

NEFRC



Planning & Growth Management Policy Committee

January 5, 2012
9:30 a.m.

Northeast Florida Regional Council

6850 Belfort Oaks Place
Jacksonville, FL 32216




Bringing Communities Together


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

MEMORANDUM

Date: January 5, 2012

To: NEFRC Planning and Growth Management Policy Committee

Thru: Brian Teeple, Chief Executive Officer 

From: Ed Lehman, Director of Planning & Development 

Re: February 2, 2012 Committee Meeting

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

When: Thursday, February 2, 2012

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, January 5, 2012
9:30 a.m.**

A G E N D A

**(ADDED OR MODIFIED ITEMS IN BOLD)
(*Denotes Action Required)**

TAB

1. Call to Order, Introductions – Chairman Eubanks
- ★ 2. Approval of Minutes from the December 1, 2011 Meeting..... 1
3. December Comprehensive Plan Amendment Review – Ed Lehman..... 2
 - ★A. Clay County Transmitted Amendment 12-1ESR – Eric Anderson 3
 - ★B. **Putnam County Transmitted Amendment 12-1ESR – Ameera Sayeed 4**
 - ★C. City of Fernandina Beach Adopted Amendment 11-1ER – Ameera Sayeed 5
4. Developments of Regional Impact (DRI)
 - A. DRI Report – Ed Lehman 6
5. Intergovernmental Coordination and Review (IC&R) Report – Eric Anderson 7
6. Other
7. Public Comment – LIMITED TO 3 MINUTES PER SPEAKER
8. Next Meeting Date and Location: **Thursday, February 2, 2012**
Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, Florida 32216
9. Adjournment

***Denotes Action Item**

Agenda Item

Tab 1



NEFRC Planning and Growth Management Policy Committee

Thursday, December 1, 2011

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, December 1, 2011, at 9:00 a.m., in the Soforenko Board Room, NEFRC, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216.

Chairman Eubanks called the meeting to order at 9:04 am with the following members present representing a quorum:

PRESENT

Mayor Netts
Councilman Howard
Commissioner Giddens
Commissioner Harris (late arrival)
Commissioner Anderson
Commissioner Stewart (late arrival)
Commissioner Holloway
Commissioner Morris
Chairman Eubanks
Mr. Cole

EXCUSED

Mayor Graham

Absent: Councilman Schellenberg, Mr. Strong, Mr. Parks

Staff: Ed Lehman, Eric Anderson, Michael Calhoun, Ameera Sayeed, and Bonnie Magee.

Commissioner Eubanks led the Pledge of Allegiance.

*APPROVAL OF MINUTES

Mayor Netts moved approval of the November 3, 2011 meeting minutes as submitted; seconded by Councilman Howard; the motion carried unanimously.

NOVEMBER COMPREHENSIVE PLAN AMENDMENT REVIEW

Mr. Lehman stated that a total of five (5) Comprehensive Plan Amendments were reviewed by staff during the month of November. Three transmitted amendments and one adopted amendment were being brought before the Committee and Board for review.

*City of Jacksonville – Transmitted Amendment 11-3 ESR - Ms. Sayeed explained that this amendment contained three ordinances and one text amendment. Ordinance 2011-625 changes 31.11 acres from Public Buildings Facilities (PBF) to Low Density Residential (LDR). Ms. Sayeed said that essentially the Navy owns these parcels and will transfer the parcels from government to private ownership. The property is fully developed. No utilities, transportation or school enrollment will be

affected by this amendment. Ordinance 2011-626 changes 11.66 from Public Building Facilities to Community General Commercial (CGC) within the Villages of Argyle DRI. This parcel was originally slated for a park, however, that has been moved elsewhere within the DRI and it is now planned to use this parcel for fire station or police station and park. Staff noted in the City staff report that the amendment does not maintain the level of service for Argyle Forest Boulevard. However, since this is a DRI, impacts to the roadway will be handled through the DRI process and amendments to the DO will be made. The CIE also reflects these changes regarding background traffic projections. Ordinance 2011-627 is again in the Argyle Forest DRI and pertains to 32.1 acres. The amendment proposes a change from Low Density Residential (LDR) to Community General Commercial (CGC). The parcel is vacant and it is intended to incorporate multi-family residential as well as commercial and office use. There are roadway impacts, but the mitigation is handled through the DRI process. Ms. Sayeed then discussed the text amendment under Ordinance 2011-629. She read Policy 1.6.9 which states that the City will have a finite period of time to waive the mobility fee. The concern of Council Staff was that it is unclear how the City will mitigate impacts to regional roadways during the period of a mobility fee waiver. No adverse or extrajurisdictional impacts were noted. However, with regard to adverse affects to significant regional roadways, it would be difficult for Council Staff to assess results or impacts to regional roadways. Ms. Sayeed said that Mr. Gary Kresel, with the City of Jacksonville, was present to respond to any questions. Barring any questions, Ms. Sayeed said that Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the City of Jacksonville.

Mayor Netts inquired how the jurisdictions planned to cover the costs of the impacts, other than by going back to the taxpayers? Ms. Sayeed said she had not heard of any other alternatives. Mr. Kresel said this issue had been studied and it was felt that given the current economic times, there would not be significantly large projects coming before the City. But if assistance could be given to smaller projects that would make a difference during their decision making, it would be worth the reduction. As the economy turns around, this would not be needed.

Thomas Hill explained that the although his department did not have a objection to not requiring a fee, they did note that the cost of the mobility fee is based upon future year projections of development over time divided into the cost of the future year transportation network that is assumed to be in place to serve that development. If the fee is waived, the agency either has to come back to the mobility plan and adjust the cost in order to fund the network or adjust the network to match the cost.

Commissioner Holloway explained that Nassau County was the first County in the State to do away with impact fees. He said their reasoning was the residential factor, having almost an 18 month backlog of residential homes that had not been built or were standing vacant. Nassau County was more concerned with the commercial/industrial side of the impact fees, but based on the ordinance in the Comprehensive Plan, they could not exempt just that. So they had to do the entire exemption. He said the County was about to extend it another six months, but Nassau County has lost hundreds of thousands of dollars in impact fees.

Chairman Eubanks said that his county contains almost 70% mobile homes. They enacted a moratorium on impact fees almost three years ago which has cost them \$12 millions worth of infrastructure that they cannot collect. He shares **Commissioner Holloway's** thoughts that somewhere along the line, someone is going to pay. **Commissioner Holloway** felt it is inherent upon the Commissioners and Council people to start saying "no". The project was well intentioned, but he doesn't feel it worked. **Chairman Eubanks** felt that we allowed them to come into our counties and cut a deal, but we forgot about the proportionate share in the future. He agreed that someone was going to have to pick up that tab.

A motion was made by Mayor Netts, seconded by Commissioner Holloway to recommend that the Council approve this report for transmittal to the City of Jacksonville. The motion was unanimously passed.

