

NEFRC

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

**September 3, 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: September 3, 2009

To: NEFRC Planning and Growth Management Policy Committee

From: Margo Moehring, Director, Planning & Strategic Initiatives

Re: **October 1, 2009 Committee Meeting**

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

When: Thursday, October 1, 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, September 3, 2009
9:30 a.m.**

AGENDA

TAB

1. Call to Order, Roll Call, Introductions - Chairman Griffis
- * 2. Approval of Minutes of August 6, 2009 meeting - Chairman Griffis..... 1
- 3. Comprehensive Plan Amendment Review – Margo Moehring 2**
 - * A. Flagler County Adopted EAR 09-1 – Margo Moehring 3
 - * B. Town of Hastings Adopted EAR 09-1 – Guy Parola 4
 - * **C. City of Bunnell Adopted Amendment 09-1 – Margo Moehring 5**
4. Development of Regional Impact (DRI) Report - Ed Lehman 6
5. Intergovernmental Coordination and Review (IC&R) Report - Ed Lehman 7
6. Other
7. Public Comment - LIMITED TO 3 MINUTES PER SPEAKER
8. Next Meeting Date and Location: **Thursday, October 1, 2009
Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, FL 32216**
9. Adjournment

*Denotes Action Item

Tab 1



NEFRC Planning and Growth Management Policy Committee

Thursday, August 6, 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
Commissioner Davis
Mr. Smallwood
Ms. Vallencourt
Councilman Bishop
Ms. Brown
Commissioner Parsons
Mayor Robinson
Mr. Larson
Commissioner Crichlow
Mr. Cole (Ex-Officio)
Mr. Parks (Ex-Officio)
President Boyle
Commissioner Griffis (Chair)

EXCUSED

Commissioner Harris
Commissioner Bryan
Ms. Stern

ABSENT

Mr. Strong (Ex-Officio)

Others: Steve Fitzgibbons, Staci Rewis, Sarah Langieri, Valerie Britt, Daniel Chitwood, Geoff Sample and other members of the public.

Staff: Brian Teeple, Margo Moehring, Ed Lehman, Ameera Sayeed, Michael Calhoun, and Angela Giles.

Commissioner Griffis welcomed everyone present.

***Approval of Minutes - Mr. Register moved approval of the July 2, 2009 meeting minutes; seconded by Ms. Brown; motion carried unanimously.**

July Comprehensive Plan Amendment Review - Ms. Moehring stated that there were five (5) Comprehensive Plan Amendments that were reviewed during the month of July. Two (2) transmitted amendments and two (2) adopted amendments are brought before the Committee and Board for review. The single Small Scale amendment has been reviewed by staff.

*City of Palm Coast Transmitted Amendment 09-2 – Ms. Sayeed gave a brief overview of the City of Palm Coast Transmitted Amendment. The amendment contains one large scale amendment and associated proposed text amendments. The subject property is 797 acres that was recently annexed into the City of Palm Coast. The proposed change is 678 acres to Mixed Use, and 119 acres to Conservation from Agriculture and Timberland. Findings: 1) Staff noted concerns regarding the

impacts of future development on natural resources, especially the headwaters of Bulow Creek, which is a natural resource of regional significance. Staff will work with the City of Palm Coast regarding additional review and environmental analysis prior to adoption. 2) Public Facilities: Staff noted that 4 laning of SR 100 may not address all traffic impacts. Additional Staff comments noted that Palm Coast is now a DULA, but due to annexation, will not be a DULA next year; that the project may be required to undergo DRI Review if proposed development is greater than DRI thresholds, and that dependent upon the timing of the application, additional review may be needed through the DRI process. Staff recommends approval of the report to the Department of Community Affairs (DCA). There was no further discussion. **Mr. Smallwood moved approval of transmitting the Staff Report for the City of Palm Coast Transmitted Amendment 09-2 to DCA; seconded by Ms. Brown; motion carried unanimously.**

*Putnam County Transmitted Amendment 09-2 – Ms. Sayeed provided an overview of the Amendment, stating that the amendment includes 3 large scale amendments and one text amendment. The first two proposed changes are to make the subject parcels existing use consistent with the land use designation; the third proposed land use change is from Agriculture to Commercial and Rural Residential. Staff had no comments or concerns with the amendment, and recommends that the Committee and Council approve the report for transmittal to DCA. **Mr. Larson moved approval of transmitting the Putnam County Transmitted Amendment 09-2 to DCA; seconded by Vice Mayor Lawson Brown; motion carried unanimously.**

