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NEFRC

Planning & Growth Management Policy Committee

**August 7, 2008
9:00 a.m.**

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

**NEFRC Planning and
Growth Management Policy Committee**

Thursday, August 7, 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
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5. Development of Regional Impact (DRI) Report – Ed Lehman ----- 17
6. Other
7. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
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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, July 3, 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
Mr. Cole for Ms. Burnett (Ex-officio)
Vice Mayor Crichlow
Ms. Dungey
Commissioner Harris
Mr. Larson (Ex-Officio)
Vice-Mayor Lawson-Brown
Mr. Bennett for Mr. Parks (Ex-officio)
Mr. Register
Commissioner Rutledge (President)
Mr. Spaeth
Commissioner Stevenson
Ms. Vallencourt
Mr. Williams

EXCUSED

Mr. Maxwell
Mr. Bishop

ABSENT

Mr. Strong (Ex-officio)

Others: Quilla Miralia, Brandon Fenate, Duncan Ross, Alyce Decher, Valerie Britt, Ellen Whitmer, Al Abbattello and others.

Staff Present: Ed Lehman, Brian Teeple, Jeff Alexander, 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 June 5, 2008, meeting minutes. Mr. Bue made a motion to approve, it was seconded by Mr. Register; Motion carried.

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 10 Comprehensive Plan Amendments reviewed during the month of June. Four (4) adopted amendments are brought before the Committee and Board for review; the other six are small scale and have been reviewed by staff.

Town of Callahan Adopted Amendment (08-1) – Ms. Shepherd provided an overview of the Adopted Amendment, which was reviewed and approved the transmitted form at the

Committee's August 2007 meeting. Council staff did a cursory traffic review, which revealed that there may be long term impacts on U.S. 1, however, the impacts do not create an inconsistency with the Strategic Regional Policy Plan (SRPP). Therefore, staff recommends that the Planning and Growth Management Policy Committee finds the Town of Callahan's Adopted Amendment 08-1 consistent with the SRPP Plan.

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

Commissioner Stevenson and President Rutledge arrived and were added to the quorum.

City of Jacksonville Adopted Amendment 08-1B – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed in its transmitted form at the Committee's February 2008 meeting. He reminded the Committee that the Council's recommendation to the City and to DCA was that they adopt exhibit A, which was a more thorough analysis of the CHHA and one that the City's planning staff recommended. The City, however, chose to adopt exhibit C instead. Mr. Lehman indicated that Jeff Alexander, Director of Emergency Preparedness Department, is present to answer any questions pertaining to this amendment. Mr. Lehman stated that the first amendment adds Policy 7.1.1 to the Conservation/Coastal Management Element; however, it does not change what the City already does. He also stated that the Council has opposed previous individual CHHA cases on the case-by-case mitigation and was opposed during the transmittal stage. The next amendment changes policy 7.3.1 identifying the CHHA as redefined by HB 1359; changing the Category 1 evacuation zone to Category 1 storm surge. In addition, the City has added the words "unless site specific, reliable data and analysis demonstrates otherwise." Mr. Lehman stated that this language has been opposed previously by the Council, specifically with the Moody tract, as site specific information is not reliable and that the storm surge atlas should always be used to identify the category 1 CHHA. Mr. Lehman read into the record staff's comments and recommendation: "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 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."

Therefore, staff respectfully recommends that the Committee and Council find the City of Jacksonville's Adopted Amendment 08-1B not consistent with the Northeast Florida Strategic Regional Policy Plan.

Chairman Boyle called for a motion on City of Jacksonville's Adopted Amendment 08-1B. Ms. Vallencourt made a motion to find it not consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Stevenson; Motion carried with Ms. Dungey abstaining.

Ms. Dungey arrived and was added to the quorum.

Town of Hastings' Adopted Amendment 08-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's March 2008 meeting. The DCA issued its ORC report and had no comments regarding this amendment. Therefore, staff recommends that the Planning and Growth Management Policy Committee finds the Town of Hastings' Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. A brief discussion ensued.

Chairman Boyle called for a motion on the Town of Hastings' Adopted Amendment 08-1. Councilman Bue made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Stevenson; Motion carried.

City of Palm Coast's Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's February 2008 meeting. Staff has reviewed the City of Palm Coast's response to DCA's ORC report and, therefore, respectfully recommends that the Planning and Growth Management Policy Committee finds the City of Palm Coast's Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

Chairman Boyle called for a motion on City of Palm Coast's Adopted Amendment 08PEFE-1. Councilman Bue made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Mr. Register; 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 stated that the Highlands DRI has been withdrawn. Therefore, no action will be taken by the Committee as a result of that decision.

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

Public Comments

Ms. Valerie Britt, 378 Tilefish Ct., Jacksonville, FL 32225 – Spoke concerning the City of Jacksonville's Adopted Amendment 08-1B. Ms. Britt thanked the Committee for finding this amendment not consistent with the SRPP.

Next Meeting Date

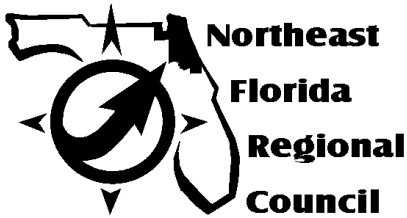
The next meeting will be held Thursday, August 7, 2008, at 9:00 a.m. at the Northeast Florida Regional Council.

Adjournment

The meeting adjourned at 9:35 a.m.

DRAFT

Tab 2



Bringing Communities Together

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MEMORANDUM

DATE: July 31, 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: July 2008

During the month of July, 2008, Regional Council staff reviewed sixteen (16) comprehensive plan amendments. Two (2) transmitted and eleven (11) adopted amendments are brought before the Committee and Board for review.

Transmitted Amendments:

City of Jacksonville	Transmitted Amendment 08-2AR
Clay County	Transmitted Amendment 08-2

Adopted Amendments:

City of Bunnell	Adopted Amendment 08PEFE-1
Flagler County	Adopted Amendment 08PEFE-1
Putnam County	Adopted Amendment 08PEFE-1
City of Crescent City	Adopted Amendment 08PEFE-1
Town of Pomona Park	Adopted Amendment 08PEFE-1
Town of Welaka	Adopted Amendment 08PEFE-1
City of Palatka	Adopted Amendment 08PEFE-1
City of St. Augustine	Adopted Amendment 08PEFE-1
City of Fernandina Beach	Adopted Amendment 08PEFE-1
Nassau County	Adopted Amendment 08PEFE-1
Putnam County	Adopted Amendment 08-1

Small-Scale Amendments*:

City of Jacksonville	Ordinance 2008-273-E
• <i>Changes 0.28 acres from Low Density Residential to Residential-Professional-Institutional</i>	

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City of Jacksonville

Ordinance 2008-281-E

- *Changes 0.52 acres from Low Density Residential to Community/General Commercial*

Baker County

Ordinance 2008-25

- Changes 15 acres from Agricultural Zone A to Agricultural Zone B

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


Tab 3

MEMORANDUM

DATE: July 29, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: City of Jacksonville Transmitted Amendment 08-2AR

Scope of Review

The Regional Council received City of Jacksonville Transmitted Amendment 08-2AR on July 11, 2008. This amendment was submitted in accordance with the provisions of the Pilot Project established in HB 7203 for review of comprehensive plans in the City of Jacksonville. S. 163.32465, F.S., establishes that the City of Jacksonville will be one of the cities that will follow an alternative state review process for comprehensive plan amendments. Pursuant to S.163.3184(4), Florida Statutes, as specified in the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment. The review of this amendment was based on effects on regional resources and facilities identified in the Strategic Regional Policy Plan and any extrajurisdictional impacts inconsistent with the Comprehensive Plan of the affected local government. Staff has prepared this and recommendation report to be transmitted to the City of Jacksonville upon approval by the Council.

