



Bringing Communities Together

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NEFRC

Planning & Growth Management Policy Committee

**April 2, 2009
9:00 a.m.**

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

**NEFRC Planning and
Growth Management Policy Committee**

Thursday, April 2, 2009
9:00 a.m.

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

TAB

1. Call to Order, Roll Call, Introductions – Chairman Griffis
2. *Approval of Minutes of February 5, 2009, Meeting – Chairman Griffis ----- 1
3. March Comprehensive Plan Amendment Review – Ed Lehman ----- 2
 - a. City of Crescent City Adopted Amendment 09-1----- 3
 - b. Town of Interlachen Adopted Amendment 08CIE-1 ----- 4
 - c. Town of Penney Farms Evaluation & Appraisal Report (EAR) ----- 5
4. **April Comprehensive Plan Amendment Review – Ed Lehman ----- 6**
 - *a. Town of Orange Park Adopted Amendment 09PEFE-1 – Guy Parola ----- 7
 - *b. Baker County Adopted Amendment 09CIE-1 – Guy Parola ----- 8
 - *c. **Putnam County Adopted Amendment 09-1 – Ed Lehman ----- 9**
 - *d. **Baker County Adopted Amendment 09SSA-1 – Guy Parola ----- 10**
 - *e. **City of Jacksonville Adopted Amendment 09-1AR – Brian Teeple ----- 11**
5. Intergovernmental Coordination and Review (IC&R) Report – Ed Lehman ----- 12
6. Development of Regional Impact (DRI) Report – Ed Lehman ----- 13
7. Other
8. Public Comment – LIMITED TO 3 MINUTES PER SPEAKER
9. Next Meeting Date and Location: **May 7, 2009**
Northeast Florida Regional Council
6850 Belfort Oaks Place
Jacksonville, FL 32216
10. Adjournment

*Denotes Action Item

Tab 1

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, February 5, 2009 at 9:00 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. President Boyle called the meeting to order with the following members:

PRESENT

Councilman Bishop
President Boyle
Mr. Cole (Ex-Officio)
Commissioner Crichlow
Commissioner Harris
Mr. Parks (Ex-officio)
Mayor Robinson
Mr. Register

EXCUSED

Vice-Mayor Lawson-Brown
Mr. Maxwell
Commissioner Parsons
Commissioner Griffis (Chair)
Mr. Larson (Ex-Officio)
Mr. Spaeth
Mrs. Stern
Ms. Vallencourt

ABSENT

Mayor Graham
Mr. Strong (Ex-officio)

Others: Steve Fitzgibbons, Geoff Sample, Commissioner Ken Bryan

Staff Present: Ed Lehman, Guy Parola, Jonathan Goyings and Sheron Forde

*Approval of Minutes

President Boyle called for a motion on the January 8, 2009, meeting minutes. Mayor Robinson made a motion to approve, it was seconded by Councilman Bishop; Motion carried.

Comprehensive Plan Amendment Review

Mr. Lehman stated that there were eight Comprehensive Plan Amendments reviewed during the month of January. Five adopted amendments are brought before the Committee and Board for review; the other three were small scale and have been reviewed by staff.

City of Palatka Adopted Amendment 08-2 – Mr. Parola provided an overview of this amendment stating that it was reviewed in its transmitted form at the Council's October 2008 meeting. Staff has no comments and respectfully recommends that the Committee and Council find the City of Palatka Adopted Amendment 08-2 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

President Boyle called for a motion on the City of Palatka's Adopted Amendment 08-2. Commissioner Harris made a motion to approve, it was seconded by Mr. Register; Motion carried.

City of Bunnell Adopted Amendment 09CIE-1 – Mr. Parola provided an overview of this amendment stating that, based on Florida Statute, Capital Improvements Element require only one adoption hearing and therefore this will be the only time it is reviewed by this body. Staff has no comments and respectfully recommends that the Committee and Council find the City of Bunnell's Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

President Boyle called for a motion on City of Bunnell's Adopted Amendment 09CIE-1. Commissioner Bishop made a motion to approve, it was seconded by Mr. Register; Motion carried.

City of Green Cove Springs Adopted Amendment 08CIE-1 – Mr. Parola provided an overview of this amendment stating that, based on Florida Statute, Capital Improvements Element require only one adoption hearing and therefore this will be the only time it is reviewed by this body. Staff has no comments and respectfully recommends that the Committee and Council find the City of Green Cove Springs' Adopted Amendment 08CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

President Boyle called for a motion on the City of Green Cove Springs' Adopted Amendment 08CIE-1. Commissioner Bishop made a motion to approve, it was seconded by Mr. Register; Motion carried.

City of Green Cove Springs Adopted Amendment 08-1 – Mr. Parola provided an overview of this amendment stating that it was reviewed in its transmitted form at the Council's October 2008 meeting. Staff has no comments and respectfully recommends that the Committee and Council find the City of Green Cove Springs Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

President Boyle called for a motion on the City of Green Cove Springs' Adopted Amendment 08-1. Mr. Register made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

City of Flagler Beach Adopted Amendment 09-1 – Mr. Lehman provided an overview of this amendment stating that it was reviewed in its transmitted form in November 2008 and transmitted to DCA with one comment. DCA issued its Objections, Recommendation and Comments report in December with two comments. Staff has no comments on the Adopted Amendment and respectfully recommends that the Committee and Council find the City of Flagler Beach Adopted Amendment 09-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

President Boyle called for a motion on the City of Flagler Beach's Adopted Amendment 09-1. Commissioner Harris made a motion to approve, it was seconded by Mayor Robinson; Motion carried.

City of Jacksonville Beach Adopted Evaluation and Appraisal Report (EAR) – Mr. Parola provided an overview of the State's requirements for the EAR and the process the City of Jacksonville Beach underwent to fulfill those requirements. He highlighted the guiding principles identified during the City's visioning exercise, the local major issues and the issues

of regional concern. Staff has not comments on the City's adopted EAR and respectfully recommends that the Committee and Council recommend to DCA that the City of Jacksonville Beach's EAR is sufficient. A brief discussion followed.

President Boyle called for a motion on the City of Jacksonville Beach's Adopted EAR. Commissioner Harris made a motion to approve, it was seconded by Commissioner Bishop; Motion carried.

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated this is for information only and does not require an action.

DRI Report - Mr. Lehman stated that the DRI report is for information only and does not require an action. He stated that Governors Park has again been deferred to March, but there is a chance it may not come before the Committee and Council until April. Mr. Lehman informed the Committee of a new DRI in Palm Coast, located south of the Old Township DRI. Discussion continued on DRIs and whether there were any regulations pertaining to MUs, PUDs and RACs; how can the local entities legally regulate them.

Public Comments – None.

Next Meeting Date

The next meeting will be held Thursday, March 5, 2009, at 8:30 a.m. at the Northeast Florida Regional Council.

The meeting adjourned at 9:50 a.m.

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MEMORANDUM

DATE: March 24, 2009
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: Edward Lehman, Director of Planning & Development
RE: Comprehensive Plan Amendment Review: February, 2009

During the month of February, 2009, Regional Council staff reviewed two (2) comprehensive plan amendments. Pursuant to Council policy established in August, 2002, the Committee Chair has the authority to delegate final recommendation to staff, or to convene a special meeting of the Committee.

Adopted Amendments:

City of Crescent City
Town of Interlachen

Adopted Amendment 09-1
Adopted Amendment 09CIE-1

Staff believes that the two amendments are relatively minor in nature, and a special meeting of the Committee is not necessary. Staff has transmitted the two recommendation memorandums to the Chair (Commissioner Griffis), who recommended that the staff memos be transmitted to DCA.

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MEMORANDUM

DATE: February 9, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: City of Crescent City Adopted Amendment 09-1

Scope of Review

The Regional Council received the City of Crescent City's adopted amendment 09-1 on February 3, 2009. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs (DCA) 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 DCA upon approval by the Council.

Amendment History

The City of Crescent City adopted Amendment 09-1 on January 8, 2009. The Transmitted Amendment that correspond to this adoption package was reviewed at the October 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 09-1 (attached) for transmittal to DCA. The Council had no comments or concerns about the Transmitted Amendment. By letter dated December 1, 2008, DCA issued its Objections, Recommendations, and Comments (ORC) report, which contained no objections or recommendations.

Amendment Summary

The amendment package contains one amendment to the Future Land Use Map that changes 54± acres (49 recently annexed, 5 already within the City) from County Agriculture and County Industrial to City Low Density Residential, which

Board Memorandum

February 9, 2009

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allows up to four units per acre. The site is within Floodzone A, meaning that it is located within an area where there is a one percent chance of flood occurrence within any given year. Crescent City's Comprehensive Plan contains policies in the Future Land Use Element that restrict development within flood prone areas such as Floodzone A. Additionally, the City's land development regulations place additional, more defined, restrictions.

