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NEFRC

Planning & Growth Management Policy Committee

February 5, 2009

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

**NEFRC Planning and
Growth Management Policy Committee**

Thursday, February 5, 2009
9:00 a.m.

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

TAB

1. Call to Order, Roll Call, Introductions – President Boyle
2. *Approval of Minutes of January 8, 2009, Meeting – President Boyle ----- 1
3. **Comprehensive Plan Amendment Review – Ed Lehman ----- 2**
 - *a. City of Palatka Adopted Amendment 08-2 – Guy Parola ----- 3
 - *b. City of Bunnell Adopted Amendment 09CIE-1 – Guy Parola ----- 4**
 - *c. City of Green Cove Springs Adopted Amendment 08CIE-1 – Guy Parola --5**
 - *d. City of Green Cove Springs Adopted Amendment 08-1 – Guy Parola -----6**
 - *e. City of Flagler Beach Adopted Amendment 09-1 – Ed Lehman -----7**
4. City of Jacksonville Beach Evaluation & Appraisal Report (EAR) ----- 8
5. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman -----9
6. Development of Regional Impact (DRI) Report – Ed Lehman ----- 10
7. Other
8. Public Comment – LIMITED TO 3 MINUTES PER SPEAKER
9. Next Meeting Date and Location: **March 5, 2009**
Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, FL 32216
10. Adjournment

***Denotes Action Item**

Tab 1



NEFRC Planning and Growth Management Policy Committee

Thursday, January 8, 2009

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, January 8, 2009 at 9:00 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Griffis called the meeting to order with the following members:

PRESENT

Councilman Bishop
President Boyle
Mr. Cole (Ex-Officio)
Commissioner Crichlow
Mayor Graham
Commissioner Griffis (Chair)
Vice-Mayor Lawson-Brown
Mr. Larson (Ex-Officio)
Mr. Parks (Ex-officio)
Commissioner Parsons
Mayor Robinson
Mr. Spaeth
Mrs. Stern
Ms. Vallencourt

EXCUSED

Mr. Maxwell
Mr. Register

ABSENT

Commissioner Harris
Mr. Strong (Ex-officio)

Others: Brenda Ezell, Jason Gabriel, Neal Shinkre, Steve Fitzgibbons, Geoff Sample, Hal Wilkening, and Valerie Britt

Staff Present: Ed Lehman, Ameera Sayeed, Valerie Evans, Elizabeth Payne, Jonathan Goyings and Sheron Forde

***Approval of Minutes**

Chairman Griffis called for a motion on the December 4, 2008, meeting minutes. Councilman Bishop made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

Comprehensive Plan Amendment Review

Mr. Lehman stated that there were 26 Comprehensive Plan Amendments reviewed during the month of December. Two transmitted amendments and 13 adopted amendments are brought before the Committee and Board for review; the other 11 were small scale and have been reviewed by staff.

City of Jacksonville Adopted Amendment 09-1AR – Mr. Lehman stated that this amendment falls under the Alternate Review process through the City of Jacksonville, therefore the Council's comments will be sent to the City. Mr. Lehman stated that this Amendment consists of 12 proposed changes to the Future Land Use Map (FLUM) that were converted from small

scale land use amendments due to DCA's density concerns; 19 FLUM amendments and two sets of text amendments. Mr. Lehman stated that the FLUM amendments that were originally adopted as small scale are summarized for the Committee's information. Mr. Lehman provided an overview of the FLUM amendment that proposed to change 3.29 acre from AGR to CGC. Discussion followed regarding the proposed change. The property is surrounded by AG(iii) land and a portion of the property is located within the Coastal High Hazard Area. To address that the City is adopting a text amendment in the form of a map asterisk that prohibits residential development. Staff has no concerns about this proposed change.

Public Comments – Ms. Valerie Britt of 378 Tilefish Court, Jacksonville, FL 32225, on behalf of herself and the Pablo Point Civic Association, addressed the Committee to object to the City of Jacksonville's Ordinance 2008-417-E, changing AGR to CGC, stating that it is inconsistent with the Regional Policy Plan, expressing concerns about the overall effect this change will have and its potential to facilitate additional residential development in this area.

Jason Gabriel with the law firm of Edwards and Cohen, representing the applicant, responded that the subject property is a part of a larger PUD area and is owned by the same developer; however, the subject property is not attached. He further stated there are no plans to develop anything within the surrounding 130 acres; development will only take place within the 3.29 acre property with no residential units.