Putnam County Transmitted Amendment 11-2ESR – Mr. Anderson explained that this is an expedited state review, meaning that the comments would be sent back to Putnam County. This is a large-scale map amendment containing 23 parcels, equal to approximately 1,769 acres, to be changed from Agriculture II (A2) to Conservation. The parcels are in the Rice Creek Basin on Highway 20. Thirteen parcels are owned by Putnam County and were purchased with Florida Community Trust funds, which mandated a conversion to Conservation. The ten remaining parcels are owned by St. Johns Water Management District. The majority of the parcels contain wetlands and undeveloped land within the 100-year flood plain. Putnam County intends to protect and conserve their natural resources and allow resource-based uses. The potential of impact to roadways will be reduced by this change and there would be a decrease in the potential maximum density of the land. No adverse effects or extra-jurisdictional impacts were determined by Council Staff, who respectfully recommends that the Planning and Growth Management Policy Committee and the Council recommend transmitting this report to Putnam County.

A motion was made by Commissioner Holloway, seconded by Commissioner Anderson to recommend that the Council approve this report for transmittal to Putnam County. The motion was unanimously passed.

Clay County Transmitted Amendment 11-3ESR – Ms. Sayeed said that this package included one large scale comprehensive plan map amendment. She introduced Mr. Sung-Man Kim of Clay County, who was present to answer any questions the Committee may have regarding the amendment. Ms. Sayeed explained that there was one large-scale amendment for property located along Air Park Road and contained approximately 120 acres which is proposed to change from Agriculture to Rural Residential. It is intended to construct homes and hangers on the parcels within the 120 acres. This amendment is amending the Future Land Use designation. There will be an increase of approximately six residential units. Council Staff has identified no adverse effects or extra-jurisdictional impacts. Therefore, Staff respectfully recommends that the Planning and Growth Management Policy

Committee and the Council approve this report for transmittal to Clay County. Chairman Eubanks asked if there were any questions regarding this amendment, and with none, requested a motion.

Commissioner Stewart motioned to recommend that the Council approve this report for transmittal to Clay County. Councilman Howard seconded the motion, which carried unanimously.

City of St. Augustine Beach Adopted Amendment 11-2ESR – Ms. Sayeed explained that the transmitted amendment was reviewed by the Board in August of 2011, and was included in the Board packet. This amendment is one large-scale amendment changing an 11.5 acre parcel from Planned Unit Development (PUD) to Parks and Recreation. There were no adverse effects or extra-jurisdictional impacts noted. Council Staff respectfully recommended that the Planning and Growth Management Policy Committee and the Council find the City of St. Augustine Beach Adopted Amendment 11-2ESR consistent with the Strategic Regional Policy Plan.

A motion was made by Mayor Netts, seconded by Commissioner Stewart to recommend that the Council find the City of St. Augustine Beach Adopted Amendment 11-2ESR consistent with the Strategic Regional Policy Plan. The motion carried unanimously.

DEVELOPMENT OF REGIONAL IMPACT (DRI) REPORT

Mr. Lehman discussed his Development of Regional Impact Report, which was included in the packet. He stated that activity has been slow and he was not expecting any pick up in activities in the near future. Mr. Lehman explained that because in the lapse in time, both Watermark and Durbin will need to come back for pre-application conferences.

IC&R REPORT

Mr. Anderson discussed the Intergovernmental Coordination and Review activity during the month of November. There were a total of 15 submissions: 12 were for Environmental Resource Permits; two (2) were for Wetland and Surface Water Determination; and one (1) was a grant request by Clay County for a \$349,900 CDBG – Economic Development grant. Mr. Anderson briefly reviewed the grant application, which involves the construction of a two-building facility on a ten acre parcel by North Central Florida Hospice, Inc. Mr. Anderson then informed the Committee that as of November 22, 2011, Council staff has reviewed a total of \$42,136,515 in grant applications.

Chairman Eubanks asked if there were any comments from the Committee. Hearing none, he moved on to Public Comment.

PUBLIC COMMENT

There was no public comment.

NEXT MEETING DATE

Chairman Eubanks announced that the next meeting is scheduled for Thursday, January 5, 2012, at 9:00 am, at the Northeast Florida Regional Council.

There being no further business to discuss, **Chairman Eubanks** wished the Committee a Merry Christmas and adjourned the meeting at 9:35 am.

DRAFT


Agenda Item


Tab 2

MEMORANDUM

DATE: January 5, 2012

TO: Planning and Growth Management Policy Committee

THRU: Brian Teeple, CEO 

FROM: Edward Lehman, Director of Planning and Development 

RE: Comprehensive Plan Amendment Review: December, 2011

During the month of December, 2011, Regional Council staff reviewed three (3) comprehensive plan amendments. Two (2) transmitted amendments and one (1) adopted amendment are being brought before the Committee and Board for review.

Transmitted Amendments

Clay County	12-1ESR
Putnam County	12-1ESR

Adopted Amendments

City of Fernandina Beach	11-1ER
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Small-Scale Amendments

None

Agenda Item

Tab 3

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
 Regional Planning Council Item No. **Clay County Transmitted Amendment 12-1ESR**
 Date Mailed to Local Government and State Land Planning Agency: **January 5, 2012**
 Local Government Item No: **Clay County Transmitted Amendment 11-2**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

Location: The properties are located on Warner Road, west of US 17 in the Green Cove Springs Planning District.

Purpose: To amend the 2025 Comprehensive Plan by changing the land use designations from Agriculture and Rural Residential to Industrial. The proposed changes would:

- Amend the Future Land Use Map (FLUM) for 315 acres of Industrial Land Use.
- Cap development at 1.2 million sq. ft. prior to 2017.
- Establish 75 ft. undisturbed vegetative buffer between industrial development and adjacent Agriculture and Residential Use with a Planned Industrial Development (PID) designation required and approved before adoption of the land use amendment or alternatively, a 125 ft. undisturbed vegetative buffer between industrial development and adjacent Agriculture or Residential Use without accompanying PID designation.
- Establish 50 ft. buffers between industrial development and adjacent Conservation Land Use Overlay boundaries.

Warner Industrial	Acreage	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
The property (315 acres)	275.1	Agriculture	Industrial	13.75 units (1 unit / 20 acres)	0	0	2,995,839 square feet floor area (0.25 FAR)	(1 units / 20 acres)	0.25 FAR
	39.9	Rural Residential		7.98 units (1 unit / 5 acres)	0	0	434,511 square feet floor area (0.25 FAR)	(1 unit / 5 acres)	0.25 FAR

Analysis: Availability of Facilities and Services

Central Water and Sewer Services: The Clay County Utility Authority is the service provider for unincorporated Clay County. The landowners have entered into a letter agreement with the CCUA committing to service by the CCUA. Consequently, the CCUA will provide and operate the facilities necessary to serve future development of the site for industrial uses.

	Development Potential	Standard	Maximum Needs
Water	3,430,350 square feet	100 gallons per day per 1,000 square feet	0.343 mgd
Wastewater		90 gallons per day per 1,000 square feet	0.309 mgd

Solid Waste: According to Waste Management, Inc., there is more than 68 years of capacity available.