Crescent City's Comprehensive Plan limits development by using the following minimum open space requirements:

- Residential land use 60% open space
- Commercial land use 50% open space
- Industrial land use 45% open space

Recommendation:

Staff respectfully recommends that the Committee and the Council find City of Crescent City Adopted Amendment 09-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: September 23, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Planning Program Administrator

RE: Crescent City Transmitted Amendment 08-1

Scope of Review

The Regional Council received Crescent City Transmitted Amendment 08-1 on September 22, 2008. This Transmitted Amendment 08-1 was heard by the Crescent City Commission on September 11, 2008, at which time it was approved for transmittal to the Department of Community Affairs. Crescent City requested formal review by the Department of Community Affairs. 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 the Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

The amendment package contains one amendment to the Future Land Use Map that changes 49± acres from County Agriculture and County Industrial to City Low Density Residential, which allows up to four units per acre. The site is within Floodzone A, meaning that it is located within an area where there is a one percent chance of flood occurrence within any given year. Crescent City's Comprehensive Plan contains policies in the Future Land Use Element that restrict development within flood prone areas such as Floodzone A. Additionally, the City's land development regulations place additional, more defined restrictions.

Crescent City's Comprehensive Plan limits development by using the following minimum open space requirements:

- Residential land use 60% open space
- Commercial land use 50% open space
- Industrial land use 45% open space

At this time, staff does not have any specific comments, recommendations or concerns regarding the proposed amendments.

Staff Comments and Recommendations

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

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MEMORANDUM

DATE: February 25, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Town of Interlachen Adopted Amendment 09CIE-1

Scope of Review

The Regional Council received the Town of Interlachen's Adopted Amendment 09CIE-1 on February 24, 2009. Pursuant to Florida Statute Chapter 163 and the contract the Department of Community Affairs (DCA) 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 DCA upon approval by the Council.

Amendment History

Comprehensive Plan Amendment 09CIE-1 contains text amendments to the Capital Improvements Element of the Town of Interlachen's Comprehensive Plan. Pursuant to s. 163.3177(3)(b)(2), Florida Statutes, amendments to the Capital Improvements Element require only one adoption hearing by the local government. Therefore, this is the first and only time the Regional Council will review this amendment. The Town of Interlachen adopted Amendment 09CIE-1 on February 10, 2009.

Amendment Summary

In 2005, growth management law in Florida was changed to strengthen the relationship for the availability of public services, Comprehensive Plans and Future Land Use Map amendments. Senate bill 360 (2005) amended Chapter 163, F.S., to require that capital improvements that are subject to level of service (LOS) requirements within a comprehensive plan are incorporated into a financially feasible Capital Improvements Plan, which is then adopted into the Capital Improvements Element.

Financial feasibility means that the funds necessary for capital improvements are accounted for and dedicated to the improvement(s) necessary to maintain LOS standards. In a five-year Capital Improvements Plan, such as the one adopted by the Town of Interlachen, the funds must be dedicated in years one thru three of the plan; in years four and five, the funds must be planned for.

The Town has incorporated the necessary concurrency test requirements for potable water, sanitary sewer, parks and recreation, and transportation. With the exception of transportation, the necessary facilities to maintain the LOS standards must be in place within one year of the issuance of a Certificate of Occupancy. Transportation facilities, however, must be in place or under actual construction within three years of the issuance of a building permit. For transportation, *de minimis* and proportionate fair share requirements are also incorporated into the Comprehensive Plan.

Recommendation:

Staff respectfully recommends that the Committee and the Council find Town of Interlachen Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

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MEMORANDUM

DATE: February 25, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Ameera Sayeed, Senior Regional Planner *AS*

RE: Town of Penney Farms Evaluation and Appraisal Report

Scope of Review

The Regional Council received the Town of Penney Farms Evaluation and Appraisal Report (EAR) on January 30, 2009. The EAR was prepared pursuant to the requirements of S. 163.3191, Florida Statutes, (F.S.). Pursuant to Section 163.3191(6), F.S., and the contract between the Department of Community Affairs (DCA) and the Northeast Florida Regional Council (NEFRC), staff has reviewed the adopted amendment to determine whether it sufficiently addresses the Goals, Objectives, and Policies of the Northeast Florida Strategic Regional Policy Plan, as well as the requirements of S. 163.3191(2), F.S. Staff has prepared this report to forward to DCA upon approval by the Council.

EAR History

Pursuant to Section 160.3191, F.S., "...each local government shall adopt an EAR once every seven years assessing the progress in implementing the local government's Comprehensive Plan." The EAR assesses the successes and shortcomings of the plan and provides recommendations for changes. The EAR-based amendments will be adopted 12 to 24 months after adoption of the EAR. The Town of Penney Farms' EAR was due on April 1, 2008, and was adopted by the Town on January 20, 2009.

EAR Summary

The Town underwent a visioning process, which included weekly meetings for a period of six months to provide input into the development of the EAR. The major local issues were derived from these public meetings. The Town and DCA entered into agreement regarding the local major issues that were developed during the initial stages of the EAR process. The list of issues in the EAR is summarized below.

As part of the EAR process, the Town also evaluated each objective from the Comprehensive Plan to determine whether the City has successfully met the objectives and where the underlying policies are being adhered to.

List of Issues

- 1) Preservation of the Rural Residential Character**
- 2) Transportation Concerns**
- 3) Intergovernmental Coordination**
- 4) Quality of Life**
- 5) Infrastructure**
- 6) Development**
- 7) Environmental Preservation**

Special Topics

This EAR did not sufficiently provide any reference to the Special Topics as required by the EAR statutes to. Staff recognizes the Town's requirements in the EAR as it relates to Special Topics. A few sentences noting applicability or not applicable should have been included.

Since the Town has annexed lands in the past, there is no discussion of future annexations. If there are anticipated annexations, the EAR does not state whether the current Comprehensive Plan adequately addresses the development potential of vacant land and annexations. If this were the case, the EAR should include how annexed lands should be designated on the Future Land Use Map. This comment excludes reference to EAR discussion addressing the impacts of the proposed Outer Beltway project.

Board Memorandum

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Consistency with S. 163.3191, F.S., Evaluation and Appraisal of Comprehensive Plan

NEFRC staff reviewed the EAR for consistency with the Strategic Regional Policy Plan, the State Comprehensive Plan and with Florida Statute 163.3191. The Town has addressed the necessary statutes that are applicable to the Town, which included Section 163.3191(2)(a) through (l) F.S.

Recommendation:

Staff respectfully recommends that the Committee and Council recommend to the Department of Community Affairs that the Town of Penney Farms Evaluation and Appraisal Report is sufficient.

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MEMORANDUM

DATE: March 31, 2009
TO: Northeast Florida Regional Council
THRU: Planning and Growth Management Policy Committee
FROM: Edward Lehman, Director of Transportation & Community Development
RE: Comprehensive Plan Amendment Review: March, 2009

During the month of March, 2009, Regional Council staff reviewed eight (8) comprehensive plan amendments. Five (5) adopted amendments are brought before the Committee and Board for review.

Adopted Amendments:

| | |
|----------------------|----------------------------|
| Baker County | Adopted Amendment 09-CIE1 |
| Baker County | Adopted Amendment 09SSA-1 |
| Orange Park | Adopted Amendment 09PEFE-1 |
| Putnam County | Adopted Amendment 09-1 |
| City of Jacksonville | Adopted Amendment 09-1AR |

Small-Scale Amendments*:

| | |
|---|-------------------|
| Putnam County | Ordinance 2009-11 |
| • <i>Changes 9.2 acres from Commercial to Rural Residential</i> | |
| Putnam County | Ordinance 2009-12 |
| • <i>Changes 4.1 acres from Industrial to Urban Reserve</i> | |
| Palm Coast | Ordinance 2009-XX |
| • <i>Changes 6.7 acres from Residential to Greenbelt</i> | |

Board Memorandum

March 31

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*The Small Scale Amendments are generally consistent with the Goals and Policies of the Northeast Florida Strategic Regional Policy Plan, and will not be brought to the Council for review. Staff reviews of the Transmitted and Adopted Amendments are attached.

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MEMORANDUM

DATE: March 23, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Town of Orange Park Adopted Amendment 09PEFE-1

Scope of Review

The Regional Council received the Town of Orange Park's Adopted Amendment 09PEFE-1 on March 4, 2009. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs (DCA) 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 DCA upon approval by the Council.

Amendment History

The Town of Orange Park adopted Amendment 09PEFE-1 on July 10, 2008. The Transmitted Amendment that correspond to this adoption package was reviewed at the February 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendations on Transmitted Amendment 09PEFE-1 (attached) for transmittal to DCA. The Council had three comments concerning the Transmitted Amendment.

Amendment Summary

This amendment contains the required Public School Facilities Element, Interlocal Agreement, and corresponding text amendments to the Intergovernmental Coordination and Capital Improvements Elements as required by State statute 163.3177(12) F.S.

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The Public School Facilities Element adopted as part of this amendment contains school district wide data and analysis. The goals, objectives and policies contained, and other adopted maps, figures and tables that are the same for Putnam County, Orange Park, Pomona Park, Interlachen, Welaka, and Palatka.

At the transmittal stage of this amendment, the Committee and Board had three comments. These comments have been addressed to the satisfaction of staff.

Recommendation:

Staff respectfully recommends that the Committee and the Council find the Town of Orange Park's Adopted Amendment 09PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.



