that due to the late information received, recommends deferring the Transportation portion to the Committee's July meeting as the County would prefer having the Committee's full support. An inquiry was made as to the Applicants comment, if any, regarding the deferral of these recommendations. The Applicant's representative indicated that they did not have any objections.

**Chairman Boyle called for a motion on the Highlands DRI Recommendation Report. Ms. Vallencourt made a motion to approve with the exception of the Education and Transportation recommendations. It was seconded by Councilman Bue, motion carried.**

Cedar Creek DRI Development Order Recommendation – Mr. Parola provided an overview of the Cedar Creek Development Order that was adopted by Baker County on May 16, 2008. Requirements have been included in the Cedar Creek D.O. that are consistent with the Council's recommendation report. Therefore, staff recommends that the Committee and Council transmit a recommendation of "No appeal of this Development Order" to DCA.

**Chairman Boyle called for a motion on the Cedar Creek DRI Development Order Recommendation. Mr. Register made a motion to approve, it was seconded by Commissioner Harris. Motion carried.**

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

#### Public Comments

There were no public comments.

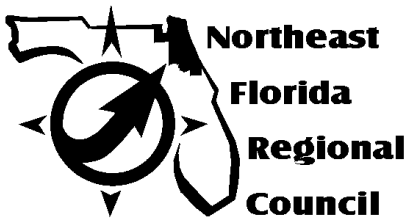
#### Next Meeting Date

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

#### Adjournment

The meeting adjourned at 9:55 a.m.


# **Tab 2**



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## MEMORANDUM

**DATE:** July 2, 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: June 2008

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During the month of June, 2008, Regional Council staff reviewed ten (10) comprehensive plan amendments. Four (4) adopted amendments are brought before the Committee and Board for review.

### **Adopted Amendments:**

Town of Callahan	Adopted Amendment 08-1
City of Jacksonville	Adopted Amendment 08-1B
Town of Hastings	Adopted Amendment 08-1
City of Palm Coast	Adopted Amendment 08PEFE-1

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

City of Jacksonville	Ordinance 2008-265-E
<ul style="list-style-type: none"><li>• <i>Changes 1.68 acres from Low Density Residential to Residential-Professional-Institutional</i></li></ul>	
City of Jacksonville	Ordinance 2008-267-E
<ul style="list-style-type: none"><li>• <i>Changes 0.85 acres from Medium Density Residential to Community/General Commercial</i></li></ul>	
City of Jacksonville	Ordinance 2008-269-E
<ul style="list-style-type: none"><li>• <i>Changes 1.57 acres from Low Density Residential to Community/General Commercial</i></li></ul>	

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City of Jacksonville

Ordinance 2008-271-E

- *Changes 1.1 acres from Water Dependent-Water Related to Low Density Residential*

City of Jacksonville

Ordinance 2008-275-E

- *Changes 2.04 acres from Low Density Residential and Light Industrial to Community/General Commercial*

City of Jacksonville

Ordinance 2008-277-E

- *Changes 1.29 acres from Residential-Professional-Institutional to Business Park*

\*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.

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## MEMORANDUM

**DATE:** June 20, 2008

**TO:** Northeast Florida Regional Council

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

**FROM:** *ats*  
Anna Shepherd, AICP, Senior Regional Planner

**RE:** Town of Callahan Adopted Amendment 08-1

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### Scope of Review

The Regional Council received Town of Callahan Adopted Amendment 08-1 on June 17, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the adopted amendment for consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to send to DCA upon approval by the Council.

### Amendment History

The Town of Callahan adopted Amendment 07-1 on November 19, 2007. The Council reviewed this amendment at the August 2007 meeting, at which time the Committee and Council approved transmittal of the staff report to DCA. The staff report included a recommendation for the Town of Callahan to include a traffic study as part of the data and analysis to determine road impacts. Staff also recommended that the Town of Callahan not adopt these amendments if there is not adequate capacity to accommodate the FLUM amendments or if the impacts cannot be addressed through concurrency.

## **Board Memorandum**

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DCA issued their Objections, Recommendations, and Comments letter on September 28, 2007, and had objections to the lack of data and analysis for water and sewer facilities, potable water supply sources, and transportation. Additionally, the Department had objections to the text amendments, regarding school siting and collocation, and consistency with the State Comprehensive Plan.

### **Amendment Summary**

The FLUM changes adopted by the Town are as follows:

**1)** The amendment assigns a 38.99-acre parcel to Residential Medium Density, which allows six dwelling units per acre. The property is northwest of the intersection of Lem Turner Road and U.S. 301 in north Callahan. Scattered residential development and vacant land borders the parcel. The applicant proposes to subdivide the vacant parcel to develop single-family units. The maximum development that could occur on this parcel is 233 dwelling units. The Town has indicated that there is available infrastructure to serve development that could occur with this land use change.

**2)** The amendment assigns a 4.78-acre parcel to Commercial. The property is on the west side of U.S. 1, north of Brandeis Avenue in north Callahan. Scattered residential development borders the property to the north, with vacant land on other sides. The applicant proposes to build commercial development on this vacant parcel. The Town has indicated that there is available infrastructure to serve development that could occur with this land use change.

*Comment: The previous submittal indicated that the proposed amendment would encompass 5.63 acres; the adopted amendment indicates 4.78 acres. Additional data and analysis has not been submitted for this change.*

**3)** The amendment assigns a 6.58-acre parcel to Residential High Density, which allows a range from six to twelve dwelling units per acre. The property is west of U.S. 1 and north of Lem Turner Road in northeast Callahan. Vacant land borders the parcel, with strip residential and commercial use on S.R. 200 to the north of the parcel. The applicant proposes to construct multi-family residential units on this vacant parcel. The maximum development that could occur on this parcel is 56 dwelling units. The Town has indicated that there is available infrastructure to serve development that could occur with this land use change.

*Comment: The previous submittal indicated that the proposed amendment would encompass 4.68 acres; the adopted amendment indicates 6.58 acres. Additional data and analysis has not been submitted for this change.*

## Board Memorandum

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4) The amendment assigns a 11.54-acre parcel to Residential High Density, which allows six to twelve dwelling units per acre. The property is located south of Lem Turner Road and west of Hodges Road. Mainly vacant land borders the parcel, which is mainly vacant. However, there have been mobile home sites on site in the past. The applicant proposes to construct multi-family residential units on this parcel. The maximum development potential on this site is 138 dwelling units. The Town has indicated that there is available infrastructure to serve development that could occur with this land use change.

5) The amendment assigns a 19.11-acre parcel to Commercial. The property is southeast of the intersection of U.S. 1/U.S. 23/S.R. 15 and Lem Turner Road in south Callahan. Vacant land borders the parcel, with strip residential and commercial use on U.S. 1 to the west of the parcel. The existing land use on this parcel is commercial and residential development. The applicant proposes to construct a commercial development on this parcel. The Town has indicated that there is available infrastructure to serve development that could occur with this land use change.

6) The amendment assigns a 20.44-acre parcel to Residential Medium Density, which allows up to six dwelling units per acre. The property is between U.S. 301 and Lem Turner Road and is bordered by residential development and vacant land. The existing land use is commercial and residential and currently has vacant commercial use. The applicant proposes to build single-family dwelling units on this site. The maximum development that could occur on this site is 122 dwelling units. According to the Town, there is available infrastructure to serve development that could occur with this land use change.

7) The amendment assigns a 12.41-acre parcel to Commercial. The property is on U.S. 301 north of downtown. Residential development and vacant land borders the site, which is presently vacant. The applicant proposes to build a commercial building on site. The Town has indicated that there is available infrastructure to serve development that could occur with this land use change.

*Comment: It is unclear, based on the submittal, whether or not Amendment 7 was adopted. Ordinances for Amendments 1 through 6 were included; an ordinance for Amendment 7 was not provided.*

### Text Amendments

To address school siting criteria as required in S. 163.3177(6)(a), F.S., the Town adopted Policy A.1.1.12 to the Future Land Use Element, which states that Public Educational Facilities are an allowable use in all Future Land Use

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categories. The Town also adopted Objective G.1.5 and Policy G.1.5.1 to the Intergovernmental Coordination Element, which address efforts to assure sufficient land and to collocate appropriate public facilities, such as parks, libraries, and community centers, with the Nassau County School Board.

*General Comments: In the review of these amendments in April and July 2007, the Council recommended that a traffic study be included to determine whether these amendments, which increase the density and intensity of development in the Callahan area, will have an impact on roads in this area of Nassau County. The Town notes that the main thoroughfares in Callahan are operating at Level of Service (LOS) B and LOS C, and that the changes “should not have an adverse impact on the transportation system in the Town or cause the degradation of the roadway network below the adopted level of service.” However, adequate data and analysis has not been provided to support this statement. A cursory review from Regional Council staff indicates that this amendment may create long term impacts on US 1, which is projected to fail to meet LOS standards by 2020; however, this impact does not create an inconsistency with the Northeast Florida Strategic Regional Policy Plan.*

**Recommendation:**

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

# Tab 4

## MEMORANDUM

**DATE:** July 2, 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 08-1B

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### Scope of Review

The Regional Council received the City of Jacksonville Adopted Comprehensive Plan Amendment 08-1B on June 25, 2008. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs, staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to the Department of Community Affairs upon approval by the Council.

