

NEFRC

**August
PLANNING & GROWTH
MANAGEMENT POLICY
COMMITTEE
Meeting**

**August 6, 2009
9:00 a.m.**

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



Bringing Communities Together

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

Date: August 6, 2008
To: NEFRC Planning and Growth Management Policy Committee
From: Margo Moehring, Director, Planning & Strategic Initiatives *Margo Moehring*
Re: **September 3, 2009 Committee Meeting**

The next meeting of the NEFRC Planning and Growth Management Policy Committee will be held:

When: Thursday, September 3, 2009
Time: 9:00 a.m.
Place: Northeast Florida Regional Council
**Address: 6850 Belfort Oaks Place
Jacksonville, FL 32216**

**Northeast Florida Regional Council
Planning and Growth Management Policy Committee**

**Thursday, August 6, 2009
9:00 a.m.**

A G E N D A

TAB

1. Call to Order, Roll Call, Introductions - Chairman Griffis
- * 2. Approval of Minutes of July 2, 2009 meeting - Chairman Griffis 1
3. Comprehensive Plan Amendment Review – Margo Moehring 2
 - * A. **City of Palm Coast Transmitted Amendment 09-2 – Ameera Sayeed** 3
 - * B. **Putnam County Transmitted Amendment 09-2 – Ameera Sayeed** 4
 - * C. Clay County Adopted Amendment 09-D1 – Ed Lehman 5
 - * D. **City of Jacksonville Beach Adopted Amendment 09PEFE-1 – Ameera Sayeed** 6
- * 4. Governors Park DRI Development Order Review – Ed Lehman 7
5. Development of Regional Impact (DRI) Report - Ed Lehman 8
6. Intergovernmental Coordination and Review (IC&R) Report - Ed Lehman 9
7. Other
8. Public Comment - LIMITED TO 3 MINUTES PER SPEAKER
9. Next Meeting Date and Location: **Thursday, September 3, 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, July 2, 2009

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, July 2, 2009 at 9:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216. **President Boyle** called the meeting to order with the following members present representing a quorum:

PRESENT

Mr. Spaeth
Mr. Register
Mr. Thompson
Mr. Smallwood
Ms. Vallencourt
Councilman Bishop
Commissioner Parsons
Mr. Larson
Commissioner Bryan
Commissioner Crichlow
Ms. Stern
Mr. Cole (Ex-Officio)
Mr. Parks (Ex-Officio)
Mr. Strong (Ex-Officio)
President Boyle

EXCUSED

Commissioner Davis
Ms. Brown
Mayor Robinson
Mayor Graham
Commissioner Harris
Commissioner Griffis (Chair)

ABSENT

Vice-Mayor Lawson Brown

Others: Geoff Sample, Beth Weatherford and other members of the public.

Staff: Ed Lehman, Guy Parola, Michael Calhoun, and Angela Giles.

President Boyle welcomed everyone present.

*Approval of Minutes - **Mr. Larson moved approval of the June 4, 2009 meeting minutes; seconded by Ms. Stern; motion carried unanimously.**

June Comprehensive Plan Amendment Review - Mr. Lehman stated that there were six (6) Comprehensive Plan Amendments that were reviewed during the month of June. One (1) transmitted amendment and one (1) adopted amendment are brought before the Committee and Board for review. The Small Scale amendments have been reviewed by staff.

*City of Green Cove Springs Transmitted Amendment 09-1 - Mr. Lehman gave a brief overview of the City of Green Cove Springs Transmitted Amendment. The amendment contains proposed text amendments to the Future Land Use Element (FLUE) and proposed changes to the Future Land Use Map (FLUM) to facilitate the establishment of a mixed use district at the Reynolds Industrial Park (referred to as Mixed Use-Reynolds Park, or MURP). The Future Traffic Circulation Map is proposed to be amended to add the alignment of the First Coast Outer Beltway. Staff had comments on the following: Policy 1.6.1(h)6 - states that the 142 acres of Three Mile Swamp that exist on the site will

be conservation, with uses limited to possible recreation facilities. The policy does not provide any criteria for defining compatibility with Three Mile Swamp. Staff believes the policy should be amended to clearly designate what types of recreation uses will be allowed within the Conservation land use; Policy 1.11.5, which addresses the criteria for the development of the Town Center component – Staff comments that the idea of a town center of 25,000 sf and 5 dwelling units does not seem a reasonable application of the Town Center concept, and the minimums seem too small to ensure that the concept being advanced by the City in this plan amendment will be achieved if allowed to be developed at this size; Policy 1.11.18 states that buffers are required to ensure compatibility between uses – Staff comments are that the policy is vague and provides no criteria on the buffers and how they will be determined to be sufficient. Discussion followed regarding the use of the “Town Center” designation. **Mr. Register moved approval of transmitting the Staff Report for the City of Green Cove Springs Transmitted Amendment 09-1 to the Department of Community Affairs (DCA); seconded by Mr. Larson; motion carried unanimously.**

*Town of Hastings Adopted Amendment 09CIE-1 – Mr. Parola provided an overview of the Amendment, stating that based on Florida Statute, Capital Improvement Elements (CIE) require only one adoption hearing and therefore this will be the only time it is reviewed by the P&G Committee and Council. Staff finds that it is a financially feasible plan and respectfully recommends that the P&G Committee and Council find the Town of Hastings Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan (SRPP). **Ms. Stern moved approval of the Town of Hastings Adopted Amendment 09CIE-1 as consistent with the SRPP; seconded by Mr. Thompson; motion carried unanimously.**

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated that during the month of June there were 44 applications for environmental permits and 2 applications for grant requests. This is for information only and does not require an action.

Development of Regional Impact (DRI) Report - Mr. Lehman stated that the DRI report is for information only and does not require an action. Mr. Lehman informed the members that there were no changes in activity this month, and that the demise of the DRI process has been greatly exaggerated. Palm Coast has two DRI's it will be submitting soon – Old Brick and Three Lakes.