*Clay County Adopted Amendment 09-D1 – Mr. Lehman gave a brief overview of the amendment, stating that it pertains to the Governors Park DRI. The Regional Council reviewed the transmitted amendment in September 2008, and had no concerns at that time, noting that the project's impacts would be mitigated through the DRI review. 3267 acres were changed from agriculture to Planned Community. Staff recommends that the Council find the amendment consistent with the Strategic Regional Policy Plan. **Commissioner Davis moved approval of Clay County Adopted Amendment 09-D1; seconded by Ms. Vallencourt; motion carried unanimously.**

*City of Jacksonville Beach Adopted Amendment 09PEFE-1 – Ms. Sayeed stated that the Council reviewed the transmitted amendment in 2007 and that the DCA objections have been addressed in the Adopted Amendment by inclusion of the Interlocal Agreement and associated revisions to the Plan Elements and policies. Staff recommends that the Council find the City of Jacksonville Beach 09PEFE-1 consistent with the SRPP. **Ms. Brown moved approval of the City of Jacksonville Beach 09PEFE-1; seconded by President Boyle; motion carried unanimously.**

Governors Park DRI DO Review – Mr. Lehman gave a brief overview of the Governors Park DRI Development Order review, stating that the recommendations included are consistent with the Councils recommendation report that was adopted in May, 2009. Mr. Lehman stated that Fire & Police Protection recommendation included a \$600,000 contribution, and that the Recreation and Open Space recommendation was exceeded beyond the Board Recommendation. A brief discussion followed regarding the 100 foot buffer for wetlands. **Commissioner Boyle moved approval of the Governors Park DRI DO Review; seconded by Ms. Vallencourt; motion carried unanimously.**

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 two items to note are that the Old Brick Township has the option to remain in the DRI process, and that the Three Lakes DRI will not be permitted to use the DRI process this year, but that they will be permitted to do so next year. The Developer of the Three Lakes DRI wishes to be under DRI review,

to receive regional review, rather than just local review, and is adding land in Flagler to continue in the process. Discussion followed.

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated that during the month of June there were 19 applications for environmental permits and no applications for grant requests. This is for information only and does not require an action.

Next Meeting Date

The next meeting will be held Thursday, September 3, 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



Bringing Communities Together

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

MEMORANDUM

DATE: August 26, 2009
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: Margo Moehring, Director of Planning & Strategic Initiatives
RE: Comprehensive Plan Amendment Review: August, 2009

As of this date, during the month of August, 2009, Regional Council staff reviewed three (3) comprehensive plan amendments. There were no transmitted amendments; there were no adopted amendments. Two Evaluation and Appraisal Reports (EARs) are brought before the Committee and Board for review.

Evaluation and Appraisal Reports:

Flagler County Evaluation and Appraisal Report
Town of Hastings Evaluation and Appraisal Report

Small-Scale Amendments*:

City of St. Augustine Beach Ordinance 2009-10

- *Changes 1.67 acres from County Commercial to City Commercial*

Baker County Ordinance 2009-06

- *Changes 1.67 Acres from County Commercial to City Commercial.*

Putnam County Ordinance 2009-31

- *Changes 3.6 acres from Agriculture II to Commercial.*

*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.


Tab 3

MEMORANDUM

DATE: August 25, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Margo Moehring, Director of Planning & Strategic Initiatives 

RE: Flagler County Evaluation and Appraisal Report

Scope of Review

The Northeast Florida Regional Council (Regional Council) received the Flagler County Evaluation and Appraisal Report (EAR) on August 17, 2009. The EAR was prepared pursuant to the requirements of Section (S.) 163.3191, Florida Statutes (F.S.). Pursuant to Section 163.3191(6), F.S., and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the EAR for consistency with the Northeast Florida Strategic Regional Policy Plan (SRPP) and the requirements of Section 163.3191 Florida Statutes and Chapter 2005-290, Laws of Florida. This assessment will be one of the bases used to assist the Department of Community Affairs (DCA) in making its findings of sufficiency pertaining to adopted EARs. A Regional Council finding of an EAR consistency, or non-consistency, with the SRPP, does not constrain Regional Council review of EAR based amendments as to SRPP consistency. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Regional 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 County adopted the EAR on August 3, 2009. The EAR-based amendments will be adopted 12 to 18 months after adoption of the EAR, at which time the Regional Council will review the amendments for consistency with the Strategic Regional Policy Plan (SRPP).

