

# **NEFRC**



**Planning & Growth Management  
Policy Committee  
Meeting**

**March 4, 2010  
9:00 a.m.**

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



***Bringing Communities Together***

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

Date: March 4, 2010

To: NEFRC Planning and Growth Management Policy Committee

From: Margo Moehring, *Margo Moehring*  
Director, Planning & Strategic Initiatives

Re: **April 1, 2010 Committee Meeting**

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The next meeting of the NEFRC Planning and Growth Management Policy Committee will be held:

**When: Thursday, April 1, 2010**

**Time: 9:00 a.m.**

**Place: Northeast Florida Regional Council**

**Address: 6850 Belfort Oaks Place  
Jacksonville, FL 32216**

**Northeast Florida Regional Council  
Planning and Growth Management Policy Committee**

**Thursday, March 4, 2010  
9:30 a.m.**

**AGENDA**

TAB

1. Call to Order, Roll Call, Introductions - Chair Brown
- \* 2. Approval of Minutes of January 7, 2010 meeting - Chair Brown..... 1
3. February Comprehensive Plan Amendment Review – Margo Moehring ..... 2
- \* A. St. Johns County Transmitted Amendment 10-1 – Guy Parola ..... 3
4. Development of Regional Impact (DRI) Report - Ed Lehman ..... 4
5. Intergovernmental Coordination and Review (IC&R) Report – None this month
6. Other
7. Public Comment - LIMITED TO 3 MINUTES PER SPEAKER
8. Next Meeting Date and Location: **Thursday, April 1, 2010  
Northeast Florida Regional Council  
6850 Belfort Oaks Place  
Jacksonville, FL 32216**
9. Adjournment

\*Denotes Action Item

# **Tab 1**

Thursday, January 7, 2010

**MINUTES**

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, January 7, 2010 at 9:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216. **Chair Brown** called the meeting to order with the following members present representing a quorum:

**PRESENT**

Commissioner Crichlow  
Mr. Register  
Mr. Smallwood  
Commissioner Parsons  
Mayor Robinson  
Commissioner Boyle  
Mayor Graham  
Mr. Spaeth  
Mr. Larson  
Commissioner Bryan  
Commissioner Stevenson  
Mr. Cole (Ex-Officio)  
Mr. Bennett for Mr. Parks (Ex-Officio)  
Ms. Conway for Mr. Strong (Ex-Officio)  
**Ms. Brown (Chair)**

**EXCUSED**

Commissioner Stewart  
Mr. Thompson  
Ms. Vallencourt  
Commissioner Harris  
Vice-Mayor Lawson-Brown  
Ms. Stern  
Ms. Andrews (Ex-Officio)

**ABSENT**

Others: Commissioner Kenny Eubanks – Putnam County, Mike Kloehn, Sung Man Kim, Sarah Langieri, Dan Camp, Lt. Dan Chitwood, Steve Fitzgibbons, Geoffrey Sample and other members of the public.

Staff: Ed Lehman, Margo Moehring, Guy Parola, Ameera Sayeed, Jennifer Hewett-Apperson, Michael Calhoun, and Angela Giles.

**\*Approval of Minutes – Mr. Register moved approval of the November 5, 2009 meeting minutes; seconded by Commissioner Parsons; motion carried unanimously.**

November Comprehensive Plan Amendment Review and Recommendations to DCA - Ms. Moehring stated that there were ten (10) Comprehensive Plan Amendments that were reviewed during the month of November. There were no transmitted amendments; five (5) adopted amendments and one (1) Evaluation and Appraisal Report (EAR) brought before the Committee and Board for review. The Small Scale Amendments have been reviewed by staff and are generally consistent with the Strategic Regional Policy Plan (SRPP). As the December 2009 meeting was cancelled, the items were reviewed with the Committee Chair and sent to DCA with Staff Recommendations.

December Comprehensive Plan Amendment Review - Ms. Moehring stated that there were twenty (20) Comprehensive Plan Amendments that were reviewed during the month of December. There was one (1) transmitted amendment; five (5) adopted amendments and one (1) adopted Evaluation and Appraisal Report (EAR) brought before the Committee and Board for review. The Small Scale

Amendments have been reviewed by staff and are generally consistent with the Strategic Regional Policy Plan (SRPP).