### Amendment History

The City of Jacksonville Transmitted Amendment 08-1B was reviewed by the Council at the February, 2008 meeting. The Council's recommendation was transmitted to the DCA for their consideration in the review of the amendment package (see attached memo). The Department of Community Affairs issued their Objections, Recommendations, and Comments letter on March 21, 2008, and had two objections.

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July 2, 2008

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### Amendment Summary

1. The amendment adds Policy 7.1.1 to the Conservation/Coastal Management Element. New Policy 7.1.1 establishes that the City, acting as Duval County, shall establish a working group that would consider a set of policies that would allow for a City-wide mitigation program that would take the place of the case-by-case approach that is currently used by the City when determining appropriate mitigation when assessing a future land use amendment that would impact hurricane evacuation times. Until this is done, all assessments shall be considered case-by-case.
2. The other amendment changes Policy 7.3.1 to identify the Coastal High Hazard Area (CHHA) as the area below the elevation of the Category 1 storm surge line as established by the Sea, Land, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model by the most current Northeast Florida Hurricane Evacuation Study. This policy has been further amended from what was included in the transmitted amendment that property on the Map shown as CHHA shall be deemed to be CHHA unless site specific, reliable data and analysis demonstrates otherwise.

*The Council's recommendation report on the transmitted amendment, adopted in February 2008 and transmitted to DCA, noted that Policy 7.1.1 included undefined terms, had no ending date, and that there is already such a working group. The Council had concerns that the option transmitted in the amendment (Exhibit C) was not comprehensive and did not adequately address evacuation issues consistent with HB 1359/S. 163.3178(9), F.S. The Council recommendation was that Exhibit A be adopted. In the recommendation on the transmitted amendment, staff noted that Exhibit A was "an action document that provides for enforcement of mitigation measures and standards and specifically incorporates and makes reference to S. 163.3178(9)(a) (codification of HB 1359) as the standard by which appropriate mitigation shall be determined in the City of Jacksonville." Exhibit A was the recommendation to City Council from the City of Jacksonville Planning staff. The City adopted Exhibit C.*

*Staff recommends that the City of Jacksonville amendment is not consistent with SRPP Regional Goal 3.2, which states "Direct future development away from the areas most vulnerable to storm surge and flooding." Staff has concerns that new Policy 7.1.1 is not specific, and*

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*notes the Council has supported that position in the review of the transmitted amendment. In addition, staff has concerns about the new provision of Policy 7.3.1 that allows for determinations on CHHA be made on a case-by-case basis. Staff has consistently had concerns with this site specific data approach and in recent specific future land use map amendments, this concern, in part, was the basis for the Council's finding of inconsistency with the SRPP.*

**Recommendation:**

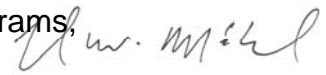
**Staff respectfully recommends that the Committee and the Council find City of Jacksonville Adopted Amendment 08-1B not consistent with the Northeast Florida Strategic Regional Policy Plan, specifically Regional Goal 3.2.**

## **MEMORANDUM**

**DATE:** January 30, 2008

**TO:** Northeast Florida Regional Council

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

**FROM:** Charles McCool, Emergency Preparedness Programs,  
Program Administrator 

**RE:** City of Jacksonville Transmitted Amendment 08-1B

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### **Scope of Review**

The Regional Council received City of Jacksonville Transmitted Amendment 08-1B on January 23, 2008. The City of Jacksonville requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Planning Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council. The EPP staff review of this text amendment was based on proposed text change to the City of Jacksonville 2010 Comprehensive Plan Conservation/Coastal Management Element (Goal 7) with regard to the Coastal High Hazard Area (HB 1359- codified as FS 163.3178(9)). Staff have prepared this recommendations and comments report to send to the Department of Community Affairs upon approval by the Council.

## **Amendment Summary and Analysis**

***City of Jacksonville Transmitted Amendment 08-1B contains proposed text changes to the Conservation and Coastal Management element by virtue of Resolution 227-578.***

*Staff notes that in the document titled “Approved Text Amendment to the 2010 Comprehensive Plan for Conservation and Coastal Management Element Transmittal Round DCA Document No. 08-1ARB Resolution 2007-578-A January 2008” is found the City Council Resolution 2007-578-A, amended 1/8/08. This resolution makes reference to “Revised Exhibit 1, attached...” Revised Exhibit 1 is styled as “Exhibit C”,*

*and presents proposed text amendments to the City of Jacksonville 2010 Comprehensive Plan “Conservation/Coastal Management Element “, Goal 7.*

*The proposed Amendment addresses Goal 7 of the Element. The text changes approved by the City Council are detailed as in attached Exhibit C.*

*In essence, the proposed amendment (Exhibit C) is a modification of the originally proposed, considered and recommended (by COJ P&D staff and the Planning Commission) Exhibit A . Exhibit C is basically a ‘study’ proposal (“No Mitigation Program Yet Option” as summarized by the COJ P&D staff). Exhibit A is an ‘action’ document that provides for enforcement of mitigation measures and standards as outlined therein and specifically incorporates and makes reference to FS 163.3178(9)(a)3 (codification of HB 1359, “Coastal High Hazard Act”) as “the standard by which “appropriate mitigation” shall be determined in the City of Jacksonville.*

**Recommendation:** In reviewing the proposed changes and related documentation in entirety, NEFRC EPP staff finds that the City of Jacksonville Planning Commission, acting on COJ Planning and Development Department Staff recommendation, proposed Exhibit A for recommendation to the City Council. However, the City Council, out of three possible options adopted “Exhibit C”.

While Exhibit C does contain some of the same elements of Exhibit A, it is much more limited in scope and in our opinion does not fully comply with the intent of HB 1359, as adopted. Additionally, some of the provisions of “Exhibit C” are vague, such as Objective 7.1.2. This Objective establishes “... a local working

group to consider, by January 1, 2009, a set of policies that would allow for a city wide local mitigation program..." (Italics added for emphasis). It is not clear what is meant by "consider by January 2009", or "citywide local mitigation program". There is no defined term nor ending date for this local working group (it should be noted that in essence the City already has such a group in the form of Duval Prepares, the Duval County Local Mitigation Strategy Steering Committee).

The elements of a citywide local mitigation program are undefined/unspecified in Exhibit C and are clearly defined in Exhibit A- Exhibit C (adopted by the City Council) is 4 pages long; Exhibit A, recommended by the COJ Staff and the Planning Commission, is 19 pages in length. The length is merely an indication of the level of detail and specificity found in Exhibit A, which is necessary to adequately address a citywide local mitigation program for the City of Jacksonville/Duval County.

In substantive terms, Exhibit A is comprehensive, advances mitigation in the directions contemplated by HB 1359/FS 163. 3178(9) et. al, and addresses the mitigation measures criteria, developed based on discussions with DCA, found in the center of the attachment, page 3 of 7, of Resolution 2007-578-A 207B Series Text Amendment. These are part of the COJ Planning and Development Department Recommendations attached to the letter of December 13, 2007 from Robert K. Riley, AICP, City Planner Supervisor to the City Council:

1. Vehicles taken off evacuation routes
2. Additional capacity added to evacuation routes
3. Residential density removed from the CHHA
4. Additional capacity added to shelters

Exhibit C only formally identifies one Issue: Timing Hurricane Evacuation (other issues are addressed part and briefly) - there are six proposed text changes.

Exhibit A addresses the following Issues: Timing Hurricane Evacuation, Providing Hurricane Shelter, Restricting Imprudent Coastal Development, and Mitigating for a Natural Disaster, with 70+ proposed text changes.

Exhibit A comprehensively advances these measures and incorporates and is an extension of the provisions of FS 163. 3178 (9), et. al. It is the recommended alternative as compared to Exhibit C.

*Board Memorandum*  
*January 30, 2008*  
*Page 4*

*Recommendation*

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

Attached: Exhibit C

# **EXHIBIT A**

## **RESOLUTION 2007-578**

### **2007B Series Text Amendment**

#### **City of Jacksonville 2010 Comprehensive Plan**

#### **Conservation/ Coastal Management Element**

### **GOAL 7**

The City shall make every reasonable effort to ensure the public safety, health, and welfare of people and property from the effects of coastal storm and hurricane damage.

#### **Issue: Timing Hurricane Evacuation**

Total evacuation clearance times for Jacksonville, Atlantic Beach, Jacksonville Beach and Neptune Beach are manageable. However, for the area not to exceed the maximum required hurricane evacuation time established in the most current Northeast Florida Hurricane Evacuation Study of 23 hours for storm event will necessitate proper traffic control and early evacuation decision making. The scheduling of future roadway improvements must address volume and capacity as related to hurricane evacuation. The City fully recognizes the critical importance of intergovernmental coordination with neighboring beach communities and adjacent counties.