Board Memorandum

August 25, 2009

Page 2

EAR Summary

Flagler County recently undertook a lengthy and thorough visioning process, which is fully addressed in the Public Participation Summary of the EAR. The visioning was an opportunity to obtain citizen input on the success and shortcomings of the Plan, which could be used for developing the EAR.

As part of the EAR process, the County also evaluated objectives and policies within the Plan to determine whether the County was successfully meeting the objectives and where the underlying policies are being adhered to. An inventory of rule and statutory changes since the last EAR was also performed.

List of Local Major Issues and Issue Statements

The following local major issues are contained in the Issue Analysis section of the EAR.

Local Major Issues

Through public workshops, seven broad major issues were identified. The seven major issues identified were: sustainability; water; public infrastructure; family friendly environment; economic development; transportation; and coastal protection and preservation.

Issue 1. Sustainability

The County will review the current goals, objectives, and policies to achieve sustainability at all levels to create a “green” County focused on conservation and preservation of natural resources and systems; sustainable development and building techniques; efficient energy use; sustainable economic growth (including “clean” industry and eco-tourism) and livable neighborhoods for all segments of the population.

The EAR makes recommendations regarding adding or strengthening policies that encourage green buildings and energy efficiency. It acknowledges the need to include policies that address the rural character of some parts of the county and those that clearly state support for certain types of agriculture, including agri-tourism. The EAR supports the practice where lands for purchase are vetted through a Land Acquisition Selection Advisory Committee, which makes recommendations to the Board of County Commissioners. EAR based amendments may make clear that the County will continue its Environmentally Sensitive Lands acquisition program, and coordinate the County’s purchasing efforts with state and multi-jurisdictional conservation efforts (e.g., Florida Forever).

Issue 2. Water

The County is within a priority water resource caution area as defined by the St. Johns River Water Management District.

The EAR recommends that policies in the Comprehensive Plan be strengthened in most aspects that are related to water. These range from protecting wellfields, encouraging xeriscaping, wastewater treatment, re-use and conservation.

Issue 3. Public Infrastructure

The County will review the current goals, objectives, and policies to determine if they maximize public investments in infrastructure.

The County has developed a county-wide water plan, which needs to be formalized as a Water Facilities Supply Plan and adopted into the Comprehensive Plan, and has agreed to pursue a water desalinization plant, which shows a good amount of regional coordination. The county has challenges in planning for urban growth, as the western portion of the County is essentially segregated from the eastern portion, which causes great difficulty in providing a uniform, cost efficient system of facilities and services. The EAR acknowledges that the County and the municipalities need to coordinate planning on urban services.

Issue 4. Family Friendly Environment

The County will review the current goals, objectives, and policies to determine if they enhance the County as a family-friendly environment that provides neighborhood schools, accessible recreation and varied activities for families, including children and teenagers. The County will determine how the Comprehensive Plan has addressed the following:

- **Enhancement of recreational opportunities, by preserving natural areas for outdoor pursuits and developing parks and a regional trail system.**
- **Preservation of the natural shoreline of major water bodies, including Crescent and Dead Lakes, and provisions for adequate and appropriate public access.**

Flagler County has an aggressive land acquisition program. Additionally, the Flagler County Blueways project has acquired 5,015 acres that essentially follows the Intracoastal Waterway and includes most undeveloped and available land east of I-95 in Flagler County. The EAR recognizes successes to date and recommends further coordination with other natural resource and recreation programs to maximize the benefits of green infrastructure.

Issue 5. Economic Development

The County will review the current goals, objectives, and policies to determine if they expand economic opportunities through development of adequate sites, expanded employment choices and labor force development.

The EAR reviews the Economic Development Element adopted as part of the Comprehensive Plan and highlights the planning the County has already done. The County is engaged in several County-wide and region-wide economic development efforts, and the EAR recommends that the county explore the Rural Land Stewardship program as a way to address rural economic development and agricultural economics. As of 2007, there were 82 active farms in Flagler County totaling 58,396 acres of active agriculture lands, and agriculture is a large part of the economy. The EAR recommends that policies be strengthened that recognize and capitalize on the unique location and attributes of the County.

Issue 6. Transportation

The County will review the current goals, objectives, and policies to determine if they achieve more convenient and efficient mobility by protecting County roadways from excessive traffic congestion, enhancing public transportation and establishing balanced neighborhoods that serve pedestrians and bicyclists.

