

NEFRC

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

**November 5, 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: November 5, 2009

To: NEFRC Planning and Growth Management Policy Committee

From: Margo Moehring, Director, Planning & Strategic Initiatives *Margo Moehring*

Re: **December 3, 2009 Committee Meeting**

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

When: Thursday, December 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, November 5, 2009
9:00 a.m.**

AGENDA

TAB

1. Call to Order, Roll Call, Introductions - Chairman Brown
- * 2. Approval of Minutes of October 1, 2009 meeting - Chairman Brown..... 1
3. Comprehensive Plan Amendment Review – Margo Moehring 2
 - * A. City of Atlantic Beach Transmitted Amendment 09-1ER – Guy Parola 3
 - * B. Town of Orange Park Transmitted Amendment 09-1ER – Guy Parola 4
 - * C. City of Palm Coast Adopted Amendment 09-1 – Ameera Sayeed 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, December 3, 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, October 1, 2009

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, October 1, 2009 at 9:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216. **Chairman Griffis** called the meeting to order with the following members present representing a quorum:

PRESENT

Mr. Spaeth
Mr. Register
Mr. Thompson
Ms. Andrews
Commissioner Davis
Mr. Smallwood
Councilman Bishop
Ms. Brown
Commissioner Parsons
Mayor Robinson
Commissioner Harris
Mr. Larson
Vice-Mayor Lawson-Brown
Commissioner Bryan
Commissioner Crichlow
Ms. Stern
Mr. Sample for Jeff Cole (Ex-Officio)
Mr. Parks (Ex-Officio)
Ms. Weatherford for Greg Strong (Ex-Officio)
President Boyle
Commissioner Griffis (Chair)

EXCUSED

Ms. Vallencourt
Mayor Graham

ABSENT

Others: Ed Preston, Roger Yarborough, Joe Cone, Thomas Hill, Geoff Sample, Steve Fitzgibbons, Austin Chapman, Joel Addington, Tony Robbins, Walter Fufidio, Mike Kloehn, Valerie Britt, Dana Ste. Claire and other members of the public.

Staff: Brian Teeple, Ed Lehman, Margo Moehring, Guy Parola, Ameera Sayeed, Jennifer Hewett-Apperson, Michael Calhoun, and Angela Giles.

***Approval of Minutes - Mr. Register moved approval of the September 3, 2009 meeting minutes; seconded by Ms. Brown; motion carried unanimously.**

Chairman Griffis welcomed everyone present. He stated that there were several people from Baker County in attendance, including Baker County Commissioner Crews, City of Macclenny Assistant Manager Roger Yarborough, Baker County Administrator Joe Cone, Baker County Planning Director Ed Preston and Joel Addington from the Baker County Press.

September Comprehensive Plan Amendment Review - Ms. Moehring stated that there were thirteen (13) Comprehensive Plan Amendments that were reviewed during the month of September. There was one (1) transmitted amendment; three (3) adopted amendments and no Evaluation and Appraisal Reports (EARs) to be brought before the Committee and Board for review. The Small Scale amendments have been reviewed by staff and are generally consistent with the Strategic Regional Policy Plan (SRPP).

*Clay County Transmitted Amendment 09-MIL – Mr. Parola gave a brief overview of the amendment, stating that MIL stands for Military. He also informed the members that the Clay County Planning Director, Mike Kloehn is available to answer any questions. The amendment involves text amendments related to Camp Blanding, which have been under discussion since 2008. The Department of Community Affairs (DCA) issued a non-compliance statement to the version from 2008, and Clay County and Camp Blanding went through mediation. Clay County “de-adopted” the amendments as a consensus was not reached. Clay County has taken what they learned during the process and revised the Goals, Objectives and Policies. Staff had one note regarding a study. Mr. Parola read staff’s note for the record:

According to the information provided in the amendment packet, the Department of Military Affairs has commissioned a \$150,000 study for Camp Blanding. Although the specifics of the study are not available to staff, if land use compatibility, noise impact, or other issues regarding the relationship of Camp Blanding to the surrounding area is included, staff would encourage the state to include Clay County as a participant. Additionally, if the methodology and results of such a study are made available to Clay County prior to adoption proceedings, staff would encourage the County to evaluate the Study prior to adoption of the amendment.