Mr. Lehman continued with the overview of FLUM amendments #2 thru 12. Staff's comment on proposed change #4 is that the City's report indicates the intent to create an asterisk that allows up to 550,000 square feet of industrial space; no such asterisk is shown on the proposed map and should be included in the adopted amendment packet. Staff's comment on proposed change #5 is that the City's report is confusing in that the text states that industrial usage is planned, while the analysis states that commercial is contemplated. The City should clarify the intended use of the subject parcel.

Mr. Parks pointed out that cumulatively, proposed FLUM amendments #8, 9 and 12 will have regional impacts that the City will need to address and recommends that this be included in the Council's comments to the City. After further discussion, it was agreed that the Council's recommendation should include the cumulative effect of regional impact.

Chairman Griffis called for a motion regarding FLUM amendments 8, 9 and 12. Ms. Vallencourt made a motion to amend staff's recommendation to include a notation of the cumulative effect of FLUM amendments 8, 9 and 12 resulting in regional impacts, particularly to I-295, it was seconded by Mr. Spaeth; Motion carried.

Mr. Lehman continued with the overview of FLUM amendments #13 through 17. Staff's comments regarding proposed change #13 is that the City's report is confusing. The summary page indicates this is an amendment to 12.79 acres, while the text indicates there are an additional 92.37 acres changing to WD/WR that are subject to this amendment. The City needs to clarify this in the adopted amendment. Staff's recommendations for proposed change #15 is the definition for a regional activity center being met by this amendment; designation of the entire area as MU does not provide adequate assurance that the parcels within the CHHA will receive adequate protection from residential development and the City should amend the plan and designate these lands as Conservation; and the City should not adopt this amendment until there is an adequate commitment for a 4-lane facility that

connects I-95 to Lem Turner Road. Staff's comments regarding proposed change #17 is that the City should require the applicant to obtain a binding letter of interpretation from DCA as necessary to clarify the DRI status of these properties; and recommends that the City not adopt this amendment until there is an adequate commitment for a 4-lane facility that connects I-95 to Lem Turner Road. Staff's comments to proposed change #18 is that the DRI status of this project should be monitored closely during PUD review; and recommends that the City not adopt this amendment until there is an adequate commitment for a 4-lane facility that connects I-95 to Lem Turner Road

Discussion followed regarding transportation impacts and Regional Activity Centers versus Development of Regional Impacts. Mr. Parks pointed out that the in proposed changes #14 through #18, the aggregate trips are higher than when it came before the Council as a DRI. He also noted that there are already two other RACs in the area

Mr. Lehman concluded with an overview of the Text Amendments. Staff recommends that the Growth Management Policy Committee approve the City of Jacksonville Transmitted Amendment 09-1AR for transmittal to the City of Jacksonville, noting the amendment that was made earlier.

Ms. Valerie Britt of 378 Tilefish Court, Jacksonville, FL 32225, spoke on the text amendments stating that she doesn't oppose having the community plan in MU as long as the text amendment defines what a community plan is; provide the flexibility of MU only if the community plan is actually adopted into the Comprehensive Plan. She also voiced her concerns regarding the small scale identifiers on the map.

Chairman Griffis called for a motion on City of Jacksonville's Transmitted Amendment 09-1AR. Commissioner Crichlow made a motion to approve staff's report as amended, it was seconded by Ms. Vallencourt; Motion carried.

In the interest of time, Chairman Griffis called for a motion on the remaining action items. Ms. Vallencourt made a motion to move the remainder of the Committee's action items to the full board, it was seconded by Mrs. Stern; Motion carried.

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

DRI Report - Mr. Lehman stated that the DRI report is for information only and does not require an action. He added that staff has scheduled two new DRI pre application conferences in St. Johns County, Old Kings Park and Watermark.

Public Comments – None.

Next Meeting Date

The next meeting will be held Thursday, February 5, 2009, at 8:30 a.m. at the Northeast Florida Regional Council.

The meeting adjourned at 10:00 a.m.

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MEMORANDUM

DATE: January 26, 2009
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: Edward Lehman, Director of Planning & Development
RE: Comprehensive Plan Amendment Review: January 2009

During the month of January, 2009, Regional Council staff reviewed eight (8) comprehensive plan amendments. Five (5) adopted amendment is brought before the Committee and Board for review.