\*City of Palm Coast Transmitted Amendment 09D-2 – Mr. Lehman gave a brief overview of the amendment, stating that D indicates that it corresponds to a Development of Regional Impact (DRI). Mr. Lehman informed the members that this addresses the land use change for the Neoga Lakes DRI in the City of Palm Coast. Mr. Dan Camp with Cousins Properties was available to answer any questions. The City is proposing to change 6,378 acres of land from 5,539 acres of Timberland and 839 acres of Conservation to DRI – Mixed Use. The land use plan proposed in the DRI consists of 6,300 s.f. dwelling units, 700 s.f. dwelling units, 354,000 s.f. of retail, 45,000 s.f. of office, and 1,870,000 s.f. of business center (office/industrial). In addition, there are 1,345 acres of parks and recreation/open space and educational facilities planned for the site. Because the project is undergoing DRI review, any impacts on regional resources or facilities should be identified through the DRI process. There will need to be numerous conditions to mitigate impacts on roads, water and sewer, schools, affordable housing, etc., to ensure that the effects are adequately accounted for. This is simply a transmittal, and staff notes that Palm Coast is working very hard with NEFRC staff and other Agency Staff to have a comprehensive mitigation plan. Staff recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs (DCA). **Commissioner Boyle moved approval of transmitting the City of Palm Coast Transmitted Amendment 09D-2 to DCA; seconded by Commissioner Parsons; motion carried unanimously.**

\*City of St. Augustine Beach Adopted Amendment 09-CIE1 – Mr. Parola provided an overview of the Amendment, stating that based on Florida Statute, Capital Improvement Element (CIE) schedules require only one adoption hearing and therefore this will be the only time it is reviewed by the P&G Committee and Council. Staff finds that it is a financially feasible plan and respectfully recommends that the P&G Committee and Council find the City of St. Augustine Beach Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan (SRPP). **Mr. Register moved approval of the City of St. Augustine Beach Adopted Amendment 09-CIE1 as consistent with the SRPP; seconded by Commissioner Bryan; motion carried unanimously.**

\*Clay County Adopted Amendment 09-1MI – Mr. Parola provided a brief overview of the Amendment stating that MI stands for Military Installation. Mike Kloehn from the Clay County Planning Department was present and available to answer any questions. The following is a synopsis of the operative provisions of the amendment: A "Camp Blanding Overlay Impact Area Map" identifying areas impacted by military activities (i.e., noise); requiring that land use amendments, rezonings, developments of regional impact, site plans, subdivisions, and other development orders located within an area impacted by Camp Blanding be forwarded to the military for their review and comment; height limitations within certain areas identified on the "Camp Blanding Overlay Impact Area Map"; limitations on lighting so as to minimize negative effects on aircraft; and placing a non-voting military representative from Camp Blanding on the Local Planning Agency (i.e. Planning Commission). Staff noted that Camp Blanding is a military facility that, according to the information provided, may have an expanded role in the future. All military facilities, because of their state and national purpose, as well as their impacts on the economy and nearby communities, are of regional significance. NEFRC recommends that, as the text amendments are implemented, processes be put into place that allow the Camp and County to clearly and consistently communicate so that the needs of both are met in the interests of the County and the Camp. Discussion followed. **Commissioner Boyle moved that Clay County Adopted Amendment 09-1MI is consistent with the SRPP; seconded by Commissioner Stevenson; motion carried unanimously.**

\*City of Palatka Adopted Amendment 09-CIE1 – Mr. Parola provided an overview of the Amendment, stating that based on Florida Statute, Capital Improvement Element (CIE) schedules require only one adoption hearing and therefore this will be the only time it is reviewed by the P&G Committee and Council. Staff finds that it is a financially feasible plan and respectfully recommends that the P&G Committee and Council find the City of Palatka Adopted Amendment 09CIE-1 consistent with the SRPP.