Staff recommended that the Committee and the Council approve this report for transmittal to the Department of Community Affairs. **Commissioner Davis moved approval of transmitting the Clay County Transmitted Amendment 09-MIL to DCA; seconded by Mr. Smallwood; motion carried unanimously.** Discussion and comments followed by Commissioner Davis and Mr. Smallwood.

**Ms. Stern arrived at 9:15 am.

*Nassau County Adopted Amendment 09-1 – Mr. Parola provided an overview of the amendment, stating that Planning Staff from Baker and Nassau Counties are both in attendance. Mr. Parola informed the members that Amendment 09-1 contains two changes to Nassau County’s Future Land Use Element, and two changes to Future Land Use Element Policy 1.09.08. Each text change is a site-specific amendment that corresponds to one of the two changes to the Future Land Use Element. The first change involves 203 acres from Agriculture to 36 acres of High Density Residential, 151 acres to Medium Density Residential, and 15 acres to conservation; the second change involves changing 491 acres from Agriculture to 46 acres Commercial and 445 acres Industrial. The first change is a 3 phase project, with a maximum # of residential units capped at 748. Staff analysis of SR 200 shows that there is capacity to handle the project. Mr. Parola reviewed the 2nd amendment, noting that there are limitations on the development through a site specific policy limiting the total development to a level that will not exceed 688 PM peak hour trips. The traffic study submitted with the application shows that 10% of those trips will head west into the City of Macclenny. The best available data made available to staff as well as the traffic study submitted by the applicant shows there is roadway capacity on US 90 through the City of Macclenny. Mr. Parola stated that while the LOS data show that US 90 is operating at capacity, there is legitimate concern about truck traffic impacts to Baker County and the City of Macclenny. Based on Nassau County’s commitment to cooperate with Baker County and the City of Macclenny during the transmittal phase, staff included a note encouraging this cooperation and coordination between the parties. Mr. Parola stated that staff recommended that this amendment is consistent with the

Strategic Regional Policy Plan. Mr. Parola stated in reference to the note, the Regional Council hosted a conference call on September 23rd, which included representatives of the applicants, the City of Macclenny, Baker County and Nassau County. At that time there were commitments by everyone to coordinate and cooperate; however, the mechanism for that has yet to be resolved, which is why issues remain today. Mr. Teeple reminded the Committee that this item would be brought before the Full Board. He stated that the Council's review of amendments is a 2 prong test – 1) - is it consistent with the SRPP? and 2) – as a regional planning agency, our job is to look at extra jurisdictional impacts – however, when transmitted to DCA, the extra-jurisdictional impacts that the Council has commented on are not looked at by DCA. Discussion followed. **Mr. Register** stated that concern was voiced at the transmittal phase of this amendment, and showed photos of the intersection in Macclenny that is in question. Baker County is working on an alternative route/bypass from this area to I-10 at the 228 intersection. Baker County is not opposed to the development and jobs that will be created, but the concern is over the LOS on the intersections. Baker County is asking for commitment from Nassau and the ICI Developer to help build the bypass. Nassau County has committed to work with Baker County. Mr. Hainline, a representative of ICI Villages, stated that they have agreed to coordinate and work with everyone involved once the LOS is compromised on the intersections, which would be determined by a traffic study by an independent entity. Discussion followed, with comments by Mr. Joe Cone, Baker County Administrator and Mr. Walter Fufidio, Nassau County Growth Management Director. Additional comments were made by Mr. Smallwood, Commissioner Griffis, Mr. Parks, President Boyle, Mr. Spaeth, Ms. Brown and Councilman Bishop. The Council's role is to decide whether the amendment is consistent with the SRPP, and to look at extra jurisdictional impacts. Mr. Teeple pledged the Staff to help with any mediation. **President Boyle moved approval of Nassau County Adopted Amendment 09-1 as consistent with the Strategic Regional Policy Plan (SRPP); seconded by Commissioner Parsons; motion carried, with 4 nays - Ms. Stern, Commissioner Bryan, Mr. Thompson and Mr. Register.**

Due to time constraints, the remainder of the Planning & Growth Management Policy Committee agenda action items will be taken up at the Full Board meeting.