Through annexations, the County has been divided into noncontiguous unincorporated portions. The western half of the County is no longer contiguous to the eastern half. Therefore, an efficient transportation system is dependent on multi-jurisdictional coordination. The EAR recommends that the Comprehensive Plan be amended to include formal transportation coordination mechanisms, an alternative east-west corridor, and a long range concurrency management system.

Issue 7. Coastal Protection and Preservation

The County will review the current goals, objectives, and policies to determine if they protect and preserve the coast for future generations, while enhancing safety.

Generally, the County has substantial protections and efforts within the Comprehensive Plan relating to beach access. The County has an aggressive land acquisition program, and a thorough Coastal Management Element.

The EAR recognizes that Flagler County will need to change the definition of the Coastal High Hazard Area (CHHA) to reflect that the CHHA is now defined by the category 1 storm surge line.

Board Memorandum

August 25, 2009

Page 5

Based on analysis provided in the individual element section of the EAR, the following is a synopsis of recommendations within the EAR that are of regional significance:

Other Recommendations

- There are two antiquated subdivisions, Daytona North and Flagler Estates, within the County that have entitlements for several thousand residential units. While Daytona North is located entirely within unincorporated Flagler County, Flagler Estates is located both within St. Johns County and Flagler County. The issues for each of these “subdivisions” involve the availability of roadway infrastructure and the availability of Public Services.

The EAR recommended that the County consider additional policies to implement strategies for Flagler Estates and the redevelopment of Daytona North.

- Coordination with FDOT, the MPO, and the incorporated municipalities of within the County to pursue a long-range Transportation Concurrency Management System to address current LOS deficiencies and projected LOS deficiencies through 2025.
- Coordinate recreation, water, sewer and drainage improvement planning efforts with the municipalities within Flagler County.
- Strengthen water conservation efforts through stronger requirements for WaterStarsm adherence, incentives for Leadership in Energy and Environmental Design (LEED) certifications, and requirements for water reclamation and reuse.
- Update the housing, including substandard housing, inventory and needs assessment as part of the EAR based Comprehensive Plan amendments.
- Add objectives and policies to the Comprehensive Plan that promote agriculture sustainability and the preservation of the rural character of the western portion of the County. Specifically, the EAR recommends researching such strategies as transferable development rights, agritourism, and the cultivating of biofuel crops.
- Strengthen the objectives and policies within the Comprehensive Plan for the preservation of the coastline, both in terms of physical, shoreline as well as protecting the aesthetics from uncontrolled signage.

Special Topics

1. **School Location and Concurrency** – The County adopted a school concurrency and school facilities element.
2. **Coordination of Transportation Impact Methodologies** – the EAR recommends the formalization of a joint planning agreement or interlocal agreement between the municipalities, extra-jurisdictional agencies, and the County. The County has been split by annexations, which has created a situation whereby transportation planning is dependent on coordinated efforts.

The EAR acknowledges that the County primarily funds its portion of the transportation improvements necessary to maintain level of service standards through impact fees. The EAR identifies roadways that will be failing by 2017 and 2025. By 2012, a portion of SR 100 will be failing. State roadways, and improvements necessary to improve their capacities, cannot be funded simply through the collection of impact fees, so coordination is needed.

3. **Water Supply Planning** – The County is within a *priority water resource caution area*. The EAR recognizes that the required Water Facilities Supply Plan has not been adopted. Therefore, the EAR recommends the adoption of the Water Facilities Supply Plan as part of the second large scale amendment cycle in 2010.
4. **Financial Feasibility** – The County continues to annually update its Capital Improvements Element. The EAR recommends that the Comprehensive Plan strengthen intergovernmental coordination efforts between the County and its municipalities for infrastructure improvement and expansion.
5. **Greenhouse Gas Emissions** – Governor's Crist's July 2008 approval of House Bill 697 caused changes to Chapter 163.3177(6), F.S. The County acknowledges that it will amend the Comprehensive plan to address greenhouse gas emissions, and has made the following recommendations:
 - Mandating new developments meet or exceed WaterStarsm standards in the urban areas, and developing an incentive program, such as density bonuses, to encourage these standards for new developments in the rural areas;
 - Exploring the growing of biofuel crops in conjunction with promoting a green energy producing facility;
 - Incentivizing green building practices;

Board Memorandum

August 25, 2009

Page 7

- Creating a transferable development rights program; and
- Encouraging eco-tourism and agri-tourism.