Amendment Summary

City of Jacksonville Transmitted Amendment 08-2AR contains eighteen proposed changes to the future land use map and four sets of text amendments.

Future Land Use Map Amendments

1. Proposal to change 159.16 acres from Business Park, Residential-Professional-Institutional, Community/General Commercial, Light Industrial, and Low Density Residential to Public Buildings and Facilities.

The amendment proposes to change 159.16 acres from Business Park, Residential-Professional-Institutional, Community/General Commercial, Light Industrial, and Low Density Residential to Public Buildings and Facilities. The property is located on the east side of Philips Highway north of St. Augustine Road. The purpose of this amendment is to facilitate the construction of a new JEA power generating facility. The site is presently vacant, and is surrounded by land in a number of various land use categories. To the north and east is vacant land in Business Park and Light Industrial land use, with some industrial development bordering the subject parcel to the west. The project is bordered to the south by some single-family residential development and a tree farm. The current future land use map development potential is 1,650,531 square feet of business park, 815,007 square feet of office, 8,537 square feet of commercial, 206,474 square feet of light industrial, and 5 single family dwelling units, and the proposed FLUM development potential is 2,079,900 square feet of institutional uses.

Comment: Sec. 403.507(2)(a)5., F.S. states that each regional planning council shall prepare a report containing recommendations that address the impact upon the public of the proposed electrical power plant, based on the degree to which the electrical power plant is consistent with the applicable provisions of the strategic regional policy plan adopted pursuant to chapter 186 and other matters within its jurisdiction. The JEA power plant proposed pursuant to this land use change will undergo the regional review as required by Sec. 403.507(2)(a)5., F.S.

2. Proposal to change 1.53 acres from Community/General Commercial to Multi-Use and change to Multi-Use land use mix for Avenue Walk Regional Activity Center.

The amendment proposes to change 1.53 acres from Community/General Commercial to Multi-Use. The property is located along the west side of Philips Highway at its intersection with Southside Boulevard, and is being incorporated into the Avenues Walk Regional Activity Center. The amendment is to accommodate development access via a road overpass realignment. The site is in an existing commercial corridor along U.S. 1 and the CSX railroad in the area of the Avenues Mall. The property is presently occupied by single family housing and active borrow pit operations.

The FLUM amendment is accompanied by a proposed Future Land Use Element text amendment to Policy 4.3.10 that will change the land use amounts proposed for the Avenues Walk RAC. The City is proposing to increase the 650,000 square feet of retail/office use to 799,000 square feet of commercial retail use and 50,000 square feet of office use. A total of 1,050 multi-family residential units and 400 hotel rooms are included in Policy 4.3.10 and are not proposed to be modified by the change to the policy. A traffic analysis was provided as part of the support data and analysis for the amendment, and shows that the proposed amendment there will be an increase of 340 total net new p.m. peak hour trips as a result of the change to Policy 4.3.10. According to the study, the segments of Philips Highway and Southside Blvd. in the immediate vicinity of the site will operate acceptably with the increase in the traffic.

3. Proposal to change 21.5 acres from Medium Density Residential to Community/General Commercial

The amendment proposes to change 21.5 acres from Medium Density Residential to Community/General Commercial. The property is located southeast of University Boulevard, with Barnes Road bisecting the subject parcel in a north-south direction. The property is bordered to the east and south by single family residential dwelling units, to the west by University Baptist Church, and to the north by commercial development located along University Blvd. The property is presently occupied by two multi-family apartment complexes, which will be removed to allow for retail development. The current future land use map development potential is 322 multi-family dwelling units, and the proposed FLUM development potential is 327,789 square feet of commercial development.

4. Proposal to change 319.0 acres from Agriculture(ii), Agriculture(iii) and Agriculture(iv) to Light Industrial

The amendment proposes to change 319.0 acres from Agriculture(ii), Agriculture(iii) and Agriculture(iv) to Light Industrial. The property is located along the north side of U.S. 90 about one mile east of the Town of Baldwin. The proposed amendment will replace the current agriculture land use with light industrial types of development. According to the data and analysis provided in the transmittal document, the property is located in an area designated as an Industrial Situational Compatibility Zone by the City. The City notes that the Industrial Technical Advisory Committee voted to approve this amendment. The property is bordered on the east, north, and west by Agriculture land, with the Jax to Baldwin trail and the Brandy Branch generation station also bordering to the north. To the south is Light Industrial land associated with the Winn-Dixie Distribution Center. The current future land use map development potential is 28 single-family dwelling units, and the proposed FLUM development potential is 5,558,256 square feet of light industrial development.

Comment: The traffic impact study prepared by the Planning and Development Department acknowledges that the level of service is not maintained for U.S. 90 and I-10. While the staff report notes improvements are planned for some segments of I-10, no mention of an improvement plan for U.S. 90 is included in the data and analysis. Staff has concerns about the impacts of traffic from the potential development of over 5.5 million square feet of industrial development.

5. Proposal to change 13.11 acres from Low Density Residential and Residential-Professional-Institutional to Community/General Commercial

The amendment proposes to change 13.11 acres from Low Density Residential and Residential-Professional-Institutional to Community/General Commercial. The property is located along the north side of Collins Road just west of its interchange with I-295. The property bordered by Low Density Residential land use on all four sides. The purpose of this amendment is to provide for commercial land uses in this area of predominantly residential development, in recognition of the proposed interchange improvements. The property is presently occupied with single family dwelling units and vacant land. The current future land use map development potential is 30 single family dwelling units and 103,825 square feet of non-residential use, and the proposed FLUM development potential is 199,874 square feet of general commercial development.

6. Proposal to change 40.09 acres from Medium Density Residential and Residential-Professional-Institutional to Community/General Commercial

The amendment proposes to change 40.09 acres from Medium Density Residential and Residential-Professional-Institutional to Community/General Commercial. The property is located in the southwest quadrant of the Collins Road/I-295 interchange. The property bordered mostly by Low Density Residential land use, with some Business Professional land use bordering to the east. The purpose of this amendment is to provide for commercial land uses in this area of predominantly residential development, in recognition of the proposed interchange improvements. The property presently consists of some agriculture uses and vacant institutional uses. The current future land use map development potential is 76 multi-family dwelling units and 762,517 square feet of non-residential use, and the proposed FLUM development potential is 611,211 square feet of general commercial development.

