

Foley

Master Development of Regional Impact Evaluation

North Central Florida Regional Planning Council
January 26, 2012

Taylor County Board of County Commissioners
February 21, 2012



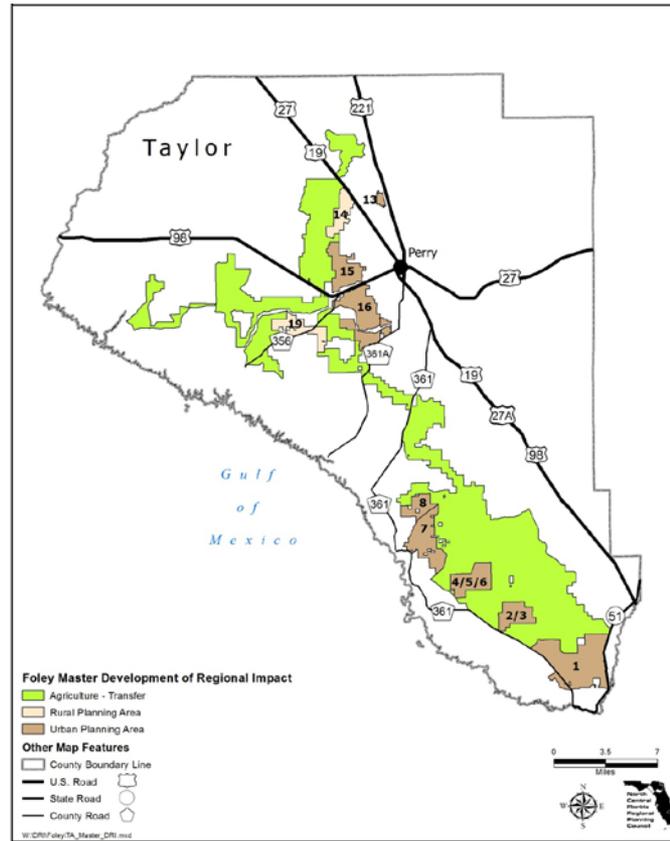
Master Development of Regional Impact

- Subsection 380.06(21), Florida Statutes
- Projects Which Include Two or More Developments of Regional Impact to be Developed Over an Extended Period of Time
- Application for Master Development Approval the 30,000 Foot View
- Master Local Government Development Order
- Application(s) for Incremental Development Approval
- Similar to Traditional Development of Regional Impact

Master Development of Regional Impact (Continued)

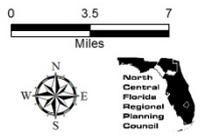
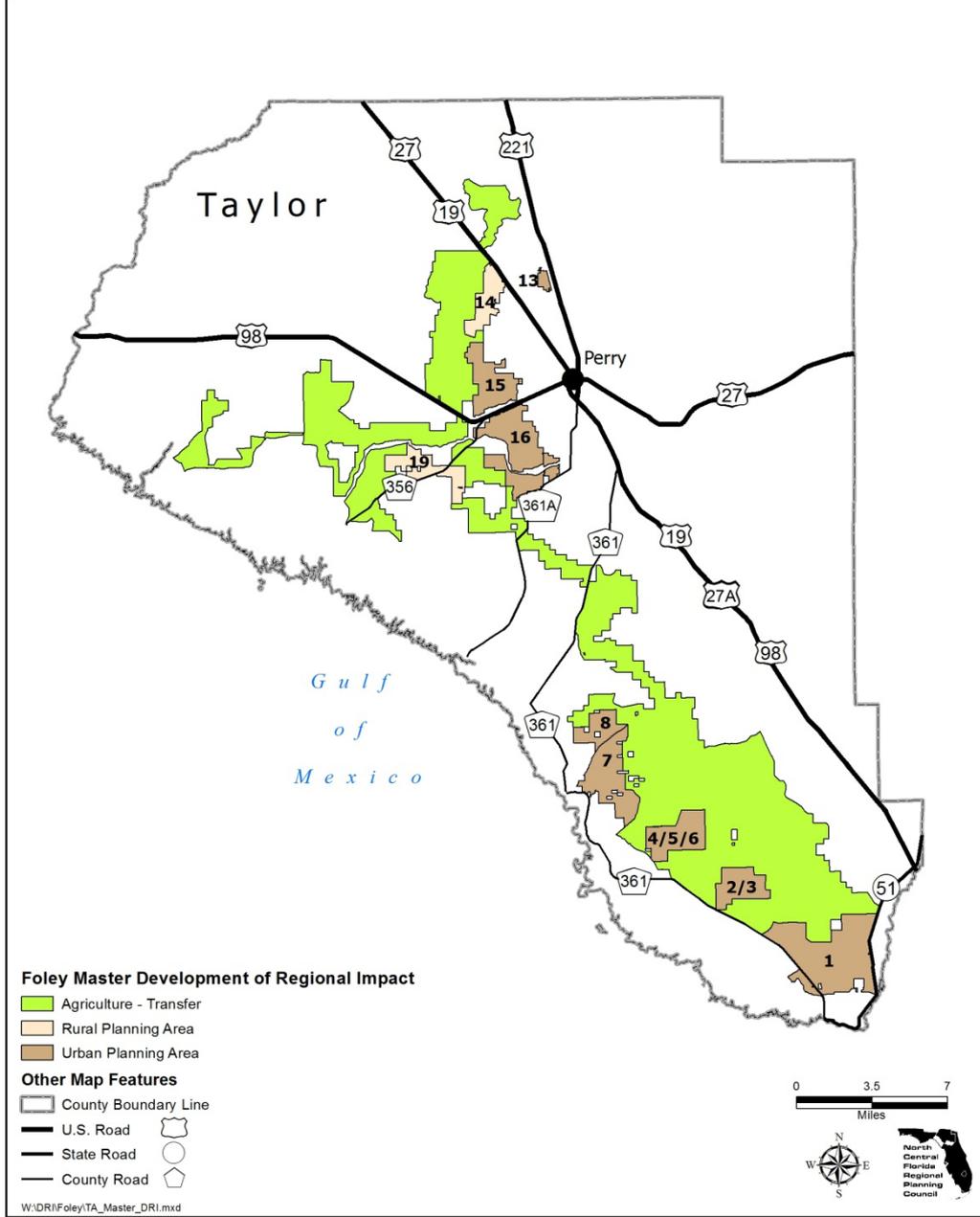
- Incremental Local Government Development Orders
- Master - Ensure that Impacts Are Adequately Addressed and Information Requirements for Subsequent Applications for Incremental Development Approval are Clearly Defined
- Incremental - Review of Subsequent Applications for Incremental Development Approval are Limited to Information Specifically Required and to Issues Specifically Raised in the Master Local Government Development Order

Project Description



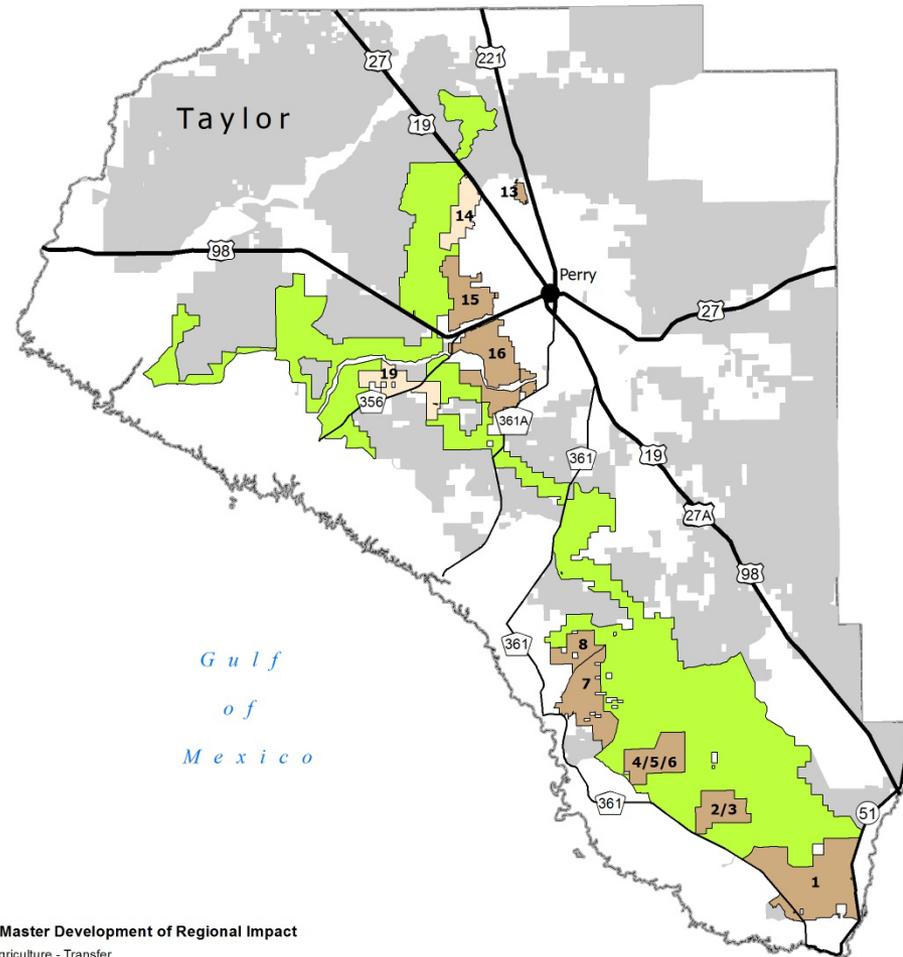
Location Map

ILLUSTRATION I Foley Master Development of Regional Impact General Location Map



Foley Timber and Land Company and Land Company -Land Holdings

Foley Timber and Land Company Land Holdings



Foley Master Development of Regional Impact

- Agriculture - Transfer
- Rural Planning Area
- Urban Planning Area
- Land Owned by Foley Timber and Land Company