Adopted Amendments:

City of Palatka	Adopted Amendment 08-2
City of Bunnell	Adopted Amendment 09CIE-1
City of Green Cove Springs	Adopted Amendment 08CIE-1
City of Green Cove Springs	Adopted Amendment 08-1
City of Flagler Beach	Adopted Amendment 09-1

Small-Scale Amendments*:

City of St. Augustine Beach	Ordinance 08-35
• <i>Changes 6.1 acres from Commercial to Parks and Recreation</i>	
City of St. Augustine	Ordinance 2008-16
• <i>Changes .05 acres from Residential Low Density to Commercial Low Intensity</i>	
City of St. Augustine	Ordinance 2008-25
• <i>Changes .088 acres from Industrial to Commercial Medium Intensity</i>	

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


Tab 3

MEMORANDUM

DATE: January 23, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM:  Guy Parola, AICP, Program Administrator

RE: City of Palatka Adopted Amendment 08-2

Scope of Review

The Regional Council received the City of Palatka Adopted Amendment 08-2 on January 15, 2009. 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

The City of Palatka adopted Amendment 08-2 on December 30, 2008. The transmitted amendments that correspond to this adoption package were reviewed at the October 2, 2008 meeting of the Council (referred to as 08-2), at which time the Committee and Council approved staff's recommendations without comments on the transmitted Amendment 08-2 (attached) for transmittal to DCA. It is important to note that the adopted amendment 08-2 contains an additional large-scale Future Land Use Map (FLUM) amendment that was not transmitted with the other five. This FLUM amendment was transmitted by Palatka in 1999, but according to DCA was never adopted. Therefore, at the recommendation of DCA, on December 30, 2008, the City adopted this FLUM amendment as part of the 08-2 amendment packet. Additionally, there are three text amendments that were adopted, but not included at transmittal.

Board Memorandum

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After review of the transmitted Amendment package, DCA issued their Objections, Recommendations, and Comments report by memorandum dated November 18, 2008. DCA did not raise any objections to the proposed amendments.

Amendment Summary

The amendment packet contains six FLUM amendments and three text amendments.

FLUM Amendments:

1.	Acres	From	To
	276.84	County Industrial	City Industrial

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

2.	Acres	From	To
	28.86	County Urban Service	City Commercial

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

3.	Acres	From	To
	12.761	County Urban Service	City Commercial

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

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4.	Acres	From	To
	260.91	County Urban Reserve and County Agriculture	City Other Public Facilities

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

5.	Acres	From	To
	18.46	City Agriculture	City High Density Residential

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

6.	Acres	From	To
	12.44	City Commercial	City High Density Residential

The property is developed with apartments (Barrington Apartments) and is located on South Moody Road. The amendment to change from Commercial to High Density Residential was originally heard by the City in 1999. However, due to procedural issues the City was instructed by DCA to re-adopt.

Text Amendments:

Policy H.3.1.2 of the Capital Improvements Element:

The City shall require new development orders and development permits to undergo concurrency review by each agency or department having responsibility for the impacted facility(s) prior to the issuance of development orders or permits pursuant to the Comprehensive Plan.

Staff has no comments regarding this text amendment.

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Policy H.3.1.3 of the Capital Improvements Element:

A development order or permit will be issued subject to the conditions that the necessary transportation facilities are scheduled to be in place or under actual construction not more than three (3) years after issuance of a development order or permit as provided in the adopted local government five-year schedule of improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.

Staff has no comments regarding this text amendment.

Policy H.4.2.13 of the Capital Improvements Element:

Upon plan adoption, the Level of Service Standards to be met for the City roadway system shall be stated in this objective. The level of service may be modified as required by the jurisdictional State agency (FDOT), through a plan amendment in accordance with Section 163.3187 F.S.

The State-wide minimum acceptable operating Level of Service Standards (LOSS) for the State Highway System and City Street System shall be the base LOSS standards listed herein. The City hereby adopts the following Levels of Service for each listed facility type:

- a) principal arterials - LOS C
- b) collectors and minor arterials - LOS D
- c) local city streets - LOS D

The City shall implement a concurrency tracking and monitoring system, which shall be used to analyze the impacts of a proposed development in relation to the available roadway capacity and Level of Service Standards.

A development order or permit will be issued subject to the conditions that the necessary transportation facilities are scheduled to be in place or under actual construction not more than three (3) years after issuance of a development order or permit as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program.