Next Meeting Date

The next meeting will be held Thursday, November 5, 2009, at 9:00 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 10:10 a.m.


Tab 2



Bringing Communities Together

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MEMORANDUM

DATE: October 27, 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: October, 2009

As of this date, during the month of October, 2009, Regional Council staff reviewed twelve (12) comprehensive plan amendments. Two (2) transmitted amendments and one (1) adopted amendment are brought before the Committee and Board for review.

Transmitted Amendments

Town of Orange Park	Transmitted Amendment 09-1ER
City of Atlantic Beach	Transmitted Amendment 09-1ER

Adopted Amendments

City of Palm Coast	Adopted Amendment 09-1
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Evaluation and Appraisal Reports:

None.

Small-Scale Amendments*:

City of Palatka	Ordinance 2009-36
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- *Changes 6.7 acres from County Industrial to City Industrial*

Board Memorandum
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City of Jacksonville

Ordinance 2009-522

- *Changes 1.5 acres from Community General Commercial to Business Park*

City of Jacksonville

Ordinance 2009-287

- *Changes 2.42 acres from Business Park to Recreation and Open Space*

City of Jacksonville

Ordinance 2009-520

- *Changes 3.07 acres from Low Density Residential to Community General Commercial*

City of Jacksonville

Ordinance 2009-528

- *Changes 2.5 acres from Agriculture III to Agriculture IV*

City of Jacksonville

Ordinance 2009-524

- *Changes 6.7 acres from Low Density Residential to Community General Commercial*

City of Palm Coast

Ordinance 2009-18

- *Changes 2.75 acres from residential to 0 .37 acres Mixed use and 2.38 acres to Greenbelt*

Nassau County

Ordinance 2009-27

- *Changes 9.9 acres from Medium Density Residential to High Density Residential*

Baker County

Ordinance 2009-15

- *Changes 4.03 acres from Agricultural Zone B to Residential Zone C*

'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

FORM C-7

NORTHEAST FLORIDA REGIONAL COUNCIL

**REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2009-2010**

1. Local Government Name: Atlantic Beach
2. Amendment Number: 09-1ER
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (YES) (NO)
4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable: Not received to date.
5. Date Amendment Review must be Completed and Transmitted to DCA:
6. Date the Amendment Review was transmitted to DCA: November 6, 2009
7. Description of the Amendment:

The amendment is based on the findings and recommendations contained within the most recently adopted Comprehensive Plan Evaluation and Appraisal Report. Amendments to the Comprehensive Plan that affect regional facilities or are of a regional concern include: provisions for conserving natural resources and protecting Environmentally Sensitive Lands; redefining the Coastal High Hazard Area for consistency with state statute; and policies promoting energy conservation and energy efficient land use patterns.

Please complete the following table for each individual proposed amendment to the Future Land Use Map (**FLUM**) only:

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area

There are no amendments to the Future Land Use Map.

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

Generally, Amendment 09-1ER is consistent with the Strategic Regional Policy Plan.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

This amendment is generally consistent with the following SRPP Goals and Objectives:

Regional Goal 4.1 *Improve water quality in surface waters identified as NRRS in the region to meet human and ecosystem needs, and achieve water quality standards.*

Regional Goal 4.2 *Assure an adequate supply of water both in quantity and quality for present and future human, economic development, and ecosystem needs.*

Regional Goal 5.2 *To protect the region's investment in transportation facilities by managing growth to use existing facilities and developing high-density multimodal corridors.*

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

Generally, the effects of the proposed amendment on regional resources and facilities are positive.

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

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

Analysis of the effects of the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:

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

This amendment is compatible with local plans and military bases.

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:

No additional impacts to significant regional resources or facilities were identified.

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

No affordable housing issues of regional significance were identified.

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:

No additional impacts to natural resources of regional significance were identified.

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:

Generally, the amendment is compatible with regional transportation corridors and facilities.

Atlantic Beach is a *Dense Urban Land Area (DULA)* community. As a DULA community, the entire City is within a Transportation Concurrency Exception Area (TCEA). The City of Jacksonville, Neptune Beach and Jacksonville Beach are also DULA communities.