Other Map Features

- County Boundary Line
- U.S. Road
- State Road
- County Road

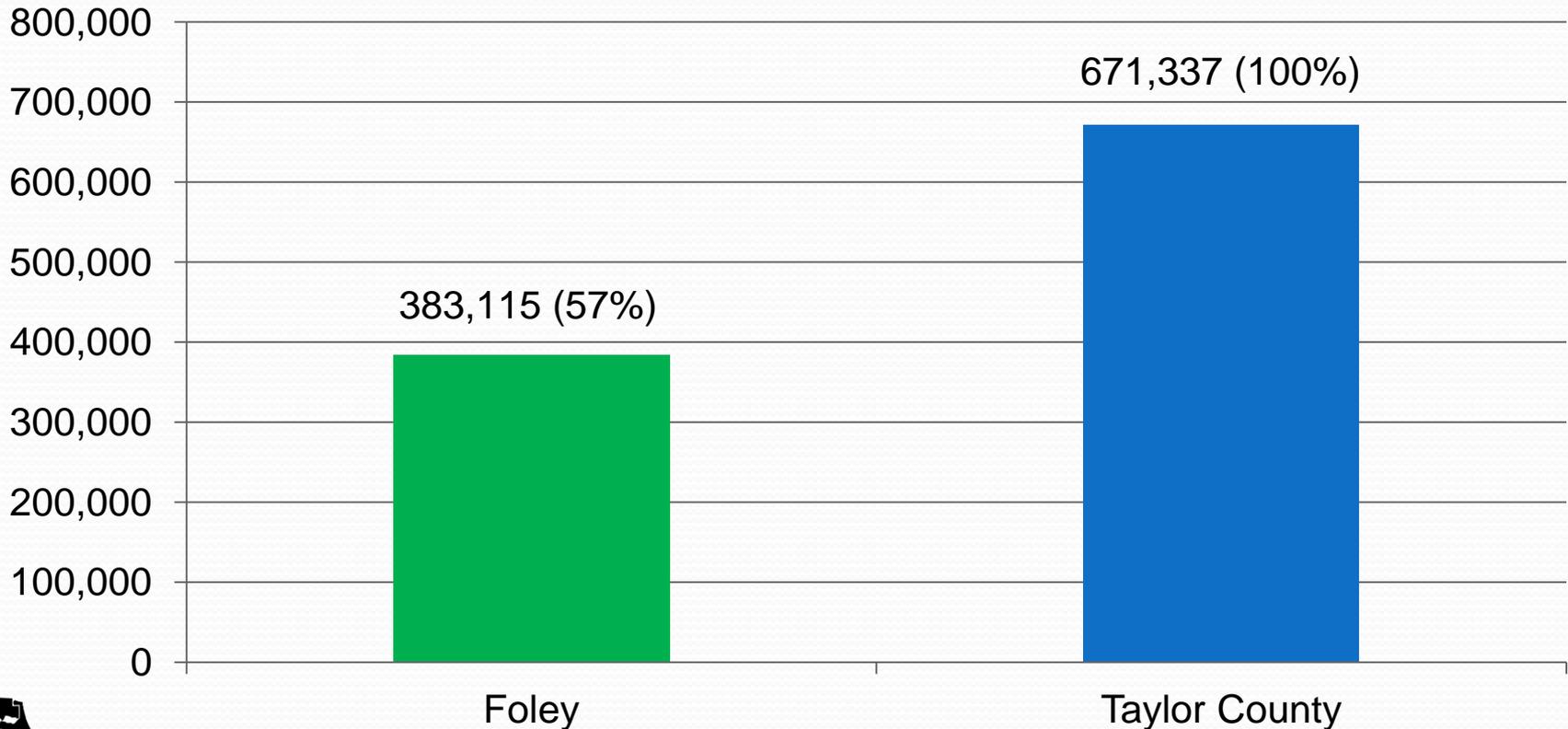
Source: VHB MillerSellen and County Property Appraiser, 2011.
W:\DR\Foley\TA_Master_DRI_Land_Holdings.mxd

1 in = 6 miles



Taylor County Land Area

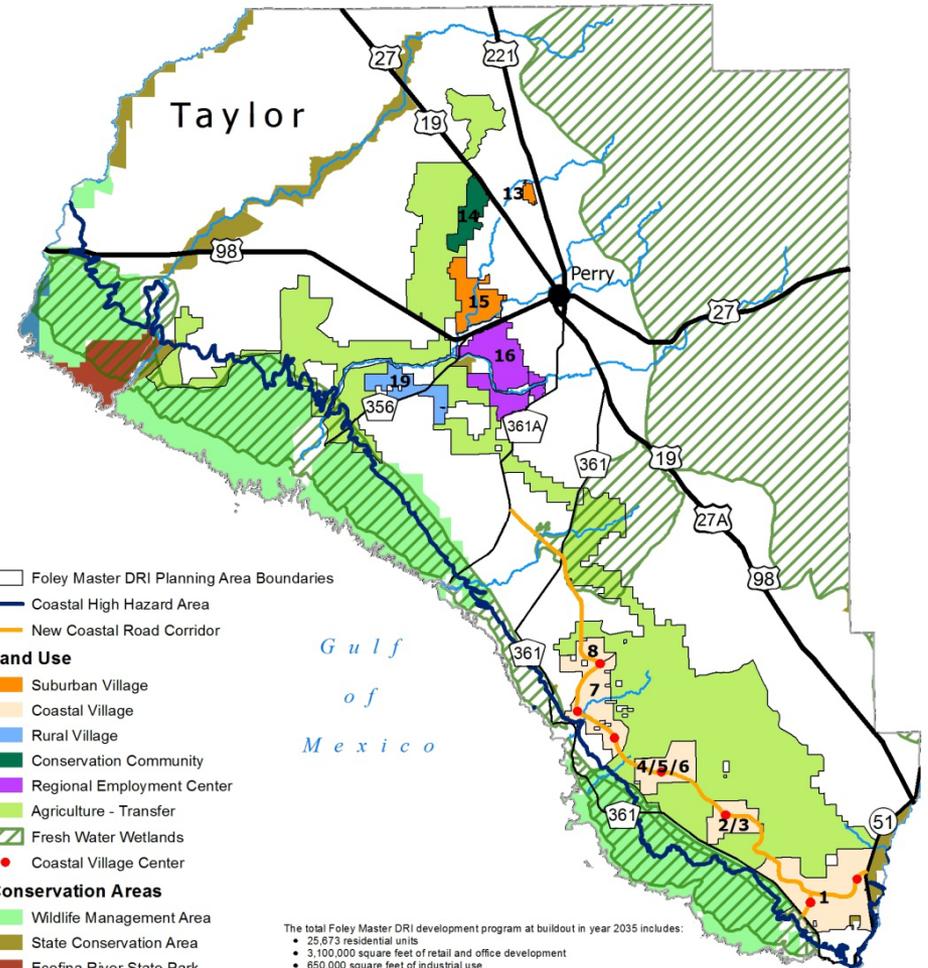
Acres (Percent of Total County Acres)



Source: Foley Master Development of Regional Impact
Application for Master Development Approval
and Taylor Co. Prop. Appraiser, 2011.

Master Development Plan

ILLUSTRATION II Foley Master Development of Regional Impact - Year 2035 Master Development Plan



□ Foley Master DRI Planning Area Boundaries

— Coastal High Hazard Area

— New Coastal Road Corridor

Land Use

■ Suburban Village

■ Coastal Village

■ Rural Village

■ Conservation Community

■ Regional Employment Center

■ Agriculture - Transfer

■ Fresh Water Wetlands

● Coastal Village Center

Conservation Areas

■ Wildlife Management Area

■ State Conservation Area

■ Ecofina River State Park

■ St. Marks National Wildlife Refuge

Other Map Features

□ County Boundary Line

— U.S. Road

— State Road

— County Road

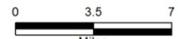
The total Foley Master DRI development program at buildout in year 2035 includes:

- 25,673 residential units
- 3,100,000 square feet of retail and office development
- 650,000 square feet of industrial use
- 528 acres of educational/institutional uses
- 800 hotel rooms
- Medical facility(s) (600 beds)

