

**FORM C-7**

**NORTHEAST FLORIDA REGIONAL COUNCIL**

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

1. Local Government Name: Town of Orange Park
2. Amendment Number: 10-1ER (transmitted amendment 09-1ER)
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (YES) **(NO)**
4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable: February 1, 2010
5. Date Amendment Review must be Completed and Transmitted to DCA: February 27, 2009
6. Date the Amendment Review was transmitted to DCA: February 5, 2010
7. Description of the Amendment:

The amendment is based on (1) the findings and recommendations contained within the most recently adopted Comprehensive Plan Evaluation and Appraisal Report, and (2) response to agency comments as contained in the Department of Community Affairs *Objections, Recommendations, and Comments Report*.

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

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

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

*There are no amendments to the Future Land Use Map.*

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

Generally, Amendment 10-1ER is consistent with the Strategic Regional Policy Plan.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

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

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

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

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

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

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

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

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

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

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

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

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

This amendment is compatible with local plans and military bases.

*Note: When transmitted, the Town of Orange Park submitted a policy stating that adherence to the 150, 300, and 500 feet Military Height and Hazard Zones requirements would be contained in the land development regulations. In response to the ORC, the requirements also been adopted by policy. The Town included maps depicting the height zones as part of the adopted amendment.*

13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan, including, but not limited to, impacts on groundwater recharge and the availability of water supply:

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

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

No affordable housing issues of regional significance were identified.

15. Protection of natural resources of regional significance identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential:

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

*Note: In response to the ORC report, Objection 1, the Town has made "Conservation" an autonomous category. Previously, it was an overlay.*

*Note: In response to the ORC report, the Town has adopted measurable objectives and policies for greenhouse gas reductions, including (1) a requirement that the Town adopt an "Energy Conservation Map" to protect carbon sinks (e.g., parks, conservation areas), and (2) the requiring the Town to adopt incentives for LEED® certified projects.*

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:

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

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

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

*Note: The NEFRC Board's report for the transmitted amendment contained the following comment:*

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

*TCEA and include stakeholders such as the Northeast Florida Regional Council and adjacent jurisdictions in the development of transportation and mobility strategies.*

*DCA incorporated our comment into ORC Report Comment Number 3. In response, the Town adopted a new Capital Improvements Element Policy 8.4.5, which reads:*

*By July 9, 2011, the Town will study and consider the use of a mobility fee to support and fund mobility in lieu of conventional transportation concurrency. The Town shall analyze the findings of the Mobility Fee Study jointly prepared by the Florida Department of Community Affairs and Florida Department of Transportation. The Town shall invite stakeholders from the Northeast Florida Regional Council, City of Jacksonville Planning and Development Department, and Clay County Growth Management Department to discuss land use transportation strategies to support and fund mobility.*

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:

The amendment does not increase residential density. Generally, the amendment is compatible with emergency preparedness plans and local mitigation strategies.

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

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

### **Recommendation**

**Staff respectfully recommends that the Committee and the Council find the Town of Orange Park Adopted Amendment 10-1ER consistent with the Northeast Florida Strategic Regional Policy Plan.**

Transmitted  

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Amendment

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

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

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

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**Recommendation**

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