**Objective 7.1 The City, acting as Duval County, shall reduce excessive hurricane evacuation times where they exist within specific areas of designated Hurricane Evacuation Zones and maintain all other evacuation times within the acceptable standard. The City will enforce mitigation policies with the goal of lessening out-of-county clearance time and maintaining or lessening in-county clearance times. The policies within this Goal set the standard by which “appropriate mitigation” pursuant to FS 163.3178(9)(a)3 shall be determined in the City of Jacksonville.**

#### **Policies**

- 7.1.1 ~~The City establishes 23 hours as the maximum acceptable hurricane evacuation time standard for a Category 3 storm event, based upon the following criteria:~~
- ~~A. The evacuation should be complete prior to the arrival of gale force winds.~~

- ~~B. That the clearance time to evacuate for a category 3 hurricane with average public urgency will be 16 <sup>3</sup>/<sub>4</sub> hours.~~
- ~~C. Provides six hours for evacuation message to reach all of those affected.~~
- ~~D. Recognizes that all hurricane evacuation situations are unique, with numerous factors that may contribute to longer required evacuation periods.~~

7.1.1 The City, acting as Duval County, recognizes that evacuation should be complete prior to the arrival of tropical storm force winds, and that all hurricane evacuation situations are unique, with numerous factors that may contribute to longer required evacuation periods. The City will maintain the following maximum acceptable hurricane evacuation time standards for a Category 5 Storm event as measured on the Saffir-Simpson scale :

- A. The time for out-of-county hurricane evacuation as contained in the most current Northeast Florida Hurricane Evacuation Study, Clearance Times for a Category 5 Storm event for Jacksonville/Duval County, Long Response, Heavy Background Traffic.
- B. 12 hours is established as the maximum acceptable evacuation time for a Category 5 Storm event to in-county shelter

7.1.2 A program of mitigation measures is part of the Jacksonville / Duval County's policy, as long as, for each development proposed, they satisfy the provisions of Policy 7.1.1 A or B, above. The City has an extensive mitigation program within this Goal to reduce potential impacts in the Coastal High Hazard Area, including citywide measures, and site-specific measures that, upon implementation, will change the assumptions in evacuation analyses to project reductions in trip generation, additions to road capacity, or increases in in-county shelter spaces.

7.1.3 Because it is not reasonable to build roads or other infrastructure for a Category 5 Storm event, for Jacksonville/Duval County, Long Response, Heavy Background Traffic, the City plans for a Category 3 Storm event, for Jacksonville/Duval County, Long Response, Heavy Background Traffic.

7.1.4 The City, acting as Duval County, will encourage upgrading of housing stock in vulnerable areas to withstand high wind events. It will ensure there are projects in the local mitigation strategy plan that reflect:

- A. Acquisition funds to buy repetitive loss properties and/or properties in the areas most vulnerable to flooding

B. A local program to provide grants or incentives to upgrade unsafe homes, using inspection programs such as “My Safe Florida Home” as a source to homeowners of baseline data regarding the safety of their home in a high wind event.

7.1.5 The City acting as Duval County shall develop and maintain public education programs that are aimed at:

A: Lessening shadow evacuation, or the evacuation of persons outside of evacuation zones where evacuation is not required, and

B: Public understanding of evacuation procedures.

7.1.26 The City, acting as Duval County, will develop and implement provisions for increasing the rate of evacuee mobilization, including the expansion of its comprehensive awareness program, to ensure that Duval County residents and visitors are informed regarding evacuation zones, clearance times, shelter locations and capacities, and evacuation routes. The Emergency Preparedness Division shall develop ~~for general public distribution, a Duval County “All Hazards Guide,”~~ all hazard-related educational information for general distribution that will include the following: Family Disaster Planning; Disaster Supply Kits; Home Protection; Hurricane Evacuation Zones, Routes & Shelters; Flooding, Thunderstorms & Lightning; Tornadoes & Waterspouts; Hazardous Materials; What to Expect After the Disaster; Advice for Senior Citizens, Home-bound Patients and Special Need Populations; Pets; Business Protection; and Emergency Phone Numbers.

7.1.37 The City, acting as Duval County, shall review, and update as necessary, items related to hurricane evacuation in the Comprehensive Emergency Management Plan (CEMP) prior to June 1 of each year. The latest versions of, or changes to, all State and regional emergency plans shall be incorporated into the CEMP to ensure intergovernmental plan consistency.

7.1.48 The Emergency Preparedness Division, acting as the City of Jacksonville and Duval County, shall maintain a formalized intergovernmental strategy for hurricane evacuation planning and regional emergency planning efforts with adjacent counties and municipalities within the County.

7.1.59 ~~The Comprehensive Planning Division of the~~ Planning and Development Department and the Emergency Preparedness Division shall maintain procedures and guidelines for assessing the impact of a new development and redevelopment on hurricane evacuation times. Such procedures and guidelines shall be adopted and implemented in a manner consistent with the requirements of Section 163.3202(1), F.S., and therefore shall be formalized and integrated into the City’s Land Development Regulations.

7.1.610 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not

exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies pursuant to Policy 7.1.2 to address impacts on hurricane evacuation times which would otherwise exceed the acceptable standard.

- 7.1.711 All new development and redevelopment within Hurricane Evacuation Zones or appropriate mitigation as shown on Map C-19, shall be consistent with hurricane evacuation times as described in policies 7.1.1 and 7.1.2 and the Future Land Use Element of the ~~2010~~ Comprehensive Plan. In conjunction with the Emergency Preparedness Division, the City shall develop procedures for evaluating the impact of new development and redevelopment on hurricane evacuation times.
- 7.1.812 The Emergency Preparedness Division shall have the option to review all development orders for projects located within Hurricane Evacuation Zones and recommend development conditions where necessary. The City shall ~~develop~~ maintain a process to allow the adequate review of impacts of development orders by the Emergency Preparedness Division.
- 7.1.913 The cumulative impact of development orders or permits shall not exceed the established hurricane evacuation times as described in policies 7.1.1 and 7.1.2.
- 7.1.4014 The City Traffic Engineer and Chief of Emergency Preparedness shall review at least annually evacuation route road needs to ensure that the necessary improvements are incorporated within the Capital Improvements Element and Transportation Element.
- 7.1.4415 The City shall utilize hurricane evacuation times, as well as Level of Service standards, in determining the timing and priority of roadway improvements as contained within the Transportation Element. Existing evacuation route deficiencies shall be included in the five year schedule of capital improvements.
- 7.1.16 The City shall require all new road projects to be evaluated as to their impact on the evacuation route system as part of the decision-making process for the CIP, and priority shall be given to those with the greatest potential to decrease evacuation times.
- 7.1.17 The City shall give consideration to identifying additional roads to be included in the City's Evacuation system in the CIP when the City's local road needs analysis is available by 2010. Where development is proposed that includes as part of a development order or Planned Unit Development an obligation to build or improve a bridge or road, or a part thereof, that the Chief of Emergency Preparedness certifies as creating a potential new evacuation route segment, the applicant for the development order or Planned Unit

Development may increase the capacity assumptions in their hurricane evacuation study to include the new road or improvement or portion thereof. The segment must be built to Evacuation Route Standards. In no event may the additional capacity assumption exceed the proportionate share of the improvement to be donated by the applicant, and in no event may units be occupied that used a new evacuation route segment as a capacity assumption under this policy unless the evacuation route segment is complete, as evidenced by acceptance by the City or State, and will result in a reduction in overall county evacuation clearance time as determined by the Chief of Emergency Preparedness.

7.1.18 Improvements to primary hurricane evacuation routes, as identified in the Transportation Element as Map T-9 should be maintained at elevations above the Category 3 or Category 4 Storm surge, as feasible and applicable, based on the Regional Planning Council's most recent storm surge atlas depicting the SLOSH model.

7.1.19 The City acting as Duval County shall require signage to Emergency Preparedness Division Standards regarding Evacuation Routes in all new residential developments of 100 or more units in CHHA. Compliance with this policy shall allow for an additional one half percentage point for residents going to in-county shelter to be assumed in evacuation analysis associated with the proposed development.

### **Issue: Providing Hurricane Shelter**

The City currently has a deficit in State ARC 4496 design criteria-compliant shelter spaces according to the State of Florida Department of Community Affairs Division of Emergency Management Annual Statewide Emergency Shelter Plan. The Emergency Preparedness Division, the Planning and Development Department, the Duval County School Board and other potential providers of shelter space are working to build new public facilities to serve as shelters and to retrofit schools and other public facilities to reduce the deficit. It is the City's intent to monitor the relationship between population growth and shelter capacity to ensure the provision of additional shelter spaces, as determined to be necessary. Further, the City will continue to assist in the emergency preparedness requirements of its people with special needs.