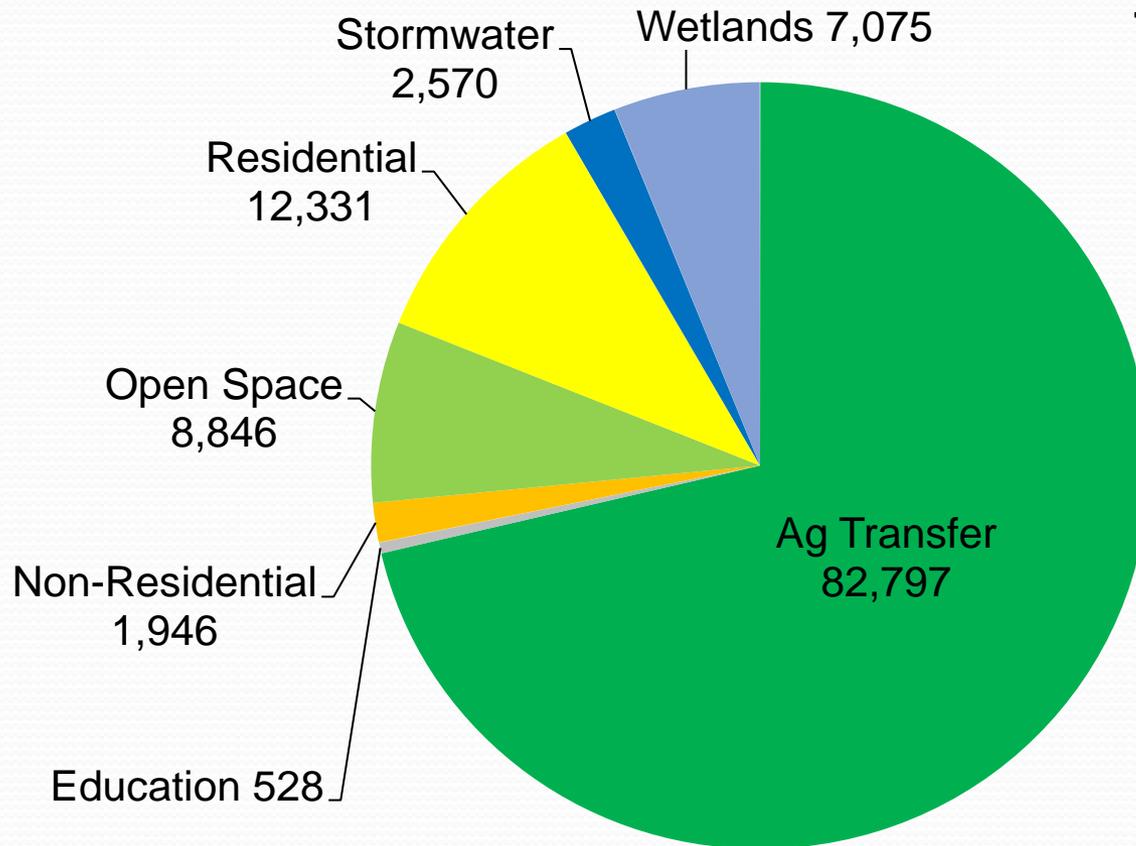
Please see Table 10.1.B.1 in Question 10: General Project Description for a breakdown of each Planning Area.

Notes:

1. The location of Coastal Village Centers within Coastal Villages are conceptual in nature and do not necessarily represent final site design or layout. Final land use layouts and site specific development footprints will be established at the time of Application for Incremental Development Approval (AIDA) for Planning Areas.
2. Final delineation of Freshwater Wetlands will be subject to field verification.



Proposed Land Uses Acres



Total: 113,525

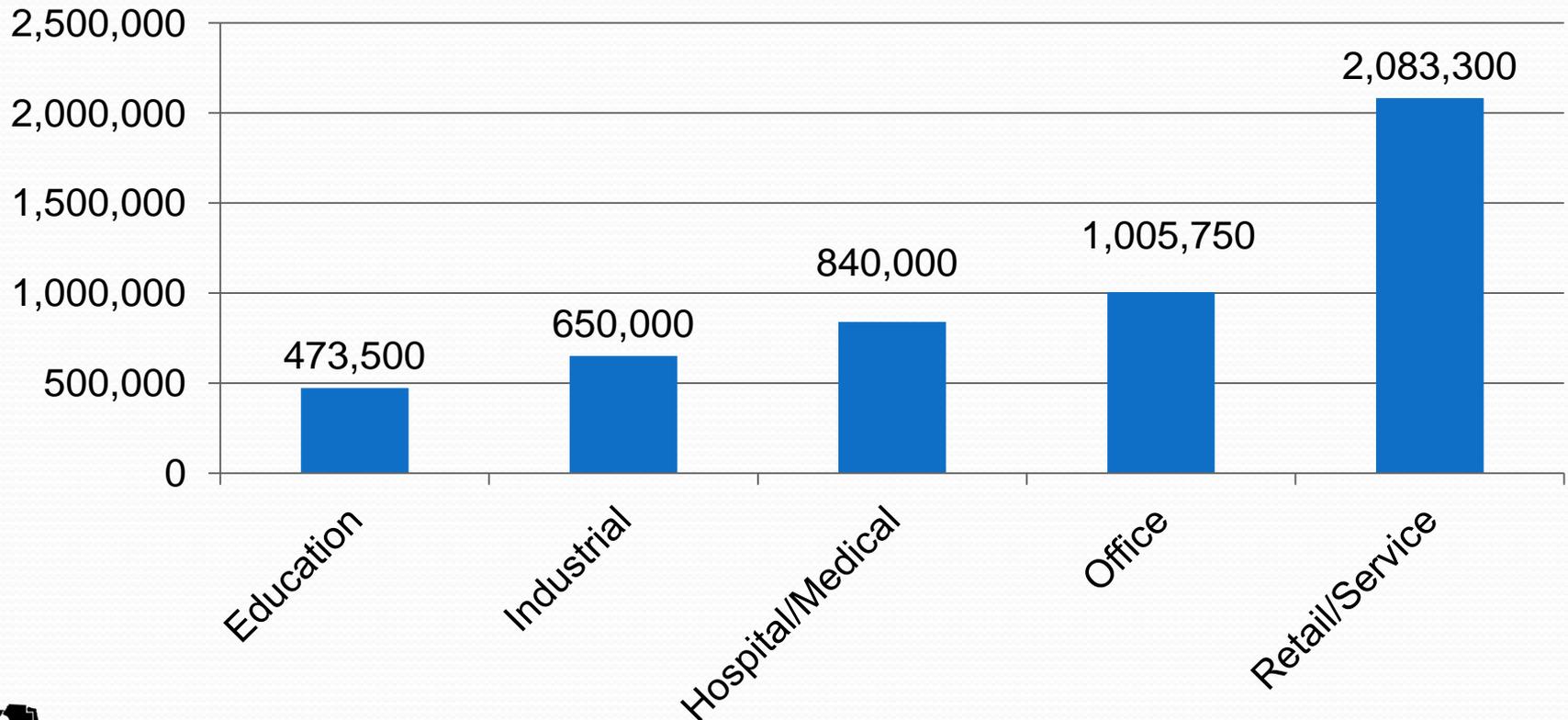
Ag Transfer Areas: 73%
Urban Planning Areas: 23%
Rural Planning Areas: 4%



Source: Foley Master Development of Regional Impact
Application for Master Development Approval

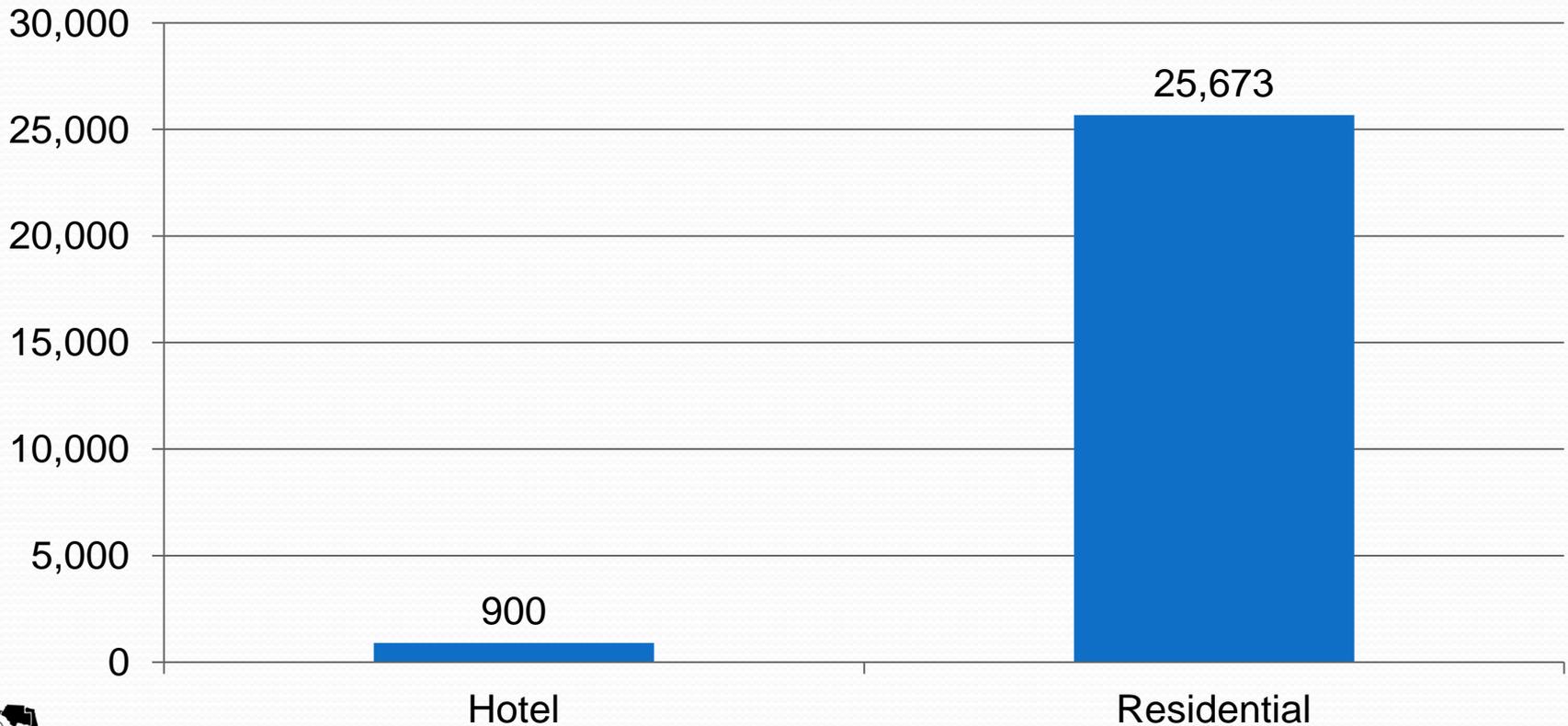
Proposed Non-Residential Development

Square Feet



Proposed Hotel and Residential Development

Hotel Rooms/Residential Dwelling Units



Source: Foley Master Development of Regional Impact
Application for Master Development Approval