7. Proposal to change 13.65 acres from Low Density Residential to Light Industrial

The amendment proposes to change 13.65 acres from Low Density Residential to Light Industrial. The property is located along the north side of Soutel Drive at its intersection with Pickett Drive. The CSX railroad forms the eastern boundary of the subject parcel. The property is presently occupied by office and outside storage development. The property is bordered by vacant residential land, with the exception of one single-family home, to the north and west. Manufacturing plants border the site to the east across the railroad, with vacant Light Industrial land bordering to the south. The current future land use map development potential is 68 single family dwelling units, and the proposed FLUM development potential is 148,649 square feet of light industrial development.

8. Proposal to change 15.18 acres from Low Density Residential to Business Park

The amendment proposes to change 15.18 acres from Low Density Residential to Business Park. The property is bisected by Duval Road just west of its intersection with Cole Road. The proposed change basically extends the existing Business Park land use that borders to the west and north. Single-family residential dwelling units border the property to the east and south. The property is presently occupied by a farm. The current future land use map development potential is 75 single family dwelling units, and the proposed FLUM development potential is 231,434 square feet of commercial uses.

9. Proposal to change 6.98 acres from Low Density Residential to Medium Density Residential

The amendment proposes to change 6.98 acres from Low Density Residential to Medium Density Residential. The property is located along the west side of Tison Road just north of its intersection with Pecan Park Road. The proposed change extends an existing area of MDR land located to the south. Low Density Residential land use borders to the west, with Agriculture land use bordering to the north and east. The property is presently occupied by a vacant single-family dwelling unit. The current future land use map development potential is 35 single family dwelling units, and the proposed FLUM development potential is 105 multi-family dwelling units.

10. Proposal to change 1.75 acres from Low Density Residential and Community/General Commercial to Light Industrial

The amendment proposes to change 1.75 acres from Low Density Residential and Community/General Commercial to Light Industrial. The property is located along the east side of Rice Road just north of its intersection with Eastport Road. The proposed change extends an existing area of Light Industrial land located to the south, a single-family dwelling units along S.R. 9-A forming its northern border. Public lands associated with City of Jacksonville Mosquito Control borders to the west with vacant residential land to the east. The property is presently occupied by a single-family dwelling unit. The current future land use map development potential is 8 single family dwelling units, and the proposed FLUM development potential is 30,492 square feet of light industrial space.

11. Proposal to change 317.54 acres from Low Density Residential to Light Industrial

The amendment proposes to change 317.54 acres from Low Density Residential to Light Industrial. The property is located north of I-295 about one mile west of Lem Turner Road. The parcel is presently vacant land. The property is bordered by residential development in Low Density Residential and Rural Residential land uses. The current future land use map development potential is 1,590 single-family dwelling units, and the proposed FLUM development potential is 5,532,817 square feet of light industrial development.

Comment: Staff notes that the parcel is not within the boundaries of either the Industrial Sanctuary or Industrial Situational Compatibility Zone.

Comment: The City's data and analysis indicate that the proposed change will result in a decrease of 626 p.m. peak hour trips from the existing land use of residential to the proposed use as light industrial. Staff notes that the trip generation rate used in this calculation was for high-cube warehouse, and not light industrial. If the rate for light industrial is used, there will be a potential increase of 1015 trips. If the City adopts this amendment, adequate data and analysis should be provided to indicate that transportation infrastructure is sufficient to serve the potential development.

12. Proposal to change 39.25 acres from Light Industrial to Community/General Commercial

The amendment proposes to change 39.25 acres from Light Industrial to Community/General Commercial. The property is located at the southeast corner of the intersection of Owens Road and Ranch Road, northwest of the Airport Road/I-95 interchange. The purpose of the amendment for this vacant parcel is to accommodate a mixed use commercial and multi-family project. The property bordered by Light Industrial land use, with an area of CGC land use located south of the parcel along Airport Road. The current future land use map development potential is 683,892 square feet of light industrial development, and the proposed FLUM development potential is 338 multi-family dwelling units.

13. Proposal to change 1,093.53 acres from Low Density Residential, Community/General Commercial, and Neighborhood Commercial to Multi-Use

The amendment proposes to change 1,093.53 acres from Low Density Residential, Community/General Commercial, and Neighborhood Commercial to Multi-Use to allow for the designation of this property as the Thomas Creek Regional Activity Center. The property is located east of Braddock Road and north of Dunn Avenue. The property bordered by a number of uses, including Residential land use categories to the south, Agriculture and Public Buildings and Facilities associated with preservation land to the north, Agriculture and PBF land uses to the east, and Agricultural land use to the west. In addition, the Villages of Westport Regional Activity Center borders the southwestern portion of the subject property. The property is presently vacant with existing silviculture operations. The current future land use map development potential is 4,984 single-family dwelling units and 1,383,030 square feet of commercial. The proposed FLUM development is established by new Policy 4.3.16 as 4,900,000 square feet of warehouse/distribution, 672 dwelling units, 93,114 square feet of office, 26,136 square feet of commercial, 496.46 acres of Conservation, and 100 acres of Recreation/Open Space.

Regional Activity Center is defined as follows in Rule 28-24.014(10)(a), Florida Administrative Code (F.A.C.): "a compact, high intensity, high density multi-use area designated as appropriate for intensive growth by the local government of jurisdiction and may include: retail; office; cultural, recreational and entertainment facilities; hotels and motels; or appropriate industrial activities. The designated area shall be consistent with the local government comprehensive plan and future land use map intensities; shall routinely provide service to, or be regularly used by, a significant number of citizens of more than one county; contain adequate existing public facilities as defined

in Chapter 9J-5, F.A.C., or committed public facilities, as identified in the capital improvements element of the local government comprehensive plan; and shall be proximate and accessible to interstate or major arterial roadways.

Comment: Staff does not believe the land use mix provided in the regional activity center is consistent with the requirements for regional activity centers established in Rule 28-24.014(10)(a)2., F.A.C., which states "the applicable multi-use guidelines and standards shall increase by 100 percent, provided that one land use of the multi-use development is residential and the residential development amounts to not less than 35 percent of the jurisdiction's applicable residential threshold." The residential threshold of 3000 units for Jacksonville requires a minimum of 1050 residential units.

Text Amendments

1. The City proposes to amend the Transportation Element to add a revised Map T-10 – Outer Beltway. The proposed revision to the map expands the general area within which right-of-way may be considered for procurement by the City of Jacksonville for the construction of the proposed outer beltway.
2. The City is proposing to modify a number of policies related to compatibility of development with military installations. These policies were addressed by the City in 2006. The City is deleting Sub-policies 2.5.4A through 2.5.4E, and replacing them with Policy 2.5.5. Policy 2.5.5 replaces those sub-policies that refer to the Navy Instruction Manual, and specifically addresses the need for the City to work with the Military in developing appropriate measures relating to density, intensity, and use of land in proximity to Jax NAS, NAS Mayport, and Whitehouse. These measures are to be adopted as part of the City's LDRs. In addition, new Objective 8.3 and Policies 8.3.1 and 8.3.2 are proposed for addition to the Transportation Element. Policy 8.3.1 requires the City to use military information when developing plans to control encroachment of development to these facilities. Policy 8.3.2 allows for the military to appoint as an ex officio member of the Planning Commission, and that all proposed amendments, PUDs, and rezonings that would affect density of intensity of land with Military Influence Zones will be referred to the U.S. Navy for review. The City amends the definitions to define Military Influence Zones.