Traffic Facilities: There is sufficient capacity on US 17 through the planning horizon (2025). However, due to potential lack of capacity on Warner Road, it is necessary to cap development prior to the end of 2016 at floor areas of 1.2 million square feet. Currently, Warner Road is in the Clay County Future Traffic Circulation Map and any development on the properties will be subject to review under the concurrency management system.

Public School System: the proposed change would reduce the number of residential units by 21, therefore reducing the impact on schools.

Recreation: proposed changes would result in a decrease of demand with the reduction of 21 residential units.

Stormwater/Drainage Impacts: The development would be required to meet the level of service standards established for drainage by the County, the SJRWMD, and FDEP.

Compatibility with Neighboring Properties: The subject industrial properties neighbor residential properties. Through the public hearing process, there have been discussions between the applicant and the community group about the potential mitigation strategies for the raised compatibility issues. To address the issues, a Planned Industrial Development (PID) agreement under the Clay County Land Development Code was proposed by the applicant and also recommended by the community group. The details of the PID are currently under discussion.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

There are no adverse impacts to significant regional resources and facilities identified as part of the transmitted amendment.

Due to a lack of capacity on Warner Road, development potential has been capped at 1.2 million sq. ft. prior to 2017.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

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

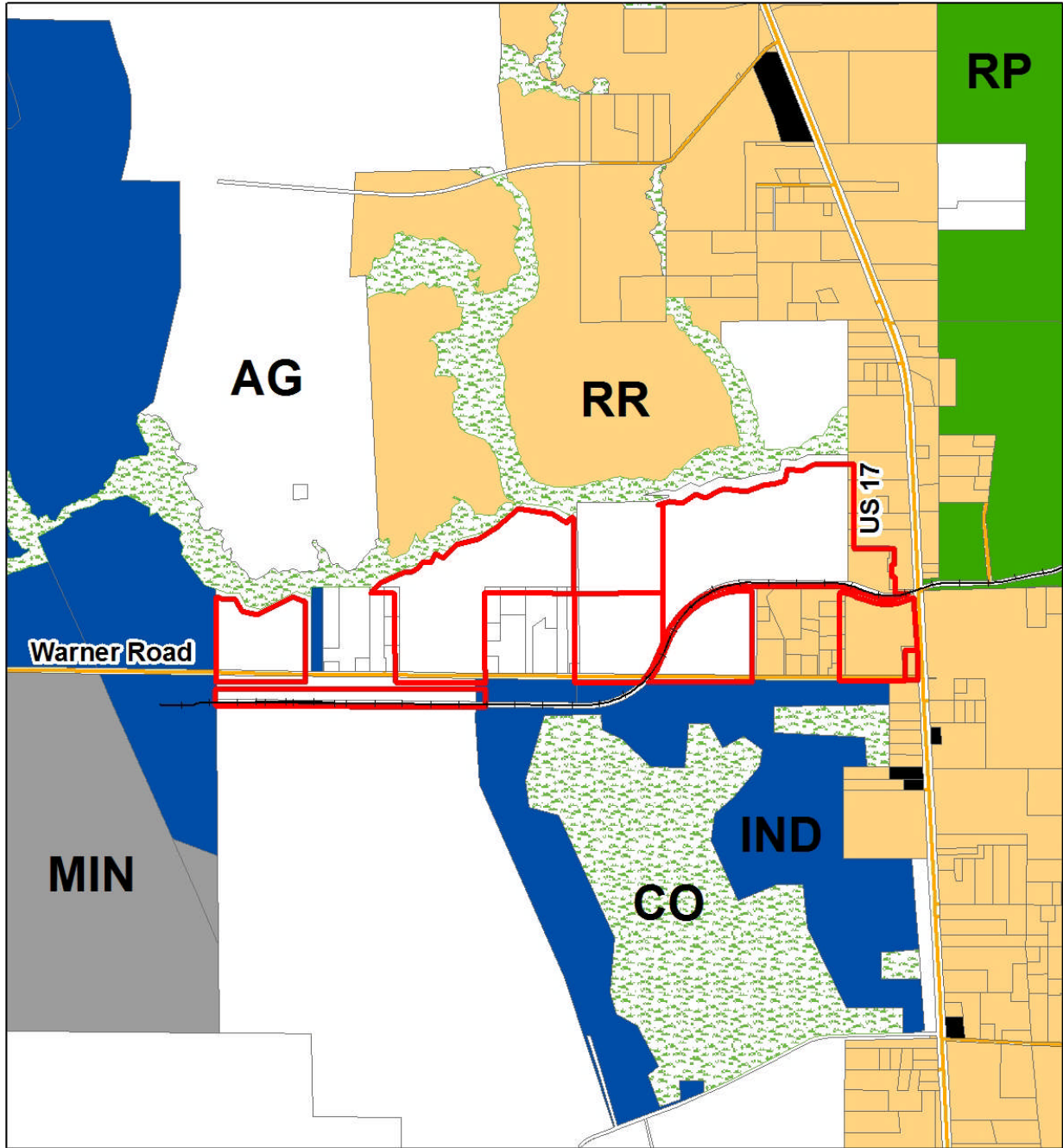
Request a copy of the adopted version of the amendment?