**Mr. Larson moved approval of the City of Palatka Adopted Amendment 09-CIE1 as consistent with the SRPP; seconded by Commissioner Boyle; motion carried unanimously.**

\*City of Palm Coast Adopted Amendment 09-2 – Ms. Sayeed provided a brief overview of the amendment, stating that this is part of a 2006 transmittal. This amendment changes 22.78 acres from Greenbelt to Residential. The change would support 80 single family residential dwelling units. The parcel is part of a larger 27 acre parcel that was the subject of a large scale FLUM amendment filed in 2006. In 2007 the FLUM amendment was denied, and litigation followed. In 2009 the City initiated a settlement which excluded 5 acres of the parcel to remain Greenbelt. The subject parcel is an enclave of Greenbelt land use surrounded by properties that have a residential land use category. Staff recommends this amendment is consistent with the SRPP. **Mr. Larson moved approval of the City of Palm Coast Adopted Amendment 09-2 as consistent with the SRPP; seconded by Mr. Register; motion carried unanimously.**

\*Putnam County Adopted Amendment 09-2 – Mr. Parola provided a brief overview of the amendment. The amendment contains several Future Land Use Map amendments. Two of the amendments adopted changed the FLUM to Public Facilities; these amendments are for existing Putnam County Parks. The third amendment changes 99± acres from agriculture to Commercial and Rural Residential. This amendment is for the “Town Center at Merryfield” and has a companion, site-specific text amendment to FLUE Policy A.1.9.3.D limiting the total development potential of the site. Also contained within this amendment packet 09-2 is an amendment to the text of FLUE Policy A.1.9.1.A.9. The “Town Center at Merryfield” has an enforceable development agreement and companion amendment to the text of the FLUE requiring the site to be serviced by centralized water and a performance based septic system. Staff recommends that the Amendment is consistent with the SRPP. **Mr. Larson moved approval of the Putnam County Adopted Amendment 09-2 as consistent with the SRPP; seconded by Mr. Register; motion carried unanimously.**

\*City of Fernandina Beach Adopted Evaluation and Appraisal Report (EAR) – Ms. Sayeed gave a brief summary of the EAR. The local major issues are as follows: Neighborhood Preservation, Sustainability, Annexation Plan, and Wetlands Regulation. The special topics have been addressed, and staff recommends that the EAR is found sufficient and consistent with the SRPP.

**Commissioner Boyle moved approval of the Fernandina Beach EAR as sufficient and consistent with the SRPP; seconded by Mr. Larson; motion carried unanimously.**

Development of Regional Impact (DRI) Report - Mr. Lehman stated that the DRI report is for information only and does not require an action. Mr. Lehman informed the members that five DRIs are anticipated for approval this year. A detailed overview will be provided to the Board 1 month prior to the Development Order (DO) review. Watermark DRI will not require any comp plan amendments. Discussion followed.

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated that during the month of December there were 24 applications for environmental permits and 1 application for grant requests. This is for information only and does not require an action.

Other

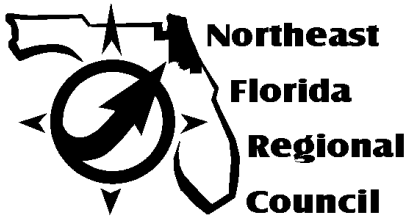
Chair Brown opened the floor for discussion regarding Amendment 4, and asked the Committee if they wished to recommend to the Full Board that the Council take a position on the Amendment. Chair Brown asked for a vote regarding bringing speakers to pursue both sides of Amendment 4 to the Council to present to the Board, and request that staff coordinate with Cornerstone. **Mr. Smallwood made the motion; seconded by Commissioner Parsons; motion carried unanimously.** Discussion followed. Mr. Teeple stated that we cannot use state funds to campaign for or against.

Next Meeting Date

The next meeting will be held Thursday, February 4, 2010, at 9:00 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 10:00 a.m.


# Tab 2



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## MEMORANDUM

**DATE:** March 2, 2010  
**TO:** Northeast Florida Regional Council  
**THRU:** Planning and Growth Management Policy Committee  
**FROM:** Margo Moehring,   
Director of Planning and Strategic Initiatives  
**RE:** Comprehensive Plan Amendment Review: February, 2010

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As of this date, during the month of February, 2010, Regional Council staff reviewed two (3) comprehensive plan amendments. One (1) transmitted amendments is being brought before the Committee and Board for review.

### Transmitted Amendments

St. Johns County 10-1

### Adopted Amendments

None.

### Evaluation and Appraisal Reports:

None.

### Small-Scale Amendments\*:

St. Johns County Ordinance 2010-3

- *Changes 6.38 acres from Residential Rural/Silviculture to Rural Commercial*

City of Jacksonville Ordinance 2009-663

- *Changes 6.16 acres from Low Density Residential to Light Industrial*

\*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.