Comment: Policy 2.5.5 should be amended to provide a time frame for the City to amend its LDRs to include these standards.

3. The City is proposed to amend the Capital Improvements Element to promote consistency of the CIE with the requirements of Chap. 163, F.S. Policy 1.3.2 is being

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amended to add fair share contracts as a means by which necessary public facilities shall be required concurrent with project impacts. Policy 1.5.6 is being added that requires the City to prioritize public expenditures on infrastructure to achieve public policy goals. Policy 1.6.6 is being replaced with language that incorporates requirements of S. 163.3180(16)(b)1., F.S. Policy 1.6.6 allows for the developer to satisfy concurrency through fair share mitigation. Policy 1.6.7 is being replaced with a new policy that spells out how a developer can meet the fair share requirements. Policy 1.6.8 is being replaced with a new policy that allows for the developer to use fair share for concurrency mitigation if they construct an improvement that will significantly benefit the impacted transportation system.

4. The final text amendment consists of revisions to the policies in the Transportation Element related to JaxPort development. New Objective 7.5 states that the City shall minimize barriers to development which supports the JaxPort system. New Policy 7.5.1 states that the City will evaluate and address impact of the concurrency management system on development supporting the JaxPort system and prioritize public expenditures on transportation infrastructure to support the JaxPort system.

Recommendation

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


Tab 4

MEMORANDUM

DATE: July 28, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: Clay County Transmitted Amendment 08-2

Scope of Review

The Regional Council received Clay County Transmitted Amendment 08-2 on July 25, 2008. Clay County requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Clay County Transmitted Amendment 08-2 contains five proposed changes to the Future Land Use Map (FLUM) and five text amendments. The changes transmitted by the County are summarized below.

Future Land Use Amendments

1. Proposal to change 9.59 acres from Rural Residential to Institutional.

The amendment proposes to change 9.59 acres from Rural Residential to Institutional. The subject property is located on the north side of C.R. 315A about ½ mile east of C.R. 315 west of the City of Green Cove Springs. The parcel is presently occupied by maintenance, storage, office and parking for the County's Department of Public Works.

The amendment is intended to update the FLUM so it is consistent with the present land use. No change to the existing land use is contemplated as a result of this change.

2. Proposal to change 8.79 acres from Rural Residential to Institutional

As with the first change, the purpose of this change is to bring an existing use into compliance with the Future Land Use Map. The parcel is located about ½ mile northwest of S.R. 21 along Peppergrass Street in Middleburg. The parcel is presently occupied by maintenance, storage, office and parking for the County's Department of Public Works. No change to the existing land use is contemplated as a result of this change.

3. Proposal to change 62.98 acres from Mining to Institutional

The amendment proposes to change 62.98 acres from Mining to Industrial. The subject parcel is located along the east side of Twin Lake Road about one mile east of the City of Keystone Heights. The purpose of this amendment is to bring the existing land use into compliance with the FLUM. A County borrow pit presently exists on the site, with no change of land use anticipated pursuant to this change.

4. Proposal to change 1,446 acres from Agriculture to Agriculture/Residential

The amendment proposes to change 1,446 acres from Agriculture to Agriculture/Residential. The subject parcel is located in the southeast quadrant at the S.R. 21/S.R. 16 intersection. The parcel is presently utilized for silviculture. The parcel is bordered to the north, south, and east by silviculture land shown as Agriculture on the FLUM, with Camp Blanding bordering the project to the west. The maximum potential development on parcel under the existing land use designation is 62 units, while the maximum potential development under the proposed land use designation is 249 units (with points). As a result of the clustering policies of Clay County for this particular land use, 50% of the upland portion of the property will be retained in permanent open space. The County Planning staff notes that through clustering, the rural character of the area will be maintained. In addition, through clustering the development will be compatible with Camp Blanding; Camp Blanding has indicated they have no objections to the proposed land use change.

Staff notes that the land use change will increase densities in this rural part of the region, but also notes that the increase in density is contingent upon the guarantee that there will be 624 acres of permanent open space (uplands) and 193 acres of wetland protection areas as condition of this density increase. Staff does not believe the increase in densities will result in any regional impacts.

5. Proposal to modify FLUM to reflect location of Outer Beltway

The purpose of the amendment is to amend the Lake Asbury Master Plan component of the Future Land Use Map to reflect the proposed Outer Beltway, which bisects the Lake Asbury Master Plan planning area in an east-west direction. Approximately 2,440 acres of land will be affected by the proposed changes. The Outer Beltway will affect the nature of the Master Plan and provides the impetus behind a number of changes to land uses and roadway locations. There are proposed changes to a number of proposed roadway alignments, as well as shift in locations of Village Centers included with this amendment. Land use changes addressed in this amendment are:

- Reconfiguration of the Activity Center around the proposed Beltway/C.R. 315 interchange and reduction of this land use category by 75 acres to 436 acres.
- Removal of the most westerly Village Center, comprising 75 acres.
- Creation of 150-acre Interchange Village Center at the Beltway/S.R. 16 interchange.
- Exchange of southeast Rural Community for the west Master Planned Community located between C.R. 218 and Thunder Road.
- Increase of 86 acres in the Rural Fringe designations with a corresponding decrease of 86 acres in Master Planned Community.

In addition to the FLUM changes, there are several text changes to the Lake Asbury Master Plan policies that correspond to the FLUM changes. Of note is the addition to LA Policy 4.12 that identifies the Interchange Village Center. Land use types and ranges of acreage are included with this new land use category. The Interchange Activity Center will be comprised of a mix of residential, office, commercial, and light industrial uses.

Staff agrees with County planning staff that the proposed changes do not increase the aggregate density on the subject property. Staff does not believe the changes will result in additional regional impacts, and have no comments or concerns.

Text Amendments

1. The amendment proposes to change Policy 2.9 of the Future Land Use Element by removing language that limited access easements outside the Urban Service Area to 1000 feet, with a maximum of five lots permitted access to any single easement. Language has been added that states that regulations for access management controls shall be applied to all development consistent with the Land Development Code.
2. The amendment proposes to change LA Policy 1.3 of the Lake Asbury Master Plan. This change is an effort to address conflicts due to the recently adopted impact fee ordinance. The policy amendment lays out a framework for addressing the financing and timing of roadways identified (by dashed lines) on the Lake Asbury

Master Plan Public Facilities Map.

3. The County is proposing to amend LA Policy 3.1 of the Lake Asbury Master Plan to remove conflicts due to the impact fee ordinance. The County is proposing to delete language that offers credits toward obligations for impact fee or fair share components applied directly toward land acquisition. New language is being added that provides that the purpose and operation of a fund dedicated to public facilities acquisition and construction will be further detailed in Lake Asbury Land Development Regulations.

4. LA Policy 3.3 is being amended to specifically refer to the adequate public facilities (APF) credit, in maintaining consistency with the proposed amendments to LA Policy 1.3 and Policy 3.1.

5. CIE Policy 5.7 of the Capital Improvement Element is being amended to address cash fair share payment credits that are allocated for the construction of roads as specified in the transportation impact fee ordinance's Designated Road List.