**Objective 7.2 Adequate shelter space shall continue to be available for the population vulnerable in the Hurricane Evacuation Zones at risk under a Category 3 storm event. The City, acting as Duval County, shall have a mechanism in place to assist in providing shelter and transportation for people with special needs during an emergency.**

## Policies

- 7.2.1 The City, acting as Duval County, shall increase its shelter capacity. All new or retrofit school, college and community center projects shall be evaluated for sheltering of special needs as well as general populations.
- 7.2.2 The City, acting as Duval County, shall require all new community centers, colleges and schools that are not located in Evacuation Zones 1-5 shall be designed and constructed as emergency shelters.
- 7.2.2 ~~The Chief of Emergency Preparedness, with assistance from State and regional agencies, shall establish the target shelter demand, and make recommendations on additional policies and strategies to ensure, if needed, the availability of additional shelter space.~~
- 7.2.3 In the event that ~~the Chief of Emergency Preparedness~~ the most current Northeast Florida Hurricane Evacuation Study determines that the shortage of shelter space requires mitigation, until and unless the Chief of the Emergency Preparedness Division determines otherwise, policies 7.2.5, 7.2.6 and 7.2.7 and 7.2.8 shall apply.
- 7.2.4 The Emergency Preparedness Division shall, for evacuation purposes, continue to identify the special needs population of Duval County, and plan for appropriate facilities and services through the Duval County Health Department, with the assistance of such government and quasi-government agencies as the Northeast Florida American Red Cross, the First Coast Disaster Council, and other similar agencies.
- 7.2.5 The City shall require that all new residential development located in the ~~Coastal High Hazard Area~~ Evacuation Zones in land use categories that ~~permit residential density greater than Low Density Residential~~ shall contribute to the cost of emergency shelter space or other efforts that lessen evacuation times, in existing school sites, unless payments are offset by elimination of residential units from the Coastal High Hazard Area by obtaining Coastal Units pursuant to Policy 7.3.11.
- 7.2.6 For purposes of determining an owner's assessment for the cost of emergency shelter space in existing school sites, the City shall use a baseline quantitative formula where:
- A equals the total number of residential units proposed;
  - B equals number of persons per household; and
  - C equals average cost to retrofit one shelter space;
  - D owners assessment

$$A \times B \times C = D \text{ Owner's Assessment}$$

- 7.2.7 The City shall use the most recent U.S. Census data related to average household size, population in households and households. In calculating the assessment owed, the City shall use the full unit count of the proposed development, the county-wide average household size from the U. S. Census, and the average shelter retrofit/new construction cost as provided by the City's Emergency Preparedness Division in consultation with the Duval County School District Facilities Services Division and state agencies. The City shall not allow a reduction of the shelter space required based on assumptions of smaller household sizes than the county-wide census data or reduced uses of public shelters for certain developments. These factors shall be updated as warranted by the City to ensure accuracy of costs and population factors. Developments that comply with Policies 7.2.5, 7.2.6, 7.2.7 and 7.2.8 may assume an additional 2 percentage points for residents going to in-county shelter in their hurricane evacuation analysis.
- 7.2.8 The above assessment formula shall apply to all residential development in Evacuation Zones. The assessment for all new residential development outside of any Evacuation Zone shall be the baseline assessment multiplied by .25, or ¼ the baseline assessment. The assessment for all new residential development in the Coastal High Hazard Area shall be the baseline assessment multiplied by 1.25, and those developments may assume an additional 2 percentage points for residents going to in-county shelter in their hurricane evacuation analysis.
- 7.2.9 Shelter Mitigation and Optional shelter mitigation fund payments may be made to a fund that shall be used for projects in the Local Mitigation Strategy plan that will upgrade housing stock in vulnerable areas, increase shelter spaces, or lower evacuation times, at the discretion of the Chief of the Emergency Preparedness Division.

### **Issue: Restricting Imprudent Coastal Development**

The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection. Land use decisions will direct new development to areas outside of hazardous coastal areas.

**Objective 7.3** **Limit public expenditures that subsidize growth by ensuring that building and development activities are carried out in a manner which minimizes danger to life and property from natural disasters and restricting the intensity of development within designated Coastal High Hazard Areas consistent with public safety needs.**

## Policies

- 7.3.1 The City ~~shall designate the Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as these areas designated as the evacuation for a Category 1 hurricane as established by the most current 1998 Northeast Florida Hurricane Evacuation Study. or the most current study. It is shown on Map C-18.~~
- 7.3.2 The City shall continue to participate in the National Flood Insurance Program.
- 7.3.3 The City shall maintain requirements for wind resistance, as stated in the latest edition of the Statewide Florida Building Code.
- 7.3.4 Shoreline development in Coastal High Hazard Areas shall be protected by vegetation, setbacks, and/or restoration, rather than by seawalls or other coastal protection structures which contribute to erosion. Exception may be made for navigation and emergency transportation purposes.
- 7.3.5 The City shall limit the expenditure of public funds in Coastal High Hazard Areas to the restoration or enhancement of natural resources and to the replacement and renewal of existing public facilities which may be expanded and improved, provided such expansion does not increase density capacity.
- 7.3.6 Established hurricane evacuation times and route capacities within Coastal High Hazard Areas shall not be exceeded, pursuant to Policies 7.1.1 and 7.1.2.
- 7.3.7 All public lands within Coastal High Hazard Areas shall be designated for conservation purposes consistent with the Future Land Use Element's Conservation land use classification.
- 7.3.8 All Land Development Regulations shall be reviewed and revised to reduce the vulnerability of any existing development within Coastal High Hazard Areas.
- 7.3.9 The City shall identify areas within the CHHA that are considered blighted, and propose programs that will eliminate unsafe conditions and encourage economic redevelopment.
- 7.3.10 The City shall continue to seek all available federal, state and local funding sources use Preservation Project monies as one of the sources of funds available to purchase lands in the Coastal High Hazard Areas (CHHA). These land purchases shall reduce the development potential in the CHHA which, in

turn, assists in reduction of evacuation times, number of persons living in these areas, and property loss damages. At least 25% of the total lands (67,573 acres) within the Coastal High Hazard Area shall be acquired through the Preservation Project to maintain or reduce hurricane evacuation times by removing the potential for residential development on these lands. As of 2007, more than 50% of the total lands within the Coastal High Hazard Area have been placed in public ownership in the Coastal High Hazard Area within the City of Jacksonville. This policy is an important part of the overall City mitigation program, as it reduces evacuation times by removing the potential for residential development on these lands. More than 2600 units have been removed from development within the boundaries of the CHHA as of January 2007.

7.3.11 The current Northeast Florida Hurricane Evacuation Study assumed that growth would occur based on trends and assumed no changes to future land use category or rezonings that would add additional residential density. In order to lessen or maintain overall evacuation times, it is important that a program be in place to provide incentives for the removal of residential units buildable by right in the CHHA. In order to provide such an incentive, shelter mitigation fund payments are required except that developments outside of CHHA may offset the payment for units proposed for development by obtaining Coastal Units.

A. Coastal Units are residential development potential existing as of January 2008, to be removed forever from the residential development potential of the Coastal High Hazard Area.

1. A Coastal Unit must come from Coastal Developable Lands or Coastal Developed Land With Unused Development Potential within the CHHA.
2. A Coastal Unit may be used only outside the CHHA.
3. 1 Coastal Unit shall equal 1 unit outside the CHHA but within evacuation zones 1-5
4. 1 Coastal Unit shall equal 2 units outside any evacuation zone
5. 1 Coastal Unit shall equal 4 units within transit oriented developments
6. Coastal Units shall be removed from residential development potential. Such restriction shall be enforced in the following ways:
  - a) A deed restriction shall be placed on the property containing the Coastal Unit(s) limiting the residential development potential, in

perpetuity, to the maximum residential development potential under the future land use map category, minus the Coastal Units.

- b) The Planning and Development Department shall track Coastal Units, make such tracking system available to the public, and the affected parcel shall be flagged on City maps available to the public on the City's web site.

7.3.4412 The City shall continue its current joint actions with surrounding cities, the State Department of Community Affairs (DCA) Division of Emergency Management Office, St. Johns River Water Management District and the Federal Emergency Management Administration (FEMA) to secure monies for purchase by a public agency of privately held lands.

These purchases shall be for the purpose of reducing development potential in the CHHA and thus serve as one of the remedies pursuant to Policy 7.1.610

7.3.42 13 The City shall direct future residential density away from the Coastal High Hazard Area and shall mitigate the impacts of existing residential development rights through traditional and innovative planning tools including but not limited to ~~Preservation Project~~ land purchases and emergency shelter deficit reduction through mitigation assessments.

7.3.43 14 The City shall evaluate all FLUM amendments, conventional re-zonings, and PUDs for their impacts on traffic circulation, evacuation routes, hurricane shelter provision, and proximity to shelter facilities within the Evacuation Zones 1 2, and 3. Evacuation analysis will be required for all proposed changes in land development regulations or changes to the future land use map that would result in any additional residential units. Changes that do not lessen or maintain evacuation times as identified in Policy 7.1.1, with or without mitigation as outlined in this Goal, shall be found inconsistent with the Comprehensive Plan.

7.3.44 15 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless the adopted LOS for hurricane evacuation times is lessened or maintained or the appropriate mitigation is provided. For proposed amendments, mitigation credits shall be assigned for various measures that must be incorporated into the Annotated Future Land Use Map (as incorporated by reference into the Comprehensive Plan), site-specific Planned Unit Development, development agreement or some combination of these mechanisms. Credits acceptable to the Planning Director in consultation with the Emergency Preparedness Chief, as well as those outlined in the policies included in this Goal, may be used to change the assumptions in the project's evacuation analysis regarding critical link or other

evacuation route capacity, trip generation and number of persons assumed to go to in-county shelter.