Next Meeting Date

The next meeting will be held Thursday, August 6, 2009, at 9:00 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 9:45 a.m.

Tab 2



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MEMORANDUM

DATE: August 5, 2009
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: *Margo Moehring*
Margo Moehring, Director of Planning & Strategic Initiatives
RE: Comprehensive Plan Amendment Review: July, 2009

As of this date, during the month of July, 2009, Regional Council staff reviewed five (5) comprehensive plan amendments. Two (2) transmitted amendments and two (2) adopted amendment are brought before the Committee and Board for review.

Transmitted Amendment:

City of Palm Coast	Transmitted Amendment 09-2
Putnam County	Transmitted Amendment 09-2

Adopted Amendment:

Clay County	Adopted Amendment 09-D1
City of Jacksonville Beach	Adopted Amendment 09PEFE-1

Small-Scale Amendments*:

Clay County	Ordinance 2009-28
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- *Changes 1.22 acres from Branan Field Master Planned Community to Branan Field Community Center.*

*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, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Ameera F. Sayeed, Senior Regional Planner

RE: City of Palm Coast Transmitted Amendment 09-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Council review local government comprehensive plan amendments prior to adoption. Under provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments report on the proposed amendment.

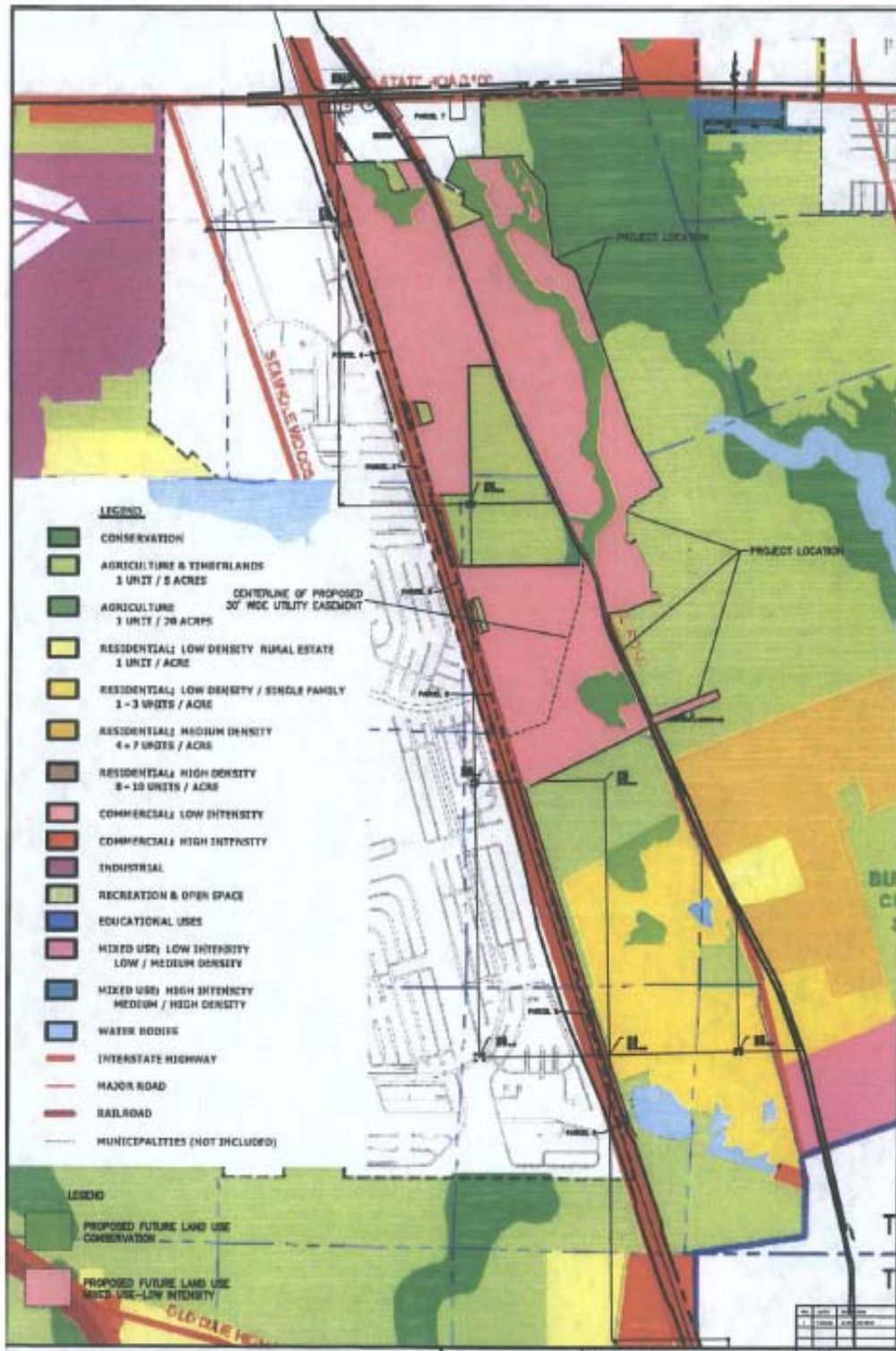
Amendment Summary

The Amendment includes one large scale amendment and associated proposed text amendments. The Regional Council received the City of Palm Coast Transmitted Amendment 09-2 on July 27, 2009. The City of Palm Coast requested that DCA review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between DCA and the Regional Council, staff reviewed the Transmitted Amendment.

Background, Acreage and Location

The Future Land Use Map (FLUM) amendment proposes to change 797 acres. The subject parcel is generally located east of Interstate 95, south of S.R. 100 and west of Bulow Creek. The subject property is the South Old Kings Road Planning Area that was recently annexed into the City.

EXHIBIT "B"
ORDINANCE No. 2009-___



Current and proposed land use designation

Of the total, the proposed amendment will change 678 acres of Flagler County Agriculture and Timberland to the City of Palm Coast designation of Mixed Use. The remaining 119 acres will be changed from Flagler County Conservation to the City of Palm Coast designation of Conservation.