TRANSMITTED AMENDMENT

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MEMORANDUM

DATE: January 28, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Town of Orange Park Transmitted Amendment 08PEFE-1

Scope of Review

The Regional Council received Town of Orange Park Transmitted Amendment 08PEFE-1 on January 17, 2008. Pursuant to Chapter 163, Florida Statute 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

The proposed amendment packet contains a new "Public School Facilities Element" as well as amendments to the text of both the Intergovernmental Coordination Element and the Capital Improvements Element. The amendments are in response to the statutory requirements for school concurrency and Public School Facilities Elements. In addition to the Public School Facilities Element goals, objectives and policies, the Town has incorporated county-wide Concurrency Service Area Maps, a county-wide long term concurrency management system table for years 2007 thru 2018, and a county-wide school district student generation multiplier into the amendment.

Board Memorandum

January 28, 2008

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The Town has adopted into the Capital Improvements Element elementary, middle and high school Level of Service Standards of 110% of capacity. In lieu of adopting the School District CIP into their Capital Improvements Element (CIE), the Town has elected to amend the text of CIE Policy 8.7.6 to read: The Town shall establish a monitoring system to monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element, and the School District of Clay County's annually adopted financially feasible Five-Year Educational Facilities Plan to determine whether concurrency certificates shall be issued.

Comments:

- 1. The Town does not incorporate the School Board's Educational Facilities Plan and the five-year schedule of capital improvements into their Capital Improvements Element. This appears to be inconsistent with proposed Objective 9.1, which states that "Beginning with an effective date of 2008 and no later than December 1st of each year, the Town shall annually adopt into its Capital Improvement Element the School Board's Educational Facilities Plan (EFP) providing a five-year schedule of capital improvements which include those necessary school capacity projects to address existing deficiencies and future needs to achieve and maintain the adopted level of service standard for public schools." Additionally, by not adopting the school district's CIP, here appears to be inconsistency with proposed Public School Facilities Element Policies 9.1.2 and 9.1.4.*
- 2. Rule 9J-5.025(3)(c)2., F.A.C., requires "the adoption of annual plan amendments adding a new fifth year, updating the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, the plans of other local governments, and, as necessary, updates to the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained." There does not appear to be a proposed policy that meets this requirement.*
- 3. Background data and analysis was not submitted with the amendment.*

Recommendation:

Staff respectfully recommends that the Planning and Growth Management Policy Committee and the Council approve this report for transmittal to the Department of Community Affairs, noting staff's comments above.

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MEMORANDUM

DATE: March 23, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Program Administrator

RE: Baker County Adopted Amendment 09CIE-1

Scope of Review

The Regional Council received the Baker County Adopted Amendment 09CIE-1 on March 9, 2008. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs (DCA) 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 DCA upon approval by the Council.

Amendment History

Comprehensive Plan Amendment 09CIE-1 contains text amendments to the Capital Improvements Element of the Baker County's Comprehensive Plan. Pursuant to s. 163.3177(3)(b)(2), Florida Statutes, amendments to the Capital Improvements Element require only one adoption hearing by the local government. Therefore, this is the first and only time the Regional Council will review this amendment. Baker County adopted Amendment 09CIE-1 on March 4, 2009.

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Amendment Summary

This amendment adopts a financially feasible Capital Improvements Program for Baker County.

In 2005, growth management law in Florida was changed to strengthen the relationship for the availability of public services, Comprehensive Plans, and Future Land Use Map amendments. Senate bill 360 (2005) amended Chapter 163, F.S., to require that capital improvements that are subject to level of service requirements within a comprehensive plan are incorporated into a financially feasible Capital Improvements Plan, which is then adopted into the Capital Improvements Element.

In essence, *financial feasibility* means that the funds necessary for capital improvements are accounted for and dedicated to the improvement(s) necessary to maintain level of service (LOS) standards. In a five-year Capital Improvements Plan, such as the one adopted by Baker County, the funds must be dedicated in years one thru three of the plan; in years four and five, the funds must be planned for.

Recommendation:

Staff respectfully recommends that the Committee and the Council find the Baker County Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan, noting staff's comment.

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MEMORANDUM

DATE: March 25, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: Putnam County Adopted Amendment 09-1

Scope of Review

The Regional Council received the Putnam County Adopted Amendment 09-1 on March 20, 2009. 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

This adoption package consists of the transmitted FLUM that were reviewed at the December, 2008 meeting of the Council, at which time the Committee and Council approved staff's recommendations on the transmitted Amendment 09-1 (attached) for transmittal to DCA. After review of the transmitted amendment package, by letter dated January 23, 2009, the Department of Community Affairs issued an Objections, Recommendations, and Comments report and raised two objections based on the lack of meaningful and predictable standards and the lack of data and analysis.

Amendment Summary

The Putnam County Comprehensive Plan Amendment 09-1 contains six changes to the Future Land Use Map and two text amendments. In the review of the transmitted amendment, the Council had two comments about the changes to the FLUM. The objections raised by DCA were similar to the Council's comments.

Adopted FLUM Amendments

1. This amendment is a county-sponsored amendment to address 75 parcels in the San Mateo/Satsuma area. The purpose of this change is to rectify an error created during initial adoption of the Future Land Use Map (FLUM). A majority of the parcels to be changed from Commercial are located within the St. Johns Riverside Estates River Ridge Subdivision. The intent of the map amendment is so that the zoning and future land use maps are consistent with the existing land use of the established subdivision.

2. This is a County-sponsored amendment that changes 42.5 acres from Commercial to Urban Reserve. The purpose of this change is to rectify an error created during initial adoption of the FLUM. The subject parcels are located along E. Peniel Road near S.R. 19 in the Palatka area. The intent of the map amendment is so that the zoning and future land use maps are consistent with the existing land use.

3. The amendment changes 628.89 acres from Mining to Agriculture I and 545.04 acres from Mining to Agriculture II. The properties are located in two sections of land in northern Putnam County. The purpose of this amendment is to facilitate the reversion of reclaimed mining lands to the future land use classification that the land held previous to the mining activity.

4. This is a County-sponsored amendment that changes 36.8 acres from Agriculture II to Industrial. The purpose of this change is to rectify an error created during initial adoption of the FLUM. The subject parcels are located along the east side of Pettit Road north of U.S. 17 in the Pomona Park area. The intent of the map amendment is so that the zoning and future land use maps are consistent with the existing land use.

5. This is an amendment sponsored in part by Putnam County that changes 82.31 acres from Agriculture II to Agriculture I. The subject property is located at the east end of Sisco Dirt Road and is comprised of 87 platted lots of the Sisco Plat. While this land use change is to a potentially higher density of residential development, the change will enable a replat into fewer and conforming lots. The

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proposed change is an extension of an existing Agriculture I area and is compatible with the surrounding properties.

6. The amendment changes 13.6 acres from Agriculture II to Rural Residential. The property is located along the south end of St. Johns Drive north of Palatka. The proposed change is an extension of an existing Rural Residential land use on the remaining acreage of a 17-acre parcel. Because the area is within a floodplain, the maximum potential development that can occur on the site is three dwelling units (at 1 unit per 5 acres).

Text Amendments

1. Future Land Use Element policies are being amended for land in the Urban Service Area and Urban Reserve area to allow for Type 4 water and wastewater facilities with a capacity of greater than 500,000 gallons per day to be permitted when formally identified by the BCC to serve as a regional facility provider. The County has removed language raising the allowable density in these areas from 9 units per acre to 16 units per acre. In addition, the County has removed the provision that allowed Floor Area Ratios and Impervious Surface Coverage to exceed standards. By removing these two provisions that were included in the transmitted amendment, the County has addressed the Council's concerns.

2. The other series of text amendments addresses the Future Land Use – Point Score methodology for residential density allocation. This amendment is partially a companion to the first series of amendments by increasing the point allocation that increases allowable densities for a certain scale of points from 6 du/acre to 8 du/acre, and in another range from 9 du/acre to 16/du acre. Developments that receive the maximum number of density points within the Urban Service Area can be permitted up to 16 du/acre, consistent with the proposed change to Policy A.1.9.3.A.1. The policy is also being amended to limit development proposed in areas of Special Flood Hazard to the lowest density of the future land use category except for those lots of record existing on a date certain. Another change in this series is an amendment to the points system for central sewer service. The County is proposing to apply a tier of points based on the capacity of the central sewer service.

Recommendation:

Staff respectfully recommends that the Committee and the Council find Putnam County Adopted Amendment 09-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

MEMORANDUM

DATE: December 1, 2008

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development
EL

RE: Putnam County Transmitted Amendment 09-1

Scope of Review

The Regional Council received Putnam County Transmitted Amendment 09-1 on November 24, 2008. Putnam County requested that the Department of Community Affairs review the amendments. Therefore, pursuant to Chapter 163, Florida Statute 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

Putnam County Transmitted Amendment 09-1 contains six proposed changes to the future land use map and two text amendments.

Future Land Use Map Amendments

- 1. Proposal to change 82.4 acres from Commercial to Rural Residential and 6.16 acres from Rural Residential to Commercial.**

This amendment is a county-sponsored amendment to address 75 parcels in the San Mateo/Satsuma area. The purpose of this change is to rectify an error created during initial adoption of the Future Land Use Map (FLUM). A majority of the parcels to be changed from Commercial are located within the St. Johns Riverside Estates River Ridge Subdivision. The intent of the map amendment is so that the zoning and future

land use maps are consistent with the existing land use of the established subdivision. The second part of the amendment addresses five parcels. All parcels are in a commercial zoning district but are designated as Rural Residential on the FLUM. Two of the parcels are developed with a gas station and flea market, while the other three parcels are undeveloped.