It was noted in the NEFRC that was provided to DCA as part of the Evaluation and Appraisal Report review that the City was pursuing a TCEA. However, there is no mention of a TCEA or mobility plan within the transmitted EAR based amendments.

Comment: Atlantic Beach is now, by statute, within a TCEA. Pursuant to s. 163.3179, F.S., Atlantic Beach must "adopt into its comprehensive plan land use and transportation strategies to support and fund mobility within the exception area." Staff encourages Atlantic Beach to include, as part of the adopted EAR Based or subsequent amendments, strategies that will address regional facilities within the TCEA or include stakeholders such as the Northeast Florida Regional Council and adjacent jurisdictions in the development of transportation and mobility strategies.

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:

Future Land Use Element Objective A.1.8 and its corresponding policies A.1.8.1 thru A.1.8.5 address emergency preparedness. A new Future Land Use Element Policy A.1.8.3 has been included in the transmitted amendment, which includes a definition of the Coastal High Hazard Area (CHHA) that is consistent with state statute.

Note: The amendment does not contain changes to the Future Land Use Map that would result in an increase in residential density. Additionally, Future Land Use Element Policy A.1.8.4 prohibits the City from adopting amendments that would increase residential within the CHHA.

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

No extra-jurisdictional impacts other than those addressed previously within this report have been identified.

Recommendation

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

Tab 4

FORM C-7

NORTHEAST FLORIDA REGIONAL COUNCIL

**REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2009-2010**

1. Local Government Name: Orange Park
2. Amendment Number: 09-1ER
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (YES) (NO)
4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable: Not Received To Date
5. Date Amendment Review must be Completed and Transmitted to DCA: November 7, 2009
6. Date the Amendment Review was transmitted to DCA: November 6, 2009
7. Description of the Amendment:

The amendment is based on the findings and recommendations contained within the most recently adopted Comprehensive Plan Evaluation and Appraisal Report. Amendments to the Comprehensive Plan that affect regional facilities or are of a regional concern include: provisions for conserving natural resources; promoting strategies to reduce or mitigate for increased traffic on US 17; intergovernmental coordination efforts to address level of service issues on US 17; and including the Naval Air Station at Jacksonville as a reviewing entity for projects within the Airport Height and Hazard Zones.

Please complete the following table for each individual proposed amendment to the Future Land Use Map (**FLUM**) only:

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area

There are no amendments to the Future Land Use Map.

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

Generally, Amendment 09-1ER is consistent with the Strategic Regional Policy Plan.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

This amendment is generally consistent with the following SRPP Goals and Objectives:

Regional Goal 3.1 *The region will be prepared to respond to and recover from the impacts of all hazards.*

Regional Goal 4.1 *Improve water quality in surface waters identified as NRRS in the region to meet human and ecosystem needs, and achieve water quality standards.*

Regional Goal 4.2 *Assure an adequate supply of water both in quantity and quality for present and future human, economic development, and ecosystem needs.*

Regional Goal 5.2 *To protect the region's investment in transportation facilities by managing growth to use existing facilities and developing high-density multimodal corridors.*

Regional Goal 5.3 *To minimize transportation and land use planning barriers, maximize transportation funding efficiency, and achieve overall planning consistency.*

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

The proposed amendment has a positive effect on the following Regional Facilities: the Naval Air Station at Jacksonville, and US 17.

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

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

Analysis of the effects of the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:

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

This amendment is compatible with local plans and military bases.

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:

No additional impacts to significant regional resources or facilities were identified.

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

No affordable housing issues of regional significance were identified.

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:

No additional impacts to natural resources of regional significance were identified.

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:

Generally, the amendment is compatible with regional transportation corridors and facilities.

US 17 is classified as a *principal arterial* roadway and provides direct access to the City of Jacksonville and unincorporated Clay County. US 17 is a *falling* roadway through Orange Park, meaning that the level of service standards are exceeded. Additionally, US 17 is a *constrained* facility, meaning widening the right-of-way to accommodate additional lanes is not possible.

