

**NEFRC Planning and
Growth Management Policy Committee**
Thursday, December 7, 2006

9:00 a.m.

A G E N D A
(ADDED / MODIFIED ITEMS IN BOLD)

TAB

1. Call to Order, Roll Call, Introductions – Chairman Rutledge
2. *Approval of Minutes of November 2, 2006, Meeting – Chairman Rutledge----- 1
3. Old Business
4. New Business
 - A. Comprehensive Plan Amendment Review – Guy Parola ----- 2
 - *i. Town of Welaka – Transmitted Amendment 07-01 – Guy Parola ----- 3
 - *ii. St. Johns County – Transmitted Amendment 07-01 – Guy Parola -----4**
 - *iii. St. Johns County – Adopted Amendment 06-02 – Guy Parola -----5**
 - *iv. Clay County – Adopted Amendment 06-D2 – Guy Parola -----6
 - *v. Clay County – Adopted Amendment 06-2 – Guy Parola -----7
 - *vi. City of St. Augustine – Adopted Amendment 06-01 – Guy Parola -----8
 - *vii. Nassau County – Adopted Amendment 06-D2 – Guy Parola -----9
 - *viii. Flagler County – Adopted Amendment 06-1 – Guy Parola -----10**
 - B. Intergovernmental Coordination and Review (IC&R) Report – Guy Parola ----- 11
 - C. Development of Regional Impact (DRI)
 - *i. Ormond Crossings Presentation – Guy Parola ----- 12
 - *ii. Saratoga Springs Development Order – Guy Parola -----13
 - *iii. DRI Report – Guy Parola -----14
5. Other
6. Public Comment – **LIMITED TO 3 MINUTES PER SPEAKER**
7. Next Meeting Date and Location: **Thursday, January 4, 2007**

**Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, FL 32216**
8. Adjournment

*Denotes Action Item

MEMORANDUM

DATE: December 1, 2006

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: St. Johns County Transmitted Amendment 07-01

Scope of Review

The Regional Planning Council received St. Johns County Transmitted Amendment 07-01 on December 1, 2006. St. Johns County requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Planning Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

St. Johns County Transmitted Amendment 07-1 contains two proposed changes as follows:

1. To amend the Future Land Use Map designation for the property from Rural / Silviculture to Residential Density – B; and
2. To amend the Future Land Use Element to include a new policy that will provide site-specific limitations on the density and intensity of the development.

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The development is known as the "Wildcat Project" and is located on the north side of County Road 208, between Pellicer Road and Cabbage Hammock. The site is contiguous to the Turnbull development to the east and north of the site, essentially forming an extension of the Turnbull properties.

The Future Land Use Element is proposed to be amended so the Policy A.1.11.1 (h) is created is follows:

A.1.11.1 (h) Residential

(8) Site-specific Limitations on Density / Intensity

(_) The property known as the Wildcat property legally described in Ordinance 2007 - ___ and the property known as the Turnbull property legally described in Ordinance 2005-92 (together, the "ordinances") are assigned Residential B Future Land Use Designation under the Ordinances. The gross density of said Wildcat and Turnbull properties together shall not exceed 813 residential units. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes, regarding large-scale amendments to comprehensive plans.

The above identified text amendment is companion to a Development and Impact Fee Agreement between the County and 16 Development, LLC, the property owner, for the purpose of obtaining concurrency. Already approved for the Turnbull properties is 813 units from a previous land use amendment. Subsequent to that amendment, the Wildcat property, which is the subject of this FLUM amendment, was acquired. The owner is desirous of spreading the 813 units over both the Turnbull and wildcat properties. As restricted by the Development Agreement and the proposed text amendment, the addition of the Wildcat property to the Turnbull properties will not result in additional units to the 813 approved by the previous land use amendment to Residential Density – B for the Turnbull properties.

Staff Comments and Recommendations

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

MEMORANDUM

DATE: December 1, 2006

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: St. Johns County Adopted Amendment 06-02

Scope of Review

The Regional Council received the St. Johns County Adopted Amendment 06-02 on December 1, 2006. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

Amendment History

St. Johns County adopted Amendment 06-02 on November 15, 2006. This adoption package includes the transmitted amendments that were reviewed at the June 2006 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 06-02 (attached) for transmittal to DCA. The Council adopted staff's recommendation to transmit the amendments to DCA. After review of the transmitted amendment package, by letter dated July 5, 2006, the Department of Community Affairs issued an Objections, Recommendations, and Comments.