# Tab 3

**FORM C-7**

**NORTHEAST FLORIDA REGIONAL COUNCIL**

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

1. Local Government Name: St. Johns County
2. Amendment Number: 10-1
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F.; or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? (YES) (NO)
4. Date DCA Notified RPC that Amendment Package was Complete, if Applicable: Not Received To Date
5. Date Amendment Review must be Completed and Transmitted to DCA: March 8, 2010
6. Date the Amendment Review was transmitted to DCA: March 5, 2010
7. Description of the Amendment:

The amendment contains the following: A Future Land Use Map Amendment for 580± acres from Rural Silviculture to Mixed Use District; and a site-specific text amendment limiting development to 300 multi-family units, 385,000 square feet of retail, and 97,500 square feet of office.

The entitlements identified above are to be spread over two, five-year phases:

Phase 1 2010-2015:

Office Park: 50,000 square feet  
Shopping Center: 120,000 square feet

Phase 2 2015-2019.

Apartment: 300 units  
Office Park: 47,500 square feet  
Shopping Center: 265,000 square feet

Companion is an amendment to the St. Johns County Five Year Schedule of Capital Improvements (2009-2014) totaling \$32,451,000 in transportation improvements within the I-95/International Golf Parkway interchange. The transportation improvements, which have been attached to the end of this staff report, will be incorporated into an enforceable development agreement.

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

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
Rural Silviculture	Mixed Use District	1 unit / 100 acres	.6 units / acre	N/A	.02	*300	*482,500 square feet

\* Future Land Use Element Policy A.1.11 (H) (8) (F) The property known as the Nine Mile Gang Tract (COMPAMD 2009-01), a 580 +/- acre parcel, legally described below, is assigned a Mixed Use District Future Land Use designation by Ordinance No. \_\_\_\_\_. The property is included in the Mill Creek Development Area Boundary. Except as set forth below, the maximum density and intensity of uses to be developed on the property shall not exceed 300 multi-family residential dwelling units, 385,000 gross square feet of retail service uses, and 97,500 gross square feet of office uses, or a combination of uses such that the PM peak hour external new trip generation of the uses do not exceed the equivalent thereof. The density and intensity of development as set forth above shall be permitted consistent with the associated Development Agreement with the Nine Mile Gang Partnership dated \_\_\_\_\_.

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

Generally, Amendment 09-1 is consistent with the Strategic Regional Policy Plan.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

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

*Regional Goal 1.2 Improve the siting of very low-, low-, and moderat-income housing throughout the northeast Florida region.*

The development proposed 300 multi-family units. Multi-family apartments, townhomes, and condominiums are products used to satisfy the demand for affordable housing.

*Regional Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.*

The amendment will entitle the development to 482,500 square feet of retail and office.

According to the best available data submitted as part of the amendment packet, at buildout the development will employ 1,100 people.

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

The site is located on International Golf Parkway, which connects directly to I-95, the region's primary north-south highway. All of the improvements necessary to maintain level of service standards will be paid for by the developer.

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

There are no other effects identified in addition to those discussed in questions 11 through 18.

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

The proposed amendment would not result in extra-jurisdictional impacts inconsistent with the Comprehensive Plan of an affected local government.

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

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

There are no military bases within proximity to the site.

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

The amendment does not appear to affect regional resources or facilities identified in the Strategic Regional Policy Plan such as groundwater recharge areas. However, the amendment packet does not make clear the availability of water supply.

**Comment: The adopted amendment should include letters as to availability of potable water, sanitary sewer, and solid waste facilities.**

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

The development proposed 300 multi-family units. Multi-family apartments, townhomes, and condominiums are products used to satisfy the demand for affordable housing.

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

The amendment lands are located adjacent to the existing Mill Creek Development Area Boundary and its eastern boundary form a large connected wetland conservation area. The existing boundary has primarily been developed with mixed use Developments of Regional Impact which have been developed in a contiguous development pattern of multiple uses.

An on-site wetland communities inventory shows approximately 180 acres of wetlands. These a review of the wetlands maps included in the amendment packet show that these wetlands function as part of an overall community and are not isolated. The applicant proposes to place these lands, once delineated, into conservation easements.