Recommendation:

Staff respectfully recommends that the Committee and the Council recommend to the Department of Community Affairs that the Flagler County Evaluation and Appraisal Report is sufficient and consistent with the Northeast Florida Strategic Regional Policy Plan.

Tab 4

MEMORANDUM

DATE: August 18, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, Senior Regional Planner

RE: Town of Hastings Evaluation and Appraisal Report

Scope of Review

The Northeast Florida Regional Council (Regional Council) received the Town of Hastings Evaluation and Appraisal Report (EAR) on August 14, 2009. The EAR was prepared pursuant to the requirements of Section (S.) 163.3191, Florida Statutes (F.S.). Pursuant to Section 163.3191(6), F.S., and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the EAR for consistency with the Northeast Florida Strategic Regional Policy Plan (SRPP) and the requirements of Section 163.3191 Florida Statutes and Chapter 2005-290, Laws of Florida. This assessment will be one of the bases used to assist the Department of Community Affairs (DCA) in making its findings of sufficiency pertaining to adopted EARs. A Regional Council finding of an EAR consistency, or non-consistency, with the SRPP, does not constrain Regional Council review of EAR based amendments as to SRPP consistency. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Regional 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 Town adopted the EAR on August 10, 2009. The EAR-based amendments will be adopted 12 to 18 months after adoption of the EAR, at which time the Regional Council will review the amendments for consistency with the Strategic Regional Policy Plan (SRPP).

Board Memorandum

August 18, 2009

Page 2

EAR Summary

The Town and its consultant held several public workshops to obtain citizen input on the success and shortcomings of the Plan, which could be used for developing the EAR.

As part of the EAR process, the Town also evaluated objectives and policies within the Plan to determine whether the Town was successfully meeting the objectives and where the underlying policies are being adhered to. An inventory of rule and statutory changes since the last EAR was also performed.

List of Local Major Issues and Issue Statements

The following local major issues are contained in the Issue Analysis section of the EAR.

- 1. How effective is the comprehensive plan in assuring coordination of intergovernmental issues between St. Johns County and the Town of Hastings on issues such as development of contiguous properties and LOS standards?**

The primary concern is the impact of traffic on the Town. Located on State Road 207, the Town is impacted by both west and east bound traffic that is generated outside of its Town limits. There is concern that, as the large amounts of undeveloped agriculture lands surrounding the Town become developed, the traffic impacts will be exacerbated.

The EAR recommends that: "Policies need to be added to the Comprehensive Plan to limit through traffic on State Road 207. These policies should require coordination with the FDOT, Flagler Estates, St. Johns County, Putnam County and Hastings for transportation planning."

- 2. Do the goals, objectives, and policies of the comprehensive plan promote economic development of the Town?**

The primary issue of concern is the closing of businesses and the vacant store fronts that accompany it. The EAR recommends that the comprehensive plan include policies to: (1) reposition Hastings as the commercial center of the area; (2) address the fact that agriculture is becoming less and less of an economic driver of the area; and (3) aggressively pursue grants and other funds to incentivize private investment in the Town.

Board Memorandum

August 18, 2009

Page 3

3. How effective are the existing comprehensive plan policies in promoting affordable housing with a diversity of housing types?

The EAR discusses the current conditions advantageous to the Town for encouraging affordable housing, such as: relatively low cost of land, water and sewer availability, lack of impact fees, and the allowance of manufactured/modular homes in all residential land use categories. The primary issue of concern is how the Town will provide affordable housing for its aging population.

The EAR recommends that policies be added that address affordable housing for the elderly, such as allowing garage apartments and identifying areas suitable for assisted living.

4. Do the existing comprehensive plan policies promote active and passive recreation policies and strategies for the development of ecotourism?

The EAR discusses the current recreational facilities of the Town, and provides an inventory of existing funding strategies and sources. The EAR recommends that the comprehensive plan retain its policies that promote the seeking out of funding opportunities. The EAR also recommends that the Town focus on developing a Trail Master Plan to connect the “sidewalks, recreational trails, and Rails to Trails.”

5. How effective is the comprehensive plan in preserving the character of the Town of Hastings?

The EAR provides a brief overview of the Town’s agricultural history and its (former) position as the economic hub of the southwest portion of St. Johns County. The EAR goes on to provide commentary on the threats to the Town’s character, such as the expansion of State Road 207 into a four-lane facility.

The EAR recommends that the annexation of surrounding lands be used to: (1) stimulate and expand the tax base for the Town; and (2) control the development of these lands to ensure character preservation of the Town.