Staff has no comments regarding this text amendment.

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Recommendation:


Staff respectfully recommends that the Committee and the Council find City of Palatka Adopted Amendment 08-2 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: September 15, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator 

RE: City of Palatka Transmitted Amendment 08-2

Scope of Review

The Regional Council received City of Palatka Transmitted Amendment 08-2 on September 10, 2008. The City of Palatka requested that the Department of Community Affairs review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts.

Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council. It should be noted that the Future Land Use Map (FLUM) changes contained within this amendment are necessitated by the requirement that annexed properties be incorporated into the City's Comprehensive Plan.

Amendment Summary

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

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Amendment 1:

1.	Acres	From	To
	279.84	County Industrial	City Industrial

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

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

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

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

Staff has no comments regarding this amendment.

2.	Acres	From	To
	28.86	County Urban Service	City Commercial

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

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

Staff has no comments regarding this amendment.

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3.	Acres	From	To
	12.91	County Urban Service	City Commercial

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

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

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

Staff has no comments regarding this amendment.

4.	Acres	From	To
	260.91	County Urban Reserve and County Agriculture	City Other Public Facilities

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

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

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

Staff has no comments regarding this amendment.

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5.	Acres	From	To
	18.55	City Agriculture	City High Density Residential

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

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

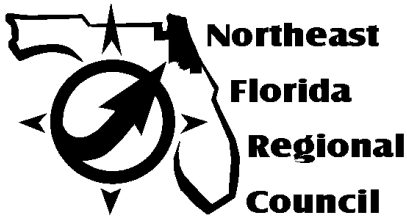
Impact analysis by the applicant shows that Level of Service standards will be maintained through the five-year planning horizon.

Staff has no comments regarding this amendment.

Recommendation

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

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MEMORANDUM

DATE: January 29, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Bunnell Adopted Amendment 09CIE-1

Scope of Review

The Regional Council received the City of Bunnell Adopted Amendment 09CIE-1 on January 28, 2009. 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

Comprehensive Plan Amendment 09CIE-1 contains text amendments to the Capital Improvements Element of the City of Bunnell's Comprehensive Plan. Pursuant to s. 163.3177(3)(b)(2), Florida Statutes, amendments to the Capital Improvements Element require only one adoption hearing by the local government. Therefore, this is the first and only time the Regional Council will review this amendment. The City of Bunnell adopted Amendment 09CIE-1 on January 20, 2008.

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Amendment Summary

In 2005, growth management law in Florida was changed to strengthen the relationship for the availability of public services, Comprehensive Plans and Future Land Use Map amendments. Senate bill 360 (2005) amended Chapter 163, F.S., to require that capital improvements that are subject to level of service (LOS) requirements within a comprehensive plan are incorporated into a *financially feasible* Capital Improvements Plan, which is then adopted into the Capital Improvements Element (CIE).

This amendment contains approximately 50 new objectives and policies for inclusion in the CIE. The additional objectives and policies are narrow in scope, addressing three primary issues: First, the amendments incorporate a five-year schedule of capital improvements for the City, and a five-year schedule of capital improvements for the school district; second, the amendments mandate the implementation of a concurrency system, including *transportation proportionate fair share*; and third, the amendments add language to ensure that infrastructure is that level of services are maintained (i.e., there exists, at time of development, adequate public services to accommodate the impacts.)

Staff has no comments regarding the amendment.

Recommendation:

Staff respectfully recommends that the Committee and the Council find the City of Bunnell's Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

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MEMORANDUM

DATE: January 30, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Green Cove Springs Adopted Amendment 08CIE-1

Scope of Review

The Regional Council received the City of Green Cove Springs Adopted Amendment 08CIE-1 on January 30, 2009. 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

Comprehensive Plan Amendment 08CIE-1 contains text amendments to the Capital Improvements Element (CIE) of the City of Green Cove Springs' Comprehensive Plan. Pursuant to s. 163.3177(3)(b)(2), Florida Statutes, amendments to the CIE require only one adoption hearing by the local government. Therefore, this is the first and only time the Regional Council will review this amendment. The City of Green Cove Springs adopted Amendment 08CIE-1 on September 29, 2008.