Development by Planning Area

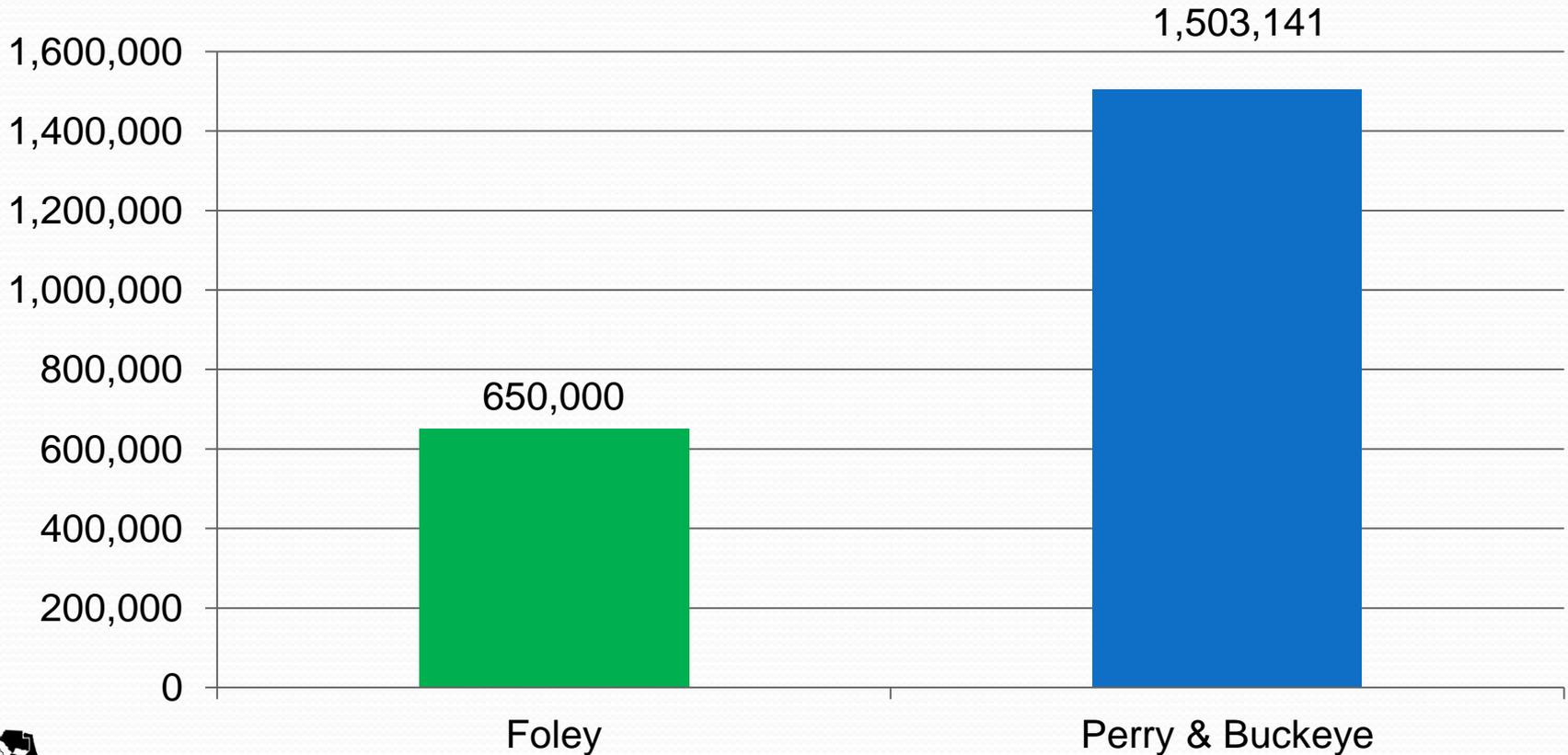
LAND USE	PLANNING AREA									
	1	2/3	4/5//6	7	8	13	14	15	16	19
Education (Sq. Ft.)	47,500	0	0	0	0	0	0	0	426,000	0
Hospital/Medical (Sq. Ft.)	210,000	0	0	210,000	0	0	0	0	420,000	0
Hotel (Rooms)	300	100	150	150	0	0	0	0	200	0
Industrial (Sq. Ft.)	125,000	0	0	125,000	0	0	0	0	400,000	0
Office (Sq. Ft.)	160,000	62,800	125,200	172,000	15,700	0	40,000	95,000	264,000	71,000
Residential (Dwellings)	4,658	2,285	2,401	5,050	419	910	1,066	2,780	4,004	2,100
Retail/Service (Sq. Ft.)	360,000	133,700	243,550	392,750	31,300	20,000	86,000	211,000	440,000	165,000



Source: Foley Master Development of Regional Impact
Application for Master Development Approval

Development Comparisons

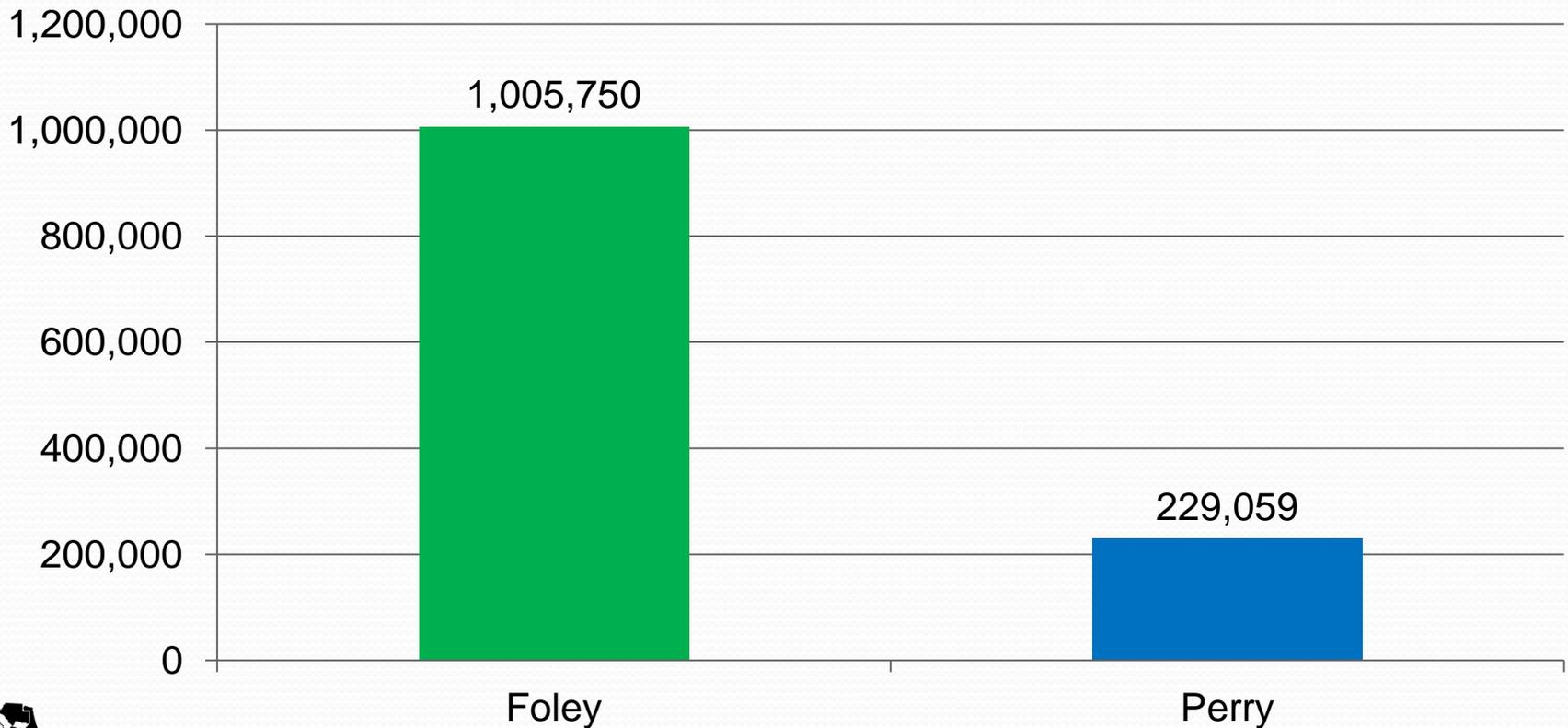
Industrial (Square Feet)



Source: Foley Master Development of Regional Impact
Application for Master Development Approval