Surrounding Area

North – Mixed Use (City of Palm Coast)

South – Agriculture and Timberlands (Flagler County)

East – Agriculture and Timberlands, Conservation (Flagler County)

West – Interstate 95, Residential (City of Palm Coast)

Density/Intensity

The development potential of the site under the current categories is limited to those uses associated with agriculture and conservation, and does not allow more than 1 unit per 5 acres (maximum of 129 units). Included with the FLUM amendment is a proposed policy to limit the development of the 678 acres proposed for Mixed Use to 2,500 residential units (12 units per acre) and 2.5 million square feet of non-residential building area.

FINDINGS

1. Effect on Natural Resources

Portions of the site are located within the headwaters of Bulow Creek, a Natural Resource of Regional Significance. Bulow Creek is also identified as part of the Flagler County Blueway Project (managed by the Department of Environmental Protection). The Flagler County Blueway Project is listed in the Florida Forever land acquisition program as Group A priority. Group A lands are the highest priority acquisitions under the Florida Forever program. The area east of Old Kings Road is identified as a 100 year flood plain area. The subject property has several areas of high quality wetlands, according to the amendment report

Comment

Staff has concerns regarding impacts the development of the site could have on natural resources, including Bulow Creek, which is identified as Natural Resource of Regional Significance in the Strategic Regional Policy Plan, and is included in State and County programs. Staff will work with the City on this issue before adoption of the amendment. Staff recognizes that the City has indicated that additional review and environmental analysis will be needed before any rezoning or development agreement is requested.

2. Effects on Public Facilities

Transportation - The transportation impact analysis provided indicates the Level of Service (LOS) on Old Kings Road between S.R. 100 and the Flagler County line will be deficient in the next five years. Also, S.R 100 between I-95 and Seminole Wood Parkway will be operating at a deficient LOS. In addition, the segment of S.R 100 between Old Kings Road and I-95 east ramps will fail with the 10 year planning period. In addition, the Planning Area is in close proximity to the Flagler County Airport. City staff has reviewed and confirmed that the proposed residential development potential raises no issues regarding compatibility with airport use.

Comment

The Transportation Impact Analysis reflects various segments as failing. Staff concurs with the amendment report that additional discussion on transportation regional impacts are needed. The proposal to 4 lane 2.5 miles of S.R 100 south to Palm Coast City limits may not address the impacts to the remainder of the road up to the Flagler County line.

- **Infrastructure** - The analysis included with the amendment report identified adequate capacity in water, sewer and solid waste facilities.

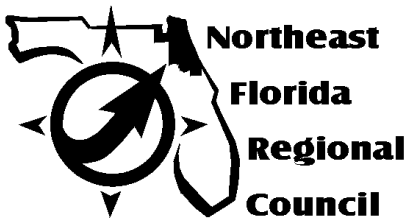
Other Comments

- 1. The City of Palm Coast is designated as a Dense Urban Land Area (DULA) pursuant to SB 360, and is therefore not subject to DRI review requirements. However, it is anticipated that due to annexations, the DULA designation will not apply next year.*
- 2. If the amount of commercial development proposed under a unified plan of development is greater than the DRI thresholds, the project would be required to undergo DRI review.*
- 3. Dependent upon the timing of the application, for approval of the development plan the subject property may need additional review through the DRI review process.*

Recommendation

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

Tab 4



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MEMORANDUM

DATE: July 28, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

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

RE: Putnam County Transmitted Amendment 09-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Council review local government comprehensive plan amendments prior to adoption. Under provisions of this law, The Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments report on the proposed amendment.

Amendment Summary

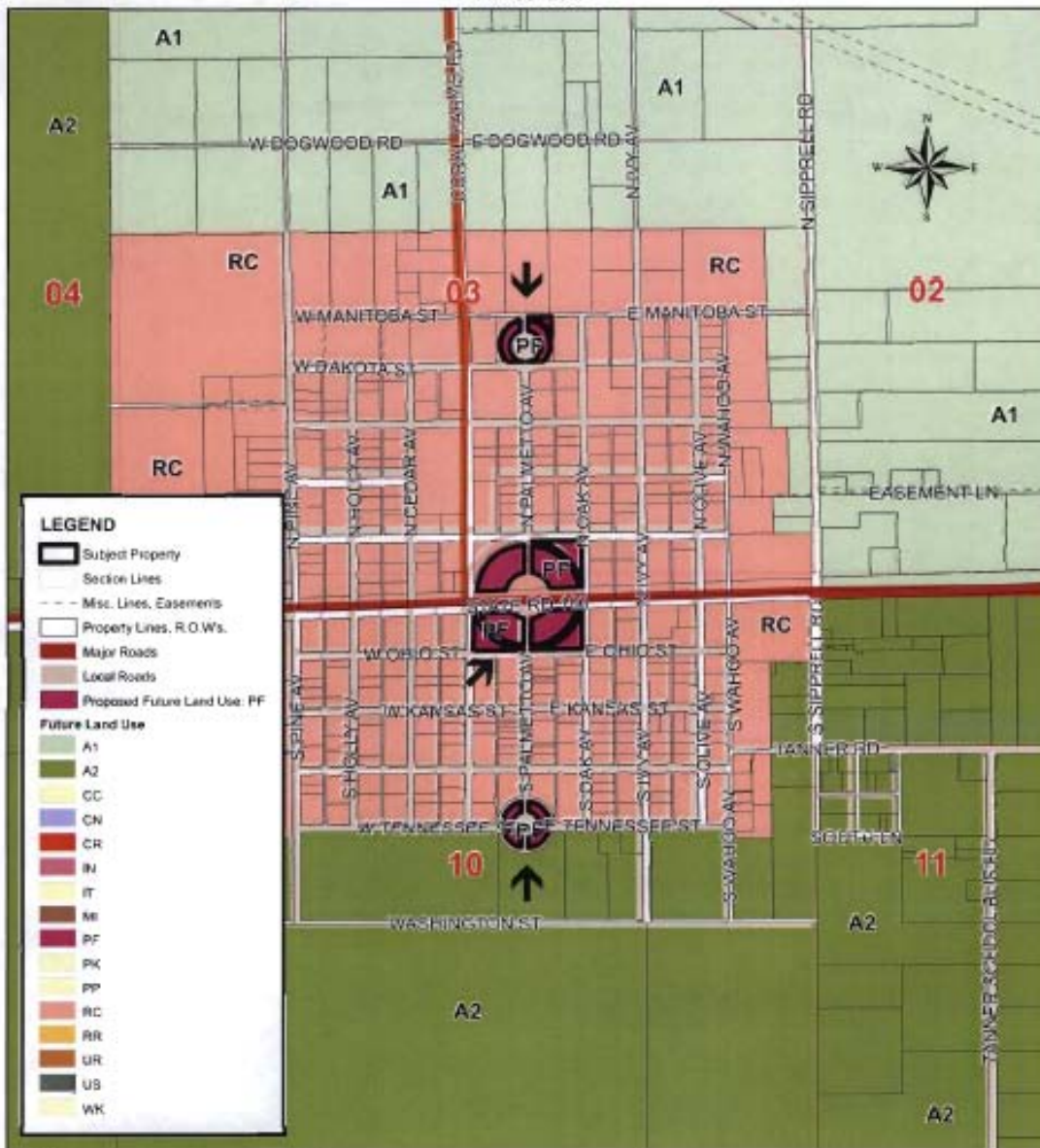
The Amendment includes three (3) large scale amendments and one text amendment. The Regional Council received the Putnam County Transmitted Amendment 09-2 on July 22, 2009. The County requested that the Department of Community Affairs review the amendments. Therefore, pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment.