Amendment Summary

In 2005, growth management law in Florida was changed to strengthen the relationship for the availability of public services, Comprehensive Plans and Future Land Use Map amendments. Senate bill 360 (2005) amended Chapter 163, F.S., to require that capital improvements that are subject to level of service (LOS) requirements within a comprehensive plan are incorporated into a financially feasible Capital Improvements Plan, which is then adopted into the CIE.

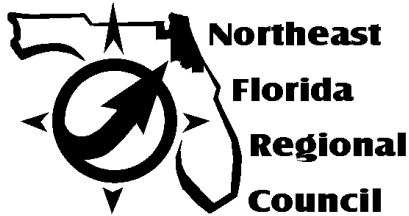
This amendment to the CIE inserts a *financially feasible* schedule of capital improvements (i.e., Capital Improvements Program) into the CIE.

Staff has no comments regarding this amendment.

Recommendation:

Staff respectfully recommends that the Committee and the Council find the City of Green Cove Springs' Adopted Amendment 08CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

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MEMORANDUM

DATE: January 30, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Green Cove Springs Adopted Amendment 08-1

Scope of Review

The Regional Council received the City of Green Cove Springs adopted amendment 08-1 on January 30, 2009. 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

The City of Green Cove Springs adopted Amendment 08-1 on December 16, 2008. The transmitted amendments that correspond to this adoption package were reviewed at the October 2, 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendation to transmit Amendment 08-1 (attached) to DCA without comments.

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Amendment Summary

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

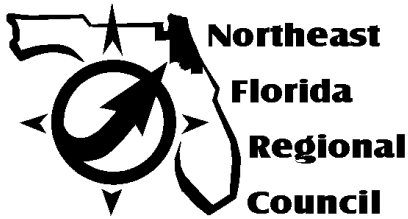
Policy 1.6.1 of the FLUE is proposed to be modified by adding subsection (g), which establishes the new Mixed Use Highway land use category. The new Mixed Use Highway land use establishes the land use mix as 60% industrial and 40% commercial. No residential land uses are permitted. Maximum lot coverage for the industrial and commercial land uses are 85% with maximum height of buildings 55 feet for industrial and 45 feet for commercial.

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

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

Recommendation:

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



TRANSMITTED AMENDMENT

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MEMORANDUM

DATE: September 22, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman,  Director of Planning and Development

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

Scope of Review

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

Amendment Summary

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

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

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

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

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

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

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

Recommendation:

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

Tab 7



Bringing Communities Together

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MEMORANDUM

DATE: February 2, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: City of Flagler Beach Adopted Amendment 09-1

Scope of Review

The Regional Council received the City of Flagler Beach Adopted Comprehensive Plan Amendment 09-1 on January 30, 2009. Pursuant to Florida Statute Chapter 163 and the contract between the Regional Council and the Department of Community Affairs (DCA), staff has reviewed the Adopted Amendment to determine consistency with the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to transmit to DCA upon approval by the Council.

Amendment History

The City of Flagler Beach adopted Amendment 09-1 on January 22, 2009. The transmitted amendments corresponding to this adoption package were reviewed at the November 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendation on Transmitted Amendment 08-1 (attached) for transmittal to DCA. The Council incorporated one recommendation into the transmittal letter. By letter dated December 23, 2008, DCA issued an Objections, Recommendations, and Comments (ORC) report, and had two comments to the transmitted amendment.

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February 2, 2009

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Amendment Summary

The City is adding several policies to the Comprehensive Plan to address the proposal of three downtown overlays. The purpose of the three Downtown Overlay Districts is to provide the framework for development and redevelopment to take place within downtown Flagler Beach. The overlays are designed to support and create a mixed-use environment, provide improved visual and physical connectivity between the land uses, develop a visual character in Flagler Beach, and conserve traditional neighborhoods and preserve natural resources. The three downtown overlays are the Downtown Mixed-Use Overlay, the Downtown A1A Retail Corridor Overlay and the Downtown Residential Neighborhoods Overlay.

Policy 5.A.1.1.3.d requires any applicant to show compliance with the hurricane evacuation provisions of Sec. 163.3178(9)(a), F.S. (HB 1359). If the applicant can not show that a 16-hour level-of-service for out-of-county evacuation is maintained for a Cat 5 storm, and that a 12-hour evacuation time to shelter is not maintained for a Cat 5 storm, then appropriate mitigation is required. While this language replicates the language in the Statute, staff has concerns that there are no standards and criteria to determine compliance. The DCA ORC report did not incorporate these concerns, believing that the proposed policy adequately address the hurricane evacuation provisions of Sec.163.3178(9)(a), F.S.