Development Comparisons

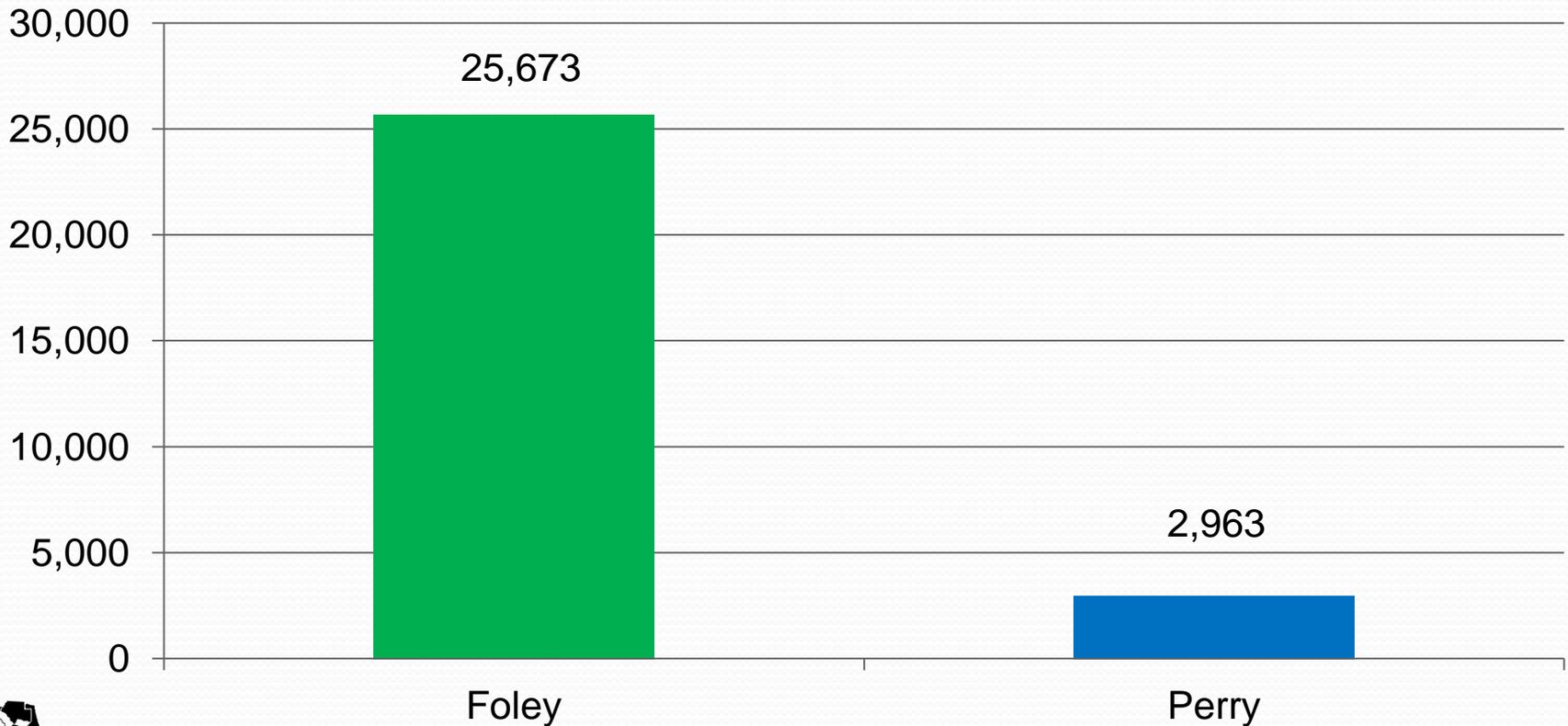
Office (Square Feet)



Source: Foley Master Development of Regional Impact
Application for Master Development Approval

Development Comparisons

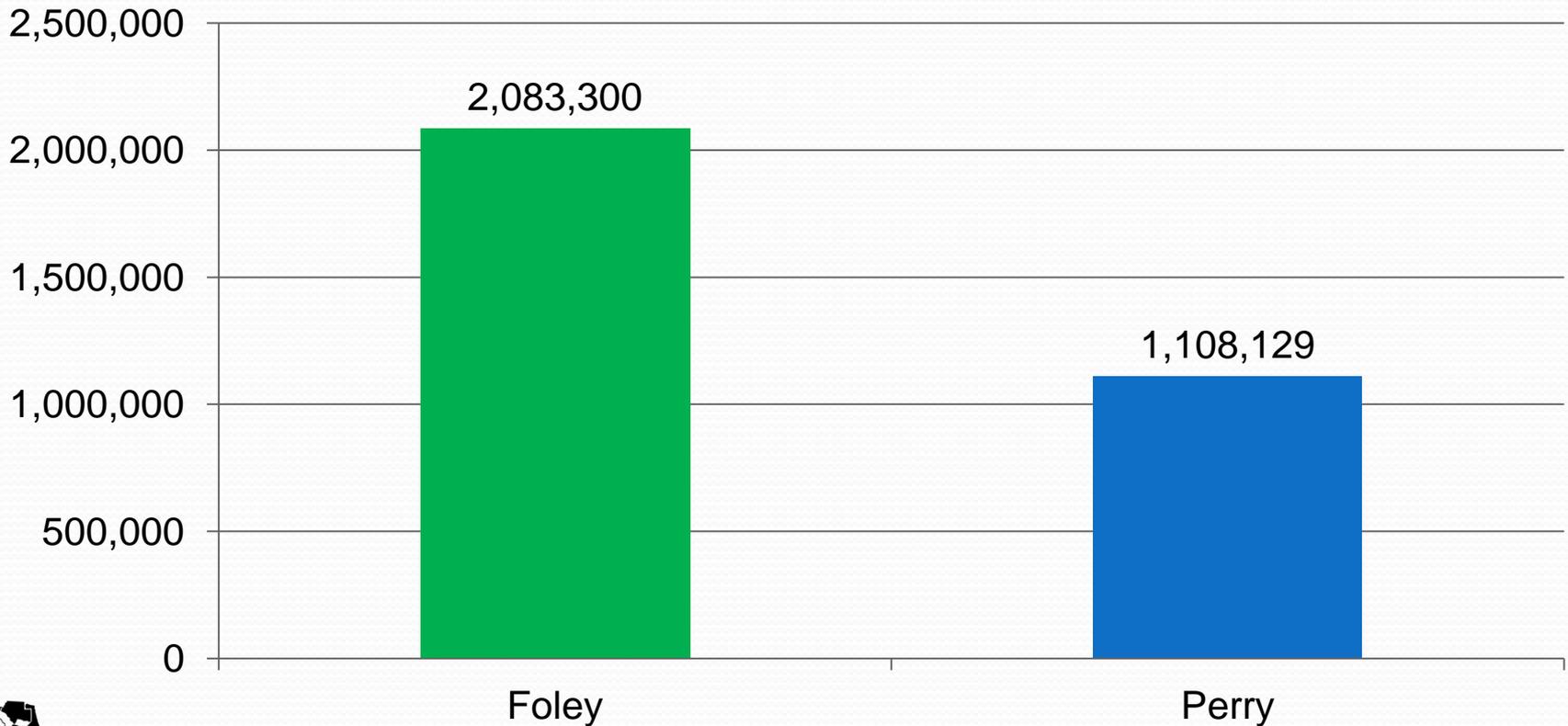
Residential (Dwelling Units)



Source: Foley Master Development of Regional Impact
Application for Master Development Approval

Development Comparisons

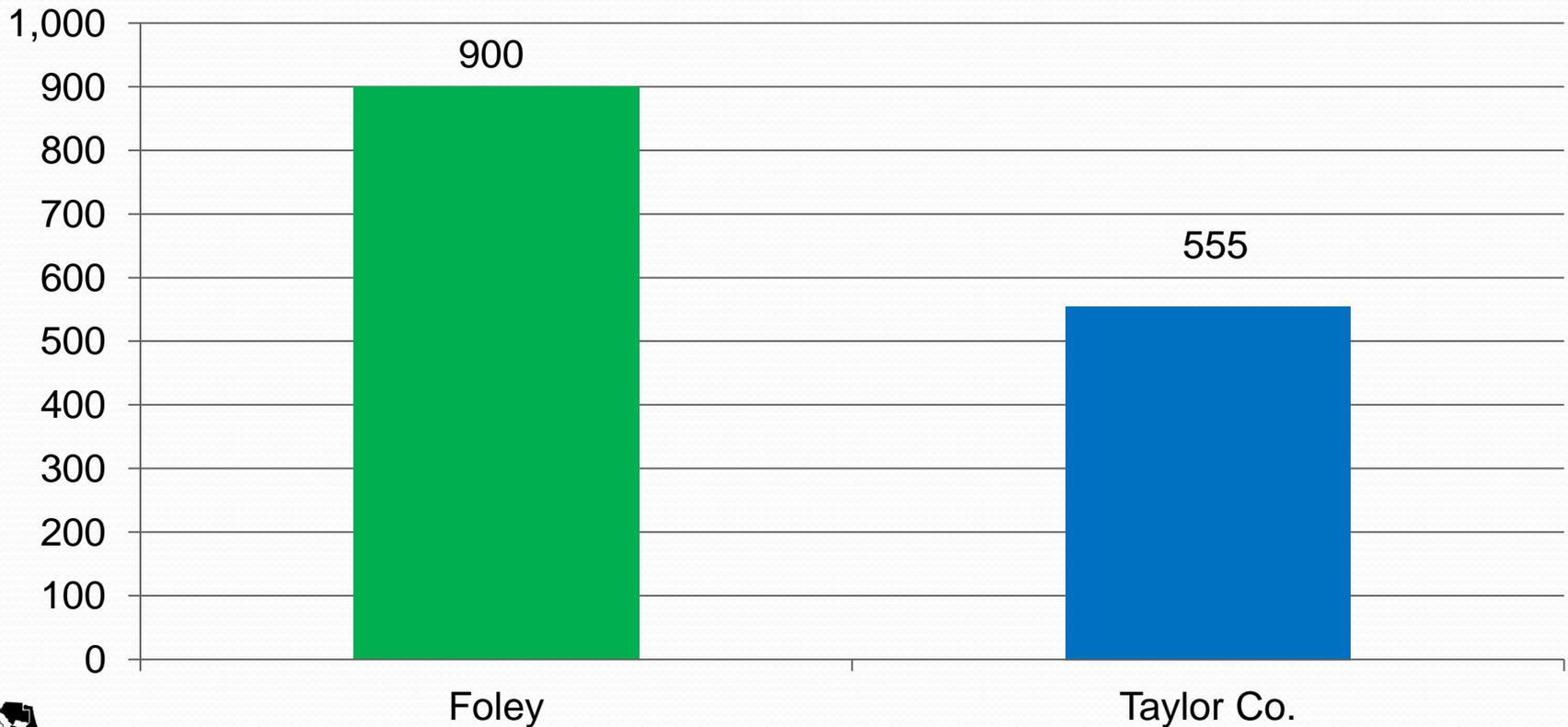
Retail/Service (Square Feet)