First Future Land Use Map (FLUM) Amendment

Background, Acreage and Location

The first FLUM amendment proposes to change 13.8 acres. The subject parcel is located west of Palatka on S.R. 100 and is located on both sides of S.R. 100. The 13.8 acre parcel is the existing Florahome Community Park. The proposed FLUM change is to make the existing use consistent with the land use designation.

PROPOSED FUTURE LAND USE MAP
LM-09-002



Prepared by: CMR	Reviewed by: LGH	Approved by:
Date: 05/21/09	Date: 05/21/09	Date:
Name: PUTNAM CO. PRIORITY APPLICATOR, PLANNING & DEVELOPMENT		
Address:		
Phone:		
Notes:		

"This map was created using digital database information which was developed from one or more local government sources within Putnam County, FL, and may include additional information from other public and private sources which may be subject to license and/or copyright. All provided Geographic Information System data is to be considered a general spatial representation that is subject to revision. Map user acknowledges information shall be accepted and used by the recipient with the understanding that the primary information source should be consulted for confirmation on the information obtained on these maps. As such, no warranty, expressed or implied, are given concerning its accuracy, completeness, reliability or suitability of this data for any particular use. Furthermore this information is provided as a visual representation only and it is intended to be used as a legal or official representation of legal boundaries."

The Putnam County Board of County Commissioners joined by the County State Troop, together with the constitutional offices of, Clerk of the Circuit Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector, assumes no liability whatsoever associated with the use or misuse of this data.

PUTNAM COUNTY
Parcel(s): 15-09-24-2650-0000-0000

Prepared by:
PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2009

Current and proposed land use designation

The current land use designation is Rural Center and the proposed land use designation change is to Public Facilities.

Surrounding Area

The area is generally surrounded by residential uses and to the south it is agriculture. This area already has an existing recreation area and the park is maintained by the County Parks and Recreation Department

