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MEMORANDUM

DATE: JUNE 6, 2018

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

FROM: SAYRE BRENNAN, SENIOR REGIONAL PLANNER 

RE: ST. JOHNS COUNTY TRANSMITTAL AMENDMENT 18-4ESR

Attached is Review Form 01 for comprehensive plan text amendments seeking to amend Transportation Policy Elements B.1.2.5, B.1.2.6, and Capital Improvements Element Policy H.I.5.3 (c)

The proposed amendments seek to (1) update terminology, (2) include provisions allowing for the transportation impact fee be reduced by 20% based on the percentage of capacity utilized by the proposed development, (3) exempt non-residential development from concurrency, and (4) include policy changes to update outdated and obsolete polities that are no longer required by Florida Statutes and to clarify existing policies with current operation. The purpose of these amendments is to promote economic and business development by exempting non-residential development from the County's concurrency program.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the attached staff review report of St. Johns County Transmitted Amendment 18-4ESR .

**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 18-4ESR**
Date Mailed to Local Government and State Land Planning Agency: **June 8, 2018**
Local Government Item No: **COMPAMD 2018-03 Transmittal of Proposed Amendment**

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

The proposed transmittal is requesting comprehensive plan text amendments seeking to change Transportation Policy Elements B.1.2.5, B.1.2.6, and Capital Improvements Element Policy H.I.5.3 (c).

The proposed Comprehensive Plan Amendment changes the following Transportation and Capital Improvement Elements:

- Transportation Policy Elements:
 - Policy B.1.2.5 to change the phrase “Land Development Traffic Assessment” to “Traffic Impact Analysis” for consistency with the terminology in the Land Development Code;
 - Policy B.1.2.6 to include the Florida Statute (163.3180 Concurrency) provision allowing for transportation impact fee to be reduced up to 20 percent based upon the percentage of capacity utilized by the proposed development;
- Capital Improvements Element
 - Policy H.1.5.3 (c) to exempt non-residential development from concurrency.

The intended purpose of these amendments is to promote economic and business development by exempting non-residential development from the County’s concurrency program. 163.3180, F.S. requires sanitary sewer, solid waste, drainage, and potable water as the only public facilities and services subject to the concurrency requirement on a statewide basis. Additional public facilities (i.e., transportation) and services may not be made subject to concurrency on a statewide basis without approval by the Legislature. The County, as a local government, is acting within its capacity to remove this concurrency requirement. St. Johns County has experienced a great deal of residential development, often without the nearby commercial and retail services and jobs that communities need to thrive. This amendment will encourage the location of these needed services in locations near existing and planned residences, thereby contributing to a mix of uses that will foster more viable neighborhoods.

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

No regional impacts have been identified from these proposed policy changes.

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 of Directors approve the attached staff review report of St. Johns County Transmitted Amendment 18-4ESR .