Recommendation

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

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Bringing Communities Together

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MEMORANDUM

DATE: July 9, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Bunnell Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received City of Bunnell Adopted Amendment 08PEFE-1 on July 8, 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 Bunnell adopted Amendment 08PEFE-1 on July 1, 2008. The Council reviewed this amendment at the February 2008 meeting, at which time the Committee and Council approved with one comment transmittal of the report to DCA. The Department of Community Affairs issued their Objections, Recommendation and Comments (ORC) report on March 21, 2008.

Board Memorandum

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Amendment Summary

The City of Bunnell's Transmitted Amendment 08PEFE-1 consists of text amendments to the Comprehensive Plan. Specifically, 08PEFE-1 creates a "Public School Facilities Element" within the Comprehensive Plan, amends the Intergovernmental Coordination Element and Capital Improvements Element as required by statute to include policies for: (1) coordination of land use decisions with the Flagler County School District, and (2) to incorporate a financially feasible school district facilities work plan (see Policy 1.1.7).

The Council approved with one comment the 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.

The Council's one comment involved wording of a specific Policy, and reads:

Comment: Policy 2.2.5 reads, in part, that: "The City of Bunnell may grant development approval subject to the condition that adequate school capacity must exist or will be under actual construction within three (3) years, as determined by the School District." Staff suggests that this sentence be replaced with: "The City of Bunnell may grant development approval subject to the condition that adequate school capacity must exist or will be under actual construction within three (3) years execution of a legally binding mitigation agreement between the applicant and the School District and the City, consistent with the Interlocal Agreement for Public School Facility Planning." Staff finds this to be more consistent with State Statute.

The Council's comment did not make it into DCA's O.R.C. report, and was ultimately not addressed by the City. The City did address the objections, comments and recommendations made by DCA. Although staff maintains that had the City addressed our comment the PEFE and the Interlocal Agreement would be more consistent, by not doing so does not rise to the level of an inconsistency finding.

Recommendation:

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



TRANSMITTED AMENDMENT

Bringing Communities Together


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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 Bunnell Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received City of Bunnell 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 Bunnell's Transmitted Amendment 08PEFE-1 consists of text amendments to the Comprehensive Plan. Specifically, 08PEFE-1 creates a "Public School Facilities Element" within the Comprehensive Plan, amends the Intergovernmental Coordination Element and Capital Improvements Element as required by statute to include policies for: (1) coordination of land use decisions with the Flagler County School District, and (2) to incorporate a financially feasible school district facilities work plan (see Policy 1.1.7).

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

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The City of Bunnell 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.

Comment: Policy 2.2.5 reads, in part, that: "The City of Bunnell may grant development approval subject to the condition that adequate school capacity must exist or will be under actual construction within three (3) years, as determined by the School District." Staff suggests that this sentence be replaced with: "The City of Bunnell may grant development approval subject to the condition that adequate school capacity must exist or will be under actual construction within three (3) years execution of a legally binding mitigation agreement between the applicant and the School District and the City, consistent with the Interlocal Agreement for Public School Facility Planning." Staff finds this to be more consistent with State Statute.

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.

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Bringing Communities Together

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MEMORANDUM

DATE: July 29, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Flagler County Adopted Amendment 08PEFE-1

Scope of Review

The Regional Planning Council received Flagler County Adopted Amendment 08PEFE-1 on July 29, 2008. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Northeast Florida Regional Council, staff reviewed the Adopted Amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan.

Procedural History

The Flagler County Board of County Commissioners adopted Amendment 08PEFE-1 on July 7, 2008. The Regional Council reviewed the proposed form of the amendment at the March 2008 meeting. At that meeting, the Regional Council had one comment, as restated below:

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

Board Memorandum

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Amendment Summary

The transmitted amendment packet consists of the necessary materials for the implementation of school concurrency, including (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required interlocal agreement between the School Board, County, and applicable municipalities; and (4) a new Public School Facilities Element (PSFE).

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has extracted qualities and requirements contained in the PSFE that are substantive and specific to Flagler County.

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

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

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

Note: The CSA was adopted as part of the amendment packet. Staff's comments during transmittal have been addressed.

Recommendation

Staff respectfully recommends that the Committee and the Council find Flagler County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.



TRANSMITTED AMENDMENT

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MEMORANDUM

DATE: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Flagler County Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Flagler County Transmitted Amendment 08PEFE-1 on February 6, 2008. Flagler County requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the DCA and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet consists of the necessary materials for the implementation of school concurrency, including (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required interlocal agreement between the School Board, County, and applicable municipalities; and (4) a new Public School Facilities Element (PSFE).

Board Memorandum

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The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has extracted qualities and requirements contained in the PSFE that are substantive and specific to Flagler County.

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

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

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

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

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs, noting staff's comments above.

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Bringing Communities Together

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MEMORANDUM

DATE: July 21, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie F. Evans, AICP, Principal Regional Planner

RE: Putman County Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received Putman County's Adopted Amendment 08PEFE-1 on July 15, 2008. The County requested that the Department of Community Affairs (DCA) review the amendment to find it in compliance. Pursuant to Chapter 163, Florida Statute and the contract between the DCA and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts.

Amendment History

Putnam County adopted Amendment 08PEFE-1 on July 8, 2008. The Council reviewed this amendment at the December 2007 meeting, at which time the Committee and Council approved, with staff's comments, transmittal to DCA. The County addressed the comments and revised 08-PEFE-1 in accordance with applicable State statutes.

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Amendment Summary

The Adopted Amendment packet consists of the necessary materials for the implementation of school concurrency, including (1) text amendments to the

Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required Interlocal Agreement between the Putnam County School District, Putnam County, and the applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

The proposed PEFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has summarized components of the amendments related to the PEFE that are specific to Putnam County as follows:

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

Table 1 - Level of Service Standards for School Facilities

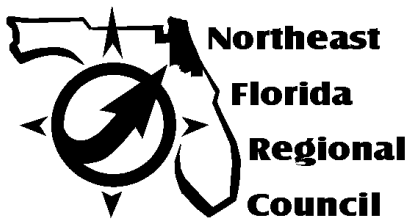
Type of School	Level of Service (Number of Students)
Existing Schools	FISH capacity based on utilization rate*
Elementary School	700
Middle School	1,000
K-8 (for middle school phase in)	1,000
High School	1,500
*FISH Capacity of Existing Schools as of the effective date of Adoption of the Comprehensive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

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

Staff Comments: None.

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council find Putnam County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.



TRANSMITTED AMENDMENT

Bringing Communities Together

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MEMORANDUM

DATE: December 3, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Putnam County Transmitted Amendment 07PSF-1

Scope of Review

The Regional Council received Putnam County Transmitted Amendment 07PSF-1 on November 27, 2007. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

This amendment is being sought to add the required Public School Facilities Element to their Comprehensive Plan, and, in conjunction with the new element, to amend the Intergovernmental Coordination and Capital Improvements Elements as well.

I. Intergovernmental Coordination Element

This element is being amended by requiring an annual review of the interlocal agreement between the County and the School Board to ensure that schools are adequate to serve the projected growth of the County (Policy G.1.6.1), and the creation of the following two policies:

Policy G.1.6.2: Putnam County shall coordinate with the School District of Putnam County to identify deficient Levels of Services for public school

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Page 2

facilities, and to mitigate for those deficiencies through the development process when applicable.