2. Proposal to change 42.5 acres from Commercial to Urban Reserve.

This is a County-sponsored amendment proposing to change 42.5 acres from Commercial to Urban Reserve. The purpose of this change is to rectify an error created during initial adoption of the FLUM. The subject property consists of 28 parcels located along E. Peniel Road near S.R. 19 in the Palatka area. The properties are all in an Ag Zoning District and adjacent to an existing Urban Reserve area. The existing land use of all properties is residential. The intent of the map amendment is so that the zoning and future land use maps are consistent with the existing land use.

3. Proposal to change 628.89 acres from Mining to Agriculture I and 545.04 acres from Mining to Agriculture II

The amendment proposes to change 628.89 acres from Mining to Agriculture I and 545.04 acres from Mining to Agriculture II. The properties are located in two sections of land in northern Putnam County. One of the parcels is located along the south side of Sungarden Road, just south of the Clay County line. The other parcel is located about one mile west of U.S. 17 in the Bostwick area. The purpose of this amendment is to facilitate the reversion of reclaimed mining lands to the future land use classification that the land held previous to the mining activity. Parcels with agriculture and mining land use border the subject properties.

4. Proposal to change 36.8 acres from Commercial to Agriculture I

This is a County-sponsored amendment proposing to change 36.8 acres from Agriculture II to Industrial. The purpose of this change is to rectify an error created during initial adoption of the FLUM. The subject property consists of six parcels and parts of three others located along the east side of Pettit Road north of U.S. 17 in the Pomona Park area. One of the parcels is development as residential, and the others are vacant. The intent of the map amendment is so that the zoning and future land use maps are consistent with the existing land use.

5. Proposal to change 82.31 acres from Agriculture II to Agriculture I

This is an amendment sponsored in part by Putnam County to change 82.31 acres from

Agriculture II to Agriculture I. The subject property is located at the east end of Sisco Dirt Road and is comprised of 87 platted lots of the Sisco Plat. The property owner has inquired about a potential resubdivision of the subject area. While this land use change is to a potentially higher density of residential development, the change will enable a replat into fewer and conforming lots. The proposed change is an extension of an existing Agriculture I area and is compatible with the surrounding properties.

6. Proposal to change 13.6 acres from Agriculture I to Rural Residential

The amendment proposes to change 13.6 acres from Agriculture II to Rural Residential. The property is located along the south end of St. Johns Drive north of Palatka. The proposed change is an extension of an existing Rural Residential land use on the remaining acreage of a 17-acre parcel. The project is bordered by vacant land and the St. Johns River to the east, vacant land and scattered residential units located to the north, agriculture land and Mason Creek to the south, and vacant land to the west. Because the area is within a floodplain, the maximum potential development that can occur on the site is three dwelling units (at 1 unit per 5 acres). It should be noted that the Putnam County Planning Commission voted 6-1 to not transmit this amendment. However, staff does not believe the land use change that allows for the potential for development of three residential units will result in significant regional impacts.

Text Amendments

1. The first series of text amendments addresses the character of the Urban Service Area and Urban Reserve land use categories. In order to encourage higher density of development where utility infrastructure exists, the County is proposing to modify Policy A.1.9.3.A.1 to change allowable residential development in the Urban Service Area from 9 dwelling units per acre to 16 dwelling units per acre. In addition, Future Land Use Element policies are being amended for land in the Urban Service Area and Urban Reserve area to allow for Type 4 water and wastewater facilities with a capacity of greater than 500,000 gallons per day to be permitted when formally identified by the BCC to serve as a regional facility provider; and to allow for Floor Area Ratios (FAR) and Impervious Surface Coverage to exceed given standards when evaluated and approved within the PUD zoning district.

Comment: Staff supports the efforts by the County in promoting dense compact development in designated Urban Service nodes. However, Putnam County has provided no data and analysis to indicate what the impact will be on existing infrastructure by increasing the residential densities allowed within the Urban Service Areas.

Comment: Staff recognizes the desire by the County for flexibility in approving development plans. However, the elimination of standards for FAR and impervious surface may make determination of regional impacts from proposed land use changes problematic. Staff is unsure how future land use changes to the Urban Service Area and Urban Reserve land use categories will be analyzed to determine impacts.

2. The other series of text amendments addresses the Future Land Use – Point Score methodology for residential density allocation. This amendment is partially a companion to the first series of amendments by increasing the point allocation that increases allowable densities for a certain scale of points from 6 du/acre to 8 du/acre, and in another range from 9 du/acre to 16/du acre. Developments that receive the maximum number of density points within the Urban Service Area can be permitted up to 16 du/acre, consistent with the proposed change to Policy A.1.9.3.A.1. The policy is also being amended to limit development proposed in areas of Special Flood Hazard to the lowest density of the future land use category except for those lots of record existing on a date certain. Another change in this series is an amendment to the points system for central sewer service. The County is proposing to apply a tier of points based on the capacity of the central sewer service.

Recommendation

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

Tab 10

MEMORANDUM

DATE: March 31, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: Baker County Adopted Amendment 09SSA-1

Scope of Review

The Regional Council received the Baker County adopted Amendment 09SSA-1 on March 27, 2009. Pursuant to Florida Statute Chapter 163 and the contract between the Department of Community Affairs (DCA) 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

Baker County adopted Amendment 09SSA-1 on March 16, 2009. This amendment is in accord with a Stipulated Settlement Agreement (SSA) between the Florida Department of Community Affairs (DCA), Baker County, and the applicant(s) resulting from a Statement of Intent that found adopted Amendment 07-1 *not in compliance*. Amendment 09SSA-1 incorporates the remedial actions identified in the SSA (DOAH Case No. 07-005360GM).

Baker County transmitted amendment 07-1 to DCA and other reviewing agencies in December of 2006. The Northeast Florida Regional Council (NEFRC) voted to transmit an objections, recommendations, and comments report at the February 2007 regularly scheduled NEFRC Board meeting. The adopted Amendment 07-1 was found to be consistent with the Strategic Regional Policy Plan (SRPP) at the regularly scheduled NEFRC Board meeting in October 2007.

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On October 31, 2007, a *Statement of Intent to Find Comprehensive Plan Amendments Not In Compliance* for adopted Amendment 07-1 was executed by DCA. The SSA was entered into on March 16, 2009, and contains the remedial actions agreed to by all parties involved, which were subsequently adopted by Baker County through Amendment 09SSA-1.

Map Amendment Summary

The Interstate Development Node (IDN) commonly referred to as the "Olustee IDN" is increased from 1,130± acres to 4,352± acres. The underlying land use category(ies) within the IDN remain in place. The development standards within the IDN are further governed by Future Land Use Element Policy A.1.9.3, which has also been amended.

Text Amendment Summary

1. Future Land Use Element Policy A.1.9.3 has been amended to include specific development standards for the Olustee IDN, which includes the following use matrix:

| Use | Minimum % | Maximum % |
|-----------------|-----------|-----------|
| Non-residential | 60 | 80 |
| Residential | 10 | 30 |
| Open Space | 10 | |

Within the non-residential component of the Olustee IDN, 75% will be dedicated for industrial uses. All non-residential uses shall have a maximum Floor Area Ratio of 0.50, and an impervious surface maximum of 80%.

Additionally, there are now eight additional criteria that a large scale Future Land Use Map amendment must address prior to adoption by the County. These include protection of natural resources, identification of natural resources, a needs assessment, and impacts to economic development and job creation.

2. A second, non-site or area specific policy is also created stating:

"As part of the County's next EAR-based amendments, Baker County agrees to update its existing wetland policies and incorporate in its Comprehensive Plan Goals, Objectives, and Policies for the protection and conservation of wetlands, consistent with the requirements of 9J-5.013(3), F.A.C., which includes consideration of the types, values, functions, sizes, conditions, and locations of wetlands."

Board Memorandum

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Staff has no objections to this amendment. The amendment is adopted in accordance with the Stipulated Settlement Agreement resolving the finding of "not in compliance" for Baker County adopted Amendment 07-1. Furthermore, it is staff's position that this amendment 09SSA-1 does not contain any text or requirements that would reverse the Board's finding of adopted amendment 07-1 consistent with the Strategic Regional Policy Plan.

Recommendation:

Staff respectfully recommends that the Committee and the Council find Baker County Adopted Amendment 09SSA-1 consistent with the Northeast Florida Strategic Regional Policy Plan.



Bringing Communities Together

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MEMORANDUM

DATE: January 17, 2007

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Guy Parola, AICP, Senior Regional Planner

RE: Baker County Transmitted Amendment 07-1

Scope of Review

The Regional Council received Baker County Transmitted Amendment 07-1 on January 3, 2007. This Transmitted Amendment 07-1 was heard by the Baker County Commission on December 18, 2006, at which time they were approved for transmittal to the Department of Community Affairs. Baker County requested formal review by the Department of Community Affairs. 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 the Objections, Recommendations, and Comments report to send to the Department of Community Affairs upon approval by the Council.