FINDINGS

1. Effects on Natural Resources

Comment: None

2. Effects on Public Facilities

- **Transportation**
Comment: None
- **Infrastructure**
Comment: None

Other Comments

None

Second FLUM Amendment

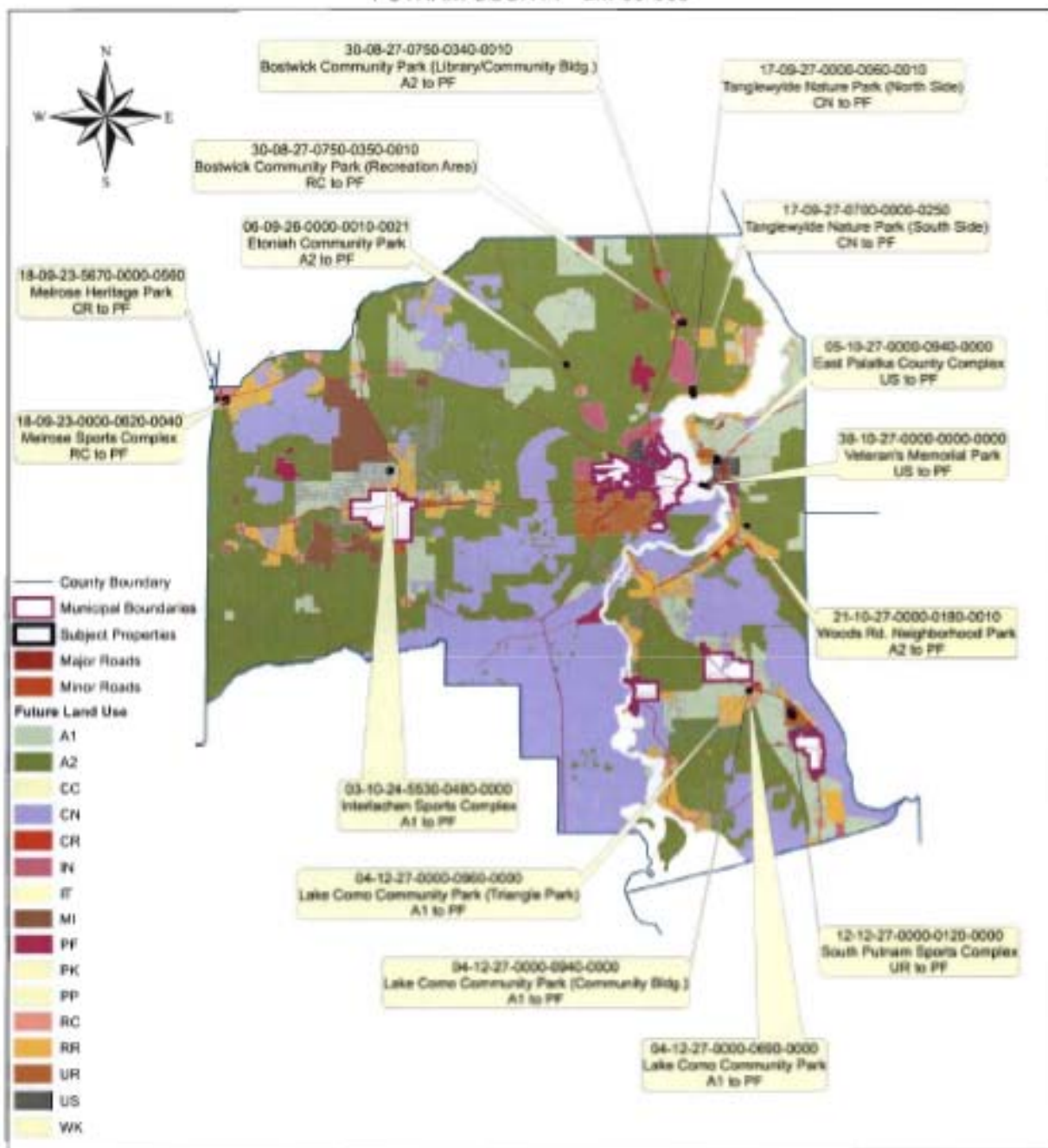
Background, Acreage and Location

The second FLUM amendment is a proposal to change 121.82 acres. The various parcels are already maintained by the County Parks and Recreation Department. The proposed FLUM change is to make the existing uses consistent with the land use designations.

Current and proposed land use designation

The 121.82 acres includes 15 existing county parks which are in varied locations and are designated land uses from agriculture, residential, commercial, conservation, rural centers etc. The proposal is to change all Future Lands Use categories to Public Facilities.

FUTURE LAND USE / PARK INFORMATION MAP PUTNAM COUNTY LM-09-003



Prepared: CMR	Planned: LDH	Approved:
Date: 05/21/09	Date: 05/27/09	Date:
Project: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Review:		
Review:		
Review:		

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EXHIBIT B

PUTNAM COUNTY
Parcel(s): Multiple Parcels
Prepared By:
PLANNING & DEVELOPMENT DEPARTMENT
PUTNAM COUNTY, FLORIDA
2009

Surrounding Area and Density/intensity

Low impact public facilities such as existing park lands are compatible with other land use categories.

FINDINGS

1. Effects on Natural Resources

Comment: None

2. Effects on Public Facilities

- **Transportation**

Comment: None

- **Infrastructure**

Comment: None

Other Comments

None

Third FLUM Amendment

Background, Acreage and Location

The third FLUM amendment is a proposal to change 4 parcels totaling 99.138 acres. Historically this area has been used to grow crops and continues in that capacity today. The subject properties are located on the south side of S.R. 207 approximately 6 miles northeast of Palatka adjacent to the St. Johns County line.

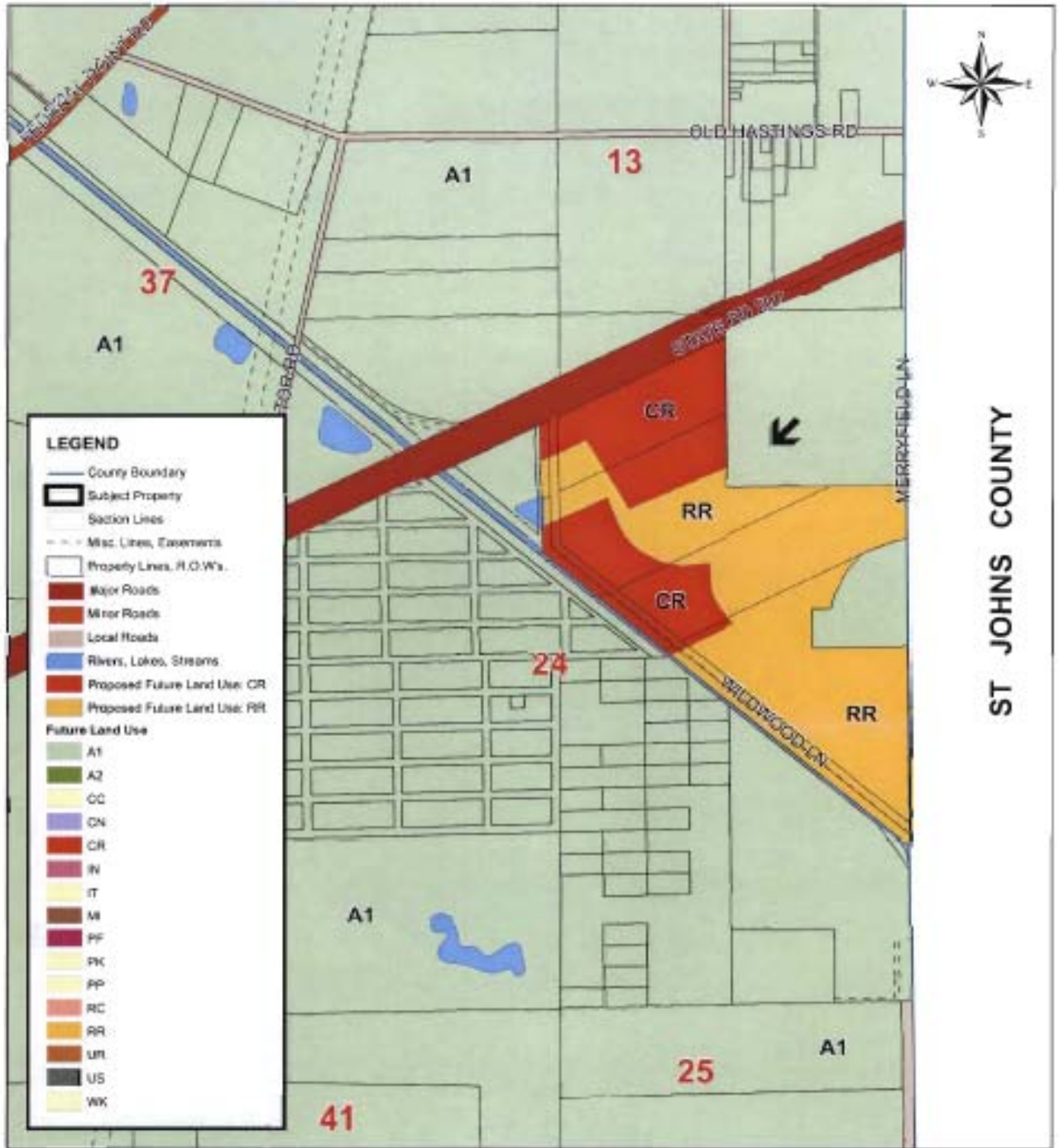
Current and proposed land use designation