6. How effective is the comprehensive plan in ensuring the availability of adequate infrastructure and promoting the need for expansion of the infrastructure to fund the growth and serve existing development?

The primary infrastructure concerns are the availability and potential for expansion of the water and sewer systems within the Town. As the only provider of such services in this part of St. Johns County, the Town may be the center for water and sewer expansion in the southwest portion of the County. The EAR identifies Deep Creek, which is the outfall for the sewer treatment plan, as a constraint for expansion.

Board Memorandum

August 18, 2009

Page 4

The EAR also acknowledges that there is a reasonable likelihood that it will be included in a future St. Johns River Water Management District's *priority resource caution area*. In order to address the water and sewer related issues facing the Town, the EAR recommends that the comprehensive plan contain policies that promote water reuse and reclamation.

7. How effective are the existing transportation policies in achieving the desired traffic patterns within and around the Town?

The primary concern is the expansion of State Road 207 from a two-lane, rural roadway to a four-lane divided facility. The impact of this roadway expansion is increased traffic through the Town: State Road 207 connects I-95 in St. Augustine to I-75 in Gainesville.

The EAR recommends that the Town take active measures in its comprehensive plan to prevent State Road 207 from becoming a six-lane facility. Additionally, two local roadways, Cracker Swamp Road and Dancy Street, have been experiencing increased traffic. The EAR recommends that these roads, which connect to State Road 207, remain two-lane facilities. Ultimately, the EAR recommends that a by-pass road that connects Cracker Swamp Road from Putnam County to County Road 305 in Elkton be developed to prevent further pass-through traffic in Hastings.

8. How effective is the comprehensive plan in addressing areas for annexation and their potential to expand the tax base?

The Town expanded its limits through the voluntary annexation of 635 acres. The infrastructure needed to accommodate development of these lands is provided through a series of developer agreements.

The EAR recommends that the County continue to allow for voluntary annexation of lands, providing that they are consistent with the Utility Service Area Interlocal Agreement between Hastings and St. Johns County. The EAR recommends that its strategy to expand infrastructure through developer funded mechanisms (i.e. developer agreements) be continued

9. How effective is the comprehensive plan in promoting redevelopment of Main Street and a strong downtown?

When adopted, the comprehensive plan did not contain strategies or policies to promote the redevelopment of Main Street. At that time, commercial strip center and private investor development was "minimal." In 2004, the Town began actively pursuing efforts to redevelop Main Street, including the designation of Main Street and the surrounding blocks as a Community Redevelopment Area (CRA).

Board Memorandum

August 18, 2009

Page 5

The EAR recommends that redevelopment of Main Street continue, and that the Town complete a restoration of its Civic Center. Additionally, the EAR recommends that design standards and a mixed-use designation be adopted for Main Street.

Other Recommendations

Based on analysis provided in the individual element section of the EAR, the following is a synopsis of recommendations within the EAR that are of regional significance:

- The elimination of residential land use categories that do not allow for development at a density to make connection to water and sewer economically feasible;
- Policies that increase coordination of land use and traffic impacts with St. Johns and Putnam Counties;
- Add policies to the comprehensive plan that specifically address water conservation;
- Policies need to be “added [to] the Intergovernmental Coordination Element to encourage coordination in planning of transportation, public facilities, and land use issues between Hastings, FDOT St. Johns County, the St. Johns County School Board, and Putnam County for the Hastings and surrounding areas”; and
- Pursuing the establishment of an “Intergovernmental Coordination Committee” comprised of St. Johns County and its municipalities to discuss land use and transportation issues;

Special Topics

1. **School Location and Concurrency** – The Town adopted a school concurrency and school facilities element.
2. **Coordination of Transportation Impact Methodologies** – the EAR recommends the establishment of an “Intergovernmental Coordination Committee” comprised of St. Johns County and its municipalities to discuss land use and transportation issues.
3. **Water Supply Planning** – The Town is not within a *priority water resource caution area*, but acknowledges that in reasonable probability it will be. Therefore, the Town recommends policies that promote water conservation.
4. **Financial Feasibility** – The Town continues to annually update its Capital Improvements Element. The EAR recommends that the comprehensive plan include policies that establish priority rankings for capital improvement projects.

Board Memorandum

August 18, 2009

Page 6

5. **Greenhouse Gas Emissions** – Governor's Crist's July 2008 approval of House Bill 697 caused changes to Chapter 163.3177(6), F.S. The Town acknowledges that it will amend the comprehensive plan to address greenhouse gas emissions.

