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MEMORANDUM

DATE: APRIL 2, 2017

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: BRIAN D. TEEPLE, AICP, CEO 

RE: ST. JOHNS COUNTY TRANSMITTED AMENDMENT 18-3ESR

Attached is Review Form 01 for a map and text amendment seeking to amend the St. Johns County Comprehensive Plan with approximately 25.85 acres to the Future Land Use Map designation from Rural/Silviculture (R/S) to Industrial (I), with a text amendment to limit the allowable uses to either (1) 100,000 square feet of light industrial uses (with up to 57,000 square feet of business and commerce park) or (2) up to 200,000 square feet of light industrial use.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board approve the staff report of the St. Johns County Transmitted Amendment 18-3ESR.

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

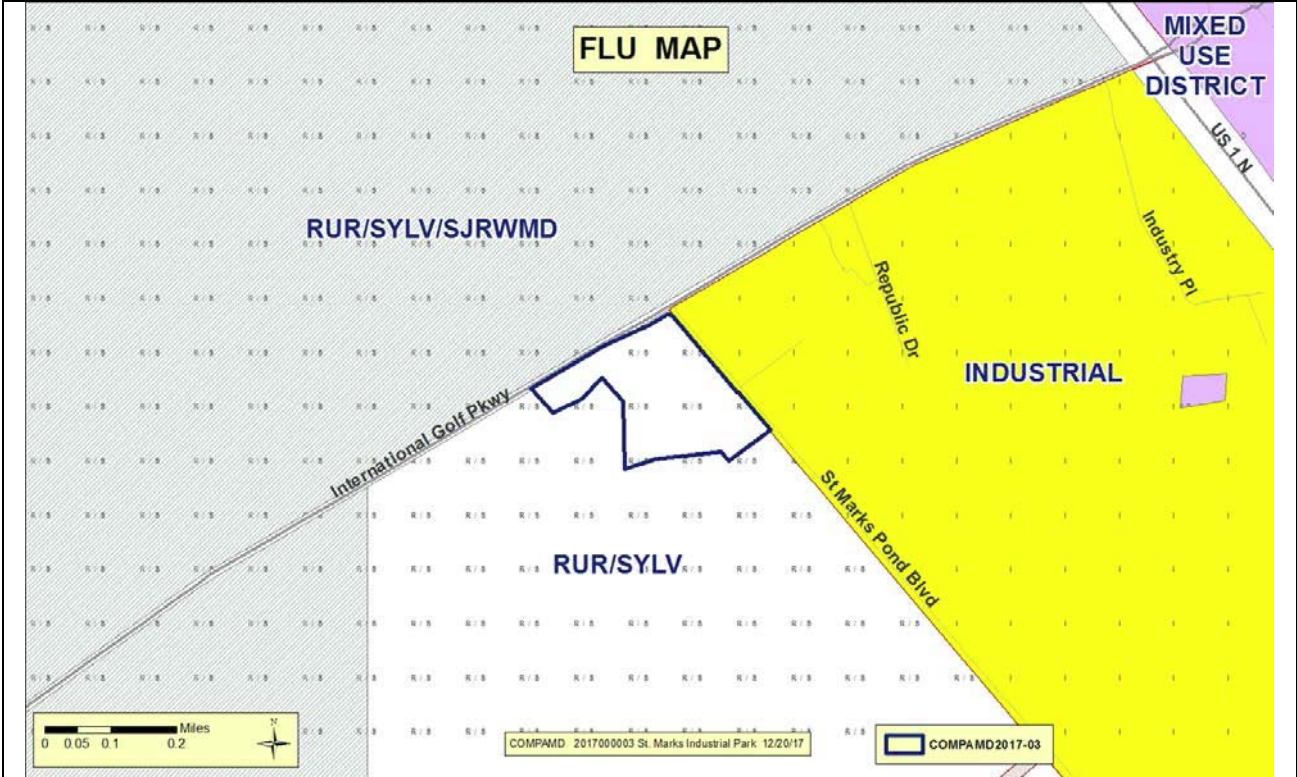
Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **St. Johns County Transmitted Amendment 18-3ESR**
Date Mailed to Local Government and State Land Planning Agency: **March 6, 2018**
Local Government Item No: **COMPAMD 2017-03 St. Marks Industrial Park**

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 amendment proposes to change the Future Land Use Map Designation from Rural/Silviculture (R/S) to Industrial (I), with a Text Amendment to limit the Allowable Uses to either (1) 100,000 Square Feet of Light Industrial Uses (with up to 57,000 Square Feet of Business and Commerce Park) or (2) up to 200,000 Square Feet of Light Industrial Use for approximately 25.85 Acres of land located on the south side of International Golf Parkway at the Intersection of St. Marks Pond Boulevard.





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

Transportation

The proposed development is estimated to generate 121 new external p.m. peak hour trips based on the first scenario or 119 p.m. peak hour trips for the second scenario. Based on the County's analysis, there would be significant and adverse impacts to International Golf Parkway from N. Francis Road to St. Marks Pond Boulevard. However, this is a county owned, operated, and maintained road. Based on the County's staff report, it is not anticipated that any Regionally Significant roadway segments will be directly impacted. But I-95 and US 1 may be indirectly impacted due to new trips.

The County's Concurrency Management System is contained in the County's Land Development Regulations and thus not subject to the NEFRC's review. This proposed amendment, and all others in St. Johns County, leave transportation mitigation to the concurrency phase of the development process.

Schools

This amendment proposes to add non-residential development and would not have a direct impact on schools.

Water/Sewer

St. Johns County Utility Department has determined that it will be able to meet the water and sewer plant capacity for a 100,000 square foot industrial/business/office complex.

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 Northeast Florida Regional Council Board approve the staff report of the St. Johns County Transmitted Amendment 18-3ESR.