Orange Park is a *Dense Urban Land Area (DULA)* community. As a DULA community, the entire Town is within a Transportation Concurrency Exception Area (TCEA). The City of Jacksonville to the north is also a DULA community, and, likewise, is also within a TCEA. The remaining areas of Clay County, including Green Cove Springs, are not DULA communities.

Comment: Orange Park is now, by statute, within a TCEA. Pursuant to s. 163.3179, F.S., Orange Park must "adopt into its comprehensive plan land use and transportation strategies to support and fund mobility within the exception area." In recognition of US 17 being a regional facility, staff encourages Orange Park to include, as part of the adopted EAR Based Amendments, strategies that will address regional facilities within the TCEA or include stakeholder such as the Northeast Florida Regional Council and adjacent jurisdictions in the development of transportation and mobility strategies.

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 increase residential density. Generally, the amendment is compatible with emergency preparedness plans and local mitigation strategies.

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

No extra-jurisdictional impacts other than those addressed previously within this report have been identified.

Recommendation

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

Tab 5

FORM C-7

NORTHEAST FLORIDA REGIONAL COUNCIL

**REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2009-2010**

1. Local Government Name: City of Palm Coast
2. Amendment Number: 09-1
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (YES) (NO)
4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable: Not Applicable
5. Date Amendment Review must be Completed and Transmitted to DCA: November 6, 2009
6. Date the Amendment Review was transmitted to DCA: Not Applicable
7. Description of the Amendment:

This amendment changes the Future Land Use Map designating 6.11 acres from Conservation to Mixed Use and 21.53 acres from Greenbelt to Conservation. The amendment consists of three non-contiguous parcels; the 6.11 acre parcel, a 20 acre parcel and a 1.53 acre parcel.

Please complete the following table for each individual proposed amendment to the Future Land Use Map (**FLUM**) only:

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
Conservation	Mixed Use	0.00	12	0.00	0.5	73	133,076
Greenbelt	Conservation	1	0	0.30	0.00	(22)	(281,345)
Total Impact of Amendment:						51	(148,269)

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

The amendment is generally consistent with the Strategic Regional Policy Plan.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

This amendment is generally consistent with the following SRPP Goals:

Regional Goal 4.3: Conserve, and where opportunities exist enhance, the functions of natural Resource of Regional Significance while protecting property rights.

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

The proposed amendment would amend the Future Land Use Map. These amendments would not directly impact any Regional Resources or Facilities identified in the Northeast Florida Strategic Regional Policy Plan. It should be noted that the two amendments based on best available data to staff, shows a net gain of conservation areas.

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

The proposed amendment would not result in extra-jurisdictional impacts inconsistent with the Comprehensive Plan of an affected local government.

Analysis of the effects of the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:

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

Not applicable. There are no military bases in the City of Palm Coast.

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:

Based on the best available data to staff, the proposed amendments to the Future Land Use Map will have no impacts on regional resources or to the groundwater recharge and the availability of water supply.

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

None identified.

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:

None identified.

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 proposed amendments are compatible with the regional facilities.

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:

None identified.