Policy G.1.6.3: Putnam County shall participate in regularly scheduled joint meetings with all participants identified in the Interlocal Agreement for Coordinated Land Use and Public School Facility Planning.

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

II. Capital Improvements Element

There were two amendments to this element: the first added “public school facility” to Policy H.1.1.3, thereby including schools as an infrastructure measurement; and, a new Table HH-6 *Public School Facilities Capital Improvement Projects for FY 2006-07 thru 2010-11*.

Table HH-6 Public School Facilities Capital Improvement Projects for FY 2006-07 thru 2010-11

<u>Item / Project Name</u>	<u>FY 2006-2007</u>	<u>FY 2007-2008</u>	<u>FY 2008-2009</u>	<u>FY 2009-2010</u>	<u>FY 2010-2011</u>	<u>TOTAL</u>	<u>FUNDING SOURCE</u>
8 Classroom Addition - Kelley Smith Elem. School	\$2,600,000					\$2,600,000	Ad Valorem / Impact Fees
6 Classroom Addition - Moseley Elem. School				\$3,000,000		\$3,000,000	Ad Valorem / Impact Fees
6 Classroom Addition - Mellon Elem. School				\$3,000,000		\$3,000,000	Ad Valorem / Impact Fees
New K-8 School					\$20,000,000	\$20,000,000	Ad Valorem / Impact Fees

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

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III. Public Schools Facilities Element

The Putnam County Comprehensive Plan is being amended to create a Public School Facilities Element (section J). Notable aspects of the new element are:

Policy J.1.1.1 creates LOS standards for schools:

<u>Type of School</u>	<u>Level of Service (Number of Students)</u>
Existing Schools	FISH capacity based on utilization rate
Elementary School	700
Middle School	1,000
K-8 (for middle school phase in)	1,000
High School	1,500

Policy J.1.1.2 establishes the School Concurrency Service Area (SCSA) boundaries, which are based on the existing middle school attendance zones.

Objective J.1.2 and Policy J.1.2.1 establish schools as a concurrency measurement, requiring Certificate of Concurrency determination for any non-exempt residential development application.

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

Recommendation:

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

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MEMORANDUM

DATE: July 16, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Crescent City Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received the City of Crescent City's Adopted Amendment 08PEFE-1 on July 16, 2008. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to DCA upon approval by the Council.

Amendment History

Crescent City adopted Amendment 08PEFE-1 on July 10, 2008. The Transmitted Amendment that correspond to this adoption package was reviewed at the April 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendations on Transmitted Amendment 08PEFE-1 (attached) for transmittal to DCA. The Council had no comments or concerns about the Transmitted Amendment. By letter dated May 23, 2008, DCA issued its Objections, Recommendations, and Comments (ORC) report, and had several comments concerning the proposed amendments.

Amendment Summary

This amendment contains the required Public School Facilities Element, Interlocal Agreement, and corresponding text amendments to the Intergovernmental

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Coordination and Capital Improvements Elements as required by State statute 163.3177(12) F.S.

The Public School Facilities Element adopted as part of this amendment contains school district wide data and analysis. The goals, objectives and policies contained, and other adopted maps, figures and tables that are the same for Putnam County, Crescent City, Pomona Park, Interlachen, Welaka, and Palatka.

In response to the ORC report, the following changes to the amendment were made:

- Level of Service (LOS) standards set at 100% F.I.S.H. capacity (as opposed to transmitted LOS standards, which used stagnant numbers, i.e. 700, 800)
- All data and analysis, including capital facilities planning, brought into a five-year planning horizon (2007-08 thru 2011-12)

Recommendation:

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

MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

RE: Crescent City Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Crescent City transmitted amendment 08PEFE-1 on March 20, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts. Staff prepared an Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Putnam County School District, County, and all applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. Crescent City adopted a level of service standard of 100% for all other schools based on the district-wide standard for schools based on permanent Florida Inventory of School Houses (FISH) capacity as indicated in Table 1, below.

Table 1 - Level of Service Standards for School Facilities

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

Crescent City also adopted Concurrency Service Areas based on the school district's current middle school attendance zones. This amendment also contains the required goals, objectives and policies for PSFE.

Staff has no comments regarding this amendment.

Recommendation:

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

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MEMORANDUM

DATE: July 29, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: The Town of Pomona Park Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Town of Pomona Park's Adopted Amendment 08PEFE-1 on July 21, 2008. The Town requested that the Department of Community Affairs (DCA) review the amendment to find it in compliance. Pursuant to Chapter 163, Florida Statute and the contract between DCA and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts.

Amendment Summary

The Town of Pomona Park adopted Amendment 08PEFE-1 on July 15, 2008. The Northeast Florida Regional Council reviewed this amendment at the transmittal stage at the March 2008 Council meeting. The Adopted Amendment packet consists of the necessary materials for the implementation of school concurrency, including (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required Interlocal Agreement between the Putnam County School District, Putnam County, and the applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

Board Memorandum

July 29, 2008

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The proposed PEFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has summarized components of the amendments related to the PEFE that are specific to the Town of Pomona Park as follows:

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

Table 1 - Level of Service Standards for School Facilities

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

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

Staff Comments: None.

Recommendation

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



TRANSMITTED AMENDMENT

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MEMORANDUM

DATE: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

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

Scope of Review

The Regional Council received the Town of Pomona Park Transmitted Amendment 08PEFE-1 on February 20, 2008. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and facilities including any extra-jurisdictional impacts. Staff has prepared an Objection, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

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

Board Memorandum

February 25, 2008

Page 2

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

Staff has no comments regarding this amendment.

Recommendation

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

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Bringing Communities Together

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MEMORANDUM

DATE: July 29, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: The Town of Welaka Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Town of Welaka's Adopted Amendment 08PEFE-1 on July 28, 2008. The Town requested that the Department of Community Affairs (DCA) review the amendment to find it in compliance. Pursuant to Chapter 163, Florida Statute and the contract between DCA and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts.

Amendment Summary

The Town of Welaka adopted Amendment 08PEFE-1 on July 22, 2008. The Northeast Florida Regional Council reviewed this amendment at the transmittal stage at the March 2008 Council meeting. The Adopted Amendment packet consists of the necessary materials for the implementation of school concurrency, including (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required Interlocal Agreement between the Putnam County School District, Putnam County, and the applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

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The proposed PEFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has summarized components of the amendments related to the PEFE that are specific to the Town of Welaka as follows:

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

Table 1 - Level of Service Standards for School Facilities

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

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

Staff Comments: None.

Recommendation

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



TRANSMITTED AMENDMENT

Bringing Communities Together

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MEMORANDUM

DATE: February 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Ameer^{AS}a F. Sayeed, Senior Regional Planner

RE: Town of Welaka Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received the Town of Welaka Transmitted Amendment 08PEFE-1 on February 20, 2008. The Town of Welaka requested that the Department of Community Affairs (DCA) review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the DCA and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts. Staff has prepared these Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet consists of the necessary materials for the implementation of school concurrency, including (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required interlocal agreement between the School Board, County, and applicable municipalities; and (4) a new Public School Facilities Element (PSFE).

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February 25, 2008

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The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has extracted qualities and requirements contained in the PSFE that are substantive and specific to Putnam County.