Amendment Summary

Baker County Transmitted Amendment 07-1 contains three proposed changes to the Future Land Use Map (FLUM). The changes transmitted by the County are as follows:

1. The first amendment is a request to change 975 acres on the FLUM from Agriculture Zone A to Agriculture Zone B. The site is located north of C.R. 125, west of C.R.127, and is bisected by Noah Raulerson Road. The proposed amendment would allow for residential development of up to 195 units based

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upon the maximum density allowable by the proposed AGR Zone B land use category, which is one unit per every 5 acres. However, the application and County staff report states that there will be only 160 units. These 160 units will be incorporated into lands already designated AGR Zone B, The aggregation of these properties is intended to allow for one, 200 unit equestrian community.

A letter dated December 13, 2006, from Baker County Public Schools states that the Development as proposed (160 new lots in addition to 40 lots on contiguous property not included in this Amendment) can be accommodated by the school board without a capacity enhancement agreement. Applicable impact fees will still be required.

A traffic study was undertaken by Transportation Planners – Engineers, Inc., for Noah Raulerson Road. The project is projected to create 103 inbound and 61 outbound pm peak hour trips. Pursuant to Baker County Ordinance, Noah Raulerson Road is required to operate at a level of service of “D” or less. There are three (3) road links that will be affected by this development, all of which are located on C.R. 125.

To summarize the traffic study, all Levels of Service Standards (LOSS) will be maintained. With the addition of new traffic caused by this development, the LOS will be a “C” for C.R. 125, which is below the LOSS of “D” pursuant to DOT. Noah Raulerson Road has the capacity to accommodate the additional trips. No intersection improvements were deemed necessary.

The Development Review Committee, Local Planning Agency, the County Commission, and the Applicant have agreed to the following:

- No manufactured housing (deed restriction)
 - No farm animals other than horses (deed restriction)
 - Limitation on the number of horses
 - Tree preservation (specimen trees)
 - On-site school bus pull off
 - Wetland disclosures at time of purchase
2. The County is initiating a FLUM amendment to modify the existing Interstate Development Node (IDN) Overlay located south of Sanderson. The existing 1,130± acre node is located at the intersection of C.R. 129 and Interstate I-10. As it currently exists, the IDN is a circle around this intersection. The circular shape does not follow property lines, and as such bisect properties, which is problematic to promoting mixed use development. This particular IDN is designed, in part, to utilize the Mixed Use District Residential land use category.

Because the current IDN configuration bisects properties, there is the potential to have one property with two land use categories. In order to rectify this situation, and to create a more marketable opportunity for the utilization of MUDR, this amendment reshapes the circular IDN into a polygon that will follow property lines.

It is noted in a letter dated December 18, 2006, from the County to the Department of Community Affairs that a conceptual master plan will be created for this IDN, which, in part, will be based upon the MUDR development standards currently in the Comprehensive Plan.

3. The County is initiating a FLUM amendment to modify the existing Interstate Development Node (IDN) Overlay located at the intersection of US Highway 90 and Interstate I-10. As it currently exists, the IDN is a 1,130± acre circle around this intersection. The circular shape does not follow property lines, and as such bisect properties, which is problematic to promoting mixed use development. This particular IDN is designed, in part, to utilize the Mixed Use District Non-residential land use category. Because the current IDN configuration bisects properties, there is the potential to have one property with two land use categories. In order to rectify this situation, and to create a more marketable opportunity for the utilization of MUDR, this amendment reshapes the circular IDN into a polygon that will follow property lines. The formation of the new polygon will result in an increase of acreage within the IDN from the 1,130± to 4,362 acres.

It is noted in a letter dated December 18, 2006, from the County to the Department of Community Affairs that a conceptual master plan will be created for this IDN, which, in part, will be based upon the MUDN development standards currently in the Comprehensive Plan.

It should be noted that there are four (4) Interstate Development Nodes in Baker County. Contained in this transmittal package are amendments to two of those nodes as identified by numbers two and three.

Staff has no comments or concerns regarding the three FLUM amendments as proposed.

Staff Comments and Recommendations

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


Tab 11

MEMORANDUM

Date: April 1, 2009

To: Northeast Florida Regional Council Board of Directors

Thru: Planning and Growth Management Policy Committee

From: Brian D. Teeple, Chief Executive Officer 

Re: City of Jacksonville Adopted Amendment 09-1AR

The NEFRC received the above referenced Comprehensive Amendment package from the City of Jacksonville at 10:57 this morning. The amendment package is approximately 750 pages long. The NEFRC reviewed the transmittal of this package on December 9, 2008 and had extensive concerns, comments and recommendations (Attached).

Our review and recommendations on this adopted package are due on or about April 26, 2009 and our next regularly scheduled meeting is not until May 7, 2009. Staff cannot undertake a competent and professional review of this information in less than 24 hours.

Recommendation

In order to provide adequate time for review of this very important item I recommend that the NEFRC continue its April 2, 2009 to date, time and place certain in order to consider this issue.

I am happy to answer any questions or provide additional information.




MEMORANDUM

DATE: January 7, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: 
Edward Lehman, Director of Planning and Development

RE: City of Jacksonville Transmitted Amendment 09-1AR

Scope of Review

The Regional Council received City of Jacksonville Transmitted Amendment 09-1AR on December 9, 2008. This amendment was submitted in accordance with the provisions of the Pilot Project established in HB 7203 for review of comprehensive plans in the City of Jacksonville. S. 163.32465, F.S., establishes that the City of Jacksonville will be one of the cities that will follow an alternative state review process for comprehensive plan amendments. Pursuant to S.163.3184(4), Florida Statutes, as specified in the contract between the Department of Community Affairs (DCA) and the Regional Council, staff reviewed the Transmitted Amendment. The review of this amendment was based on effects on regional resources and facilities identified in the Strategic Regional Policy Plan and any extra-jurisdictional impacts inconsistent with the Comprehensive Plan of the affected local government. Staff has prepared this and recommendation report to be transmitted to the City of Jacksonville upon approval by the Council.

Amendment Summary

City of Jacksonville Transmitted Amendment 09-1AR contains twelve proposed changes to the Future Land Use Map (FLUM) converted from small-scale land use amendments, nineteen future land use map amendments, and two sets of text amendments. Amendments that would otherwise be small-scale are included with this adoption packet due to issues of FLUM densities.

Future Land Use Map Amendments Formerly Small-Scale

The following twelve (12) amendments that are included in this transmittal packet that were originally adopted as small-scale are summarized as follows:

- Proposal to change 0.62 acres from Low Density Residential to Residential-Professional-Institutional
- Proposal to change 6.18 acres from Low Density Residential to Neighborhood Commercial
- Proposal to change 0.46 acres from Low Density Residential to Business Park
- Proposal to change 1.43 acres from Low Density Residential to Community/General Commercial
- Proposal to change 5.94 acres from Low Density Residential to Community/General Commercial
- Proposal to change 1.05 acres from Low Density Residential to Residential-Professional-Institutional
- Proposal to change 0.47 acres from Low Density Residential to Residential-Professional-Institutional
- Proposal to change 6.71 acres from Low Density Residential to Community/General Commercial
- Proposal to change 0.28 acres from Low Density Residential to Residential-Professional-Institutional
- Proposal to change 0.25 acres from Low Density Residential to Residential-Professional-Institutional
- Proposal to change 3.22 acres from Low Density Residential to Neighborhood Commercial
- Proposal to change 9.51 acres from Low Density Residential to Neighborhood Commercial

Future Land Use Map Amendments

1. Proposal to change 3.29 acres from Agriculture(iii) to Community/General Commercial

The amendment proposes to change 3.29 acres from Agriculture(iii) to Community/General Commercial. The property is located on the north side of Beach Blvd., just west of the Intracoastal Waterway. The purpose of this amendment is to allow for commercial development in this location of the City. The site is presently undeveloped, and is bordered by marsh lands associated with the Intracoastal

Waterway on three sides, with residential development located across Beach Blvd. to the south. A portion of the subject parcel is located within the Coastal High Hazard Area (CHHA). An asterisk has been included with the amendment that prohibits residential units on the site. The current future land use map development potential is 1 single family dwelling unit, and the proposed FLUM development potential is 50,152 square feet of commercial uses.

2. Proposal to change 3.73 acres from Low Density Residential to Residential-Professional-Institutional

The amendment proposes to change 3.73 acres from Low Density Residential to Residential-Professional-Institutional. The property is located at the northeast corner of Fraser Road and Cromwell Road west of St. Johns Bluff Road. The property is bordered by vacant land and single-family units on all sides. The property is presently occupied by a single-family dwelling unit. This amendment will be an extension of the existing RPI land use that borders to the east. The current future land use map development potential is 18 single-family dwelling units, and the proposed FLUM development potential is 55 multi-family dwelling units.

3. Proposal to change 8.63 acres from Light Industrial to Community/General Commercial

The amendment proposes to change 8.63 acres from Light Industrial to Community/General Commercial. The property is located along Kings Avenue near I-95. The purpose of this change is to permit a multi-use development. The property is bordered by a variety of industrial and commercial uses. The property is presently occupied by the Kings Avenue Garage. According to the Jacksonville Planning Department staff, the land use change will allow for mixed-use development in an area of Jacksonville just south of the Urban Core that is characterized by a mix of uses. The current future land use map development potential is 150,369 square feet of light industrial uses, and the proposed FLUM development potential is 131,572 square feet of commercial uses.