Recommendation:

Staff respectfully recommends that the Committee and the Council find the City of Flagler Beach Adopted Amendment 09-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: October 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 Flagler Beach Transmitted Amendment 08-1

Scope of Review

The Regional Council received City of Flagler Beach Transmitted Amendment 08-1 on October 3, 2008. The City is requesting that DCA review this plan amendment. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

City of Flagler Beach Transmitted Amendment 08-1 consists of a Future Land Use Map (FLUM) amendment that adds three overlay districts to the FLUM, a Future Land Use Element text amendment, and a Conservation/Coastal Element text amendment.

FLUM Overlay Districts

The City is adding several policies to the Comprehensive Plan to address the proposal of three downtown overlays. The purpose of the three Downtown Overlay Districts is to provide the framework for development and redevelopment to take place within downtown Flagler Beach. The overlays are designed to

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support and create a mixed-use environment, provide improved visual and physical connectivity between the land uses, develop a visual character in Flagler Beach, and conserve traditional neighborhoods and preserve natural resources. The three downtown overlays are the Downtown Mixed-Use Overlay, the Downtown A1A Retail Corridor Overlay, and the Downtown Residential Neighborhoods Overlay.

New Goal 5.A.1 provides for the Downtown Mixed-Use Overlay. Goal 5.A.1 states that this overlay is the City's Community Redevelopment Area that could be developed with a pedestrian friendly environment with residential uses over first-floor commercial uses. Objective 5.A.1.1 and its associated policies encourage mixed use developments that are consistent with the Downtown Design Guidelines Regulations. Ground floor uses should promote public activity, with no residential dwelling units permitted on the ground floor. The residential densities shall not exceed 15 units per acre. The City has provided data and analysis showing that the maximum potential residential development resulting from this change is 255 dwelling units. The analysis indicates that there is adequate transportation and water and sewer infrastructure to serve the potential increase in residential development.

Policy 5.A.1.1.3.d requires any applicant to show compliance with the hurricane evacuation provisions of Sec. 163.3178(9)(a), F.S. (HB 1359). If the applicant can not show that a 16-hour level-of-service for out-of-county evacuation is maintained for a Cat 5 storm, and that a 12-hour evacuation time to shelter is not maintained for a Cat 5 storm, then appropriate mitigation is required. While this language replicates the language in the Statute, staff has concerns that there are no standards and criteria to determine compliance.

Recommendation: In adopting this amendment, the City should establish standards and criteria to determine the appropriate mitigation that will satisfy the requirements of Sec. 163.3178(9)(a), F.S. The City identifies payment of money, contribution of land, and construction of hurricane shelters and transportation facilities as mitigation measures, but it is uncertain how this will be applied and whether it will be sufficient to mitigate for the increase in residential densities in the Coastal High Hazard Area.

Goal 5.B.1 and its associated objective and policies establish a Downtown A1A Retail Corridor Overlay. This overlay is identified as the area along the west side of A1A with the City's Community Redevelopment Area for low-rise, mixed-use

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buildings that encourage street level uses. The new policies encourage development and redevelopment consistent with the areawide guidelines and standards for the overlay as described in the Downtown Design Guideline Regulations. No residential units are permitted within this district. Intensity of development shall not exceed a 0.8 floor area ratio.

Goal 5.C.1 and its associated objective and policies establish a Downtown Residential Neighborhoods Overlay. The goal of this overlay is to preserve and enhance the traditional single family neighborhoods within the City's Community Redevelopment Area. Residential development is encouraged to reflect the architectural styles described in the Downtown Design Guidelines Regulations. There is no increase in residential densities resulting from these new policies.

Recommendation:

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

Tab 8

MEMORANDUM

DATE: January 26, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, Planning and Development Program Administrator

RE: Jacksonville Beach Evaluation and Appraisal Report

Scope of Review

The Regional Council (Council) received the City of Jacksonville Beach's Evaluation and Appraisal Report (EAR) on December 26, 2008. The EAR was prepared pursuant to the requirements of Section (S.) 163.3191, Florida Statutes (F.S.). Pursuant to S.163.3191(6), F.S., and the contract between the Department of Community Affairs (DCA) and the Council, staff has reviewed the EAR to determine whether it sufficiently addresses the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan, as well as the requirements of S.163.3191(2), F.S. Staff has prepared this report to forward to DCA upon approval by the Council.