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Amendment Summary

The St. Johns County Comprehensive Plan Amendment 06-02 proposes:

1. The first amendment is a request to add a Rural Center District FLUM Designation, including policies that establish development standards and policies that limit density and intensity. In addition, the transmitted amendment proposes to change the FLUM from Agriculture-Intensive and Rural Silviculture to Rural Center District for property known as Wells Farm. The subject property consists of 888 acres located south and east of C.R. 13, west of Joe Ashton Road and north of C.R. 208.

Future Land Use Element Objective A.1.21 as proposed will establish the new Rural Center District. The Rural Center District is defined as a new mixed use rural center and community located within a rural area, and providing for a development pattern of compact rural villages which serve the economic, civic, and other community needs of rural areas.

2. The next amendment proposes to change 310.07 acres from Rural Silviculture to 253.43 acres of Residential Density – C and 56.64 acres of Conservation. The property is located at the southeast corner of International Golf Parkway and North Francis Road, east of I-95. The applicant for the land use change has proposed a development agreement that limits development to 801 dwelling units, 128,563 square feet of commercial, and 53,040 square feet of office.
3. The third revision is a County-initiated amendment proposing to revise the Goals, Objectives, and Policies of the Recreation Element in accordance with the County's recently adopted Master Park and Recreation Plan, which was adopted in August 2005.
4. The next amendment is a County-initiated amendment to change the FLUM from Residential-C to Industrial to allow for the continued and legal use of the subject property as an existing aluminum extruding plant. The subject property is zoned for Industrial Warehouse, and has had a similar manufacturing operation at this location since the 1970's.
5. The final amendment is also a County-initiated amendment to amend Policy B.1.1.1 of the Transportation Element to remove S.R. 16, S.R. 13, C.R. 16A, and C.R. 210 from the list of roads with exceptions to the standard County LOS standards and add 11th Street, 16th Street, A Street, and Pope Road in St. Augustine Beach as roads with a LOS C designation, at the request of the St. Augustine Beach City Commission.

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After review of the above mentioned revisions to the Comprehensive Plan that are proposed by Amendment 06-02, staff finds that the County substantially modified the transmitted amendments for consistency with those issues identified in the ORC report issued by DCA.

Recommendation:

Staff respectfully recommends that the Comprehensive and Project Planning Committee and the Council find St. Johns County Adopted Amendment 06-02 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: May 17, 2006

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Growth Management

RE: St. Johns County Transmitted Amendment 06-2

Scope of Review

The Regional Council received St. Johns County Transmitted Amendment 06-2 on May 4, 2006. St. Johns County requested formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

St. Johns County Transmitted Amendment 06-2 contains three proposed changes to the Future Land Use Map (FLUM) and two text amendments. The changes transmitted by the County are as follows:

1. The first amendment is a request to add a Rural Center District FLUM Designation, including policies that establish development standards and policies that limit density and intensity. In addition, the transmitted amendment proposes to change the FLUM from Agriculture-Intensive and Rural Silviculture to Rural Center District for

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property known as Wells Farm. The subject property consists of 888 acres located south and east of C.R. 13, west of Joe Ashton Road and north of C.R. 208. The site is bordered to the north, south, and east by low-density residential, cropland and timberland, with most undeveloped land and some scattered residential land located to the west. The development program for the project to be developed consists of 889 units of a variety of housing types as permitted by the new Rural Center District. The development plan also includes 60,000 square feet of neighborhood commercial uses, 85 acres of family farms, eight acres of neighborhood parks, and an elementary school site.

New Future Land Use Element Objective A.1.21 establishes the new Rural Center District. The Rural Center District is defined as a new mixed use rural center and community located within a rural area, and providing for a development pattern of compact rural villages which serve the economic, civic, and other community needs of rural areas. RCDs are intended to retain the unique rural character of an area, through open space requirements, neighborhood clustering, buffering requirements, and the preservation of RCD farms. Policies under Objective A.1.21 require all Rural Center Districts to be located in an area with a sector plan and be at least 800 acres in size. Policy A.1.21.6 requires minimum open space requirements to be 40%, with a visual buffer required around the Rural Center District. The maximum residential density shall be a range of 1.1 – 1.3 dwelling units per net acre except as provided by density bonuses. Other than RCD Farms, other residential land use districts within Rural Center Districts created through policy are Country Estate, Country Manor, and Country Cottage District. One Rural Center land use shall be allowed in each district, not to exceed 50 acres.