29.29 acres are proposed to change from Agriculture to Commercial and 69.85 acres are to change from Agriculture to Rural Residential.

Surrounding Area

The adjacent area on the south side of S.R. 207 and immediately west of the Town of Hastings in St. Johns County are commercial. The Bulls Hit mixed use development is situated on the north side of S.R. 207 in St. Johns County. There are also other retail areas within the vicinity of the subject area.

PROPOSED FUTURE LAND USE MAP
LM-09-004



LEGEND

- County Boundary
- ▭ Subject Property
- Section Lines
- - - Misc. Lines, Easements
- ▭ Property Lines, R.O.W's.
- ▬ Major Roads
- ▬ Minor Roads
- ▬ Local Roads
- ▬ Rivers, Lakes, Streams
- ▬ Proposed Future Land Use: CR
- ▬ Proposed Future Land Use: RR

Future Land Use

- A1
- A2
- CC
- CN
- CR
- IN
- IT
- MI
- PF
- PK
- PP
- PC
- RR
- UR
- US
- WK



Project: GMS	Division: LDR	Project No:
Date: 05/06/09	Date: 06/25/09	Date:
Name: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Address:		
Address:		
Address:		

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PUTNAM COUNTY
Parcel(s): 24-09-27-0000-0040-0000, 24-09-27-0000-0040-0030, 24-09-27-0000-0040-0040 & 24-09-27-0000-0040-0050
Property: PLANNING & DEVELOPMENT SERVICES 10 N. State Street N., Tallahassee 32303

Density/Intensity

The current land use designation of Agriculture generally allows residential development between 1 dwelling unit per ten acres and up to a maximum density of 1 dwelling unit per five acres, and limited commercial development related to agriculture. The proposed land use designation of Rural Residential will allow for 21 single family residences on 1 acre lots and the proposed land use designation will allow for 170,000 square feet of commercial. The 170,000 square feet are to consist of 20,000 square feet of retail, 75,000 square feet of office and 75,000 square feet of office/showroom warehousing.

FINDINGS

1. Effects on Natural Resources

March 10, 2009 the applicant received the Letter Of Map Amendment (LOMA) from FEMA that formally removed the majority of the subject site out of a designated 100-year floodplain. The parcels do contain bands of wetlands running northeast and southwest through the central sector of the property. The County is proposing to preserve these.

Comment: None

2. Effects on Public Facilities

• **Transportation**

There appears to be sufficient capacity to accommodate the proposed future land use map changes..

Comment: The Transportation Impact Analysis should reflect 75,000 square feet of warehousing using the ITE Trip Generation Manual land use code of 150.

• **Infrastructure**

The proposed area is to be serviced by well and septic systems. The County notes that the entire project shall connect to County-provided services when they become available.

Comment: None

Other Comments

Comment: None

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Text Amendments

The text amendments allow commercial and industrial agriculture-related business to locate on a County maintained road rather than just arterial or collector roads.

Comment: None

Recommendation

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

Tab 5



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MEMORANDUM

DATE: July 23, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

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

RE: Clay County Adopted Amendment 09-D1 (Governors Park)

Scope of Review

The Regional Council received Clay County Adopted Amendment 09-D1 on July 13, 2009. 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 Clay County Board of County Commissioners adopted Amendment 09-D1 on June 30, 2009. The transmitted form of this amendment (08-D2) was reviewed by the Committee and Council at the September, 2008 Committee and Board meetings. In review of the transmitted amendment, the Regional Council did not find any objections, noting that Governors Park was undergoing Development of Regional Impact Review. By letter dated October 10, 2008, the Department of Community Affairs issued an Objections, Recommendations and Comments Report and raised two objections about transportation and need. These two issues were addressed by the County in the Adopted Amendment support documentation, including the Development Order for the DRI.

Amendment Summary

Clay County Adopted Amendment 09-D1 is the companion Future Land Use Map amendment to the Governors Park Development of Regional Impact (DRI). The Governors Park DRI is a mixed-use development of approximately 3,267 acres. The amendment changes the land use for the 3,267 acres from Agriculture to Planned Community. The subject parcel is located south of Green Cove Springs to the north and west of U.S. 17 adjacent to C.R. 15A and south of S.R. 16. The land use plan will accommodate the land uses proposed on Map H of the ADA. The amount of development proposed in the DRI includes 6,000 residential dwelling units, 840,000 square feet of retail, 700,000 square feet of office, 2,000,000 square feet of light industrial, and a 400-room hotel. The Recommendation Report for the companion DRI was approved by the Council on May 7, 2009. By separate memorandum, a review of that D.O. is being provided to the Committee and Council.