EAR History

Section 163.3191, F.S., requires that "...each local government shall adopt an EAR once every seven years assessing the progress in implementing the local government's comprehensive plan." The EAR assesses the successes and shortcomings of the Comprehensive Plan (the Plan) and provides recommendations for changes. The EAR-based amendments will be adopted 12 to 18 months after adoption of the EAR.

In 2007, the City undertook a visioning exercise that resulted in the articulation of five guiding principles for the City. These guiding principles are:

- Celebrate our [City] assets
- Complete the streets
- Mix it up
- Family friendly
- Design matters

Board Memorandum

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Based on these five guiding principles, the City developed a *Vision Plan*.

In addition to the City-wide Vision Plan, smaller area-specific plans were developed as well: The South 9th Street Corridor Analysis and Planning Study looked at “corridor beautification and infrastructure improvement opportunities.” The Penman Road Study “recommended improvements to pedestrian and bicycle access, intersections, drainage, lighting, and landscaping.”

All three of the plans serve as the public participation and input section for the EAR, and their recommendations and findings serve as the basis for the EAR.

EAR Summary

Generally, the EAR addresses the requirements pursuant to statute and rule regarding such.

On April 10th, 2008, the City held an EAR scoping meeting. The purpose of which was to review and finalize the City’s *Local Major Issues*. The City identified eight (8) local major community issues that were incorporated into the EAR. These issues are:

Issue 1: Traffic Congestion and Concurrency

“The City is in a unique situation in that there is very little land available for new development, therefore likely sources of traffic increases will be new development in St. Johns County and eastern Jacksonville and the redevelopment of existing developed land within the City. Additionally, since SR A1A and Penman Road are both constrained facilities that are anticipated to become congested by 2012, the opportunity to implement improvements to combat this congestion can not take place as capacity improvements on these facilities. Innovative measures must be employed.”

Issue 2: Mixed-Use Development

“Recognized benefits of mixed-use developments include reduced auto dependency, increased travel options and increased housing options for a diverse community. These benefits are particularly relevant to Jacksonville Beach's unique situation of being close to build-out with some roadway facilities already or anticipated to be congested also existing as constrained facilities and limited availability of affordable housing.”

Issue 3: Water Conservation

“The adopted Comprehensive plan identified four potential future water-related problems. One future problem identified was water conservation. Water conservation is a cost-effective and environmentally responsible way to reduce the demand for potable water, save energy, reduce wastewater treatment and avoid saltwater intrusion into the aquifer. The plan states that the City experienced stable water consumption patterns during the 1970's, but an increase throughout most of the 1980's. The plan also notes that the City was developing and implementing an education campaign that encourages households to conserve water.”

Issue 4: Coastal Protection

“The issue of Coastal Protection, as it was brought forth during the EAR public meeting, was specific to protecting coastal resources, infrastructure, and beach erosion and renourishment. The adopted plan recognizes conflicts with adjacent land uses including parking, transitional upland development potential, and beach access demands.”

Issue 5: Natural Resource Protection

“The Conservation Element notes that the natural habitat of the city has largely been replaced by urban development.”

Issue 6: Beach and Intracoastal Waterway Access

“The issue of beach and Intracoastal Waterway access as it was brought forth during the EAR public meeting was specific to protecting and maintaining existing access points.”

Issue 7: Affordable Housing

An Affordable Housing Needs Summary for 2005-2030 identifies the need for 439 owner-occupied housing, and 584 rental-housing units for very-low and low income families within Jacksonville Beach.

Issue 8: Intergovernmental Coordination

The issue of Intergovernmental Coordination was specific to addressing hurricane evacuation. Additionally, FDOT brought up the need to “coordinate efforts related to traffic management and roadway management strategies.”

Issues of Regional Concern

Strategic Regional Policy Plan Element 1 – Affordable Housing

The City undertook an affordable housing needs analysis that contemplates the need for very-low to low income housing through 2030. The study identified the need for approximately 1,000 owner-occupied and rental housing units within this horizon. As part of the EAR the City reviewed several objectives and policies relating to affordable housing, but listing no specific and substantive recommendations for change.