7.3.16 All FLUM amendments that add residential density must do evacuation analysis in evacuation zones 1, 2, and 3. All of CHHA is included in one of these zones.

7.3.17 All FLUM amendments must demonstrate that they maintain evacuation times for a Category 5, long response, heavy background traffic. Such analysis may use the adjustments to hurricane evacuation zone analysis assumptions that are included in this Goal. The amount of units analyzed shall be indicated by an asterisk on the annotated Future Land Use Map, as adopted by the City of Jacksonville and provided to the Department of Community Affairs and reviewing agencies. This asterisk shall limit the residential development potential of the site to the number of units analyzed.

7.3.18 When analyzing the impact of future land use map amendments, optional payments to the shelter mitigation fund may be made to adjust hurricane evacuation analysis sufficient to maintain evacuation times using the following formula: For each unit providing the optional payment, the applicant may assume one less vehicle put on the road evacuation system by the development. The optional payment for units added to the residential development potential of a site by a land use map amendment shall be calculated pursuant to Policies 7.2.5, 7.2.6, 7.2.7 and 7.2.8. The same adjustment to hurricane evacuation analysis assumptions may be made by obtaining Coastal Units. The optional payment, or proof of Coastal Units, will be payable at the same time as the required payment, and is in addition to the required payment.

7.3.19 All rezonings that add residential units in the Coastal High Hazard Area must demonstrate that they maintain evacuation times for a Category 5, long response, heavy background traffic. Such analysis may use the adjustments to hurricane evacuation assumptions that are included in this Goal. The rezoning shall be in the form of a planned unit development that shall be required to limit the residential development potential of the site to the number of units analyzed.

7.3.20 On a case by case basis, credits acceptable to the Planning Director in consultation with the Emergency Preparedness Chief shall be assessed to be taken into account in hurricane evacuation analysis as reductions in trip generation, changes in assumptions for in-county sheltering, or additions to road capacity:

1. Contributions of money
2. Contributions of land

3. Contributions toward construction of shelters
4. Construction of transportation facilities)

In the event that the terms of an optional mitigation plan are not explicit under this goal, the City and a developer shall enter into a binding agreement to memorialize the optional mitigation plan.

- 7.3.21 The City shall require new development within the CHHA to designate non-permitted jurisdictional wetlands or other environmentally sensitive lands as Conservation (CSV) on proposed development sites of 50 acres or more subsequent to the development approval process. The City may stipulate as a condition under the land development regulations the option of requiring the developer to change the FLUM to CSV or doing so itself.

**Issue: Mitigating for a Natural Disaster**

The City, acting as Duval County, shall identify and undertake mitigative actions that will reduce or avoid future property loss or damage. Options other than reconstruction shall be considered for public facilities experiencing substantial damage. Beach and estuarine properties and both public and private properties that suffer from repetitive losses and damage from natural disasters shall be considered for acquisition.

**Objective 7.4** **Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.**

**Policies**

- 7.4.1 The City shall require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics.
- 7.4.2 ~~Upon adoption of the 2010 Comprehensive Plan,~~ All land development applications within the Coastal High Hazard Area (CHHA) shall be reviewed by the Planning and Development Department, and the Emergency Preparedness Division ~~and Public Works Department~~ for verification of consistency with the goals, objectives and policies of the ~~2010~~ Comprehensive Plan and all Land Development Regulations, including but not limited to, pertinent sections of the National Flood Insurance Program and all applicable flood control regulations.

- 7.4.3 Following a hurricane, the City shall identify those areas within the CHHA which have or can be reasonably expected to sustain recurring hurricane related damage, and prohibit development within those areas.
- 7.4.4 The City shall limit the density of new residential development within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line to a maximum of three dwelling units per net acre or the maximum density shown on the Future Land Use Map series for the area within those areas, whichever is less. Maximum density/intensity of new non-residential development within those areas shall be limited to the density/intensity for those areas as indicated on the Future Land Use Map series. Furthermore, during the review of a single project on a site that is located partially within those areas, any reduction in residential development potential within those areas resulting from the limit of 3 dwelling units per net acre within that area may be recaptured on the subject site within areas not in those areas, where such recapture is consistent with other provisions of the Comprehensive Plan.
- 7.4.5 The City shall require that non-industrial redevelopment activities within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line be limited to the density/intensity in existence for the development site prior to the effective date of the Comprehensive Plan or be limited to three dwelling units per net acre, whichever is lower.
- 7.4.6 The City shall limit the intensity of new industrial development within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line to the maximum intensity threshold associated with the Light Industrial or Water-Dependent/Water-Related land use category, or to the maximum intensity allowed by any other categories permitting industrial development, whichever is lower.
- 7.4.7 The City shall require that the intensity of industrial redevelopment activities within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line be limited to the intensity in effect for the development site prior to the effective date of the Comprehensive Plan, or the maximum intensity associated with the future land use designation on the project site, whichever is lower.
- 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed

development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement or CSV designation on any remaining wetlands within the CHHA not already proposed for impacts.

- 7.4.9 The City shall prohibit the siting of new adult congregate living facilities, community residential homes, group homes, homes for the aged, hospitals, mobile home parks and nursing homes, as defined in the Land Development Regulations, within the Coastal High Hazard Area. Such facilities already existing within the CHHA shall be discouraged from expanding.
- 7.4.10 ~~The City shall utilize the definition of CHHA, as contained in the definition section of Chapter 9J-5 of the Florida Administrative Codes, in the application of all policies related to the CHHA.~~
- 7.4.11 Those regulations relating to development activity in the CHHA will be incorporated into the Land Development Regulations, consistent with Section 163.3202, F.S.
- 7.4.12 Consistency with Objective 7.4 requires consistency with all Goals, Objectives, and Policies within the Conservation/Coastal Management Element, including, but not limited to Objectives 7.1, 7.2, 7.3, and 7.5 and all Policies within those Objectives.
- 7.4.12 The City shall require all new residential developments within all Evacuation Zones of more than 100 dwelling units to formulate an emergency hurricane preparedness plan acceptable to the Emergency Preparedness Division. The plan will be required to be disseminated to all owners and occupants annually.
- 7.4.13 The City shall require a notice regarding vulnerability to storm surge or wind damage be placed on plats and within the covenants and restrictions of the homeowners associations of all new residential developments located in all Evacuation Zones.
- 7.4.14 Developments that comply with 7.4.12 and 7.4.13 may assume an additional percentage point for residents going to in-county shelter in their evacuation analysis.

**Objective 7.5** Within 60 days of the occurrence of a major destructive storm or similar disaster, the City shall ~~prepare a~~ review post-disaster redevelopment plans designed to reduce or eliminate the exposure of human life and property to natural hazards.

## **Policies**

- 7.5.1 The Comprehensive Emergency Management Plan CEMP shall include guidance for post-disaster recovery operations. Post disaster recovery efforts and development shall include implementation of hazard mitigation programs that result in the reduction or elimination of future losses from similar events.
- 7.5.2 After a hurricane has severely impacted Jacksonville, the Mayor of the Consolidated City, and other local officials as designated by the Mayor, shall meet to review preliminary damage assessments as collected by the Emergency Preparedness division. The Mayor may take such actions as deemed necessary to restore the City. ~~to post-storm conditions.~~ Life safety issues, such as search and rescue activities shall receive first priority. Following life safety, recovery efforts shall be focused on damage assessment and human needs assessment, re-establishment of the public infrastructure. The Emergency Management Organization, as established by the CEMP, shall remain in operation until recovery efforts can be continued under normal governmental operations.
- 7.5.3 The Executive Group of the City's Emergency Management Organization shall oversee recovery actions and provide policy guidance for recovery operations.
- 7.5.4 The Emergency Management Organization shall implement the existing recovery policies and procedures of the CEMP and any policies or procedures issued or endorsed by the Executive Group. These policies shall include, but not be limited to, the issuance of emergency building permits, coordination with State and federal officials, authorization of mitigation options in the replacement of damaged or destroyed public property and infrastructure; approval of a post-disaster redevelopment plan, and amendments to the Comprehensive Plan and the CEMP.
- 7.5.5 Immediate repair and cleanup actions needed to protect the public health and safety include repairs to potable water, wastewater, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable. These actions shall receive first priority in permitting decisions.