Source: Foley Master Development of Regional Impact
Application for Master Development Approval

Development Comparisons

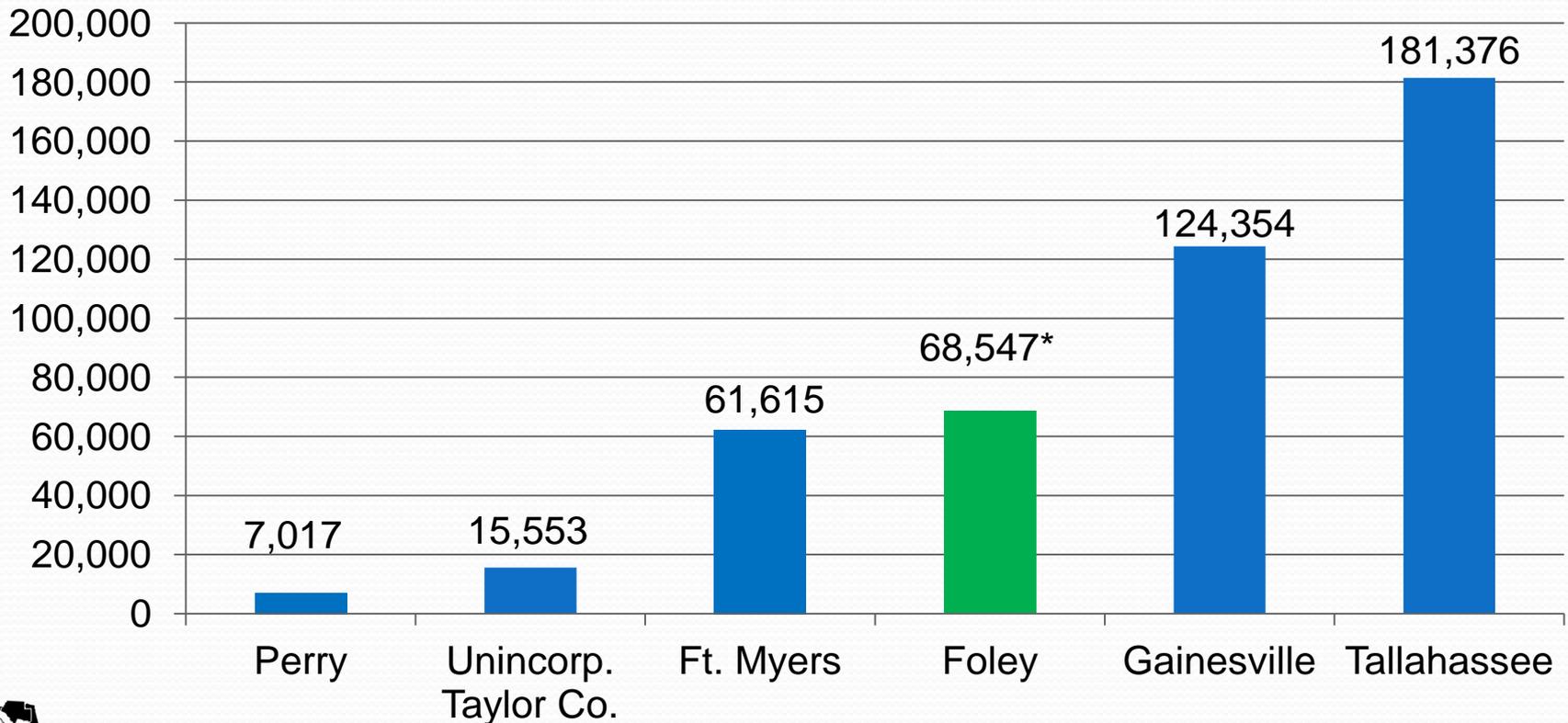
Hotel (Rooms)



Source: Foley Master Development of Regional Impact Application for Master Development Approval, and 2010 Florida Statistical Abstract

2010 Population Comparisons

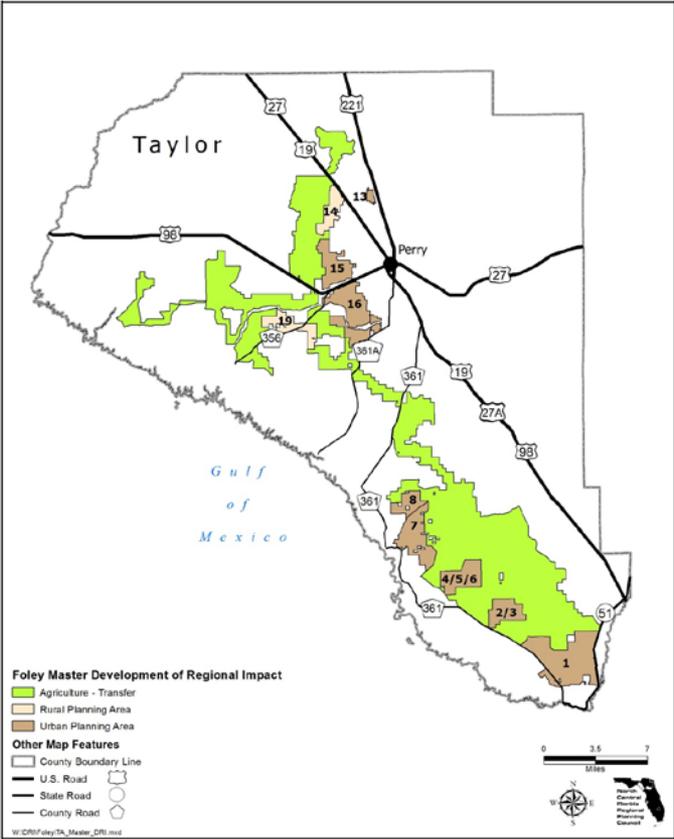
Residents



*Based on Taylor County American Community Survey 2006-2010 5-Year Estimate Average Household Size of 2.67 Multiplied by 25,673 Dwelling Units

Source: U.S. Census Bureau, 2010 Census

Applicant Commitments



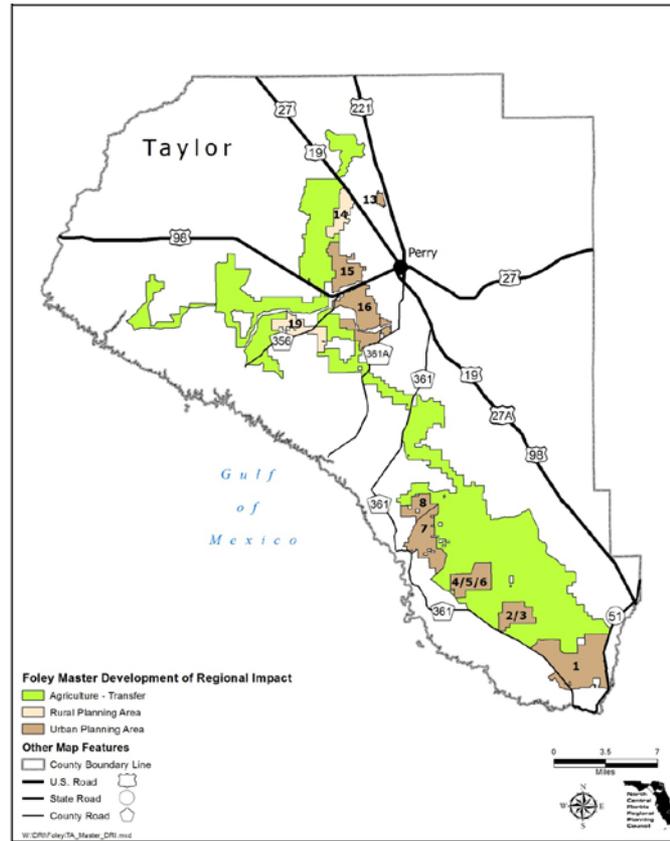
Applicant Commitments

- 64 Commitments in Application for Master Development Approval Addressing Public Facilities, Transportation, Housing, Environment and Natural Resources
- Applicant Commitments Serve as Basis for Council Evaluation of Regional Impacts