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

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs, noting staff's comments above.

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Bringing Communities Together

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MEMORANDUM

DATE: July 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie F. Evans, AICP, Principal Regional Planner

RE: The City of Palatka Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received the City of Palatka's Adopted Amendment 08PEFE-1 on July 18, 2008. The City requested that the Department of Community Affairs (DCA) review the amendment to find it in compliance. Pursuant to Chapter 163, Florida Statute and the contract between DCA and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts.

Amendment Summary

The City of Palatka adopted Amendment 08PEFE-1 on July 10, 2008. The Adopted Amendment packet consists of the necessary materials for the implementation of school concurrency, including (1) text amendments to the Intergovernmental Coordination Element (IGC); (2) text amendments to the Capital Improvements Element (CIE); (3) the required Interlocal Agreement between the Putnam County School District, Putnam County, and the applicable municipalities; and (4) a new Public Education Facilities Element (PEFE).

Board Memorandum

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The proposed PEFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has summarized components of the amendments related to the PEFE that are specific to the City of Palatka as follows:

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

Table 1 - Level of Service Standards for School Facilities

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

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

Staff Comments: None.

Recommendation

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

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MEMORANDUM

DATE: July 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie F. Evans, AICP, Principal Regional Planner

RE: The City of St. Augustine Adopted Amendment 08PEFE-1

Scope of Review

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

Amendment History

St. Augustine adopted Amendment 08PEFE-1 on July 14, 2008. The Council reviewed this amendment at the February 2008 meeting, at which time the Committee and Council approved, with staff's comments, transmittal to DCA. The County addressed three objections issued by DCA as well as the Regional Council comments and revised 08-PEFE-1 in accordance with applicable State statutes.

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Amendment Summary

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

The proposed PEFE and corresponding text amendments to the IGC and CIE are mandated by State statute, with the format and required sections generally standardized throughout the State. Therefore, staff has summarized components of the amendments related to the PEFE that are specific to the City of St. Augustine as follows:

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

Table 1 - Level of Service Standards for School Facilities

Type of School	Level of Service (Number of Students)
Existing Schools	FISH capacity based on utilization rate*
Elementary School	700
Middle School	1,000
K-8 (for middle school phase in)	1,000
High School	1,500
*FISH Capacity of Existing Schools as of the effective date of Adoption of the Comprehensive Plan Amendment is attached in the transmittal packet as Appendix A.	

Concurrency Service Areas (CSA): the City is using the St. Johns County School District's current high school attendance zones as the CSA.

Staff Comments: None.

Recommendation


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

MEMORANDUM

DATE: February 4, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Program Administrator

RE: City of St. Augustine Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received City of St. Augustine Transmitted Amendment 08PEFE-1 on February 1, 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 St. Augustine's Transmitted Amendment 08PEFE-1 consists of text amendments to the Comprehensive Plan. Specifically, 08PEFE-1 creates a "Public School Facilities Element" within the Comprehensive Plan, amends the Intergovernmental Coordination Element and Capital Improvements Element as required by statute to include policies for: (1) coordination of land use decisions with the St. Johns County School District, and (2) to incorporate a financially feasible school district facilities work plan (Policy 2.5.2).

The City of St. Augustine has adopted the District-wide level of service standard for schools at 100% of school capacity, based on permanent Florida Inventory of School House (FISH) capacity. The process for school concurrency determination and fair share mitigation are contained in the proposed Public School Facilities Element. Included in this amendment are the required goals,

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February 4, 2008
Page 2

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

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

Recommendation:

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

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MEMORANDUM

DATE: August 1, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Planner

RE: City of Fernandina Beach Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received the City of Fernandina Beach adopted Amendment 08PEFE-1 on July 31, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts.

Amendment History

The City of Fernandina Beach adopted Amendment 08PEFE-1 on July 15, 2008. The Council reviewed this amendment at the April 2008 meeting, at which time the Committee and Council approved transmittal to DCA without comments.

Amendment Summary

The adopted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Nassau County School District, County, and applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. The City of Fernandina Beach

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adopted a level of service standard of 95% for elementary schools and 100% for all other schools based on the district-wide standard for schools based on permanent Florida Inventory of School Houses (FISH) capacity as listed below:

Elementary School - 800
Middle School - 1200
K-8 Combination School - 1200
High School - 1500
6-12 Combination School - 1500

The City adopted Concurrency Service Areas (CSA) based on the school district's established service areas. The CSA map is proposed to be adopted as part of this element.

Staff has no comments regarding this amendment.

Recommendation:

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

MEMORANDUM

DATE: March 26, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Fernandina Beach Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Fernandina Beach transmitted amendment 08PEFE-1 on March 26, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts. Staff prepared an Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Nassau County School District, County, and applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. Nassau County adopted a level of service standard of 95% for elementary schools and 100% for all other schools based on the district-wide standard for schools based on permanent Florida Inventory of School Houses (FISH) capacity. Fernandina Beach also adopted

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March 26, 2008
Page 2

Concurrency Service Areas based on the school district's established service areas. This amendment also contains the required goals, objectives and policies for PSFE.

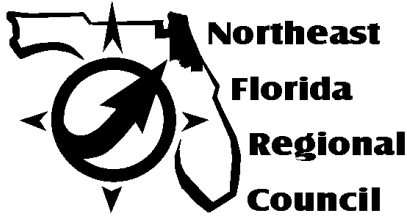
The Concurrency Service Area map is proposed to be adopted as part of this element.

Staff has no comments regarding this amendment.

Recommendation:

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

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Bringing Communities Together

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MEMORANDUM

DATE: July 28, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Nassau County Adopted Amendment 08PEFE-1

Scope of Review

The Regional Council received Nassau County's Adopted Amendment 08PEFE-1 on July 24, 2008. The County requested that the Department of Community Affairs (DCA) review the amendment to find it in compliance. Pursuant to Chapter 163, Florida Statute and the contract between the DCA and the Regional Council, staff reviewed the Adopted Amendment for adverse impacts to regional resources and facilities, as well as any extra-jurisdictional impacts.

Amendment History

Nassau County adopted Amendment 08PEFE-1 on July 14, 2008. The Council reviewed this amendment at the April 2008 meeting, at which time the Committee and Council approved without comments transmittal to DCA.

Amendment Summary

With the exception of elementary schools, level of service standards are set at 100% of the Florida Inventory of School Houses capacity levels. Elementary schools are set at 95%. Nassau County is divided into five school attendance

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zones, which serve as the school capacity services areas. Nassau County builds schools according to core capacity maximums. Core capacity is a measurement of the number of students that can be serviced by a dining room within a school facility. Nassau County has adopted the following core capacity maximums:

Elementary School - 800
Middle School - 1200
K-8 Combination School - 1200
High School - 1500
6-12 Combination School - 1500

Nassau County is in the process of phasing out relocatable classrooms. Therefore, all student station level of service standards are based on permanent classrooms.

Staff Comments: None.

