

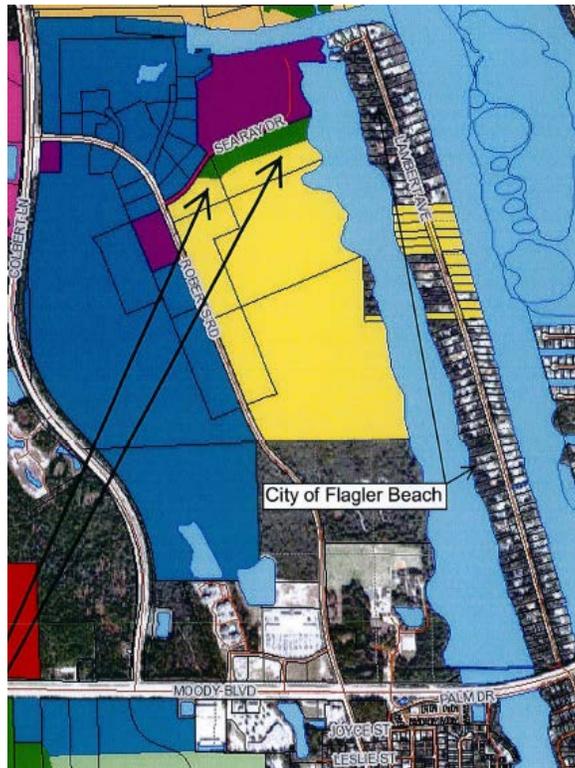
**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **Flagler County Transmittal Amendment 15-1ESR**
Date Mailed to Local Government and State Land Planning Agency: **April 3, 2015**
Local Government Item No: **Flagler County Transmittal Amendment 15-1ESR**

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

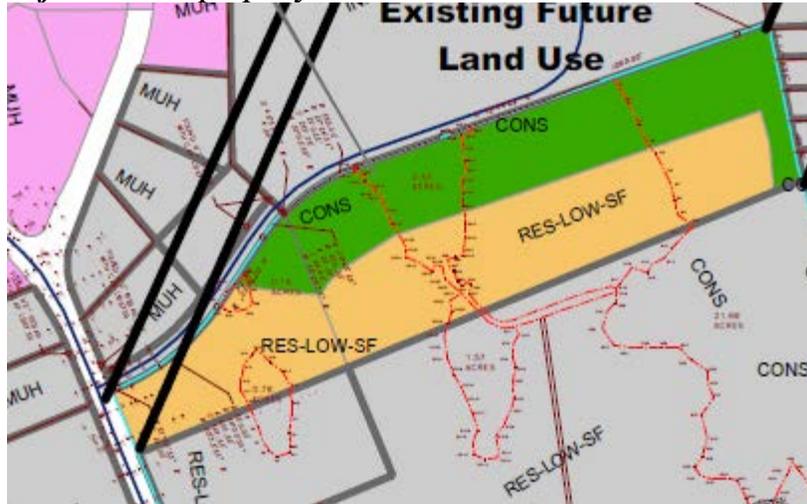
Flagler County proposes to transmit a map amendment, modifying 24 acres from Residential Low Density Single Family and Conservation to Commercial High Intensity with a text amendment setting development standards. The property is located east of Roberts Road immediately south of Sea Ray Drive. The map excerpt below shows the existing Future Land use for the parcel (Res Low SF and Conservation). The site shares a boundary with the Sea Ray industrial facility. The purpose of this amendment is to construct a parking lot, staging area for finished boats, and a 40,000 square foot office building.



***Existing Future
Land Use***

Note: A majority of property along Lambert Lane to the east is within the City of Flagler Beach.

Map excerpt of subject 24 acre property



The text policy requires development through a Planned Unit Development zone district to address locational criteria for the surface parking lot and stormwater facilities, the finished boat staging area, and intensity criteria for an office building to not exceed 40,000 square feet.

The Conservation Future Land Use designation will be applied to wetland areas on both parcels through Flagler County's Comprehensive Plan Policy A.4.1.1, which provides for administrative adjustments based on wetland survey information.

The proposed Commercial Land Use category permits development that result in more vehicle trips than the existing Residential Low Density category. The intensity limitation policy assures the site will not exceed the developmental impacts than currently approved.

The site was designated as Industrial Land Use prior to 2005 when the property was modified to its current designations.

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

The amendment will not result in adverse effects to significant regional resources and facilities identified in the SRPP because the associated text amendment limits intensity regarding infrastructure and defines placement criteria regarding environmental resources.

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

Notwithstanding the history of the site to be previously designated Industrial on the Flagler County Future Land Use map and immediately adjacent to the existing Sea Ray industrial facility, the site is due west of the City of Flagler Beach area along Lambert Lane. Without site controls like the text policy requiring a Planned Unit Development and locational criteria for uses and placement, the proposed amendment could result in the introduction of incompatible

uses (i.e. uses that exceed reasonable changes with noise, odor, and sight impacts continuing for extended periods of time).

The uses described for this parcel to do permit expansion of industrial product manufacturing on the amendment property. However, *it could be made clearer if the relocation of the employee parking from the parent parcel will result in expansion of the existing facility so as to address suitability concerns from the adjacent neighborhood.*

Request a copy of the adopted version of the amendment?

Yes No

Recommendation

Staff respectfully recommends the Northeast Florida Regional Council transmit this report for the Flagler County Transmitted Amendment 15-1 ESR to Flagler County.