- 7.5.6 ~~As part of its Local Mitigation Strategy, the City shall adopt prior to October 1, 1999 a formal decision making process to evaluate redevelopment options, considering such factors as cost to construct, cost to maintain, repetitive damage, impacts on land use, impacts on the environment, and public safety.~~
- 7.5.76 The ~~Emergency Management Organization~~ Emergency Preparedness Division shall propose amendments to the 2010 Comprehensive Plan which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL 93-288) and its amendment, the 1988 Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 100-707)
- 7.5.87 If rebuilt, structures which suffer damage in excess of fifty percent of their appraised value shall be rebuilt to meet all current building and code requirements, including those enacted since original construction of the structure.
- 7.5.98 Structures which suffer substantial damage to pilings, foundations, or loadbearing walls shall be required to rebuild landward of their current location or to modify the structure to delete the areas most prone to damage.
- 7.5.409 Following a disaster, the City shall identify any existing non-public structures in the Coastal High Hazard Area (CHHA), inventory their assessed value, judge the utility of the land for public access or resource protection, and make recommendations for acquisition during post-disaster recovery.
- 7.5.410 The City shall consider and implement where appropriate the recommendations of the hazard mitigation annex of the ~~local Comprehensive Emergency Management Plan~~ Local Mitigation Strategy.
- 7.5.4211 The City shall prohibit the location of development in areas within the CHHA which have Sustained Recurring Hurricane-Related Damage.

## **Definitions**

Coastal Developable Lands - Lands that are located in the Coastal High Hazard Area that are vacant or contain a building of less than \$5000 in value as determined by the Duval County Property Appraiser and have residential development potential according to their future land use category.

Coastal Developed Land with Unused Residential Potential - Developments in the Coastal High Hazard Area that obtain a final Certificate of Occupancy after the effective date of the text amendment that adds this definition to the Comprehensive Plan may place the unused residential units that they might have constructed under the future

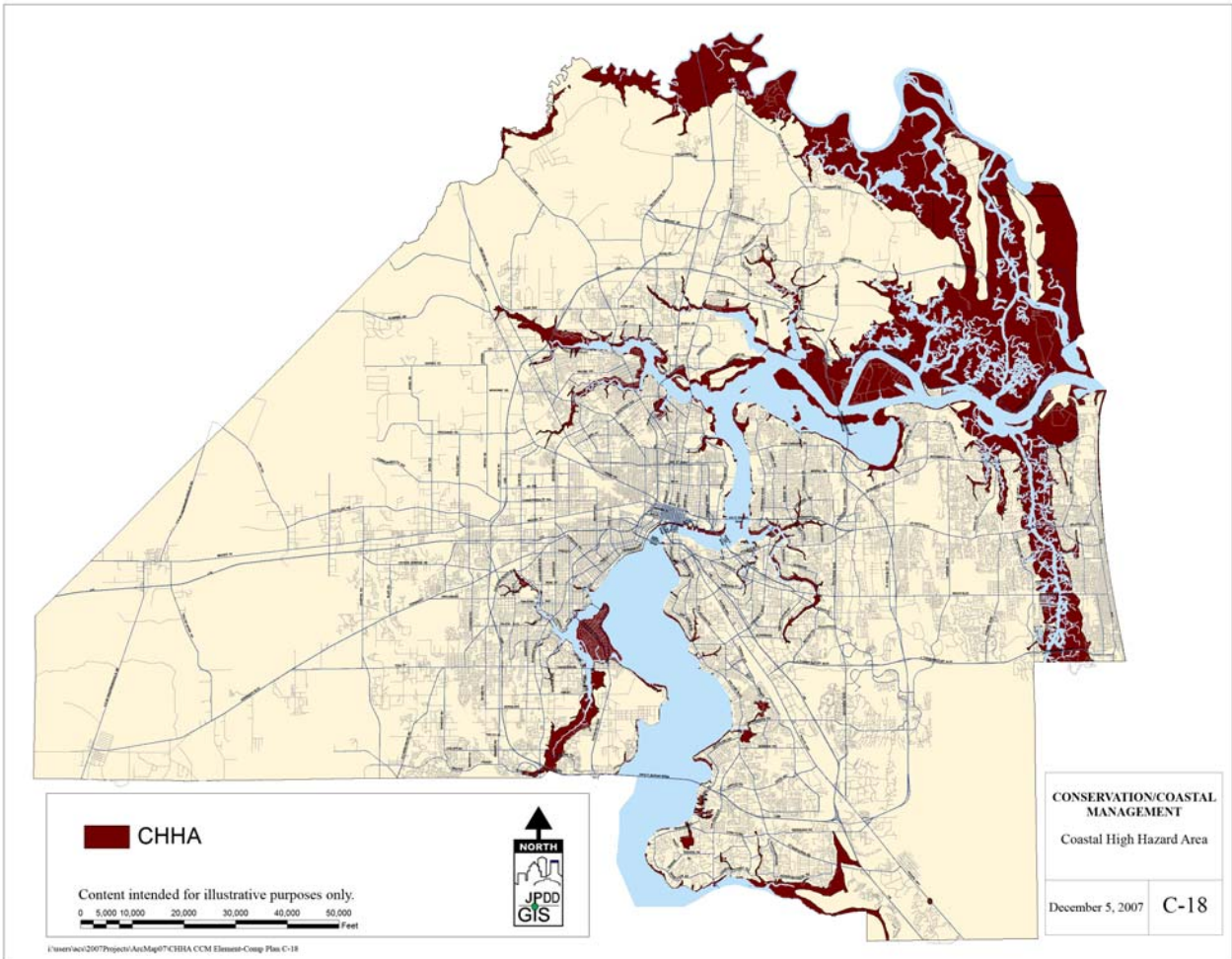
land use category into the bank. Existing developments that have unused residential development potential may add units to the bank only if such units could be constructed by right on the site.

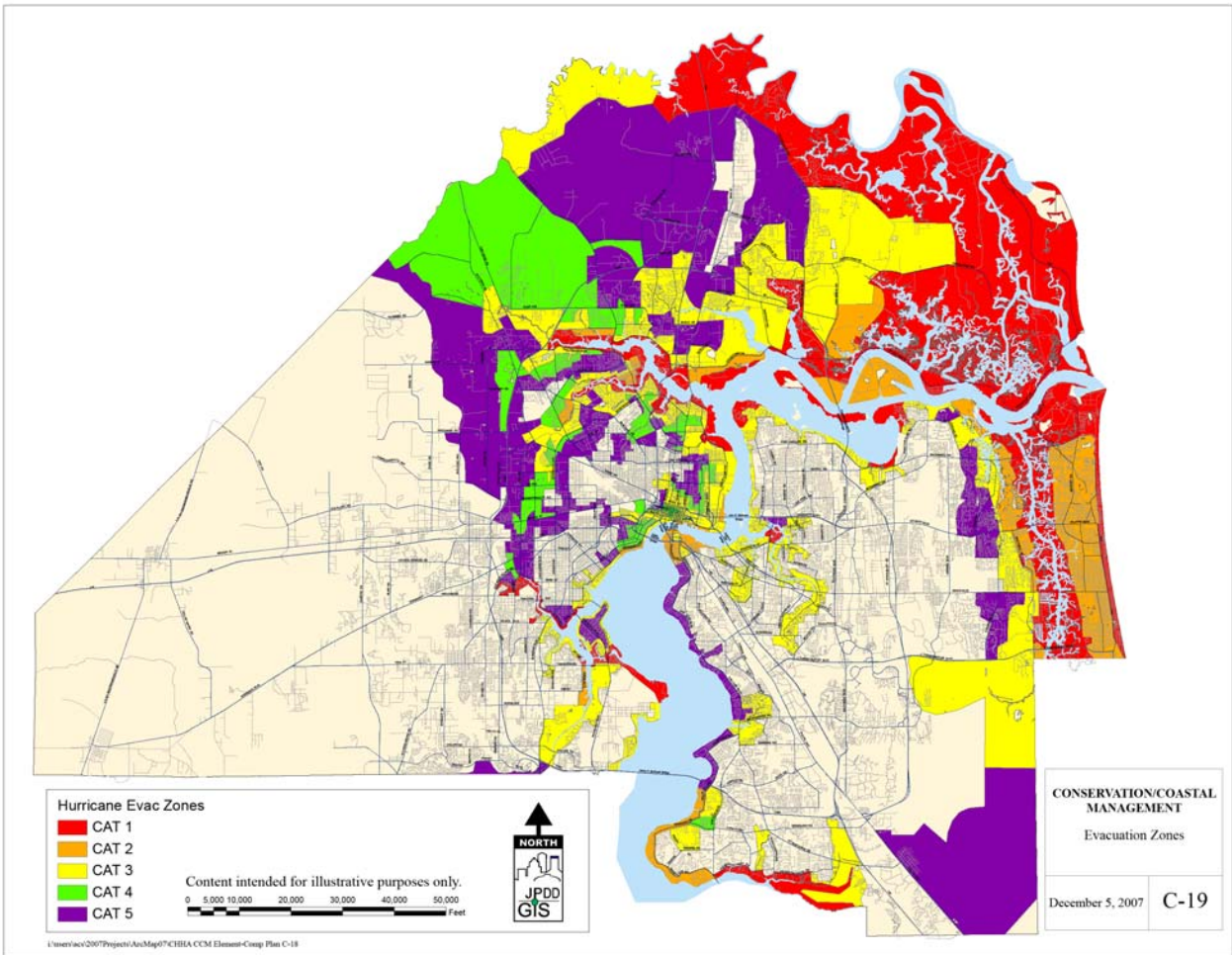
Coastal High Hazard Area - The area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Evacuation Route Standards – The standards for a new evacuation route shall be that it be a Principal Arterial or Limited Access Facility or higher, as defined in the Transportation Element, built at elevations above the Category 3 or Category 4 Storm surge, as feasible and applicable, based on the Regional Planning Council's most recent storm surge atlas depicting the SLOSH model, and in a location and with connectivity and directional signage to the evacuation system acceptable to the Chief of the Emergency Preparedness Division.