4. Proposal to change 35.0 acres from Heavy Industrial to Heavy Industrial

The amendment proposes to change 35.0 acres from Heavy Industrial to Heavy Industrial (this is not a misprint). The purpose of this change is to combine two parcels with Heavy Industrial land use and create an asterisk on the 35 acres of HI land to limit it to 550,000 square feet of industrial space. The property is located along the west side of Yellow Water Road just south of I-10. The property bordered by vacant land in HI and Ag land use on three sides, with single-family residential bordering to the east. The purpose of this amendment is to modify the total potential amount of development

that could occur on the site. The eastern portion of the site was limited earlier to a total of 50,000 square feet of industrial use. The property is presently occupied with a mobile home and vacant land. The current future land use map development potential is 30 single family dwelling units and 293,239 square feet of industrial use, and the proposed FLUM development potential is 550,000 square feet of industrial development.

Comment: The City's report indicates the intent to create an asterisk that allows for up to 550,000 square feet of industrial space. No such asterisk is shown on the proposed map. The amendment packet should include such notation.

5. Proposal to change 25.88 acres from Agriculture(ii) to Light Industrial

The amendment proposes to change 25.88 acres from Agriculture(ii) to Light Industrial. The property is located along the east side of U.S. 301 south of its interchange with I-10. The purpose of this change is to allow industrial development to serve future residential development in this part of the City. The property is bordered by undeveloped land in AG land use on all sides. To the west across U.S. 301 is a planned Rural Village. The property is presently vacant. The current future land use map development potential is 0 dwelling units, and the proposed FLUM development potential is 450,933 square feet of commercial uses.

Comment: The City's report is confusing, in that the text states that industrial usage is planned, while the analysis states that commercial is contemplated. Impacts to U.S. 301 are analyzed using the trip generation rate for industrial. The City should clarify the intended use of the subject parcel.

6. Proposal to change 17.7 acres from Low Density Residential to Light Industrial

The amendment proposes to change 17.7 acres from Low Density Residential to Light Industrial. The property is located along the west side of Old Kings Road at the intersection with Lane Avenue North. The property is bordered by industrial land and an old landfill to the east and north, with residential land bordering to the west and south. The applicant contends that because the site abuts the old landfill, it is not suitable for low density residential development. The property is presently vacant. The current future land use map development potential is 89 dwelling units, and the proposed FLUM development potential is 308,405 square feet of light industrial uses.

7. Proposal to change 15.8 acres from Low Density Residential to Business Park

The amendment proposes to change 15.8 acres from Low Density Residential to Business Park. The property is located southwest of the intersection of Imeson Road and Pritchard Road. The proposed change to Business Park will act as a transition between the industrial land to the east and north, and the surrounding residential development. Single-family residential dwelling units border the property to the west and south. The property is presently vacant. The current future land use map development potential is 79 single family dwelling units, and the proposed FLUM development potential is 240,886 square feet of office/light industrial uses.

8. Proposal to change 89.0 acres from Residential-Professional-Institutional to Light Industrial

The amendment proposes to change 89.0 acres from Residential-Professional-Institutional to Light Industrial. The subject property was previously changed from LI in 2005. The property is located along the east side of Imeson Road just south of its intersection with Pritchard Road. The subject parcel is located across Imeson Road from the immediately previous FLUM proposal. Industrial land use borders to the east and north, with residential land and undeveloped wetlands bordering to the south and west. The property is presently occupied by vacant land and silviculture operation. The current future land use map development potential is 1,938,420 square feet of non-residential uses or 1,335 single family dwelling units, and the proposed FLUM development potential is 1,550,736 square feet of light industrial uses.

9. Proposal to change 80.31 acres from Agriculture(iii) to Light Industrial

The amendment proposes to change 80.31 acres from Agriculture(iii) to Light Industrial. The property is located at the northwest corner of the Moncrief Road and Imeson Road intersection. The proposed change extends an existing area of Light Industrial land located to the south and east. Undeveloped land in an Ag land use forms the northern and western boundaries. The property is presently vacant. The current future land use map development potential is 8 single family dwelling units, and the proposed FLUM development potential is 1,399,321 square feet of light industrial space.

10. Proposal to change 1.33 acres from Low Density Residential to Community/General Commercial

The amendment proposes to change 1.33 acres from Low Density Residential to Community/General Commercial. The purpose of this amendment is to include the

remainder of a property that was previously changed to the requested land use. The property is located along the west side of Fouraker Road north of its intersection with Normandy Blvd. The proposed change extends an existing area of CGC land (recently changed) located to the south. Residential lands border to the north and west. The property presently consists of a vacant single-family dwelling. The current future land use map development potential is 6 single family dwelling units, and the proposed FLUM development potential is 20,277 square feet of commercial use.

11. Proposal to change 5.79 acres from Low Density Residential to Community/General Commercial

The amendment proposes to change 5.79 acres from Low Density Residential to Community/General Commercial. The property is located along the east side of Main Street south of Park Ave. The proposed change extends an existing strip of CGC land located to the west along Main Street. Residential dwelling units border to the east, north and south. The property presently consists of an existing business and a vacant parcel. The current future land use map development potential is 28 single family dwelling units, and the proposed FLUM development potential is 88,274 square feet of commercial use.

12. Proposal to change 153.78 acres from Low Density Residential to Light Industrial

The amendment proposes to change 153.78 acres from Low Density Residential to Light Industrial. The property is located along the south side of I-295 west of Duval Road. According to the City's report, the site is appropriate for light industrial and business park activity due to proximity to I-295 and the advent of major industrial complexes related to port activity. The subject parcel is bordered by residential development. The property is currently vacant. The current future land use map development potential is 768 single family dwelling units, and the proposed FLUM development potential is 2,679,462 square feet of light industrial uses.

Committee Recommendation: FLUM changes above (nos. 8, 9, & 12) result in over 320 acres of land with the potential for over 5.5. million square feet of industrial development in the I-295 corridor. The City should provide an analysis of the cumulative impacts of this potential light industrial development to I-295.

13. Proposal to change 12.79 acres from Rural Residential to Community/General Commercial and 92.37 acres from Rural Residential to Water Dependent/Water Related

The amendment proposes to change 12.79 acres from Rural Residential to Community/General Commercial and 92.37 acres from Rural Residential to Water Dependent/Water Related. The property is located along the St. Johns River on the south side of Heckscher Drive at Sisters Creek. According to the City's report, the purpose of this amendment is to allow for a mixed-use development consistent with the waterfront location and the uses in the vicinity. Through this amendment, the City is providing a map asterisk that limits development to no residential dwelling units. The subject parcel is bordered by rural residential development to the west, with CGC land use located across Heckscher Drive. The property is currently used as a campground. The current future land use map development potential is 209 single family dwelling units, and the proposed FLUM development potential is 1,005,909 square feet of heavy waterfront industrial and 194,996 square feet of commercial uses.

Comment: The City's report is confusing. The summary page indicates this is an amendment to 12.79 acres, while the text indicates there are an additional 92.37 acres changing to WD/WR that are subject to this amendment. This needs to be clarified in the adopted amendment.

14. Proposal to change 327.83 acres from Agriculture(ii), Agriculture(iii), and Agriculture(iv) to Light Industrial

The amendment proposes to change 327.83 acres from Agriculture(ii), Agriculture(iii), and Agriculture(iv) to Light Industrial. The property is located at the southwest corner of Arnold Road/Pecan Park Road near the Airport. According to the City's report, light industrial land use is a viable adjunct to the operation of this area of the City near the Airport. The subject parcel is bordered by Airport property and scattered residential development. The property is currently vacant. The current future land use map development potential is 25 single family dwelling units, and the proposed FLUM development potential is 5,712,110 square feet of light industrial uses.

15. Proposal to change 1,760.0 acres from Agriculture(ii), Agriculture(iii), Agriculture(iv), Low Density Residential, and Public Buildings and Facilities to Multi-Use

The amendment proposes to change 1,760.0 acres from Agriculture(ii), Agriculture(iii), Agriculture(iv), Low Density Residential, and Public Buildings and Facilities to Multi-Use to allow for the designation of this property as the Palmetto Bay Regional Activity

Center. The property is located on the north side of Arnold Road and east of Lannie Road on property that was formerly part of the Timucuan DRI, which was withdrawn by the applicant prior to final approval. The property borders Agriculture land uses on all side, with some residential land uses bordering to the south and east. The property is primarily vacant with existing silviculture operations and some single-family residential development. The current future land use map development potential is 103 single-family dwelling units and 229,997 square feet of public buildings. The proposed FLUM development is established by new Policy 4.3.14 as 200,000 square feet of commercial, 500 hotel rooms, 100,000 square feet of office, and 1,499 single-family residential units. Regional Activity Center is defined as follows in Rule 28-24.014(10)(a), Florida Administrative Code (F.A.C.): "a compact, high intensity, high density multi-use area designated as appropriate for intensive growth by the local government of jurisdiction and may include: retail; office; cultural, recreational and entertainment facilities; hotels and motels; or appropriate industrial activities. The designated area shall be consistent with the local government comprehensive plan and future land use map intensities; shall routinely provide service to, or be regularly used by, a significant number of citizens of more than one county; contain adequate existing public facilities as defined in Chapter 9J-5, F.A.C., or committed public facilities, as identified in the capital improvements element of the local government comprehensive plan; and shall be proximate and accessible to interstate or major arterial roadways.