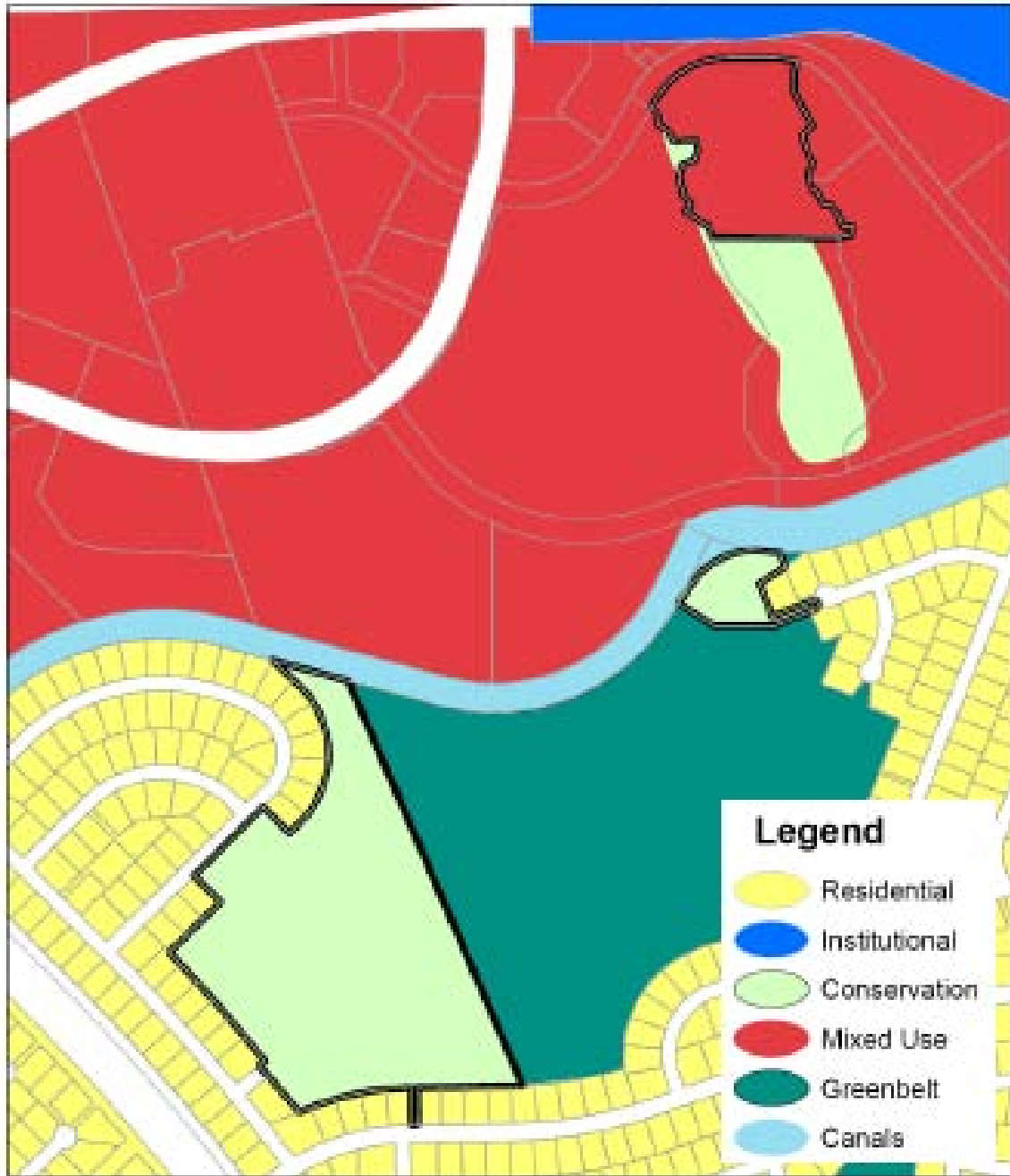
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment:

None identified.

Recommendation:

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

PALM COAST AMENDMENT 09-1



Transmitted

Amendment



Bringing Communities Together

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MEMORANDUM

DATE: April 28, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Transportation & Community Development

RE: City of Palm Coast Transmitted Amendment 09-1

Scope of Review

The Regional Council received City of Palm Coast Transmitted Amendment 08-1 on April 9, 2009. The City of Palm Coast has requested that the Department of Community Affairs review this amendment. Pursuant to Chapter 163, Florida Statute and the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the DCA upon approval by the Council.

Amendment Summary

The City of Palm Coast Transmitted Amendment 08-1 consists of two proposed changes to the Future Land Use Map (FLUM). More specifically, the changes are as follows:

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April 28, 2009

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Future Land Use Amendments

1. Proposal to change 6.11 acres from Conservation to Mixed Use and 21.53 acres from Greenbelt to Conservation.

The amendment proposes to change 6.11 acres from Conservation to Mixed Use and 21.53 acres from Greenbelt to Conservation. The proposed change is to three different parcels of land in the same general area of Palm Coast. The 6.11-acre property subject to the amendment to Mixed Use is located south of Cypress Edge Drive and east of Cypress Point Parkway. The two parcels (one is 20.0 acres, the other is 1.53 acres) subject to the change to Conservation are located north of Parkview Drive and east of Belle Terre Parkway. All three parcels are vacant. The purpose of the change to the two parcels totaling 21.53 acres is to mitigate for impacts from the change to the 6.11-acre parcel. Overall, potential development amounts decrease by 148,278 sq. ft. of non-residential development, while potential residential development increases by 52 dwelling units. Therefore, potential traffic impacts from the proposed change will not increase. In addition, the City's analysis indicated that there should be no adverse impacts to schools or parks from the potential increase in residential development.

