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Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

Bringing Communities Together

MEMORANDUM

DATE: JUNE 6, 2019

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD PRESIDENT

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: MARGO MOEHRING, POLICY DIRECTOR *Margo Moehring*

RE: ST. JOHNS COUNTY ADOPTED AMENDMENT 18-7ESR

Attached is Review Form 01 for an adopted large scale map amendment to the St. Johns County Comprehensive Plan.

This large scale amendment seeks to change the Future Land Use Map from Rural/Silviculture, for four separate tracts of land for a total of 473 +/- acres. The subject property will be included in the SilverLeaf DRI, which allows up to 10,700 dwelling units and 1.7 million square feet on non-residential uses. The parcels are located south of Greenbriar Road and north of State Road 13 N.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the St. Johns County Adopted Amendment 18-7ESR consistent with the Strategic Regional Policy Plan.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No.: **St. Johns County Adopted Amendment 18-7ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **June 7, 2019**
Local Government Item No.: **COMPAMD 2018-04**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

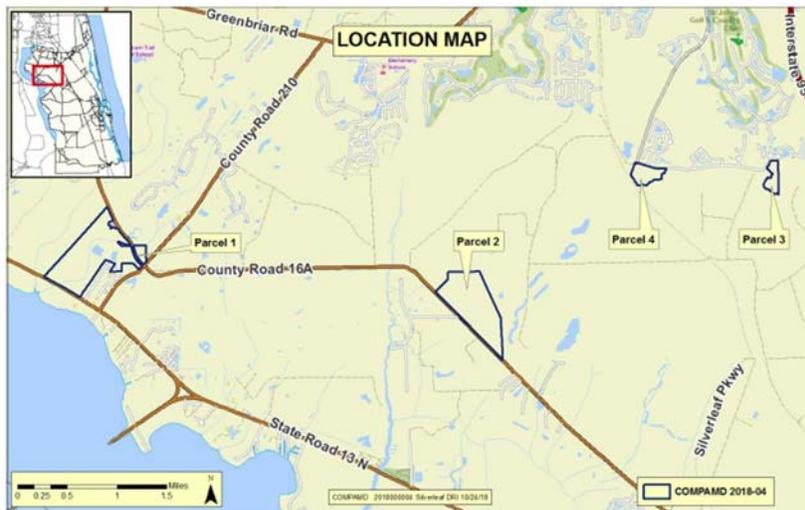
DESCRIPTION OF AMENDMENT

This large scale amendment seeks to change the Future Land Use Map from Rural/Silviculture to Residential-B, Community Commercial (CC), and Residential-C, for four separate tracts of land for a total of 473 +/- acres. The subject area is made up of four parcels located south of Greenbriar Road and north of State Road 13 N. The amendment includes the following:

- Parcel 1 (Grande Creek) is currently designated Rural/Silviculture (R/S) and proposed for Residential-B and Community Commercial (CC).
- Parcel 2 (Trout Creek North) is currently designated R/S and proposed for Residential-C.
- Parcel 3 (St. Thomas East) is currently designated R/S and proposed for Residential-C.
- Parcel 4 (DRI Parcel 5) is currently designated R/S and proposed for Residential-C.

The R/S designation allows up to one unit per 100 acres. The Residential-B designation allows up to two units per acre. Residential-C allows up to six units per acre; Community Commercial (CC) allows community commercial uses up to 12,000 square feet per acre and 70 percent impervious surface area. Entitlements from the SilverLeaf DRI are being used for the subject properties, and as such, there is no new residential density or non-residential intensity being created with this adopted amendment. The Development Order associated with the DRI will be modified to remove the development potential being transferred to sites outside the DRI.

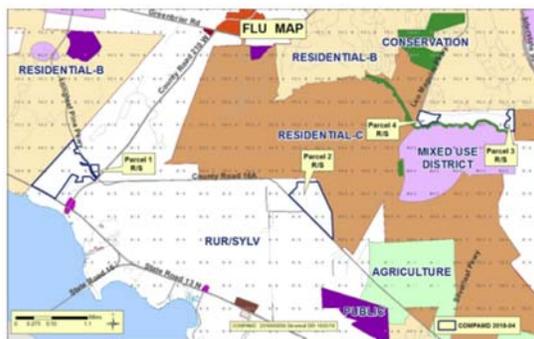
LOCATION MAPS



FUTURE LAND USE MAP

Existing:

Proposed:



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

Recommendation

When this land use amendment was transmitted, it was noted that the development of the parcels slated for change had the potential to impact Trout Creek, a resource of regional significance, and that endangered gopher tortoises have been identified on part of the site. The County noted the land development regulation requiring a 25 foot buffer around Trout Creek and associated wetlands. They noted the some of the creek and wetlands will be incorporated into a Trout Creek Greenway. They also confirmed that a gopher tortoise survey will be performed and that mitigation through the FFWCC process will be required. It was also noted that this amendment includes the transfer of entitlements from the SilverLeaf DRI to four parcels located outside of the

DRI. While three out of the four parcels are adjacent to the DRI boundaries, a fourth (i.e. Parcel 1) is over two miles west of the DRI. Due to the nature of this proposed amendment, and the rapid growth of the region, NEFRC recommended at the transmittal review that the County adopt a policy to address aggregation of development and determine a policy standard. It was recommended that the repealed Florida Administrative Code (F.A.C.) 73C-40.0275 Aggregation Rule be used as a guide. Our understanding is that the County Commission discussed this possibility but decided to address these issues on a case by case basis.

With this additional information, no impacts to resources of regional significance are identified.

2. EXTRA-JURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

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

Request a copy of the adopted version of the amendment?

Yes <input type="checkbox"/>	No <input type="checkbox"/>
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Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the St. John County Adopted Comprehensive Plan Amendment 18-7ESR consistent with the Strategic Regional Policy Plan.