Yes X No

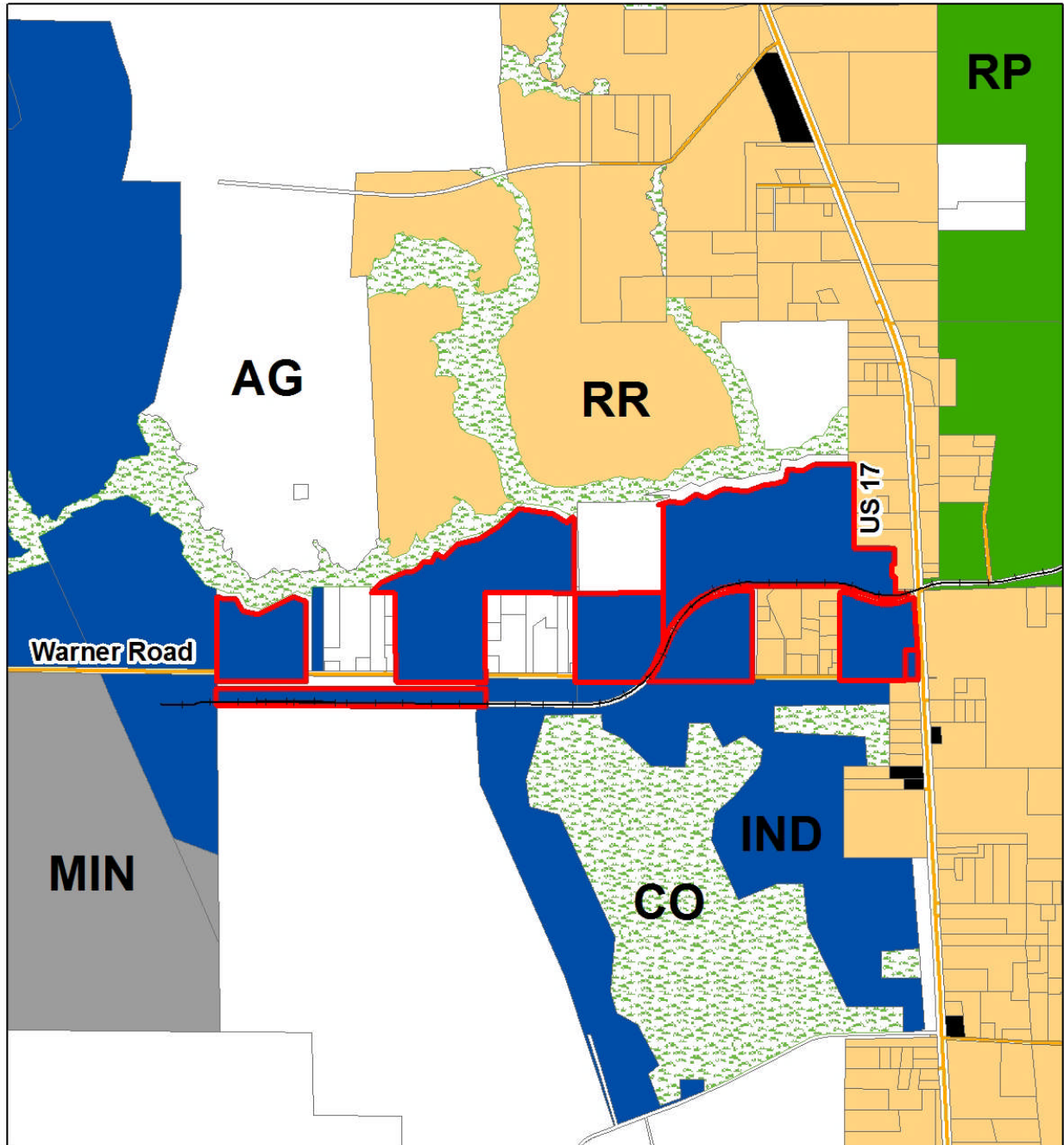
Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to Clay County.

Existing Future Land Use Map



Proposed Future Land Use Map



Agenda Item

Tab 4

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **Putnam County Transmitted Amendment 12-1ESR**
Local Government Item No. **LM-11-004**
Date Mailed to Local Government and State Land Planning Agency: **January 6, 2012**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

This transmitted large-scale map amendment is comprised of 215 acres proposed to be changed from Agriculture II (A2) to Conservation (CN). The site is located along State Road 20 adjacent to Alachua County. The City of Hawthorne is proposing the change as part of the covenants and restrictions of a Florida Community Trust grant to purchase the property and convert it into a conservation corridor with recreation and educational opportunities. The property is part of the Little Orange Creek Conservation Historical and Educational Center, located in Alachua County. Of that property, the 215 acres of the proposed land use change are in Putnam County.

Impact of change on local resources:

1. Roadways – The proposed amendment will not degrade the level of service for State Road 20 and there is a decrease in the maximum density of the 215 acres.
2. Infrastructure/Concurrency - The acres are not currently served by central water or sewer service. The amendment will have negligible impacts to schools as this land use category allows 1 dwelling unit per 30 acres for uses such as park manger or caretaker facilities.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

No adverse effects to significant regional resources and facilities were identified as part of this transmitted amendment package from Putnam County.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

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

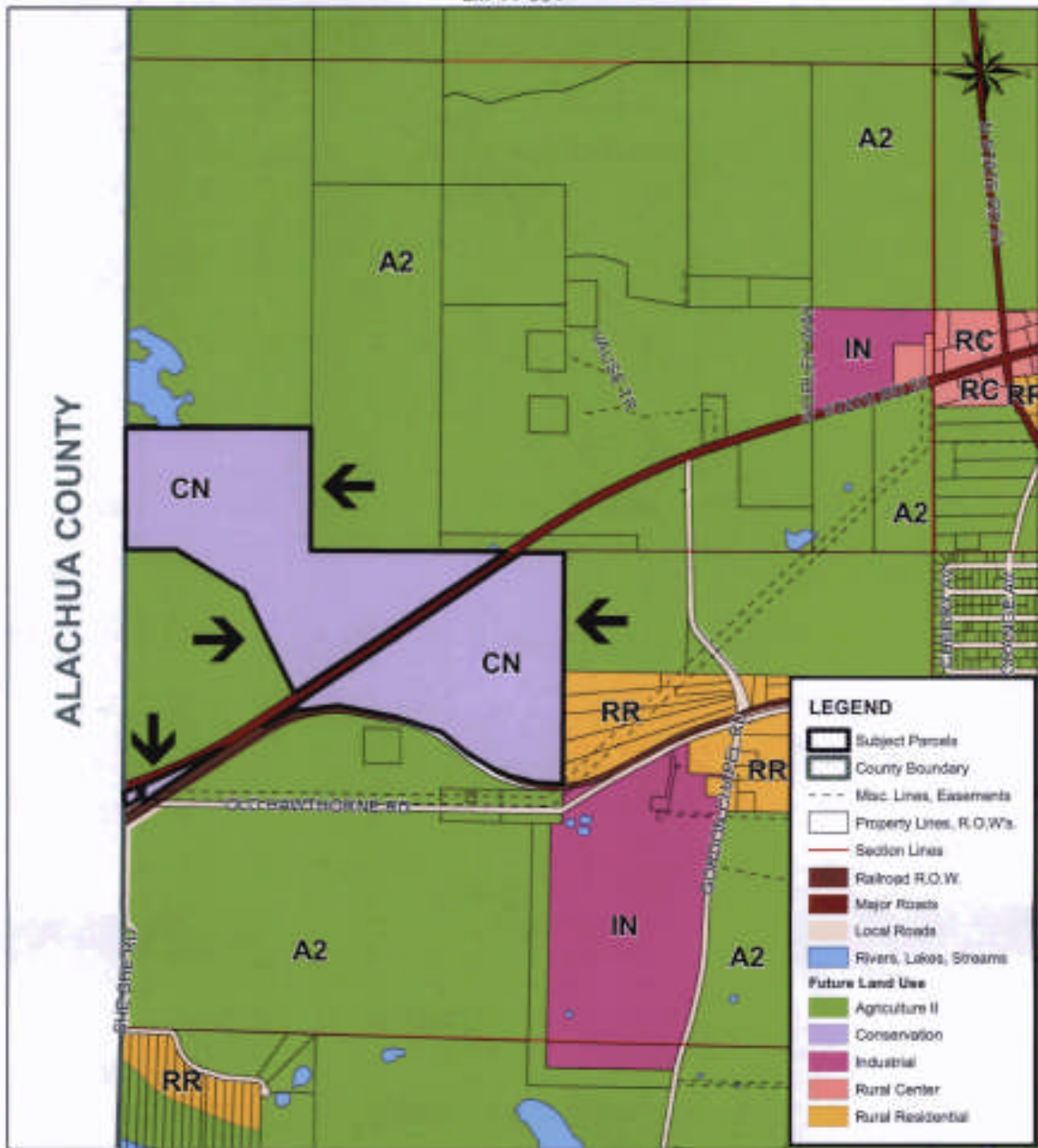
Request a copy of the adopted version of the amendment?