Comments and Staff Recommendation

Under Florida Administrative Code 9J-11.011, Clay County is required to consider the Comprehensive Plan Amendment and the Development of Regional Impact application at the same hearing. Staff finds that the impacts to regional resources were addressed in the Development of Regional Impact Review process, which led to the adoption of a Development Order with conditions determined by the County. Staff believes that the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

Recommendation:

Staff respectfully recommends that the Committee and the Council find Clay County Adopted Amendment 09-D1 consistent with the Northeast Florida Strategic Regional Policy Plan.

Tab 6

MEMORANDUM

DATE: July 31, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Ameerah F. Sayeed, Senior Regional Planner

RE: City of Jacksonville Beach Adopted Amendment 09PEFE-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Council review local government comprehensive plan amendments prior to adoption. Under provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments report on the proposed amendment.

Amendment History

The City of Jacksonville Beach adopted Amendment 09PEFE-1 on July 20, 2008. The Council reviewed this amendment at the September 2007 meeting, at which time the Committee and Council approved, without comment or objection, transmittal of the staff report to DCA. The Department of Community Affairs issued their Objections, Recommendation and Comments (ORC) report on March 21, 2008.

Amendment Summary

The City of Jacksonville Beach Adopted Amendment 09PEFE-1 consists of text amendments to the Comprehensive Plan. Specifically, 09PEFE-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

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with the Duval County School District, and (2) to incorporate a financially feasible school district facilities work plan by reference.

The DCA objected to three items in data requirements. These objections related to modifying the exemption for residential uses for DRIs, amending the plan to reflect the DRI impact issued prior to July 1, 2005 and the inclusion of an adopted Interlocal Agreement to DCA.

Comment: Staff has reviewed the adopted package and has noted that the Interlocal Agreement and the associated revisions to the Plan Elements and the policies have been included.

Recommendation:

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

Tab 7



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MEMORANDUM

DATE: July 27, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

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

RE: Governors Park Development of Regional Impact D.O. Review

Section 380.07(2), Florida Statutes, (F.S.), states that within 45 days of rendering of a DRI Development Order (D.O.), the state land planning agency (DCA) may appeal the order to the Florida Land and Water Adjudicatory Commission by filing a notice of appeal. Regional Planning Councils do not have appellate rights; however, S. 380.07(2) states that the appropriate regional agency by vote at a regularly scheduled meeting may recommend that DCA undertake an appeal of the D.O., which the DCA shall consider within the 45-day appeal period.

The Clay County Commission adopted the Development Order for the Governors Park DRI on June 30, 2009. Staff has reviewed the D.O. to determine whether it is generally consistent with the Regional Council's recommendation report, which was adopted by the Council on May 7, 2009. The staff review is summarized below.

General Regional Recommendations

The County has adequately addressed all conditions in the General Regional Recommendations section of the Council's recommendation report in the Governors Park Development Order, including requirements for the Biennial Monitoring Reports, build out and expiration dates, and the land use exchange table reference.

Board Memorandum

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Specific Conditions

Vegetation and Wildlife

- (a) Consistent with the Council's recommendation report, a specific condition requiring gopher tortoise mitigation consistent with FGFWFC permits requirements is included.
- (b) A specific condition addressing a wildlife crossing is included in the D.O., consistent with the Council's recommendation report.
- (c) A total of 655 wetland and upland acres is designated for conservation, which ensures consistency with the NEFRC regional recommendation report.

Wetlands

Wetland conditions included in the D.O. are consistent with the Council's recommendation report. The determination of the wetlands is consistent with Map H of the ADA and D.O., with final determination subject to District and Corps permits. Conditions on protection of Governors Creek and its tributaries are consistent with the Council's report.

Upland Buffer

An average buffer of 100 feet along Governors Creek is required in the D.O., consistent with the County's Land Development Code.

Water

- (a) The D.O. requires a stormwater pollution prevention plan to address construction activity.
- (b) A water quality monitoring plan approved by FDEP, to include three water quality monitoring stations, has been included as an attachment to the D.O., consistent with the Council's recommendation.

Board Memorandum

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Water Supply

- (a) The D.O. requires development to occur concurrent with the provision of adequate central sewer service meeting the Clay County adopted level of service.
- (b) The D.O. requires that irrigation demand of the DRI in will be consistent with Clay County Utility reuse policy. Distribution lines for reuse will be installed concurrent with development of the project.
- (c) All water conservation strategies incorporated in the Council's recommendation report have been adopted as conditions in the D.O.

Floodplains

Recommendations to address floodplain issues adopted by the Council in the Governors Park Recommendation Report are incorporated in the D.O.

Wastewater Management

The County's adopted D.O. contains all Council recommendations concerning wastewater management. The D.O. requires development to occur concurrent with the provision of adequate central sewer service meeting Clay County's adopted level of service.

Stormwater Management

Erosion control measures are required in the D.O. The stormwater management system within Governors Park shall be designed in accordance with Water Management District rules.

Solid Waste

The project is required to meet the LOS standard for solid waste, and is required to participate in the County's recycling program, consistent with the Council's recommendation report.

Transportation

The transportation conditions adopted in the Governors Park D.O. are consistent with the Council's recommendation report. The conditions included in the D.O. are:

- (a) Outer Beltway Right-of-Way The applicant will convey sufficient right-of-way through its project area for the Outer Beltway.

Board Memorandum

July 28, 2009

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- (b) Green Cove Springs By-Pass The applicant will construct the Green Cove Springs By-Pass between S.R. 16 and U.S. 17, with sufficient right-of-way within the project limits dedicated for this construction.
- (c) Other Transportation Conditions. Other transportation conditions that were included in the recommendation report, including participation in a TMO and bicycle and pedestrian connections, are included in the D.O.

Air Quality

The County has incorporated the air quality recommendations from the Council's recommendation report addressing suppression of construction dust.