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council find Nassau County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: March 24, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Valerie Evans, AICP, Principal Regional Planner

RE: Nassau County Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Nassau County's transmitted amendment 08PEFE-1 on March 20, 2008. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to regional resources and extra-jurisdictional impacts. Staff prepared an Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The transmitted amendment packet includes:

1. Public School Facilities Element (PSFE);
2. Amendments to the Intergovernmental Coordination Element (IGC);
3. Amendments to the Capital Improvements Element (CIE); and
4. An updated Interlocal Agreement between the Nassau County School District, County, and applicable municipalities.

The proposed PSFE and corresponding text amendments to the IGC and CIE are mandated by State statute 163.3177(12) F.S. Nassau County adopted a level of service standard of 95% for elementary schools and 100% for all other schools based on the district-wide standard for schools based on permanent Florida Inventory of School Houses (FISH) capacity. Nassau County also adopted

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Page 2

Concurrency Service Areas based on the school district's established service areas. This amendment also contains the required goals, objectives and policies for PSFE.

Staff has no comments regarding this amendment.

Recommendation:

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

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MEMORANDUM

DATE: July 22, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

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

RE: Putnam County Adopted Amendment 08-1

Scope of Review

The Regional Council received the Putnam County Adopted Amendment 08-1 on July 16, 2008. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

Amendment History

This adoption package consists of the transmitted FLUM that were reviewed at the March, 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 08-1 (attached) for transmittal to DCA. After review of the transmitted amendment package, by letter dated May 2, 2008, the Department of Community Affairs issued an Objections, Recommendations, and Comments report and raised three objections based on site suitability and available infrastructure concerns. Putnam County has responded to the objections in the adoption document.

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July 22, 2008

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Amendment Summary

The Putnam County Comprehensive Plan Amendment 08-1 contains four changes to the Future Land Use Map and one text amendment. In the review of the transmitted amendment, the Council had two comments about the changes to the FLUM. The Council stated that the impacts of these FLUM changes on U.S. 17 should be calculated, and the need for an agreement to address the provision of central water and sewer service. In order to address concerns raised by the Council, as well as the DCA's ORC report, the County has provided additional data and analysis, and copies of developers' agreements, within the adoption document.

Adopted FLUM Amendments

- 1.** The amendment changes 33.46 acres from Agriculture II to Public Facilities. The property is located west of U.S. 17 along Cow Bay Road. The purpose of the change is to include the property in the existing Construction and Demolition Debris Facility located on 85.5 acres east of the site. The site is presently used for silviculture.

- 2.** The amendment changes 184 acres from Commercial and Agriculture II to Industrial. The property is located along the east side of U.S. 17 just north of the unincorporated town of Bostwick in northern Putnam County. In response to the DCA ORC Report, the County has included a copy of the developer's agreement that limits development on the 184 acre parcel to 1,700,000 square feet of industrial development and 120,000 square feet of commercial/retail service.

- 3.** The amendment changes 51.53 acres from Agriculture II to Industrial. The property is located along the west side of U.S. 17 about 5 miles north of the City of Palatka. In response to the DCA ORC Report, the County has included a copy of the developer's agreement that limits development on the 51.53 acre parcel to 375,000 square feet. In addition, the developer's agreement addresses the need for the land owner to be responsible for the cost of providing water and sewer service to the project.

- 4.** The amendment changes 691 acres from Agriculture II to Industrial. The property is located along the west side of C.R. 309C opposite the approach path for aircraft landing at the Kay Larkin Airport. In response to the DCA ORC Report, the County has included a copy of the developer's agreement that limits development on the 691 acre parcel to 220,000 square feet through 2013, and an additional 3,240,000 square feet through 2019. In addition, the developer's agreement addresses the need for the land owner to be responsible for the cost of the extension of water and sewer lines to serve the project. Phase 2 development can not occur unless the land owner meets concurrency

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requirements, contributes its proportionate share, or constructs the necessary improvements.

Staff believes that the County has provided adequate data and analysis, through developers' agreements and limits on development totals, to respond to Council's concerns in the review of the transmitted amendment packet.

The purpose of the text amendments is to amend the Conservation, Recreation and Intergovernmental Coordination Elements of the Comprehensive Plan to provide language that can facilitate funding opportunities from the Florida Communities Trust Program. The policies have not been changed from those that were transmitted, which are summarized in the transmittal memo.

Recommendation:

Staff respectfully recommends that the Committee and the Council find Putnam County Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan.



TRANSMITTED AMENDMENT

Bringing Communities Together

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MEMORANDUM

DATE: March 3, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development
EL

RE: Putnam County Transmitted Amendment 08-1

Scope of Review

The Regional Council received Putnam County Transmitted Amendment 08-1 on February 25, 2008. Putnam County requested that the Department of Community Affairs review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Putnam County Transmitted Amendment 08-1 contains five proposed changes to the future land use map and one text amendment.

Future Land Use Map Amendments

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

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

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March 3, 2008
Page 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Text Amendment

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

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

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

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

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

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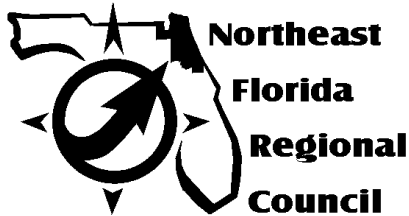
and other municipalities will address funding for recreation land, open space, and natural areas. New Policy G.1.1.6 addresses the need to coordinate with agencies in managing natural areas and open space.

Staff has no comments or concerns about proposed text amendments.

Recommendation

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

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Bringing Communities Together

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MEMORANDUM

DATE: July 25, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman

FROM: Valerie F. Evans, Principal Regional Planner

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

During the month of July 2008, 53 applications were received for the IC&R review process. Of these applications, 51 were exempt and sent through the local review process. Two non-exempt applications was sent through the state review process. The completed applications have been processed accordingly.

Regional completed application fund sources are broken down as follows:

	Current Month	Year to Date
Federal	12,371,390.00	20,703,885.30
State	349,900.00	522,208.00
Applicant	0.00	5,375,670.00
Other/Local	0.00	2,516,130.00
Totals	12,721,290.00	29,117,893.30

Each active and completed application is reported in the:

MONTHLY IC&R REVIEW DATA BASE – July 1 - 31, 2008

Tab 17

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: July 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 25th. The project is located along the western side of U.S. 1 just west of the St. Augustine Airport. The master development plan calls for 1700 residential dwelling units, 600,000 square feet of retail, and 100,000 square feet of office development. First sufficiency review was transmitted to the applicant on May 22, 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,

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July 28, 2008
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1,700,000 square feet of office development, 3,000,000 square feet of retail development and 800 hotel rooms. The ADA for Durbin has been submitted. A sufficiency response was transmitted to the applicant on February 9. The applicant has requested an 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 27th. The proposed development plan consists of a three-phase development, with 3600 dwelling units, 40,000 square feet of office, 140,000 square feet of retail, 40,000 square feet of medical, and 70,000 square feet of industrial. The sufficiency review for Elkton was transmitted to the applicant on Sept 13 – transportation comments were transmitted on Sept 27. The applicant has submitted the first sufficiency response. Second sufficiency review comments were transmitted to the applicant on February 2. The applicant has submitted the second sufficiency response, and the Council staff has notified St. Johns County to set the public hearing.

Navona Creek

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

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. *The applicant has provided the Second Sufficiency Response, and the County has been notified to set the public hearing date.*

Old Brick Township

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