Regional Impacts

- Transportation
- Housing
- Public Facilities
- Natural Resources
- Economy

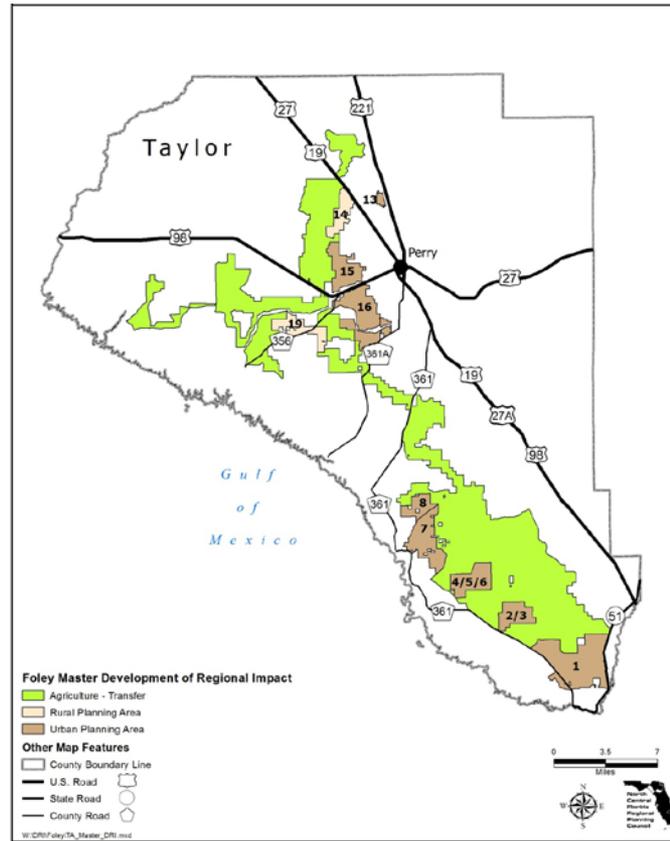
Economic Impacts



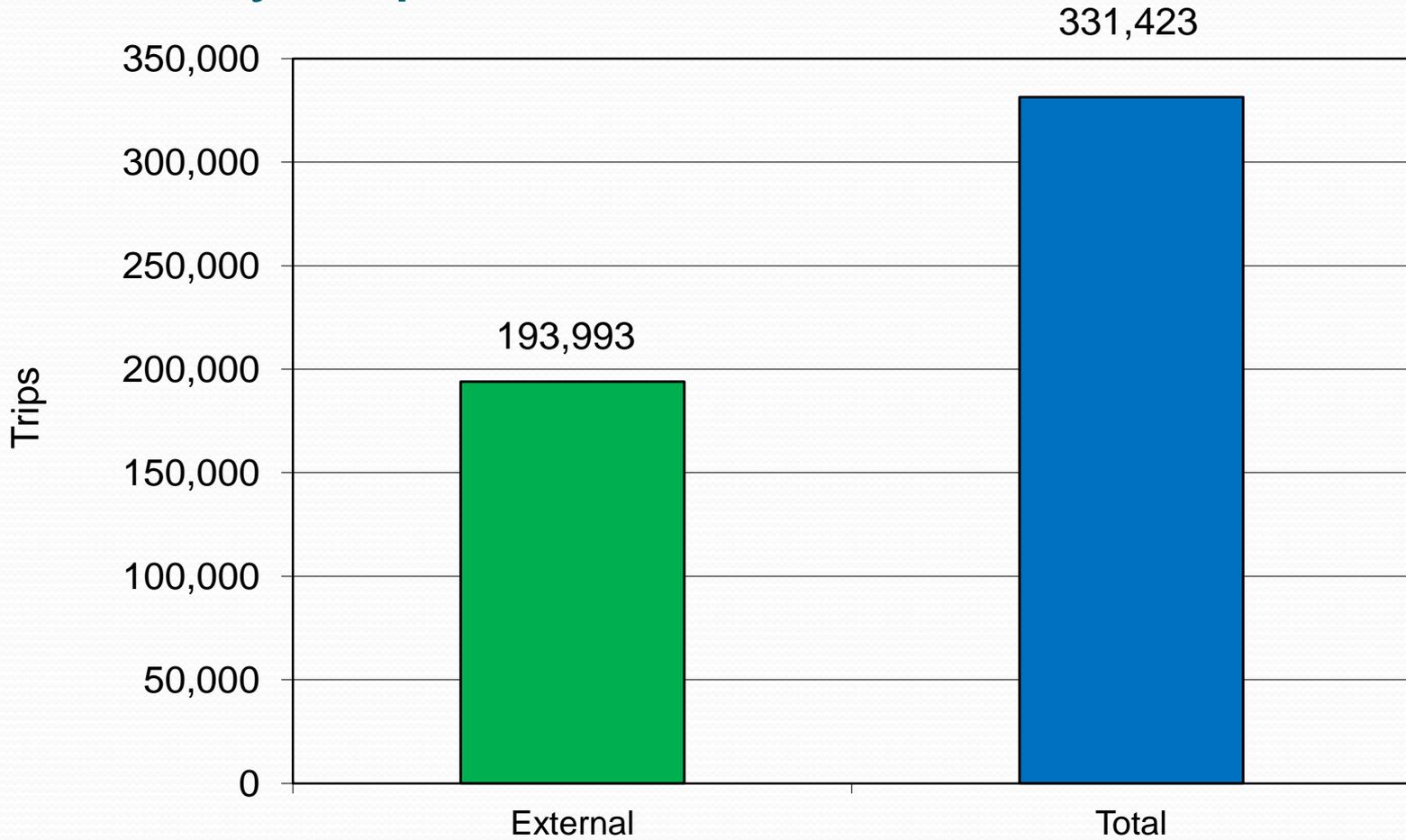
Economic Impacts

Regional Economic Impacts to be Determined for
Each Application for Incremental Development
Approval