Recommendation:

Staff respectfully recommends that the Committee and the Council recommend to the Department of Community Affairs that the Town of Hastings Evaluation and Appraisal Report is sufficient and consistent with the Northeast Florida Strategic Regional Policy Plan.

Tab 5

DCA FORM C-7

**NORTHEAST FLORIDA REGIONAL COUNCIL
AMENDMENT REVIEW FORM
FY 2009-2010**

Review Criteria

- 1. Local government name:** City of Bunnell
- 2. Amendment Number:** 09-1
- 3. Did NEFRC prepare the plan amendment?** No.
- 4. Date DCA notified NEFRC that amendment package was complete:** July 3, 2009
- 5. Date amendment review must be completed and transmitted to DCA:** October 1, 2009
- 6. Date the review will be transmitted to DCA:** September 4, 2009
- 7. Description of the amendment:**

The 9.21 acres affected by this adopted amendment are part of a larger 335 acre multi-use development known as *Flagler Central Commerce Park* (Commerce Park). The Commerce Park was previously entitled for 300 dwelling units pursuant to Future Land Use Element Policy 1.9. This amendment does not change the number of units entitled. Rather, this amendment shifts the units within the Commerce Park from another location within the development to the two parcels that are the subject of this amendment. Consequently, this amendment does not result in additional entitlements for the Commerce Park or additional impacts to the region.

8. Is the amendment consistent with the Strategic Regional Policy Plan?

Yes. Generally, the amendment is consistent with the SRPP.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

The adopted amendment furthers SRPP Affordable Housing Element Regional Goal 1.2, which states: *Improve the siting of very low-, low- and moderate-income housing throughout the northeast Florida region.*

The amendment results in a shift of multi-family entitlements with the existing Commerce Center, but

Review Criteria

does not increase or decrease the amount of multi-family entitlements. However, the amendment does retain the multi-family entitlements, which will allow for another housing choice in this area. Multi-family development will augment the existing housing stock, which in this particular area of Flagler County, and more generally the western half of the County, is comprised of conventional or stick-built single-family housing and mobile / modular homes.

10. The effects of the Proposed Amendment on Regional Resources or Facilities Identified in the Strategic Regional Policy Plan:

Generally, there are no negative effects on regional resources or facilities by adoption of this amendment. Specific resource or facility analysis is discussed later in this report.

11. Extra-Jurisdictional Impacts that would be inconsistent with the Comprehensive Plan of the Affected Local Government:

NEFRC staff did not find any extra-jurisdictional impacts that are inconsistent with Bunnell's Comprehensive Plan. Essentially, the amendment is a shifting of entitlements within an existing Commerce Park, not resulting in any additional impacts.

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases:

The Commerce Center is intended for multi-use entitlements, which are identified in Future Land Use Element Policy 1.9. The shift of entitlements within the existing Commerce Center resulting from the amendment is consistent with the local plan of development for the Commerce Park.

There are no military bases within proximity to the site.

13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan, including, but not limited to, impacts on groundwater recharge and the availability of water supply:

The City of Bunnell is within a Priority Resource Caution Area, and has adopted the required Water Facilities Supply Plan into their Comprehensive Plan. As it relates to water supply planning, the shifting of entitlements within the Commerce Park does not create either an increase or decrease in water demand. Additionally, the shifting of entitlements does not impact groundwater recharge or other regionally significant resources.

When reviewed against SRPP Map 4.8, Surface Waters and Wetlands, there are no additional impacts caused by this shift in entitlements. When reviewed against SRPP map 1.14, Floridian Aquifer Recharge Areas, future development is not shifted to an area of greater recharge. The subject properties are not within a Planning and Resource Management Area as identified by SRPP Map 4.20 (Planning and Resource Management Areas). The subject properties are not within a coastal area or Coastal High Hazard Area.

Review Criteria

14. Affordable housing issues and designation of adequate sites for affordable housing:

The amendment results in a shift of multi-family entitlements with the existing Commerce Center, but does not increase or decrease the amount of multi-family entitlements. Therefore, the amendment has no impact on affordable housing.

Note: The housing stock in this particular area of Flagler County, and more generally the western half of the County, is comprised of conventional or stick-built single-family housing and mobile / modular homes. The retaining of the multi-family entitlements will create more housing choice for the area.