Yes X No _____

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council transmit this report to Putnam County.

PROPOSED FUTURE LAND USE MAP
LM-11-004



Permitted (P)	Conditional (C)	Prohibited (X)
See 30-10-23-0000-0040	See 30-10-23-0000-0040	See 30-10-23-0000-0040
PUTNAM COUNTY PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Name:		
Address:		
Phone:		
Fax:		
Email:		

This map was created using digital database information which was developed from one or more local government sources within Putnam County, FL, and may include additional information from other public and private sources which may be subject to license and/or copyright. All provided Geographic Information System data is to be considered a generalised public representation that is subject to revision. Map and associated information must be accessed and used by the recipient with the understanding that the primary information source should be consulted for verification on the information indicated on these maps. As such, no warranty, expressed or implied, nor shall constitute the accuracy, completeness, timeliness or suitability of this data for any particular use. Furthermore, the information is provided as a public representation only and is not intended to be used as a legal or official representation of legal boundaries.

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PUTNAM COUNTY
Parcel(s): 19-10-23-0000-0080-0000 & 30-10-23-0000-0040 (portion of)

Prepared by:
Kathleen A. Johnson, Director
PUTNAM COUNTY, FLORIDA
2011

Agenda Item

Tab 5

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: Northeast Florida Regional Council
Regional Planning Council Item No. City of Fernandina Beach Adopted 11-1ER
Date Mailed to Local: January 6, 2012
Local Government Item No. Government and State Land Planning Agency: City of Fernandina Beach
Adopted 11-1ER

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The transmitted amendment was brought to the NEFRC Board for review in October, 2011. The City of Fernandina Beach prepared an update of the Comprehensive Plan based on the findings in the EAR. The EAR-Based Amendment extends the planning period to the year 2030. Based on the findings in the EAR, the EAR-Based Amendment included updated policies based on current data; modified policies to better address local issues; deleted policies that are no longer relevant; and added new policies that articulate recommendations in the EAR and that respond to changes in legislative requirements.

The City does not have proposed changes to the Future Land Use Map.

The following is a summary of the changes to each of the elements of the City's Comprehensive Plan goals, objectives, and policies. Many of the polices pertain to requirements of HB 697 which is no longer in effect.

Future Land Use:

1. Better articulates and expands redevelopment incentives and strategies;
2. Allows for accessory dwellings in the Low and Medium Density Residential Land Use Categories;
3. Encourages mixed use development transition in existing Commercial Corridors;
4. Provides incentives for businesses to locate and stay in the Central Business District;
5. Promotes, requires, and directs that new development and redevelopment incorporate energy efficient and sustainable building practices and design;
6. Incentivizes new development and redevelopment projects that demonstrate compliance with the City's Sustainability goals;
7. Better articulates differences between non-conforming uses and non-conforming structures;
8. Identifies neighborhood planning areas as a means to achieve neighborhood stability and cohesion; and
9. Requires that all City projects on public property be designed and constructed utilizing low impact development (LID) practices and sustainable building strategies.

Changes/NEW since Transmitted:

10. An additional policy 1.07.03 has been added since the transmitted amendment. This new policy addresses density change in land use within the Coastal High hazard Areas.

11. Generally, the Future Land Use Element has no significant changes since the transmitted;

most of the changes are minor and essentially maintenance/ change in semantics.

Multi-modal Transportation Element:

1. Encourages energy efficient transportation options;
2. Promotes stronger connections to roadway, bicycle, multi-use pathways and sidewalk facilities;
3. Considers both Level of Service and Quality of Service Standards
4. Establishes stricter policy language for vacation of rights-of-way;
5. Directs strategies for Downtown and Beach Area Parking;
6. Minimizes reliance on the existing roadway network and encourages reduction of greenhouse gas emissions through alternative transportation options;
7. Supports efforts towards completing trail opportunities and sidewalk connections; and
8. Encourages Scenic Byway designation along A1A/ Fletcher Ave.

The City will be incorporating and implementing a VMT-based mobility fee and the creation of such a plan is scheduled for 2012.

Comments from the transmitted report:

1. The City may want to revise the term backlogged on page 60 Policy 2.09.05 to read as “Deficient” per HB 7207. **The City has addressed this comment.**
2. The City may consider revising the language in Policy 2.02.12 (4).
The mobility transportation fee should reflect the potential to reduce traffic impacts to the major roadway network through ~~an increase in~~ internal capture of trips and increase in pedestrian, bicycle, use of low speed alternative vehicles and community transit mode share. **Revised policy 2.03.05 (4)- the City has addressed this comment.**

Housing:

1. Ensure adequate sites for various housing types, including affordable housing, are available to meet established demand;
2. Perform a housing needs assessment and update it every 5 years;
3. Ensure the availability of public facilities at adopted level of service standards for all housing;
4. Encourage the preservation of safe and sanitary housing;
5. Encourage rehabilitation, reuse and maintenance of existing housing;
6. Establish a neighborhood planning program;
7. Encourage increasing the supply of affordable and workforce housing to meet demand;
8. Evaluate the adoption of incentives for development of affordable housing;
9. Ensure that sites zoned for group homes and foster care facilities will be available at suitable locations; and
10. Encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

Public Facilities:

1. Encourages energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing;
2. Includes service aspects of the City provides both quantitative and qualitative level of service standards;
3. Establishes the need for a waste management plan including re-use and recycling strategies and goals;
4. Incentivizes use of low impact development (LID) and energy and water conservation strategies for new and infill development projects;
5. Requires use of low impact development (LID) and energy and water conservation strategies for all city projects;

6. Better addresses stormwater planning and coordination activities;
7. Identifies and maps locations of existing septic tanks;
8. Establishes policies to eliminate use of septic tanks within the City; and
9. Evaluates the ability to utilize reclaimed water for uses other than drinking water.

Conservation Element:

1. Expands public access to include all shorelines and waterways, not just beach access;
2. Protects the beaches and dune systems;
3. Decreases dependence on hard shoreline control systems;
4. Mitigates hazard threats, prepares for disasters and plans for post-disaster redevelopment;
5. Minimizes uses and development located in the Coastal High Hazard Area;
6. Recognizes sea-level rise as an area of concern;
7. Incorporates working waterfronts legislative requirements and plan for riverfront uses and development;
8. Ensure development is compatible and sensitive to coastal resources;
9. Maintains or improves water quality and encourage water conservation;
10. Protects and preserves wetlands;
11. Monitor dredge, fill and excavation activities;
12. Incorporates wildlife planning strategies;
13. Continues tree preservation and protection efforts and urban forestry programming;
14. Addresses air quality and reduce impacts from greenhouse gases;
15. Promotes energy conservation;
16. Identifies natural resource lands eligible for acquisition and preservation; and
17. Increases intergovernmental coordination regarding natural resources.