2. The next amendment proposes to change 310.07 acres from Rural Silviculture to 253.43 acres of Residential Density – C and 56.64 acres of Conservation. The property is located at the southeast corner of International Golf Parkway and North Francis Road, east of I-95. The property is bordered on the north, south, and east by undeveloped property, with development associated with the St. Johns DRI consisting of office parks, restaurants, and a hotel bordering to the west. The applicant for the land use change has proposed a development agreement that limits development to 801 dwelling units, 128,563 square feet of commercial, and 53,040 square feet of office. This differs from the original plan that was denied for transmittal in November of 2005, which called for 999 dwelling units and 90,000 square feet of non-residential development. County Planning staff was concerned about traffic impacts and the timing of the amendment.

Staff agrees with St. Johns County that the proposed plan calling for 801 dwelling units, 128,563 square feet of commercial, and 53,040 square feet of

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office is preferable to the original plan of 999 dwelling units and 90,000 square feet of non-residential that was voted down in November 2005.

3. The amendment is a County-initiated amendment proposing to revise the Goals, Objectives, and Policies of the Recreation Element in accordance with the County's recently adopted Master Park and Recreation Plan, which was adopted in August 2005. Among the revisions to the policies include a revision of the LOS standards by rewriting Policy F.1.3.1 to add a District Park recreational land use category, with a LOS standard of 3 acres per 1000 population established. LOS standards for neighborhood park, community park, and regional park are not changed.
4. The next amendment is a County-initiated amendment to change the FLUM from Residential-C to Industrial to allow for the continued and legal use of the subject property as an existing aluminum extruding plant. The subject property is zoned for Industrial Warehouse, and has had a similar manufacturing operation at this location since the 1970's.
5. The final amendment is also a County-initiated amendment to amend Policy B.1.1.1 of the Transportation Element to remove S.R. 16, S.R. 13, C.R. 16A, and C.R. 210 from the list of roads with exceptions to the standard County LOS standards and add 11th Street, 16th Street, A Street, and Pope Road in St. Augustine Beach as roads with a LOS C designation, at the request of the St. Augustine Beach City Commission.

Staff Comments and Recommendations

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

MEMORANDUM

DATE: December 4, 2006

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: Flagler County Adopted Amendment 06-1

Scope of Review

The Regional Council received the Flagler County Adopted Amendment 06-1 on December 4, 2006. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Council, staff has reviewed the adopted amendment to determine whether it is consistent with the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan. Staff has prepared this report to forward to the Department of Community Affairs upon approval by the Council.

Amendment History

Flagler County adopted Amendment 06-1 on November 20, 2006. This adoption package does not include all of the transmitted amendments that were reviewed at the August 2006 meeting of the Council. Rather, this package includes the FLUM Amendment identified as Item Number 1 on the transmittal memorandum (attached), at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 06-1 (attached) for transmittal to DCA. The Council adopted staff's recommendation to transmit the amendments to DCA. After review of the transmitted amendment package, by letter dated the Department of Community Affairs issued an Objections, Recommendations, and Comments.

Amendment Summary

The Flagler County Comprehensive Plan Amendment 06-1 proposes:

1. The FLUM amendment proposes to change 83 acres from Agriculture and Timberlands to Residential Low Density and Commercial. The property lies along Old Kings Road east of I-95 and south of S.R. 100. The residential portion of the development will cluster the residential uses utilizing transferable densities from undeveloped wetlands. Proposed is also a 4-acre commercial designation, which will be limited to a maximum of thirty-six (36) thousand square feet through a text amendment to the Future Land Use Element (see number 2 below).
2. The Future Land Use Element is proposed to be amended as follows:

Policy 1.10: Parcel Specific Limitations – Notwithstanding the maximum density and/or intensity permitted by this Future Land Use Plan, the following properties have proffered, and Flagler County agrees to implement a more limited yield:

[d. FLUM Application #2594, Old Kings Village, contains a 4-acre commercial low intensity parcel that will have a maximum of 36,000 square feet of building and will not include convenience stores, filling stations and fast food restaurants. Being a portion of Tax parcel #38-12-31-0000-03040 000.](#)

After review of the above mentioned revisions to the Comprehensive Plan that are proposed by Amendment 06-1, staff finds that the County substantially modified the transmitted amendments for consistency with those issues identified in the ORC report issued by DCA.