Affordable Housing

The Developer shall construct a minimum of 294 affordable housing units within the DRI. Construction of at least 129 affordable housing units shall be commenced during Phase 2; Construction of at least 119 units shall be commenced during Phase 3. Construction of the remaining affordable housing units shall be commenced not later than twelve (12) months after issuance of the first building permit for vertical construction for non-residential development in Phase 4. All requirements for affordable housing as adopted by the Council in the recommendation report are included within the D.O.

Fire and Police Protection

As noted at the Council meeting, negotiations with the County to address police and fire protection issues were on-going. The recommendation report required the Developer to convey or cause to be conveyed to the County up to three (3) acres in the aggregate of developable land for a fire and rescue station, a sheriff's substation, a library, government offices, or a combination of these, at a location mutually acceptable to the Developer and the County within ninety (90) days of request by the County. This condition has been included in the D.O. In addition, the D.O. requires the developer to contribute \$600,000 to the County for the construction of a fire and/or rescue station on this site.

Recreation and Open Space

The D.O. expands Council's recommendation on recreation by requiring the developer to provide 24 acres of community parks, with the requirement to build basketball courts, tennis courts, and baseball fields in the D.O. In addition, the developer shall provide 40 acres of neighborhood parks

Board Memorandum

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Education

The County's education conditions are consistent with the Council's recommendation report. Consistent with the recommendation report, the developer shall provide two elementary school sites and one high school site to the School Board. All requirements for timing of conveyance, wetland mitigation, and storm water management adopted by the Council are included in the D.O.

Recommendation:

Recommendations have been included in the Governors Park D.O. that are consistent with the Council's recommendation report adopted May 7, 2009. Therefore, staff recommends that the Committee and Council transmit a recommendation to DCA of no appeal of this Development Order.

Tab 8

MEMORANDUM

DATE: July 27, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Transportation and Community 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,

July DRI Report
July 27, 2009
Page 2

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

Elkton

The Elkton DRI is a proposed multi-use DRI located in St. Johns County along S.R. 207 west of I-95. The pre-application conference was held on January 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. Staff participated in a May 27th meeting with City of Palm Coast staff at DCA to discuss this project as well as Three Lakes. *Because Palm Coast is defined by SB 360 as a Dense Urban Land Area (DULA), the DRI developer has the option to opt out of DRI review.*

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 applicant has indicated they intend to submit the ADA soon. Because no ADA was submitted within one year, a follow up pre-application meeting was held on April 14th. Agencies that participated were provided an overview of the changes to the plan that was reviewed in January, 2008, and provided comments on those changes and other proposed methodology changes. The amount of development proposed within the Substantial Deviation Area in the pre-application document 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, however the applicant has indicated an intent to increase residential development in the ADA.

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.

Three Lakes

The pre-application conference for Watermark, a proposed DRI in the City of Palm Coast, is scheduled for April 3rd. The proposed DRI is located west of U.S. 1 just north of the Espanola area, just south of the proposed Old Kings Park DRI. The proposed amount of development consists of 7,000 residential dwelling units, 369,000 square feet of retail, 100,000 square feet of civic/office, and 1,870,000 square feet of industrial/office

development in three six-year phases. The City of Palm Coast is scheduling a series of meetings to address need for coordination of this project and the Old Brick Township bordering to the north; in particular, the City wants to address concerns expressed by DCA over the location and need for these two DRIs. *The City of Palm Coast has been designated a DULA in SB 360. There is question as to whether this project is pending and has the option to go through DRI review.*

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	January 2010
Three Lakes	May 2010
Old Kings Park	January 2010

Tab 9



Bringing Communities Together

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

MEMORANDUM

DATE: July 28, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman

FROM: Debbie Balevre, Program Coordinator **DB**

RE: Intergovernmental Coordination and Review (IC&R) Status Log and Report Activity for the Month of July 2009.

Applications received for review through the IC& R process totaled 45. Below is a summary of IC&R activity for the month of June 2009 by category.

Environmental Permits: 19 Applications

Grant Requests: 0 Applications

Application fund sources are broken down as follows:

	Current Month	Year to Date
Federal	\$5,324,000.00	\$21,050,020.80
State		\$6,726,279.60
Applicant	\$11,181,583.00	\$38,578,882.00
Other/Local	\$400,000.00	\$15,204,392.96
Totals	\$20,505,583.00	\$81,559,575.36

All applications were reviewed internally and have been processed accordingly. Each active and completed application is reported in the: **MONTHLY IC&R REVIEW DATA BASE – June 27, 2009-July 28, 2009**

Jun-09

BAKER						
NEFRC #	SAI#	Activity	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Funding Summary				Due Date		Status
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
CLAY						
NEFRC #	SAI#	Activity	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL-09-0006	FL 200905074736C	USDA	Emergency Operations Fac.	City of GCS		\$6,859,420.00
Funding Summary				Due Date		Status
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
\$5,324,000.00	\$1,135,420.00		\$400,000.00			
DUVAL						
NEFRC #	SAI#	Activity	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL-09-0007	FL-96X01200	JTA	ARRA Bus Purchase and Renovations of Facilities	JTA		\$10,046,163.00
Funding Summary				Due Date		Status
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
	\$10,046,163.00					
NASSAU						
NEFRC #	SAI#	Activity	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Funding Summary				Due Date		Status
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
PUTNAM						
NEFRC #	SAI#	Activity	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Funding Summary				Due Date		Status
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	
ST. JOHNS						
NEFRC #	SAI#	Activity	Application/Project Title	Applicant	Cost Sorc.	Total Cost
Funding Summary				Due Date		Status
Federal	Applicant	State	Other/Local	Regional Council	Clearing House	

	Current Month	Year to Date
Federal	\$5,324,000.00	\$21,050,020.80
State		\$6,726,279.60
Applicant	\$11,181,583.00	\$38,578,882.00
Other/Local	\$400,000.00	\$15,204,392.96
Totals	\$20,505,583.00	\$81,559,575.36