Recreation and Open Space:

1. Engages in Parks, Recreation and Open Space Master Planning;
2. Inventories parks, recreation and open space based on the Statewide Comprehensive Outdoor Recreation Plan (SCORP);
3. Establishes equitable distribution of parks to ensure equal access to recreational facilities;
4. Utilizes green building standards/sustainable practices for new construction/renovation;
5. Utilizes sustainable materials and low-impact development practices in park construction;
6. Plants native landscaping and employs xeriscaping in parks to reduce irrigation, fertilizer and pesticide use;
7. Coordinates to ensure that fleet of vehicles and maintenance equipment is sustainable and energy efficient;
8. Emphasizes pedestrian and bicycle access to parks and recreation areas;
9. Identifies how open spaces are to be utilized;
10. Identifies and maps lands for potential acquisition as park space;
11. Develops recreational boating needs assessment and assessment of waterways networks;
12. Identifies shoreline and waterway accesses as part of the overall park and recreational facilities;
13. Continues variety of community services available to the public and continues community outreach and involvement; and
14. Addresses specific resources such as Egans Creek Greenway and Bosque Bello Cemetery.

Intergovernmental Coordination:

1. Identifies, inventories and assesses interlocal agreements;
2. Implements the Interlocal Agreement for Public School Facility Planning;
3. Evaluates the establishment of joint municipal planning areas for the City and Nassau County;
4. Establishes formal coordination mechanisms to implement the Nassau County Local Mitigation Strategy Update and the Nassau County Post Disaster Redevelopment Plan;
5. Coordinates with Nassau County, the St. Johns River Water Management District, the Ocean

Highway and Port Authority, the State and applicable federal agencies to ensure that the City's and the other agencies' comprehensive and/or management plans are compatible and that regulations and standards contained within these plans are consistent;

6. Establishes level of service standards that are consistent among the City, County, School Board, service providers and other government agencies having responsibility for level of service standards;
7. Improves coordination between the City and other agencies; and
8. Improves coordination activities for Amelia Island through the Joint Local Planning Agency.

Capital Improvements:

1. Provides capital improvements that achieve and maintain level of service standards, correct existing deficiencies, accommodate future growth and provide for necessary replacements;
2. Ranks proposed capital improvements according to more specific criteria, including those that will promote energy efficiency and sustainability;
1. Requires that the Planning Department review the capital improvements plan annually to ensure that all needs identified in the Comprehensive Plan and/or development agreements are included;
2. Utilize development requirements included in the Comprehensive Plan and Land Development Code when making decisions regarding the issuance of development orders;
3. Manages fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future development and redevelopment;
4. Adopts a 20 year capital improvements program;
5. Budgets for capital improvements based on the adopted capital improvements plan;
6. Establishes minimum reserve levels for capital expenditures for each enterprise fund;
7. Adopts more specific level of service standards for parks, recreation and open space facilities, fire/rescue services, police services, bicycle and pedestrian facilities, boating facilities and waterway and shoreline access;
8. Establishes a level of service tracking system; and
9. Completes major renovations/new construction of City buildings to meet a green building rating system.

Historic Preservation:

1. Continues to conduct historic, cultural, and archaeological resource surveys as needed, and update and develop ordinances, guidelines, and databases that seek to protect and preserve cultural and historic resources;
2. Ensures protection of archaeological resources;
3. Establishes programs and policies that incentivize historic and cultural resource preservation;
4. Emphasizes the City's role in being a good steward and leader in protection of historic resources;
5. Encourages maintenance and preservation of historic structures;
6. Includes historic and cultural resources in post-disaster redevelopment planning;
7. Encourages compatible design and planning within and surrounding historic districts;
8. Increases community awareness of historic and cultural resource preservation;
9. Protects and revitalizes non-designated historic structures and neighborhoods;
10. Promotes historic preservation as a form of sustainable development;
11. Maintains and protects Bosque Bello Cemetery; and
12. Increases intergovernmental coordination regarding historic and cultural resource preservation.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

No adverse effects to significant regional resources and facilities were identified in the review of the transmitted amendment package.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected Local Government were identified in the review of the transmitted amendment.

Comments:

- *Map series: Staff anticipates that the City will need to incorporate several additional maps and revise the current maps during the course of the 2012 year to ensure that the adopted maps reflect the parallel efforts undertaken by the City for the new Multimodal Transportation Element of the Plan.*
 - **Comment remains the same until the City adopts a Multi-modal plan.**
- *Amend the SLOSH map: The City may consider the following changes to this map prior to the adoption of a Future Land Use map series to be consistent with statutory requirements and professionally acceptable standards.*
 1. Change the title to reflect a required CHHA map to be included in the adopted Plan map series. **The City has adequately addressed this comment.**
 2. Source should be the Northeast Florida Regional Council as opposed to NOAA.
 3. The representation of the data (changing the color scheme and the title) is inconsistent with and deviates from the statewide data as illustrated in the 2010 Statewide Regional Evacuation Study, specifically Volume 7 – The Storm Tide Atlases, which is the statutorily recognized data source.

For Items 2 and 3, the City has addressed and revised the map changes requested by NEFRC.

Request a copy of the adopted version of the amendment?

NA

Recommendation

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council find the City Of Fernandina Beach Adopted Amendment 11-1ER consistent with the NEFRC Strategic Regional Policy Plan.

Transmitted

Amendment

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: Northeast Florida Regional Council
Regional Planning Council Item No. City of Fernandina Beach Transmitted 11-1ER
Date Mailed to Local: October 7, 2011
Local Government Item No. Transmitted 11-1ER
Government and State Land Planning Agency: City of Fernandina Beach Transmitted 11-1ER

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The City prepared an update of the Comprehensive Plan based on the findings in the EAR. The EAR-Based Amendment extends the planning period to the year 2030. Based on the findings in the EAR, the EAR-Based Amendment included updated policies based on current data; modified policies to better address local issues; deleted policies that are no longer relevant; and added new policies that articulate recommendations in the EAR and that respond to changes in legislative requirements.

The City does not have proposed changes to the Future Land Use Map.

The following is a summary of the changes to each of the elements of the City's Comprehensive Plan goals, objectives, and policies. Many of the polices pertain to requirements of HB 697 which is no longer in effect.

Future Land Use:

1. Better articulates and expands redevelopment incentives and strategies;
2. Allows for accessory dwellings in the Low and Medium Density Residential Land Use Categories;
3. Encourages mixed use development transition in existing Commercial Corridors;
4. Provides incentives for businesses to locate and stay in the Central Business District;
5. Promotes, requires, and directs that new development and redevelopment incorporate energy efficient and sustainable building practices and design;
6. Incentivizes new development and redevelopment projects that demonstrate compliance with the City's Sustainability goals;
7. Better articulates differences between non-conforming uses and non-conforming structures;
8. Identifies neighborhood planning areas as a means to achieve neighborhood stability and cohesion; and
9. Requires that all City projects on public property be designed and constructed utilizing low impact development (LID) practices and sustainable building strategies.