Strategic Regional Policy Plan Element 4 – Natural Resources of Regional Significance

Generally, the City states in the EAR that “Jacksonville Beach has been successful in managing coastal resources,” citing that much of the western portion of the City is designated as conservation. However, the EAR recommends that the “City should consider adding a policy that would prohibit redevelopment of damaged or destroyed structures in the Category 3 vulnerability zone at a higher density that is currently permitted.”

Comments: staff does not have any comments regarding the sufficiency of the document.

Recommendation:

Staff respectfully recommends that the Committee and the Council recommend to the Department of Community Affairs that the City of Jacksonville Beach’s Evaluation and Appraisal Report is sufficient.

Tab 9



Bringing Communities Together

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MEMORANDUM

DATE: January 26, 2009

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 January 2009.

Applications received for review through the IC& R process totaled 15. Below is a summary of IC&R activity for the month of January 2009 by category.

Environmental Permits: 10 Applications

Grant Requests: 5 Applications

Application fund sources are broken down as follows:

	Current Month	Year to Date
Federal	0	\$10,560,489.00
State	0	\$13,208.00
Applicant	0	\$10,251,979.00
Other/Local	0	\$10,562,800.00
Totals	0	\$31,388,476.00

One application was received through the Florida State Clearinghouse and the remainders were reviewed internally and have been processed accordingly. Each active and completed application is reported in the: **MONTHLY IC&R REVIEW DATA BASE – January 1-31, 2008**

NEFRC
ICAR REPORT
January 1 - 31, 2009

Jan-09

BAKER

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	

CLAY

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL09-001			FDOT USC 5310 Program Grant- Request for replacement vans	BASCA, Inc		
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
\$51,264.00	\$6,408.00	\$6,408.00		1/31/09		

DUVAL

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	

Flagler

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
FL09-0001			FDOT USC 5310 Program Grant - bus replacement	Flagler County Comm		\$68,000.00
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
\$54,400.00		\$6,800.00	\$6,800.00	1/31/09		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
FL09-0002			FDOT USC 5311 Program Grant - operating	Flagler County Comm		\$304,825.00
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
\$304,825.00				1/31/09		
NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
FL09-0003			FDOT USC 5316 Program Grant - job access	Flagler County Comm		\$300,000.00
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
\$150,000.00			\$150,000.00	1/31/09		

NASSAU

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	

PUTNAM

NEFRC #	SA#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Amount of Funding Requested			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	

ST. JOHNS

NEFRC #	SA#	Type	Application/Project Title	Applicant	Cost Sorc.	Total Cost
SJ09-0001	FL200812314540C	Loan	USDA Business and Industry guaranteed loan	First Community Bank		\$30,451,751.00
Funding Summary			Due Date		Status	
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
\$10,000,000.00	\$10,045,571.00		\$10,406,000.00	1/27/09	1/31/09	

	Current Month	Year to Date
Federal	\$10,560,489.00	\$10,560,489.00
State	\$13,208.00	\$13,208.00
Applicant	\$10,051,979.00	\$10,251,979.00
Other/Local	\$10,562,800.00	\$10,562,800.00
Totals	\$31,188,476.00	\$31,188,476.00

Tab 10

MEMORANDUM

DATE: January 26, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: January 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,

January DRI Report
January 26, 2009
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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. Because the ADA has not been submitted within one year, this project will have to conduct another pre-application conference prior to ADA submittal.

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.

Old Kings Park

The pre-application conference for Old Kings Park, a proposed DRI in St. Johns County, was held on January 16th. The proposed DRI is located in the southwest quadrant of the S.R. 206/I-95 interchange. *The proposed amount of development consists of 3,630 residential dwelling units, 210,000 square feet of retail, 50,000 square feet of office, and 1,950,000 square feet of industrial development in three five-year phases.*

Watermark

The pre-application conference for Watermark, a proposed DRI in St. Johns County, was held on January 23rd. *The proposed DRI is located in the northwest quadrant of the S.R. 206/I-95 interchange, and is consistent with the County’s FLUM. The proposed amount of development consists of 4,900 residential dwelling units, 325,000 square feet of retail, 150,000 square feet of office, and 1,000,000 square feet of industrial development in three five-year phases.*

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

<u>Project</u>	<u>Date</u>
Durbin	January 2010
Cordova Palms	September 2009
Elkton	March 2010
Navona Creek	Unknown
Old Brick Township	November 2009
Hunter’s Ridge Substantial Deviation	February 2010

Watermark

Old Kings Park

January 2010

January 2010