City of Palm Coast Planning staff recommended approval of only the 20-acre parcel and not the 1.53 acre parcel of Conservation, due to concerns about the size of that parcel. In addition, the Palm Coast Planning Commission voted to deny transmittal of the amendment. However, staff does not anticipate an increase in regional impacts from the proposed amendment.

2. Proposal to change 22.78 acres from Conservation to Residential

This is a City-sponsored amendment proposes to change 22.78 acres from Conservation to Residential. The property is located south of Rymfire Drive and west of Belle Terre Parkway. This 22-acre parcel is part of a larger 27-acre parcel that was subject to a FLUM amendment in 2006. The Council had no concerns about the larger amendment in 2006, and the Department of Community Affairs did not have any objections to the amendment in their review. The amendment for the 27-acre parcel was not adopted by the City. The purpose of this amendment is part of a settlement to end litigation regarding the subject property. The five acres removed from this amendment will remain as Greenbelt and will be donated to the City for a nature park if the amendment and subsequent rezoning are approved.

Staff has no comments or concerns about either of these FLUM amendments.

Recommendation:

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

Tab 6

MEMORANDUM

DATE: October 27, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Transportation and Community Development

RE: September 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,

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. Second sufficiency review comments were transmitted to the applicant on September 25.

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

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. The ADA was submitted and the first sufficiency review was transmitted to the applicant on September 30.

Old Kings Park

The project has been withdrawn and will not be pursued.

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. *Staff has been notified that the ADA should be submitted in the next week or two.*

Neoga Lakes

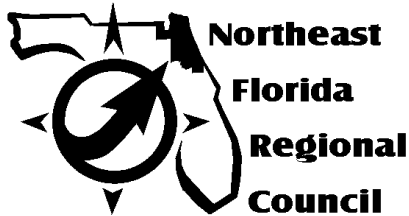
The pre-application conference for Watermark, a proposed DRI in the City of Palm Coast, is scheduled for April 3rd. The proposed DRI is located west of U.S. 1 just north of the Espanola area, just south of the proposed Old Kings Park DRI. The proposed amount of development consists of 7,000 residential 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. Sufficiency review questions were submitted to the applicant, who

is in the process of preparing the response.

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	June 2010
Cordova Palms	April 2010
Elkton	September 2010
Old Brick Township	March 2010
Hunter's Ridge Substantial Deviation	April 2010
Watermark	September 2010
Neoga Lakes	February 2010

Tab 7



Bringing Communities Together

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MEMORANDUM

DATE: October 22, 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 October 2009.

Applications received for review through the IC& R process totaled 36. Below is a summary of IC&R activity for the month of September 2009 by category.

Environmental Permits: 18 Applications

Grant Requests: 1 Application

Application fund sources are broken down as follows:

	Current Month	Year to Date
Federal	\$18,217,183.00	\$40,217,409.80
State	13,488.00	67,9767.60
Applicant		38,604,237.00
Other/Local	13,488.00	17,102,545.36
Totals	\$134,880.00	\$102,771,863.76

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 – September 25, 2009-October 22, 2009**

Oct-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
CL-0015	EXEMPT	Clay Co. COA	Elderly & Persons w/ disabilities Program	Clay Co, COA		\$134,880.00
Federal	Applicant	State	Other/Local	RPC Due	SCH Due	Status
\$107,904.00		\$13,488.00	\$13,488.00	11/3/09		

DUVAL

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

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	Federal State	Other/Local	RPC Due	SCH Due	Status

ST. JOHNS

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

	Current Month	Year to Date
Federal	\$107,904.00	\$40,325,313.80
State	\$13,488.00	\$6,739,767.60
Applicant		\$38,604,237.00
Other/Local	\$13,488.00	\$17,102,545.36
Totals	\$134,880.00	\$102,771,863.76