Hurricane Evacuation Zones - As depicted on Map C-19, hurricane evacuation zones are the operational zones established by the County Emergency Management Director or Chief of the Emergency Preparedness Division, documented in the Regional Evacuation Study, and utilized in the Local evacuation plan, as vulnerable to the most devastating effects of a hurricane, that require evacuation for the preservation of human safety and life. Hurricane evacuation zones are areas, typically located within or in close proximity to storm surge zones. Emergency management officials use evacuation zone information to determine who needs to evacuate before a hurricane makes landfall.

Sustained Recurring Hurricane Related Damage – In accordance with Ref: 44 CFR 206.434 (b) and the State of Florida Mitigation Plan, the City of Jacksonville shall document that the assessment of damage indicates a problem that has been repetitive, or a problem that poses a significant risk to public health and safety if left unresolved. Based on this data, areas shall be determined to be in this category.





# **EXHIBIT C**

## **RESOLUTION 2007-578**

### **2007B Series Text Amendment**

#### **City of Jacksonville 2010 Comprehensive Plan**

#### **Conservation/ Coastal Management Element**

### **GOAL 7**

The City shall make every reasonable effort to ensure the public safety, health, and welfare of people and property from the effects of coastal storm and hurricane damage.

#### **Issue: Timing Hurricane Evacuation**

Total evacuation clearance times for Jacksonville, Atlantic Beach, Jacksonville Beach and Neptune Beach are manageable. However, for the area not to exceed the maximum required hurricane evacuation time established in the most current Northeast Florida Hurricane Evacuation Study of 23 hours for storm event will necessitate proper traffic control and early evacuation decision making. The scheduling of future roadway improvements must address volume and capacity as related to hurricane evacuation. The City fully recognizes the critical importance of intergovernmental coordination with neighboring beach communities and adjacent counties.

**Objective 7.1** The City, acting as Duval County, shall reduce excessive hurricane evacuation times where they exist within specific areas of designated Hurricane Evacuation Zones and maintain all other evacuation times within the acceptable standard.

#### **Policies**

7.1.1 ~~The City establishes 23 hours as the maximum acceptable hurricane evacuation time standard for a Category 3 storm event, based upon the following criteria:~~

- ~~A. The evacuation should be complete prior to the arrival of gale force winds.~~
- ~~B. That the clearance time to evacuate for a category 3 hurricane with average public urgency will be 16 ¾ hours.~~
- ~~C. Provides six hours for evacuation message to reach all of those affected.~~
- ~~D. Recognizes that all hurricane evacuation situations are unique, with numerous factors that may contribute to longer required evacuation periods.~~

7.1.1 The City, acting as Duval County, recognizes that evacuation should be complete prior to the arrival of tropical storm force winds, and that all hurricane evacuation situations are unique, with numerous factors that may contribute to longer required evacuation periods. The City will maintain the following maximum acceptable hurricane evacuation time standard for a Category 3 Storm event as measured on the Saffir-Simpson scale :

- A. The time for out-of-county hurricane evacuation as contained in the most current Northeast Florida Hurricane Evacuation Study, Clearance Times for a Category 3 Storm event for Jacksonville/Duval County, Long Response, Heavy Background Traffic.

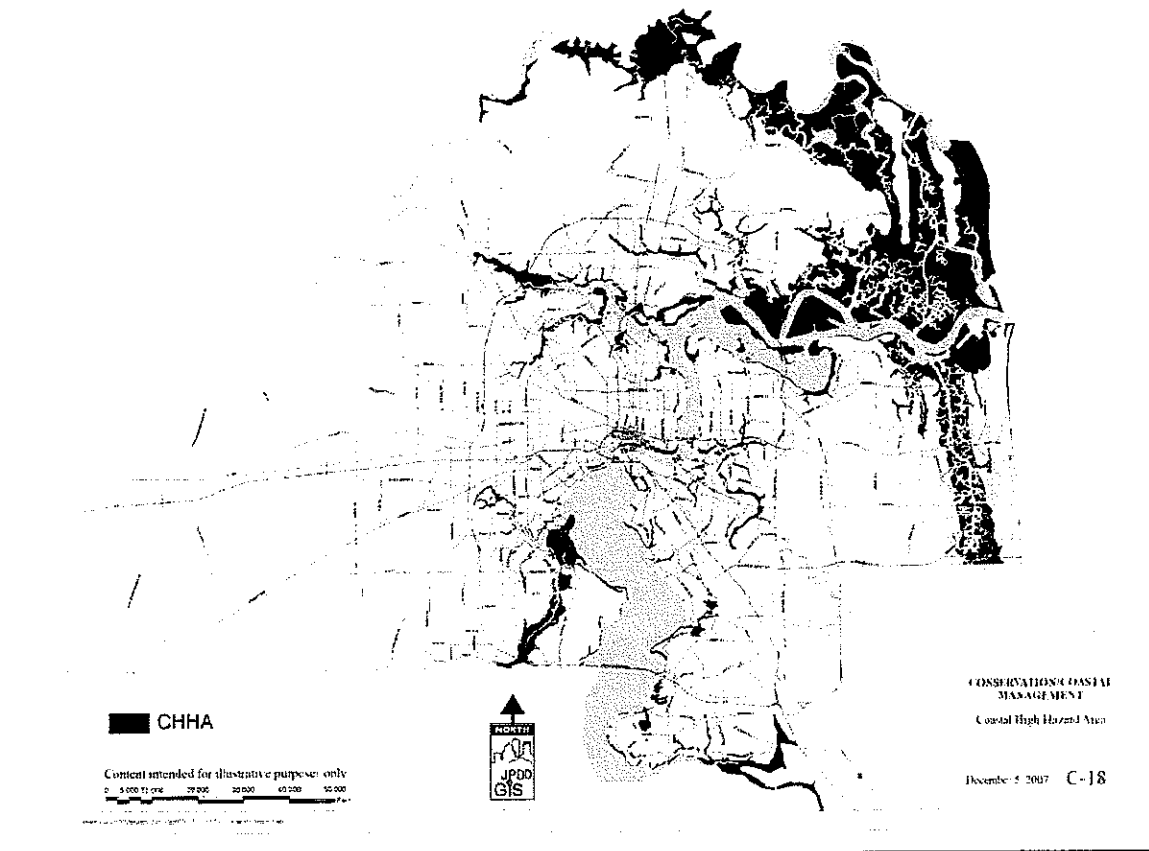
7.1.2 The City, acting as Duval County, shall establish a local working group to consider, by January 1, 2009, a set of policies that would allow for a citywide local mitigation program that would take the place of the site-specific and case-by case approach that is currently used to determine appropriate mitigation when a future land use map amendment is proposed that would impact hurricane evacuation time. Until and unless the City determines a citywide local mitigation program, all assessments of future land use map amendments that impact hurricane evacuation times shall be considered case-by-case.

**Objective 7.3 Limit public expenditures that subsidize growth by ensuring that building and development activities are carried out in a manner which minimizes danger to life and property from natural disasters and restricting the intensity of development within designated Coastal High Hazard Areas consistent with public safety needs.**

#### **Policies**

7.3.1 The The City shall designate the Coastal High Hazard Area (CHHA) is

the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as these areas designated as the evacuation storm surge zone for a Category 1 hurricane as established as established by the most current 1998-2005 Northeast Florida Hurricane Evacuation Study, or the most current study. It is shown on Map C-18.



RESOLUTION 2007-578-A

CERTIFICATE OF AUTHENTICATION

ADOPTED BY THE COUNCIL

January 8, 2008

*D. Davis*

DANIEL DAVIS  
COUNCIL PRESIDENT

ATTEST:

*Cheryl L. Brown*

CHERYLL BROWN  
COUNCIL SECRETARY

APPROVED:

*John Peyton*

JAN 14 2008  
JOHN PEYTON, MAYOR



# Tab 5

## MEMORANDUM

**DATE:** July 2, 2008

**TO:** Northeast Florida Regional Council

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

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

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

---

### Scope of Review

The Regional Council received Town of Hastings Adopted Amendment 08-1 on July 2, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the adopted amendment for consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to send to DCA upon approval by the Council.

### Amendment History

The Town of Hastings adopted Amendment 08-1 on June 9, 2008. The Council reviewed this amendment at the March 2008 meeting, at which time the Committee and Council approved without comment or objection transmittal of the staff report to DCA. The Department of Community Affairs issued a letter stating that they have no objections, recommendation or comments to the amendment.

**Board Memorandum**

**July 2, 2008**

**Page 2**

**Amendment Summary**

The FLUM changes adopted by the Town are as follows:

- 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. This amendment incorporates the property into Hasting's Comprehensive Plan as required by state statute.