Multi-modal Transportation Element:

1. Encourages energy efficient transportation options;
2. Promotes stronger connections to roadway, bicycle, multi-use pathways and sidewalk facilities;
3. Considers both Level of Service and Quality of Service Standards

4. Establishes stricter policy language for vacation of rights-of-way;
5. Directs strategies for Downtown and Beach Area Parking;
6. Minimizes reliance on the existing roadway network and encourages reduction of greenhouse gas emissions through alternative transportation options;
7. Supports efforts towards completing trail opportunities and sidewalk connections; and
8. Encourages Scenic Byway designation along A1A/ Fletcher Ave.

The City will be incorporating and implementing a VMT-based mobility fee and the creation of such a plan is scheduled for 2012.

Comments:

1. **The City may want to revise the term backlogged on page 60 Policy 2.09.05 to read as “Deficient” per HB 7207.**
2. **The City may consider revising the language in Policy 2.02.12 (4).**

The mobility transportation fee should reflect the potential to reduce traffic impacts to the major roadway network through ~~an increase in~~ internal capture of trips and increase in pedestrian, bicycle, use of low speed alternative vehicles and community transit mode share.

Housing:

1. Ensure adequate sites for various housing types, including affordable housing, are available to meet established demand;
2. Perform a housing needs assessment and update it every 5 years;
3. Ensure the availability of public facilities at adopted level of service standards for all housing;
4. Encourage the preservation of safe and sanitary housing;
5. Encourage rehabilitation, reuse and maintenance of existing housing;
6. Establish a neighborhood planning program;
7. Encourage increasing the supply of affordable and workforce housing to meet demand;
8. Evaluate the adoption of incentives for development of affordable housing;
9. Ensure that sites zoned for group homes and foster care facilities will be available at suitable locations; and
10. Encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

Public Facilities:

1. Encourages energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing;
2. Includes service aspects of the City provides both quantitative and qualitative level of service standards;
3. Establishes the need for a waste management plan including re-use and recycling strategies and goals;
4. Incentivizes use of low impact development (LID) and energy and water conservation strategies for new and infill development projects;
5. Requires use of low impact development (LID) and energy and water conservation strategies for all city projects;
6. Better addresses stormwater planning and coordination activities;
7. Identifies and maps locations of existing septic tanks;
8. Establishes policies to eliminate use of septic tanks within the City; and
9. Evaluates the ability to utilize reclaimed water for uses other than drinking water.

Conservation Element:

1. Expands public access to include all shorelines and waterways, not just beach access;
2. Protects the beaches and dune systems;
3. Decreases dependence on hard shoreline control systems;
4. Mitigates hazard threats, prepares for disasters and plans for post-disaster redevelopment;
5. Minimizes uses and development located in the Coastal High Hazard Area;
6. Recognizes sea-level rise as an area of concern;
7. Incorporates working waterfronts legislative requirements and plan for riverfront uses and development;
8. Ensure development is compatible and sensitive to coastal resources;
9. Maintains or improves water quality and encourage water conservation;
10. Protects and preserves wetlands;
11. Monitor dredge, fill and excavation activities;
12. Incorporates wildlife planning strategies;
13. Continues tree preservation and protection efforts and urban forestry programming;
14. Addresses air quality and reduce impacts from greenhouse gases;
15. Promotes energy conservation;
16. Identifies natural resource lands eligible for acquisition and preservation; and
17. Increases intergovernmental coordination regarding natural resources.

Comment:

1. **The City may consider incorporating the adopted Nassau County PDRP suggested policies into applicable elements of the City’s Comprehensive Plan with reference to the Nassau County PDRP document.**
2. **The City is commended for the overall amendments Plan which are very inclusive and cognizant of good planning practices in particular the wildlife corridor and preservation related policies.**

Recreation and Open Space:

1. Engages in Parks, Recreation and Open Space Master Planning;
2. Inventories parks, recreation and open space based on the Statewide Comprehensive Outdoor Recreation Plan (SCORP);
3. Establishes equitable distribution of parks to ensure equal access to recreational facilities;
4. Utilizes green building standards/sustainable practices for new construction/renovation;
5. Utilizes sustainable materials and low-impact development practices in park construction;
6. Plants native landscaping and employs xeriscaping in parks to reduce irrigation, fertilizer and pesticide use;
7. Coordinates to ensure that fleet of vehicles and maintenance equipment is sustainable and energy efficient;
8. Emphasizes pedestrian and bicycle access to parks and recreation areas;
9. Identifies how open spaces are to be utilized;
10. Identifies and maps lands for potential acquisition as park space;
11. Develops recreational boating needs assessment and assessment of waterways networks;
12. Identifies shoreline and waterway accesses as part of the overall park and recreational facilities;
13. Continues variety of community services available to the public and continues community outreach and involvement; and
14. Addresses specific resources such as Egans Creek Greenway and Bosque Bello Cemetery.

Intergovernmental Coordination:

1. Identifies, inventories and assesses interlocal agreements;

2. Implements the Interlocal Agreement for Public School Facility Planning;
3. Evaluates the establishment of joint municipal planning areas for the City and Nassau County;
4. Establishes formal coordination mechanisms to implement the Nassau County Local Mitigation Strategy Update and the Nassau County Post Disaster Redevelopment Plan;
5. Coordinates with Nassau County, the St. Johns River Water Management District, the Ocean Highway and Port Authority, the State and applicable federal agencies to ensure that the City's and the other agencies' comprehensive and/or management plans are compatible and that regulations and standards contained within these plans are consistent;
6. Establishes level of service standards that are consistent among the City, County, School Board, service providers and other government agencies having responsibility for level of service standards;
7. Improves coordination between the City and other agencies; and
8. Improves coordination activities for Amelia Island through the Joint Local Planning Agency.

Capital Improvements:

1. Provides capital improvements that achieve and maintain level of service standards, correct existing deficiencies, accommodate future growth and provide for necessary replacements;
2. Ranks proposed capital improvements according to more specific criteria, including those that will promote energy efficiency and sustainability;
3. Requires that the Planning Department review the capital improvements plan annually to ensure that all needs identified in the Comprehensive Plan and/or development agreements are included;
4. Utilize development requirements included in the Comprehensive Plan and Land Development Code when making decisions regarding the issuance of development orders;
5. Manages fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future development and redevelopment;
6. Adopts a 20 year capital improvements program;
7. Budgets for capital improvements based on the adopted capital improvements plan;
8. Establishes minimum reserve levels for capital expenditures for each enterprise fund;
9. Adopts more specific level of service standards for parks, recreation and open space facilities, fire/rescue services, police services, bicycle and pedestrian facilities, boating facilities and waterway and shoreline access;
10. Establishes a level of service tracking system; and
11. Completes major renovations/new construction of City buildings to meet a green building rating system.

