

Summary of FLUM Amendments 2000-2005

Over the last 4 1/2 years, the Future Land Use Map has been amended 74 times, of which 89% involved changes in land use designation. Of those, 58 amendments have come in the last two years. This rate of change in land use designations clearly illustrates the intense pressure that developers are bringing to bear on the Comprehensive Plan for St. Johns County. It further brings into question the integrity of the Future Land Use Map itself.

From the meeting with Donna Godfrey in the SJC Planning Office, June 22, 2005, regarding changes to the FLUM

- There are essentially two types of amendments to the FLUM: Land Use Changes and Policy Changes (such as amendments to the traffic plan). Of those, there are three categories of amendments: DRI, Regular and Small Scale. Only the regular amendments are restricted to the twice-annual amendments process. DRI and SS amendments may occur and be approved at any time.
- There are currently 10 DRI's that have been approved: Aberdeen, Bartram Park, Durbin Crossing, Julington Creek, Nocatee, Marshall Creek, Rivertown, St. Johns, St. Augustine Centre, and World Commerce Center.
- Amendments may be brought by the landowner (or proxy for) or by the county staff. The ratio runs about 50/50. Most of the staff amendments are policy ones; land use changes are generally owner-initiated.
- In determining whether or not to approve more development in any given area, an arbitrary number is targeted for the number of houses available to any family moving into the area. For example, the number set for the NW sector is 2.23. At the beginning of the current Comp Plan (probably determined in the fall of 1999), the number of houses available for a family to choose from was 2.23. That number then became the target for all future development in the NW sector.
- The 2000-2015 Comp Plan was adopted May 22, 2000. Since September 19, 2000 until June 14, 2005, there have been 74 amendments approved to the Future Land Use Map.

of Amendments by Year:

2000	2
2000	9
2000	5
2000	20
2000	28
2000	10

- Of these amendments, the vast majority change the Land Use Designation. Because some amendments have a dual purpose, for example, change the land use designation and amend a policy, the totals do not equal 100%.

<u>Type of Amendment</u>	<u>Total #</u>	<u>Percentage of Total</u>
Land Use Change	66	89%
Policy Change	13	18%
Small Scale	20	27%
Regular	46	62%
DRI	8	11%

- A breakdown of the amendments by purpose follows:

<u>Year</u>	<u>#</u>	<u>Type of Amendment</u>	<u>Purpose of Amendment</u>
2000	2	DRI – 1 Regular – 1	Land Use Change Land Use Change
2001	9	DRI – 1 SS – 5 Text – 3	Land Use change Land Use change Policy
2002	5	SS – 2 Reg – 1 Text – 1 DRI – 1	Land Use change Land Use change Policy Land Use change
2003	20	SS – 5 Reg – 10 Text – 3 DRI – 2	Land Use change Land Use change Policy Land Use & Policy
2004	28	SS – 4 DRI – 3 Reg – 2 Admin – 19	Land Use change Land Use, Policy Land Use Land Use, Policy

2005	10	SS – 4	Land Use
		Reg – 5	Land Use
		Text – 1	Polic

- A summary of amendments by purpose:

<u>Year</u>	<u>Land Use</u>	<u>Policy</u>
2000	2	
2001	6	3
2002	4	1
2003	17	3 (2 were partial Land Use)
2004	25	3 (19 initiated by staff)
2005	9	1

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