

Adam Mengel

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Sent: Monday, August 31, 2015 8:52 AM
To: Adam Mengel; 'joseph.addae-mensa@deo.myflorida.com'; 'ana.richmond@deo.myflorida.com'; 'Dcpexternalagencycomments@deo.myflorida.com'
Cc: Lindsay Haga; Moehring, Margo
Subject: NEFRC Review of Flagler Adopted Amendment 15-1ESR
Attachments: Flagler County Adpt Amend 15-1ESR_sent LG 8-31-15.doc.pdf

Good Morning,

The Northeast Florida Regional Council (NEFRC) has completed its review of the Flagler County Adopted Amendment 15-1ESR. Attached is the NEFRC's Board approved Comprehensive Plan review.

Please direct any questions you may have to Ms. Margo Moehring at mmoehring@nefrc.org or 904.279.0885 x 161.

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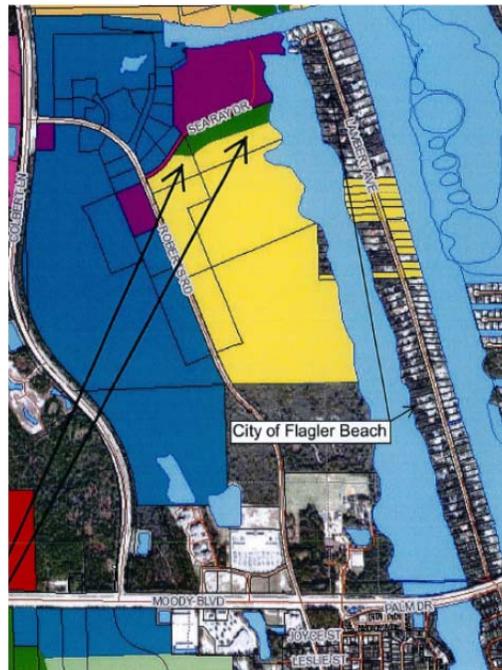
**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **Flagler County Adoption Amendment 15-1ESR**
Date Mailed to Local Government and State Land Planning Agency: **August 31, 2015**
Local Government Item No: **Flagler County Adoption 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

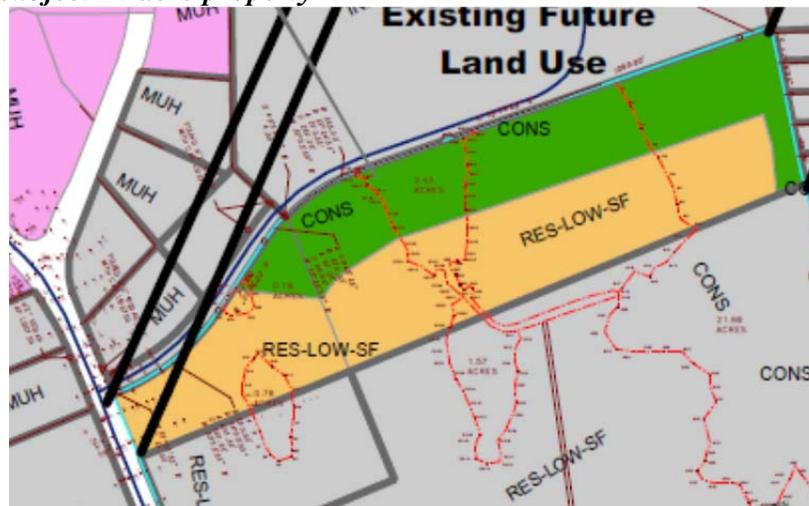
Flagler County adopted a map amendment, modifying 24 acres from Residential Low Density Single Family and Conservation to Commercial High Intensity with a text amendment setting development standards. The adopted amendment remains unchanged since the transmittal hearing. The property is located east 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

During the transmittal review, the Council examined the potential for onsite expansion of the existing facility, providing comments to the County and applicant to clarify how might the existing facility be expanded and with the expansion, result in extra jurisdictional impacts to Flagler Beach.

Again, it is noted that the history of the site includes a prior designation as Industrial on the

Flagler County Future Land Use map. 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).

In response to the transmittal comment, *“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,”* the applicant and County reports indicate that any expansion of the facility must meet current permit standards for emissions.

Request a copy of the adopted version of the amendment?

Yes n/a No n/a

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council President find Flagler County 15-1ESR consistent with the Strategic Regional Policy Plan.