Historic Preservation:

1. Continues to conduct historic, cultural, and archaeological resource surveys as needed, and update and develop ordinances, guidelines, and databases that seek to protect and preserve cultural and historic resources;
2. Ensures protection of archaeological resources;
3. Establishes programs and policies that incentivize historic and cultural resource preservation;
4. Emphasizes the City's role in being a good steward and leader in protection of historic resources;
5. Encourages maintenance and preservation of historic structures;
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7. Encourages compatible design and planning within and surrounding historic districts;
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2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

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Comments:

- *Map series: Staff anticipates that the City will need to incorporate several additional maps and revise the current maps during the course of the 2012 year to ensure that the adopted maps reflect the parallel efforts undertaken by the City for the new Multimodal Transportation Element of the Plan.*
- *Amend the SLOSH map: The City may consider the following changes to this map prior to the adoption of a Future Land Use map series to be consistent with statutory requirements and professionally acceptable standards.*
 1. *Change the title to reflect a required CHHA map to be included in the adopted Plan map series.*
 2. *Source should be the Northeast Florida Regional Council as opposed to NOAA.*
 3. *The representation of the data (changing the color scheme and the title) is inconsistent with and deviates from the statewide data as illustrated in the 2010 Statewide Regional Evacuation Study, specifically Volume 7 – The Storm Tide Atlases, which is the statutorily recognized data source.*

Request a copy of the adopted version of the amendment?

Yes No

Recommendation

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


Agenda Item


Tab 6

MEMORANDUM

DATE: December 28, 2011

TO: Planning and Growth Management Policy Committee

THRU: Brian Teeple, CEO 

FROM: Edward Lehman, Director of Planning and Development 

RE: December 2011 Development of Regional Impact Report

The following report summarizes current DRI activity for the above-cited month. All additions and updates are *italicized*.

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 Application for Development Approval (ADA) for Durbin has been submitted. A sufficiency response was transmitted to the applicant on February 9, 2007. The applicant had 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. However, there is no time line for when the project will complete its review, and in all likelihood another pre-application conference will be required once the project comes back for review.

Watermark

The pre-application conference for Watermark, a proposed DRI in St. Johns County, was held on January 23rd, 2009. The proposed DRI is located in the northwest quadrant of the S.R. 206/I-95 interchange, and is consistent with the County's FLUM. The proposed amount of development consists of 4,900 residential dwelling units, 325,000 square feet of retail, 150,000 square feet of office, and 1,000,000 square feet of industrial development in three five-year phases. The DRI ADA was received and underwent sufficiency review. The applicant is in the process of preparing a response to those sufficiency review comments, but has requested and been granted a

December DRI Report
December 28, 2011
Page 2

120-day extension to respond. An additional 180-day extension request was recently granted, however the applicant was notified that updated data and an agency meeting will be required to facilitate review. This month the applicant has requested an extension to respond to August, 2012. Again, the applicant was notified that no sufficiency response should be submitted until a meeting is held to address the status of the data and analysis within the application.

Twin Creeks Substantial Deviation

The pre-application conference for the Twin Creeks Substantial Deviation DRI was held on June 29, 2011. The project is located in St. Johns County along C.R. 210 between I-95 and U.S. 1. Approved development amounts and proposed development amounts are as follows:

	Approved	Proposed	Proposed Change
Retail/Service	600,000 s.f.	1,405,000 s.f.	+805,000 s.f.
Office	300,000 s.f.	1,340,000 s.f.	+1,040,000 s.f.
Industrial Park	2,000,000 s.f.	1,690,000 s.f.	-310,000 s.f.
Hotel	75 rms.	180 rms.	+5 rms.
Multi-Family Residential	3,000 d.u.	630 d.u.	-2,370 d.u.
Single-Family Residential	2,000 d.u.	2,768 d.u.	+768 d.u.

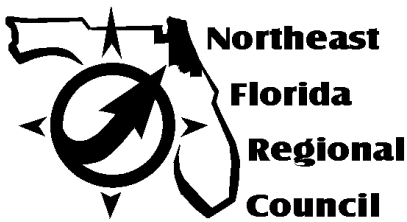
The summary of the pre-application conference was transmitted to the applicant and review agencies. The applicant has indicated the intent to submit the ADA in September. However, there has as of this date been no submittal of the ADA.

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	Unknown
Watermark	December 2012
Twin Creeks Substantial Deviation	July 2012

Agenda Item

Tab 7



Bringing Communities Together

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

MEMORANDUM

Date: December 28, 2011

To: Northeast Florida Regional Council Board of Directors

Thru: Planning and Growth Management Policy Committee

From: *EA* Eric B. Anderson, Regional Planner

RE: Intergovernmental Coordination and Review (IC&R) Activity Report through the Month of December, 2011

Staff has processed and reviewed a total of 23 submissions for the month of December. Listed below is a summary of the activity by category.

Environmental Resource Permits:	21 Applications
Intent to Construct a Minor Silviculture System:	0 Applications
Wetland and Surface Water Determination:	0 Applications
Notice of No Significant Impact:	0 Notices
Grant Requests:	1 Application
State Clearinghouse Packages:	1 Package

Grant request applications are broken down as follows:

	Year to Date
Federal	\$37,752,428
State	\$138,339
Applicant	\$329,244
Other/Local	\$5,335,568
Total	\$43,555,579

* As of December 27, 2011

The attached Intergovernmental Coordination and Review (IC & R) Log highlights a project application for federal funding. The Review Log contains the NEFRC designated number, project description, the applicant, funding agency, and a breakdown of funding.

NEFRC #	Project Description	Applicant	Funding Agency	Federal	State	Applicant	Other/Local	Total
FGA-11-B002	USDA Development Grant	City of Macclenny	USDA	\$1,419,064				\$1,419,064

Northeast Florida Regional Council

Intergovernmental Coordination and Review Log

NEFRC Number: FGA-11-B002

Applicant: City of Macclenny

USDA – Development Grant

Project Description: This project is twofold: The demolition of the present City of Macclenny fire station and construction of a new fire station.

The City is in desperate need of a new Fire Station and Command Center. The new facility would replace the station originally constructed in 1971. The City of Macclenny is growing and the demand for fire protection is increasing. New growth will require additional full time and/or part time fire department staff. There are many projects planned in the future which will continue to tax the current fire protection capabilities. It is the City's desire to protect the citizens and prepare for future needs of the community.

The current facility fails to meet current building codes for wind load, insulation, wiring and etc. The building has undergone three additions, which were built by the volunteer and full time firefighters using new and donated used materials. There are major code violations with the building which endanger the safety of firefighters and the public, and would cause the building to be evacuated during major storms or hurricanes at a Category 1 or higher.

The new facility would be operational and staffed 24 hours a day, seven days a week. The fire station would also serve as headquarters for the City's Fire/Rescue Department, with sleeping quarters, offices, training/EOC room, communications center, restrooms and showers, workout room, storage and equipment rooms, and apparatus bays.