Recommendation:

Staff respectfully recommends that the Comprehensive and Project Planning Committee and the Council find Flagler County Adopted Amendment 06-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: July 18, 2006

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: Flagler County Transmitted Amendment 06-1

Scope of Review

The Regional Council received Flagler County Transmitted Amendment 06-1 on June 29, 2006. Flagler County requested no formal review by the Department of Community Affairs. Therefore, pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs and the Regional Planning Council, staff reviewed the Transmitted Amendment for adverse impacts to Regional Resources and extra-jurisdictional impacts and to determine whether to recommend review. Staff has prepared this Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Flagler County Transmitted Amendment 06-1 contains two proposed changes; one is a change to the Future Land Use Map (FLUM), and the other change is a proposed text amendment to Potable Water Sub-Element. The changes transmitted by the County are as follows:

1. The FLUM amendment is a request to change 83 acres from Agriculture & Timberlands to Residential Low Density and Commercial. The property lies along Old Kings Road east of I-95 and south of S.R. 100. The property is bordered by the Bulow

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Plantation DRI to the south, to the east and north by agriculture and timberlands, and to the west across Old Kings Road by agriculture and timberlands and the Water & Wastewater Treatment Plant. This area of Flagler County along Old Kings Road has seen a number of residential PUDs approved and developed in recent years. Plantation Oaks PUD, Fairchild Oaks PUD, and Sugar Mill PUD, as well as Bulow Plantation, are existing residential developments located south of the subject parcel. Across Old Kings Road south of the water and wastewater treatment plan are Phases 1 and 2 of the recently approved Eagle Lakes PUDs. There should be no regional impacts to wetlands and other natural resources from the increase in density. The County has provided data and analysis showing that there is sufficient roadway capacity to serve the increase in residential densities. Design is under way for the necessary central sewer treatment plant and collection system, which will serve this project.

2. The text amendment is a proposed change amending the data and analysis and the goals, objectives, and policies of the Infrastructure Element and its various sub-elements. The County has amended the general nature of the objectives and policies from the Infrastructure Element and relocated them to the Sanitary Sewer Sub-Element and the Potable Water Sub-Element. The changes to the Infrastructure Element reflect the status of the County as a utility provider, and are preparing the County for the capital improvement requirements of Senate Bill 360.

In Objective 2.1 under the Sanitary Sewer Sub-Element, the County has established levels of service standards for the service providers who serve unincorporated Flagler County – Beverly Beach Service Area, Bulow Service Area, Hunters’ Ridge Service Area, and Plantation Bay Utility Service Area. Objective 2.2 states that project wastewater demands for the year 2015 will be met by undertaking the Bulow West Sub-Regional WWTP, the Bulow East Sub-Regional WWTP, the Beverly Beach WWTP, the Hunters’ Ridge WWTP, and the Plantation Bay WWTP.

Objective 3.1 of the Potable Water Sub-Element establishes annual, average day flow of potable water per equivalent residential connection for the same service areas as above, and also includes the Palm Coast Service Area. Objective 3.2 establishes that the County will expand the treatment and distribution capacity of Flagler County to meet projected demand through 2025 and beyond, with related policies addressing actions to be taken by the County to meet this objective.

Objective 3.3 and its related policies establish that the County shall conserve and manage potable water resources to maximize the use of existing facilities, reduce per capita consumption, protect natural resources and support agricultural productivity. Objective 3.4 and its related policies establish enhanced linkages between potable

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water availability and land use planning and decision-making.

Staff has no comments or concerns about these proposed amendments.

Staff Comments and Recommendations

Staff respectfully recommends that the Comprehensive and Project Planning Committee and the Council approve this report for transmittal to the Department of Community Affairs, and request that DCA review this amendment.