**Recommendation: Once delineated, high value wetlands should be placed into the Conservation land use category as well as protected through conservation easements.**

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

I-95 is the regional facility impacted by this amendment. The Capital Improvements Element is being amended to include \$32,451,000 transportation improvements. Included in the improvements are I-95 southbound entrance loop improvements, I-95 southbound exit ramp improvements, as well as both southbound and northbound exit ramp improvements. The improvements are necessary in order to maintain adopted level of service standards and are supported by a detailed transportation analysis.

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

Generally, the amendment is compatible with emergency preparedness plans and local mitigation strategies.

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

There were other extra-jurisdictional impacts identified.

## **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.**

# **Tab 4**

## MEMORANDUM

**DATE:** February 23, 2010

**TO:** Northeast Florida Regional Council

**THRU:** Planning and Growth Management Policy Committee

**FROM:** Edward Lehman, Director of Transportation and Community Development  
*EL*

**RE:** February Development of Regional Impact Report

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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 25<sup>th</sup>. The project is located along the western side of U.S. 1, just west of the St. Augustine Airport. The applicant has modified the development plan and will go through a third sufficiency review to allow agencies to review the revised plan. The master development plan will be modified to consist of 750 residential dwelling units, 900,000 square feet of retail, and 100,000 square feet of office development. Meetings were held in early December 2009 to discuss the modified development plan and the completion of the review of the DRI. *The revised ADA was submitted, with sufficiency comments due on March 5, 2010.*

### 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, 1,700,000 square feet of office development, 3,000,000 square feet of retail development and 800 hotel rooms. The Application for Development Approval (ADA) for Durbin has been submitted. A sufficiency response was transmitted to the applicant on

**February DRI Report**  
**February 23, 2010**  
**Page 2**

February 9. The applicant has requested an additional extension until August in order to work with FDOT on alignments of roadway improvements. The deadline for submittal has expired; the applicant is continuing to work with the agencies to address planning issues before further pursuing the project.

**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 27<sup>th</sup>. 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 September 13 – transportation comments were transmitted on September 27. The applicant has submitted the first sufficiency response. Second sufficiency review comments were transmitted to the applicant on February 2, 2010. The applicant has submitted the second sufficiency response, and the Council staff has notified St. Johns County to set the public hearing.

**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 14<sup>th</sup>. 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. Staff participated in a May 27<sup>th</sup> meeting with City of Palm Coast staff at DCA to discuss this project as well as Three Lakes. Because Palm Coast is defined by SB 360 as a Dense Urban Land Area (DULA), the DRI developer has the option to opt out of DRI review. The sufficiency response was submitted for review in late August, indicating the applicant's intent to continue in the process. Second sufficiency review comments were transmitted to the applicant on September 25.

### **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, a follow up pre-application meeting was held on April 14<sup>th</sup>. Agencies that participated were provided an overview of the changes to the plan that was reviewed in January, 2008, and provided comments on those changes and other proposed methodology changes. The amount of development proposed within the Substantial Deviation Area in the pre-application document 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, however the applicant has indicated intent to increase residential development in the ADA. *Sufficiency comments were transmitted to the applicant on February 5, 2010.*

### **Watermark**

The pre-application conference for Watermark, a proposed DRI in St. Johns County, was held on January 23<sup>rd</sup>. 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. The DRI ADA was received and underwent sufficiency review. The applicant is in the process of preparing a response to those sufficiency review comments.

### **Neoga Lakes**

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 City of Palm Coast is scheduling a series of meetings to address need for coordination of this project and the Old Brick Township bordering to the north; in particular, the City wants to address concerns expressed by DCA over the location and need for these two DRIs. The City of Palm Coast has been designated a DULA in SB 360. However, the applicant has added land in Flagler County and, being located partially within a non-DULA community, the applicant is required to undergo DRI review. The First Sufficiency review was transmitted to the applicant on November 25. *The applicant submitted the second sufficiency response. Per statute, the application is deemed sufficient, with the City of Palm Coast being notified to set the public hearing.*

**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	Unknown
Cordova Palms	August 2010
Elkton	Unknown
Old Brick Township	July 2010
Hunter's Ridge Substantial Deviation	July 2010
Watermark	September 2010
Neoga Lakes	May 2010