Recommendation: Staff questions whether the definition of a regional activity center is met by this proposed amendment. It is questionable that a proposed multi-use project of 1,760 acres is "compact," is high density, and high intensity, and lends doubt as to whether the intent of the State's rule for RACs is met by this proposed amendment.

Recommendation: Designation of the entire area as MU does not provide adequate assurance that parcels within the CHHA will receive adequate protection from residential development. The City should amend the plan and designate these lands as Conservation.

Recommendation: The City should not adopt this amendment until there is an adequate commitment for a 4-lane facility (as approved by the Council in the Timucuan DRI) that connects I-95 to Lem Turner Road.

16. Proposal to change 141.64 acres from Agriculture(iii) to Light Industrial

The amendment proposes to change 141.64 acres from Agriculture(iii) to Light Industrial. The property is located southwest of the terminus of Arnold Road near the Airport. According to the City's report, light industrial land use is consistent with

expanding port operations. The subject parcel is bordered by Airport property and vacant land to the south, with vacant land subject to other land use amendments bordering to the north, east, and west. The property is currently vacant. The current future land use map development potential is 14 single family dwelling units, and the proposed FLUM development potential is 2,467,935 square feet of light industrial uses.

17. Proposal to change 1,013.0 acres from Agriculture(ii) and Agriculture(iii) to Light Industrial

The amendment proposes to change 1,013.0 acres from Agriculture(ii) and Agriculture(iii) to Light Industrial. The property is located north of the Airport at the western terminus of Arnold Road. According to the City's report, the land use change will provide a combination of industrial, office, and commercial uses consistent with development trends around the Airport. The subject parcel is bordered by Airport property and vacant land to the south, and by vacant land subject to plan amendments on the other boundaries. The property is currently a vacant sod farm. The current future land use map development potential is 68 single family dwelling units, and the proposed FLUM development potential is 17,650,511 square feet of light industrial uses.

Comment: As noted by the City in their staff report, any industrial development of 320 acres or more is a DRI. The City notes that "according to the applicant, while the site is larger than 320 acres it is not the intent to develop a DRI sized project. The subject parcel may have 300 acres of industrial uses with the remaining acreage being commercial and/or office uses which are permitted by the LI land use." Staff notes that the DRI acreage thresholds for commercial and office development are 40 acres and 30 acres respectively. The DRI status of this project should be monitored closely during PUD review. The City should require the applicant(s) to obtain a binding letter of interpretation from DCA as necessary to clarify the DRI status of these properties.

Recommendation: The City should not adopt this amendment until there is an adequate commitment for a 4-lane facility (as approved by the Council in the Timucuan DRI) that connects I-95 to Lem Turner Road.

18. Proposal to change 499.58 acres from Agriculture(ii), Agriculture(iii) and Rural Residential to Light Industrial

The amendment proposes to change 499.58 acres from Agriculture(ii), Agriculture(iii) and Rural Residential to Light Industrial. The property is located north of the Airport at the eastern terminus of Parete Road South. According to the City's report, the land use

change will provide a combination of industrial, office, and commercial uses consistent with development trends around the Airport. The subject parcel is bordered by Airport property and vacant land to the south, and by vacant land subject to plan amendments on the other boundaries. The property is currently vacant. The current future land use map development potential is 50 single family dwelling units, and the proposed FLUM development potential is 8,704,680 square feet of light industrial uses.

Comment: As noted by the City in their staff report, any industrial development of 320 acres or more is a DRI. The City notes that "according to the applicant, while the site is larger than 320 acres it is not the intent to develop a DRI sized project. The subject parcel may have 300 acres of industrial uses with the remaining acreage being commercial and/or office uses which are permitted by the LI land use." Staff notes that the DRI acreage thresholds for commercial and office development are 40 acres and 30 acres respectively. The DRI status of this project should be monitored closely during PUD review.

Recommendation: The City should not adopt this amendment until there is an adequate commitment for a 4-lane facility (as approved by the Council in the Timucuan DRI) that connects I-95 to Lem Turner Road.

19. Proposal to change 435.9 acres from Low Density Residential, Community/General Commercial, Residential-Professional-Institutional, Light Industrial, and Business Park to Multi-Use

The amendment proposes to change 435.9 acres from Low Density Residential, Community/General Commercial, Residential-Professional-Institutional, Light Industrial, and Business Park to Multi-Use. The purpose of the amendment is to facilitate development of land identified in the Bayard Community Plan in a manner consistent with the Plan recommendations and associated Smart Code. The property is located on the east side of Philips Highway across from its intersection with St. Augustine Road. The property borders vacant land in a number of land use categories to the north, east, and south, with a residential subdivision and vacant land bordering to the west. The property is presently occupied by a mix of residential, commercial and vacant land. According to the City, the Bayard Plan seeks to balance the rural, small-town heritage of Bayard with new suburban scale development that will result from the proposed S.R. 9B, the widening of U.S. 1, and the prospective build out of the nearby Bartram Park, Gran Park and Nocatee DRIs. The current future land use map development potential is 1,925 single-family dwelling units, 507,691 square feet of commercial development, 153,091 square feet of industrial development, and 177,507 square feet of office/institutional development. The proposed FLUM development is established by an asterisk that identifies the potential development as 689 single-family dwelling units,

Board Memorandum
January 7, 2009
Page 11

789 multi-family dwelling units, 326,111 square feet of commercial uses, and 382,021 square feet of office/institutional uses.

Concurrent with this land use amendment is a text amendment to the text of the Multi-Use category that makes MU land use appropriate for areas where the City sponsors and adopts a community plan and its resulting revised land regulations in conjunction with adoption of the MU category.

Text Amendments

1. The first set of text amendments address changes to the Future Land Use Element that relate to providing the ability of four land use categories with a maximum density of 20 units per acre to be utilized for small-scale amendments with density limitations. Originally the City had attempted to address density issues through an asterisk notation, however, DCA indicated that such a change to the FLUM is a text change and does not qualify as a small-scale amendment. The City is including language in the text for the Business Park, Community/General Commercial, Neighborhood Commercial, and Residential-Professional-Institutional land uses that specifically limit densities to a maximum of ten units per acre where the land use category has been established by a small-scale amendment.
2. The other set of text amendments, as reference above, amends the Multi-Use Category of the Future Land Use Element to allow such a designation where the City sponsors and adopts a community plan and its resulting revised land development regulations.

Recommendation

Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the City of Jacksonville.

Tab 12



Bringing Communities Together

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

MEMORANDUM

DATE: March 24, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee Chairman

FROM: Valerie F. Evans, Principal Regional Planner

RE: Intergovernmental Coordination and Review (IC&R) Status Log and Report Activity for the Month of March 2009.

Applications received for review through the IC& R process totaled 28. Below is a summary of IC&R activity for the month of March 2009 by category.

Environmental Permits: 22 Applications

Grant Requests: 6 Applications

Application fund sources are broken down as follows:

| | Current Month | Year to Date |
|-------------|----------------|-----------------|
| Federal | \$1,868,978.00 | \$15,614,513.80 |
| State | | \$285,901,.60 |
| Applicant | | \$11,475,335.00 |
| Other/Local | | \$11,002,105.60 |
| Totals | \$1,868,978.00 | \$38,377,856.00 |

All applications were reviewed internally and have been processed accordingly. Each active and completed application is reported in the: **MONTHLY IC&R REVIEW DATA BASE –March 1-24, 2008**

Mar-09

BAKER

| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
|------------------------------------|-----------|------------------|------------------------------|------------------|----------------|--------------|
| BK09-0003 | EXEMPT | Capital Stimulus | Section 5311 | | | \$298,964.00 |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| \$298,964.00 | | | | 3/31/09 | | |
| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
| | | | | | | |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | | | |

CLAY

| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
|------------------------------------|-----------|------------------|------------------------------|------------------------------|----------------|----------------|
| CL09-0004 | EXEMPT | Capital Stimulus | Section 5311 | Clay County Council on Aging | | \$1,030,400.00 |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| \$1,030,400.00 | | | | | | |

DUVAL

| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
|------------------------------------|-----------|------------------|------------------------------|------------------|----------------|--------------|
| DV09-0001 | EXEMPT | Capital Stimulus | Section 5311 | JTA | | \$155,610.00 |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| \$155,610.00 | | | | 3/23/09 | | |

Flagler

| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
|------------------------------------|-----------|------------------|------------------------------|--------------------|----------------|-------------|
| FL09-0004 | EXEMPT | Capital Stimulus | Section 5311 | Flagler County BCC | | \$76,004.00 |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| \$76,004.00 | | | | | | |
| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
| | | | | | | |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | | | |
| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
| | | | | | | |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | | | |

NASSAU

| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
|------------------------------------|-----------|------------------|------------------------------|-----------------------------------|----------------|------------------|
| NA09-0005 | | Capital Stimulus | Section 5311 | Council of Aging of Nassau County | | \$429,400,000.00 |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| \$308,000.00 | | | | 3/31/09 | | |
| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
| | | | | | | |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | | | |

PUTNAM

| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
|------------------------------------|-----------------|----------|--|-------------------|----------------|------------------|
| PT09-0008 | FL200902274625C | Loan | USDA Rural Dev for Business and Industry | Mountain 1st Bank | | \$429,400,000.00 |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | 3/31/09 | | *** |
| NEFRC # | SAI# | Activity | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
| | | | | | | |
| Amount of Funding Requested | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | | | |

ST. JOHNS

| NEFRC # | SAI# | Type | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
|------------------------|-----------|-------|---------------------------|------------------|----------------|------------|
| Funding Summary | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | | | |
| NEFRC # | SAI# | Type | Application/Project Title | Applicant | Cost Sorc. | Total Cost |
| | | | | | | |
| Funding Summary | | | Due Date | | Status | |
| Federal | Applicant | State | Other/Local | Regional Council | Clearing House | |
| | | | | | | |

***Comments Received and Forwarded to Clearinghouse

| | Current Month | Year to Date |
|-------------|----------------|-----------------|
| Federal | \$1,868,978.00 | \$15,614,513.80 |
| State | | \$285,901.60 |
| Applicant | | \$11,475,335.00 |
| Other/Local | | \$11,002,105.60 |
| Totals | \$1,868,978.00 | \$38,377,856.00 |

Environmental Permits
Mar-09

| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
|----------------------|-----------------------|---|---------------|----------------------------|--|-----------------------|
| ENV09-0029 | ERP | Grand Reserve & Golf Club | Flagler | US 1 & Grand Reserve Drive | OB at Flagler LLC | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0030 | ERP | Church parking and retention | Flagler | US1 | Christ the King Evangelical Luth. Church | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0031 | ERP | Island Beachwear/ stormwater mgt system | St. Johns | 480 A1A Beach Blvd. | J. Paspalakis | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0032 | ERP | Inn at Jacksonville Airport | Duval | Surface H20 mgt | M. Hart/JAA | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0033 | ERP | JCA C -27 Project Spartan | Duval | 5831 Aviation Avenue | D. Powder | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0034 | ERP | Racetrac Store #710 | Duval | Racetrac Petroleum | | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0035 | ERP | Egans Creek Greenway Wooden Walkway | Nassau | Fernandina Beach | COFB | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0036 | NOI | Coleman Timber / Logging Road Culvert Install | St. Johns | | E. Green | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0037 | ERP | Bank bldg construction using existng dentention | Nassau | SR 200 / A1A | | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0038 | ERP | Harris Teeter Shopping Village | Nassau | A1A/S. Fletcher Road | T. Rentz | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0039 | ERP | Palm Coast Data Warehouse Exp./ Warehouse expansion | Flagler | | W. Evans | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0040 | ERP | Ditchblock on Barnwell | St. Johns | 3171 Coastal Hwy | SJC Parks & Rec. | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0041 | ERP | Nease Beachfront Park | | | | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0042 | ERP | Shores Commercial | St. Johns | US Hwy 1 | Legends Land LLC | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0043 | ERP | Chalk Commercla Bidg | St. Johns | 7581 SR207 | R. Chalk | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0044 | ERP | I95/SR207 Road constrction | St. Johns | | FDOT | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0045 | ERP | Tallow Rodge Borrow Pit | Duval | Gover | G. Sayar | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0046 | ERP | Atlantic Bch. Offc.Retail | Duval | | Atlantic Bch Merchants | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0047 | ERP | Deermeadows Baptist Church parking Exp. | Duval | 6501 Arlington Expressway | BV & assoc. | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0048 | Wetland Determination | Asian Properties | St. Johns | W od US1 by Shores Blvd | | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| ENV09-0049 | NOI | Helow Properties | Nassau | | Helow Properties | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| | | | | | | SJRWMD |
| NEFRC # / SA# | Type of Permit | Project Title/Description | County | Location | Applicant | Issuing Agency |
| | | | | | | |

Tab 13

MEMORANDUM

DATE: March 23, 2009

TO: Northeast Florida Regional Council

THRU: Planning and Growth Management Policy Committee

FROM: Edward Lehman, Director of Planning and Development

RE: March Development of Regional Impact Report

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

Cordova Palms

The ADA for Cordova Palms was submitted on April 19, 2006. Cordova Palms was formerly known as Lemberg North. The pre-application conference for the DRI was held on October 25th. The project is located along the western side of U.S. 1 just west of the St. Augustine Airport. The master development plan calls for 1700 residential dwelling units, 600,000 square feet of retail, and 100,000 square feet of office development. First sufficiency review was transmitted to the applicant on May 22, 2006. The first sufficiency response was received on September 11, 2006. Second sufficiency review comments were transmitted to the applicant on October 11, 2006. The applicant recently requested and received a 90-day extension to the 120-day period to respond to the first sufficiency review. The applicant submitted the second sufficiency response on July 13, 2007. The County has been notified to set the public hearing for the D.O. The applicant has requested a waiver from the 90-day period to have the hearing to allow for the Comprehensive Plan amendment to be processed.

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,

March DRI Report
February 23, 2009
Page 2

1,700,000 square feet of office development, 3,000,000 square feet of retail development and 800 hotel rooms. The ADA for Durbin has been submitted. A sufficiency response was transmitted to the applicant on February 9. The applicant has requested an additional extension until August in order to work with FDOT on alignments of roadway improvements.

Elkton

The Elkton DRI is a proposed multi-use DRI located in St. Johns County along S.R. 207 west of I-95. The pre-application conference was held on January 27th. The proposed development plan consists of a three-phase development, with 3600 dwelling units, 40,000 square feet of office, 140,000 square feet of retail, 40,000 square feet of medical, and 70,000 square feet of industrial. The sufficiency review for Elkton was transmitted to the applicant on Sept 13 – transportation comments were transmitted on Sept 27. The applicant has submitted the first sufficiency response. Second sufficiency review comments were transmitted to the applicant on February 2. The applicant has submitted the second sufficiency response, and the Council staff has notified St. Johns County to set the public hearing.

Navona Creek

The Navona Creek DRI is a proposed multi-use DRI located in Baker County just to the east of the proposed Cedar Creek DRI. The pre-application conference was held on August 10th. The proposed development plan consists of 5,913 single-family dwelling units, 4087 multi-family dwelling units, 1,500,000 square feet of business park development, 330,000 square feet of village center development, and a 120-bed hospital. Because the ADA has not been submitted within one year, this project will have to conduct another pre-application conference prior to ADA submittal.

Old Brick Township

The Old Brick Township DRI is a proposed multi-use DRI located in Flagler County in the northern portion of the County along the St. Johns County line. The property is located west of U.S. 1 and east of C.R. 13 (Old Brick Road). The pre-application conference was held on December 14th. The proposed development plan calls for three five-year phases and consists of 5,000 dwelling units, 1,000,000 square feet of industrial development, 50,000 square feet of office development, and 100,000 square feet of commercial development. The ADA was submitted for review, with the sufficiency response transmitted to the applicant on June 26.

Hunter's Ridge Substantial Deviation

Hunter's Ridge is an approved DRI in Flagler County and Ormond Beach. As part of the settlement of an appeal of the D.O., in 1992 an area of Hunter's Ridge was determined to be a "Substantial Deviation Area." No development can occur until this area of the project goes through substantial deviation review. The pre-application conference was held on January 18 in Flagler County. *The applicant has indicated they intend to submit the ADA soon. Because no ADA was submitted within one year, we have scheduled a follow up pre-application meeting to review the project proposal on April 14th.* The amount of development proposed within the Substantial Deviation Area consists of 849 single-family dwelling units, 69,900 square feet of office space, 52,580 square feet of retail space, and 58,520 square feet of light industrial space.

Old Kings Park

The pre-application conference for Old Kings Park, a proposed DRI in St. Johns County, was held on January 16th. The proposed DRI is located in the southwest quadrant of the S.R. 206/I-95 interchange. The proposed amount of development consists of 3,630 residential dwelling units, 210,000 square feet of retail, 50,000 square feet of office, and 1,950,000 square feet of industrial development in three five-year phases.

Watermark

The pre-application conference for Watermark, a proposed DRI in St. Johns County, was held on January 23rd. 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.

Three Lakes

The pre-application conference for Watermark, a proposed DRI in the City of Palm Coast, is scheduled for April 3rd. The proposed DRI is located west of U.S. 1 just north of the Espanola area, just south of the proposed Old Kings Park DRI. The proposed amount of development consists of 7,000 residential dwelling units, 369,000 square feet of retail, 100,000 square feet of civic/office, and 1,870,000 square feet of industrial/office development in three six-year phases.

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 | January 2010 |
| Cordova Palms | September 2009 |
| Elkton | March 2010 |
| Navona Creek | Unknown |
| Old Brick Township | November 2009 |
| Hunter's Ridge Substantial Deviation | February 2010 |
| Watermark | January 2010 |
| <i>Three Lakes</i> | <i>May 2010</i> |
| Old Kings Park | January 2010 |