**Recommendation:**

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

## MEMORANDUM

**DATE:** February 25, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** Town of Hastings Transmitted Amendment 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.**

# Tab 6

## MEMORANDUM

**DATE:** July 2, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Palm Coast Adopted Amendment 08PEFE-1

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### **Scope of Review**

The Regional Council received City of Palm Coast Adopted Amendment 08PEFE-1 on July 2, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the adopted amendment for consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to send to DCA upon approval by the Council.

### **Amendment History**

The City of Palm Coast adopted Amendment 08PEFE-1 on June 17, 2008. The Council reviewed this amendment at the February 2008 meeting, at which time the Committee and Council approved without comment or objection transmittal of the staff report to DCA. The Department of Community Affairs issued their Objections, Recommendation and Comments (ORC) report on March 21, 2008.

**Board Memorandum**

**July 2, 2008**

**Page 2**

**Amendment Summary**

The City of Palm Coast 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 Flagler County School District, and (2) to incorporate a financially feasible school district facilities work plan by reference.

The Council approved, without objection or comment, transmittal of the proposed amendment. The Department of Community Affairs made several recommendations regarding changes and clarifications for the amendment, to which the City has made.

**Recommendation:**


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

**MEMORANDUM**

**DATE:** January 29, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** City of Palm Coast Transmitted Amendment 08PEFE-1

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**Scope of Review**

The Regional Council received City of Palm Coast Transmitted Amendment 08PEFE-1 on January 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 City of Palm Coast 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 Flagler County School District, and (2) to incorporate a financially feasible school district facilities work plan by reference (see Policy 8.1.3).

According to the data for the Public School Facilities Element, there are currently 12,000± students enrolled in Flagler County. By 2020 it is estimated that this number will double. With this predicted growth in mind, the Flagler County School District established School Concurrency Areas (CSAs) that (1) maximize school

**Board Memorandum**  
**January 29, 2008**  
**Page 2**

capacities throughout the district, and (2) include within them at least one K-8 school.

The City of Palm Coast 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; this level of service standard is further stated in the adopted Interlocal Agreement. 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, objectives and policies for a Public School Facilities Element as identified in s. 163.31777, F.S.

*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 noting the above comment.**

# **Tab 7**



*Bringing Communities Together*

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## MEMORANDUM

DATE: June 25, 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 June 2008.

---

During the month of June 2008, 39 applications were received for the IC&R review process. Of these applications, 37 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
<b>Federal</b>	142,406.00	8,332,495.30
<b>State</b>	0.00	172,308.00
<b>Applicant</b>	0.00	5,375,670.00
<b>Other/Local</b>	0.00	2,516,130.00
<b>Totals</b>	142,406.00	16,396,603.30

Each active and completed application is reported in the:

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

Jun-08

BAKER						
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
		Federal Asst.		FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
CLAY						
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
DUVAL						
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0123</a>	EXEMPT		<a href="#">ERP-Links at Bent Creek</a>	Links at Bent Creek		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0124</a>	EXEMPT		<a href="#">ERP-Jacksonville sq.</a>	Cypress Realty		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0125</a>	EXEMPT		<a href="#">ERP - Shad Creek Bridge</a>	RS&H		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0126</a>	EXEMPT		<a href="#">ERP-Cecil Commerce Center</a>	JAA		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0127</a>	EXEMPT		<a href="#">ERP - Teaxiway Ext</a>	JAA		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0128</a>	EXEMPT		<a href="#">ERP-Wharf Stormwater System Modifications</a>	US Dept. of Navy		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0129</a>	EXEMPT		<a href="#">ERP - Palm Point II</a>	Paul Roham		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0130</a>	EXEMPT		<a href="#">ERP - Marietta Place</a>	Marietta Place, LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0131</a>	EXEMPT		<a href="#">ERP - Avenues Walk Phase 2A</a>	Kimco Ave Walk LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0132</a>	EXEMPT		<a href="#">ERP - FIND Temp access rd</a>	JAA		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0133</a>	EXEMPT		<a href="#">ERP - JIA RON Area Add</a>	JAA		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0134</a>	EXEMPT		<a href="#">ERP - Discovery Montessori Sch</a>	Discovery Montessori School		

Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-0135</a>	EXEMPT		<a href="#">ERP - Argle Forest Blvd.</a>	Chimney Lakes Inv. Co.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-00136</a>	FL200805214237 C		<a href="#">Env. Ass. Blount Island</a>	US Marine Corp.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">DV08-00137</a>	EXEMPT		<a href="#">USC Section 5317</a>	Elder Source		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$142,406.00				6/12/08	6/17/08	

**FLAGLER**

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">FL08-0023</a>	EXEMPT		<a href="#">ERP- Westlake Golf Cours Cup</a>	Intervest at Plantation Bay		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">FL08-0024</a>	EXEMPT		<a href="#">ERP - Mantanzas High School</a>	Flagler Coutny School Baord		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">FL08-0025</a>	EXEMPT		<a href="#">ERP-Wilson Green LLC</a>	Fletcher Mgt. Co.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
	EXEMPT					
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

**NASSAU**

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA08-0024</a>	EXEMPT		<a href="#">ERP-SR200 Office Park</a>	Miner Rd. Business Park LLC		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA08-0025</a>	EXEMPT		<a href="#">ERP - Commerce Center</a>	Villages of Amelia		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA08-0026</a>	EXEMPT		<a href="#">ERP - Medical Office &amp; Pharm</a>	Howard O'Steen		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA08-0027</a>	EXEMPT		<a href="#">ERP - Marshes at Lanceford</a>	Peter Corigliano		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
<a href="#">NA08-0028</a>	EXEMPT		<a href="#">ERP - SR 200 Widening</a>	FDOT		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
	EXEMPT					
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

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
<a href="#">SJ08-0060</a>	EXEMPT		<a href="#">ERP- Wright Parcel</a>	David construction		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SR08 - 0061</a>	EXEMPT		<a href="#">ERP - Confederate States Fish Pnd #2</a>	Roy Hinman		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SR08-0062</a>	EXEMPT		<a href="#">NOI Minot Silvocultural System / Maintenance of timber rd</a>	Callahan Timber		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0063</a>	EXEMPT		<a href="#">ERP - Dick Gore's RV world</a>	John Stokes		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0064</a>	EXEMPT		<a href="#">ERP - Sivler Leaf Plamntation Phase 1B</a>	White's ford Timber & Investment Co.		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0065</a>	EXEMPT		<a href="#">ERP - St. Augustine Retirement Res</a>	Harvest Development		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0066</a>	EXEMPT		<a href="#">ERP CR 210</a>	Andre Ames		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0067</a>	EXEMPT		<a href="#">NOI Minot Silvocultural System / Maintenance of timber rd</a>	Callahan Timber		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0068</a>	EXEMPT		<a href="#">ERP - Makarios South</a>	<a href="#">ERP - Makarios South</a>		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0069</a>	EXEMPT		<a href="#">ERP - Makarios South</a>	<a href="#">ERP - Makarios South</a>		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
<a href="#">SJ08-0070</a>	EXEMPT		<a href="#">ERP - East Town Pl</a>	Davidson Development		
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status

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

	<b>Current Month</b>	<b>Year to Date</b>
<b>Federal</b>	\$142,406.00	\$8,332,495.30
<b>State</b>	\$0.00	\$172,308.00
<b>Applicant</b>	\$0.00	\$5,375,670.00
<b>Other/Local</b>	\$0.00	\$2,516,130.00
<b>Totals</b>	\$142,406.00	\$16,396,603.30

# Tab 8



*Bringing Communities Together*

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## MEMORANDUM

**DATE:** June 25, 2008

**TO:** Northeast Florida Regional Council

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

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

**RE:** Highlands DRI

---

On June 24, staff was notified by the Highlands DRI representative of the intent to withdraw the DRI. No action on the Highlands DRI will be taken by the Committee and Council as a result of that decision.

# Tab 9

## MEMORANDUM

**DATE:** June 23, 2008

**TO:** Northeast Florida Regional Council

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

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

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

### **Durbin**

The pre-application conference for the Durbin DRI was held on December 6, 2006. The Durbin DRI is located along I-95 at Racetrack Road in northern St. Johns County, along the Duval County line. The master development plan calls for 4,500 dwelling units,

**June DRI Report**  
**June 23, 2008**  
**Page 2**

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

**Elkton**

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

**Navona Creek**

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

**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 12, 2007. 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 First Sufficiency Response has been submitted and a second sufficiency review has been transmitted to the applicant.

**Old Brick Township**

The Old Brick Township DRI is a proposed multi-use DRI located in Flagler County in the northern portion of the County along the St. Johns County line. The property is located west of U.S. 1 and east of C.R. 13 (Old Brick Road). The pre-application conference was held on December 14<sup>th</sup>. The proposed development plan calls for three five-year phases and consists of 5,000 dwelling units, 1,000,000 square feet of industrial development, 50,000 square feet of office development, and 100,000 square feet of commercial development. *The ADA was submitted for review, with the sufficiency response transmitted to the applicant on June 26.*

**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	January 2009
Cordova Palms	September 2008
Elkton	March 2009
Navona Creek	March 2009
Governors Park	October 2008
Old Brick Township	March 2009
Hunter's Ridge Substantial Deviation	October 2008