15. Protection of natural resources of regional significance identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential

As previously discussed in Review Criteria 13, the amendment does not impact regionally significant natural resources identified in the SRPP.

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:

The amendment results in the shifting of multi-family entitlements within an existing Commerce Center. The Commerce Center is accessed by a single right-of-way easement that connects to US1, which is the only regionally significant roadway affected by this amendment. The subject properties that are part of the amendment are not directly accessible to US1; rather, they front the right-of-way easement. Therefore, there are no discernable impacts, such as the redistribution of traffic, to US1

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:

The amendment does not result in an increase or decrease in demand for emergency services. The subject property is outside of a hurricane evacuation zone and does not present any known adverse impacts to any Emergency Preparedness Plans.

18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment:

The shifting of entitlements within the existing Commerce Center to the two subject parcels will not create extra-jurisdictional impacts. As previously discussed, the shifting of entitlements within the Commerce Center does not affect traffic distribution or movement on US1. Consequently, there are no extra-jurisdictional transportation impacts. Additionally, the amendment does not increase or decrease demand for public services, nor does it shift impacts onto another jurisdiction. Therefore, there are no extra-jurisdictional impacts caused by this amendment.

Transmitted

Amendment

MEMORANDUM

DATE: June 1, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, Planning Manager

RE: City of Bunnell Transmitted Amendment 09-1

Scope of Review

The Regional Council received the City of Bunnell Transmitted Amendment 09-1 on May 26, 2009. The City of Bunnell requested no 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 Bunnell Transmitted Amendment 09-1 contains one proposed change to the Future Land Use Map (FLUM).

Future Land Use Map Amendment

The proposed amendment change 9.21 acres within the existing Flagler Central Commerce Park. In 2007, the City approved Ordinance 2007-21 which increased the allowable multi-family units within the Flagler Commerce Park to 300 units. In 2008, a small-scale land use amendment was filed to place the multi-family entitlements onto

Board Memorandum
June 1, 2009
Page 2 of 2

the 9.21 acre parcel. The Department of Community Affairs (DCA) informed the City that the small-scale amendment needed to be transmitted and adopted as a large-scale amendment. Accordingly, this amendment 09-1 is being transmitted pursuant to the direction of DCA.

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, and recommend that the Department review the amendment.

Tab 6

MEMORANDUM

DATE: August 25, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Transportation and Community Development

RE: August 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,

August DRI Report
August 25, 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. *The deadline for submittal has expired; the applicant is continuing to work with the agencies to address planning issues before further pursuing the project.*

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.

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. *The sufficiency response was submitted for review in late August, indicating the applicant's intent to continue in the process.*

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 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. *However, the applicant has added land in Flagler County and, being located partially within a non-DULA community, the applicant is required to*

undergo DRI review. The ADA was submitted and is under sufficiency 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
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 7



Bringing Communities Together

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

MEMORANDUM

DATE: August 25, 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 August 2009.

Applications received for review through the IC& R process totaled 13. Below is a summary of IC&R activity for the month of August 2009 by category.

Environmental Permits: 10 Applications

Grant Requests: 3 Applications

Application fund sources are broken down as follows:

	Current Month	Year to Date
Federal	\$950,206.00	\$22,000,226.80
State		6,726,279.60
Applicant		38,578,882.00
Other/Local	810,186.00	16,014,578.96
Totals	\$1,760,392.00	\$ 83,319,967.36

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 – July 28, 2009-August 25, 2009**

Aug-09

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

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

DUVAL						
NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL-0008	EXEMPT	JTA	JARC for Jax UZA 2007-08	JTA		\$946,227.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$498,014.00	\$0.00	\$0.00	\$448,213.00	8/20/09		

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL-0009	EXEMPT	JTA	JARC for Jax USA 2007-08	JTA		\$0.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$0.00	\$0.00	\$0.00	\$0.00	8/20/09		

NEFRC #	SAI#	Act.	Application/Project Title	Applicant	Cost Sorc.	Total Cost
CL-0010-	EXEMPT	JTA	JARC for Jax USA 2007-08	JTA		\$814,165.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$452,192.00	\$0.00	\$0.00	\$361,973.00	8/20/09		

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

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

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

	Current Month	Year to Date
Federal	\$950,206.00	\$22,000,226.80
State		\$6,726,279.60
Applicant		\$38,578,882.00
Other/Local	\$810,186.00	\$16,014,578.96
Totals	\$1,760,392.00	\$83,319,967.36