Transportation Impacts

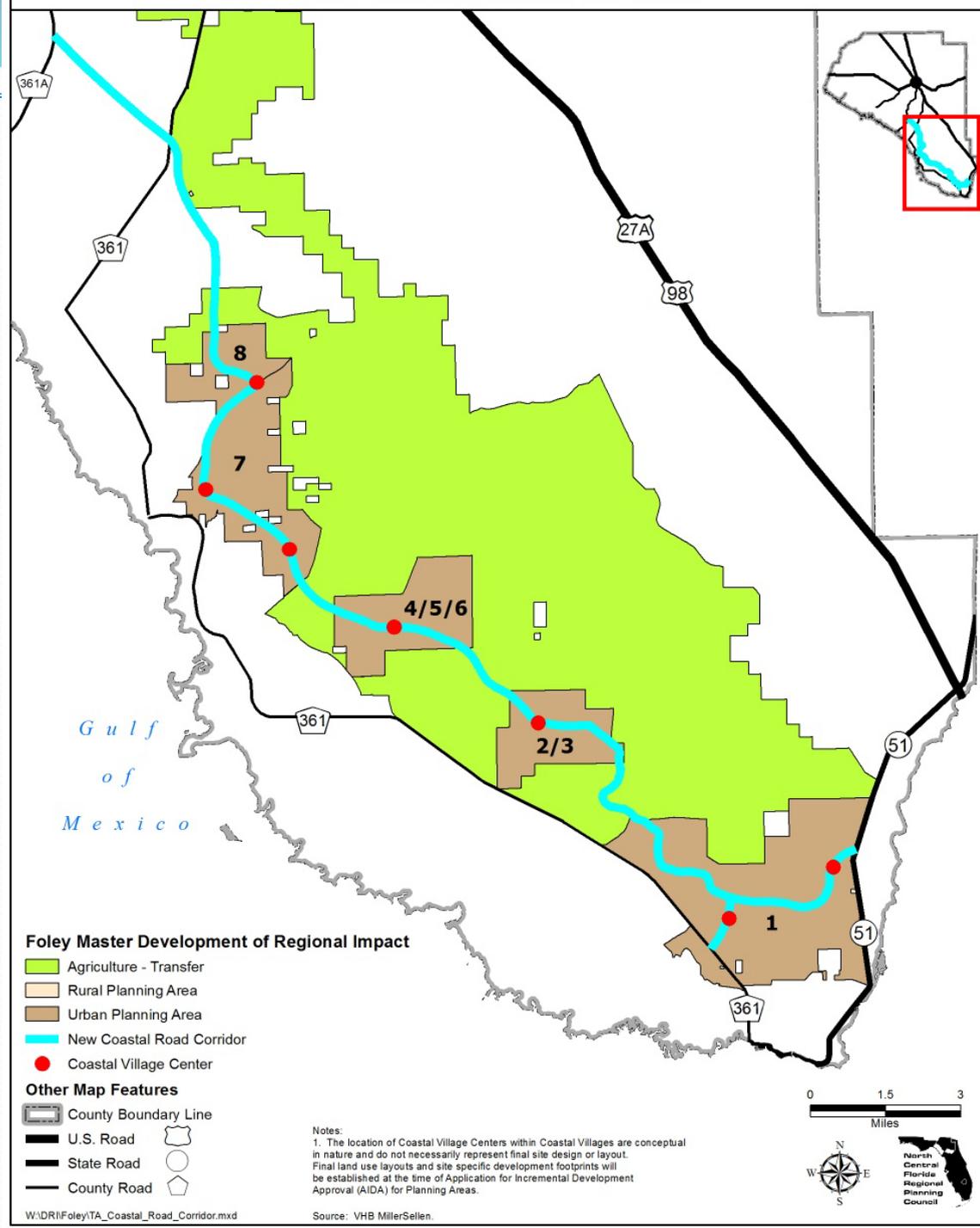


Daily Trip Generation



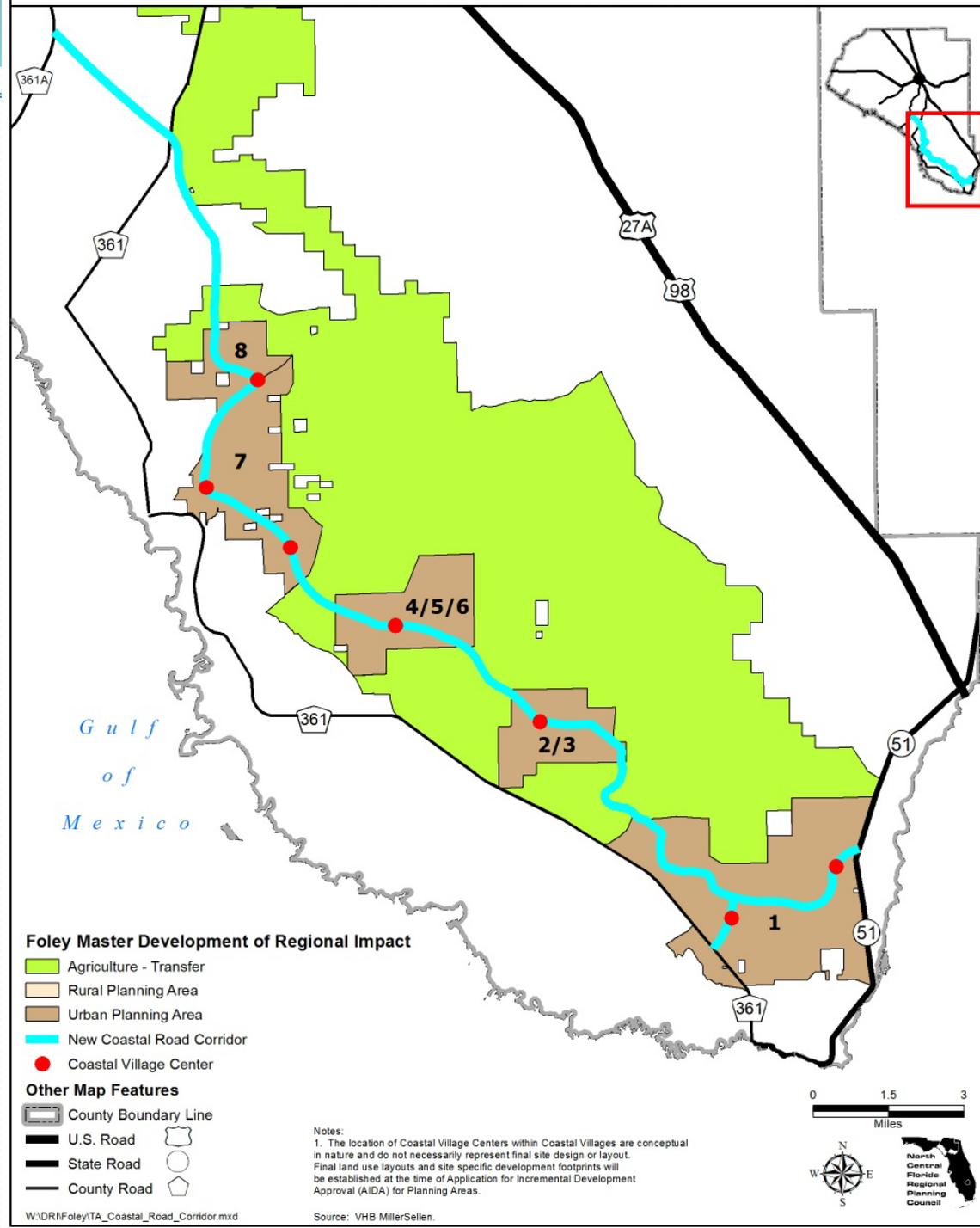
Foley Transportation Commitment 1. New Coastal Road Corridor

...landowner shall
reserve a 1,000 foot
wide corridor on their
lands....

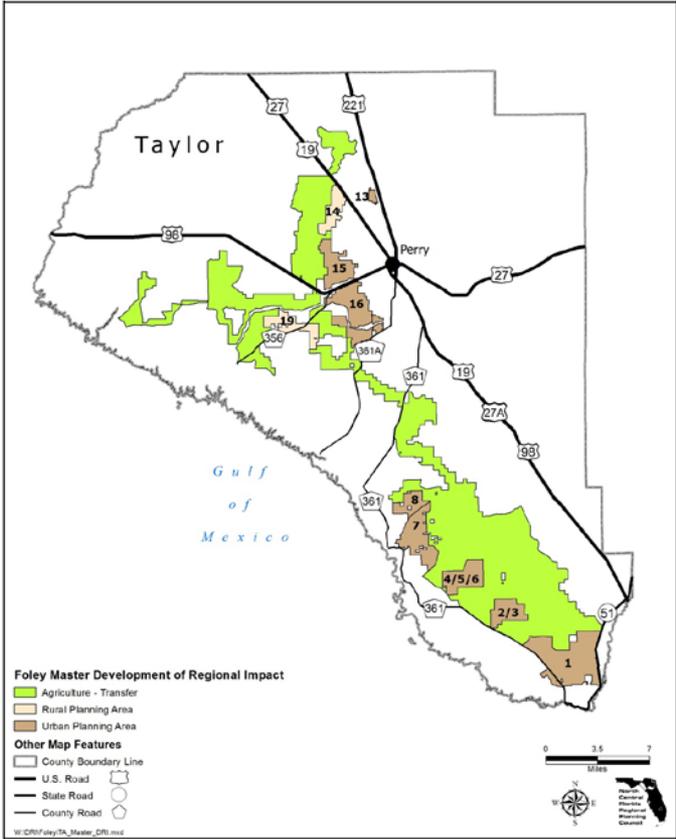


Foley Transportation Commitment 2. Construction of New Coastal Road

Planning Area
developer shall
construct its portion of
the coastal road.

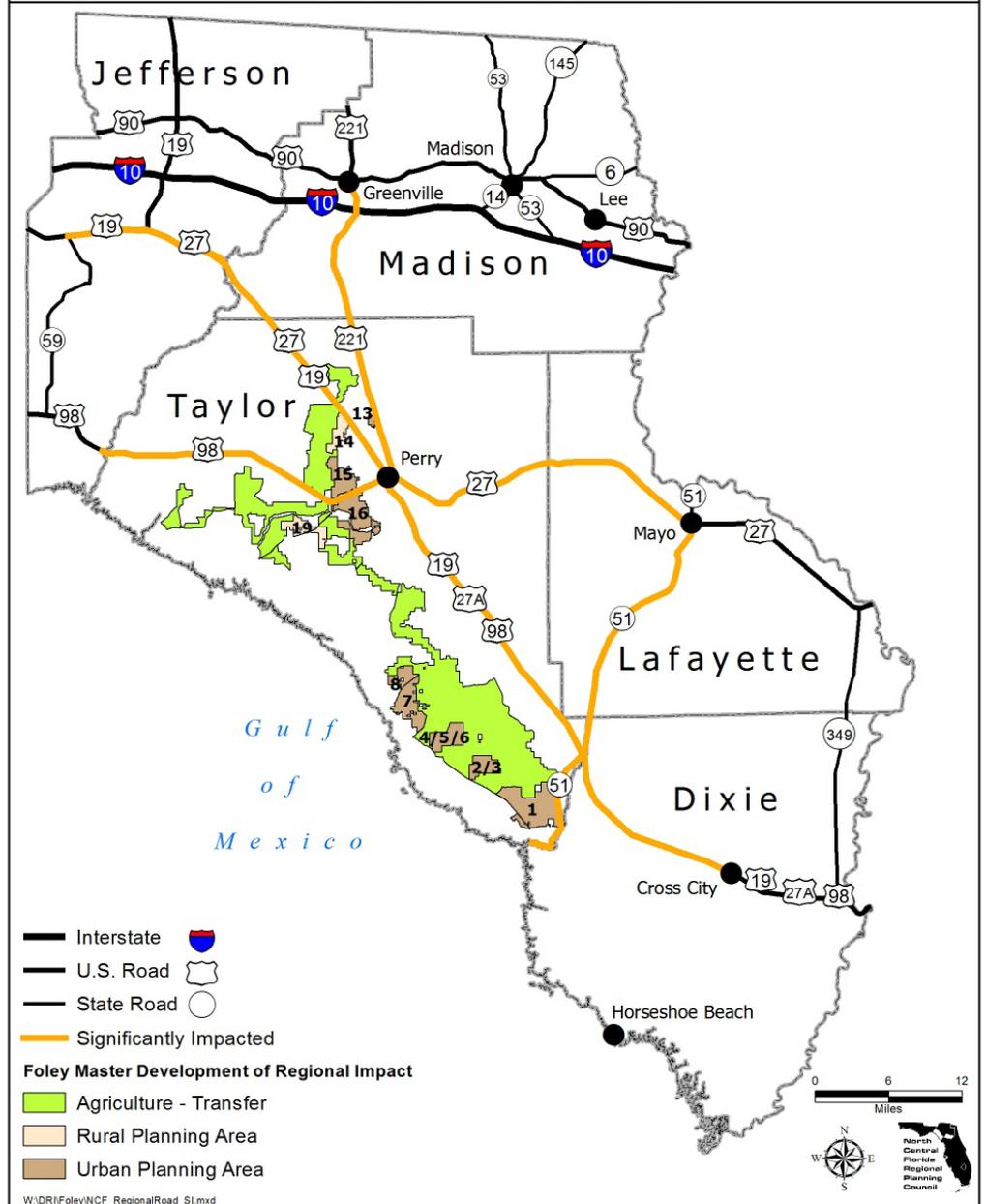


Impacts - Regional Roads



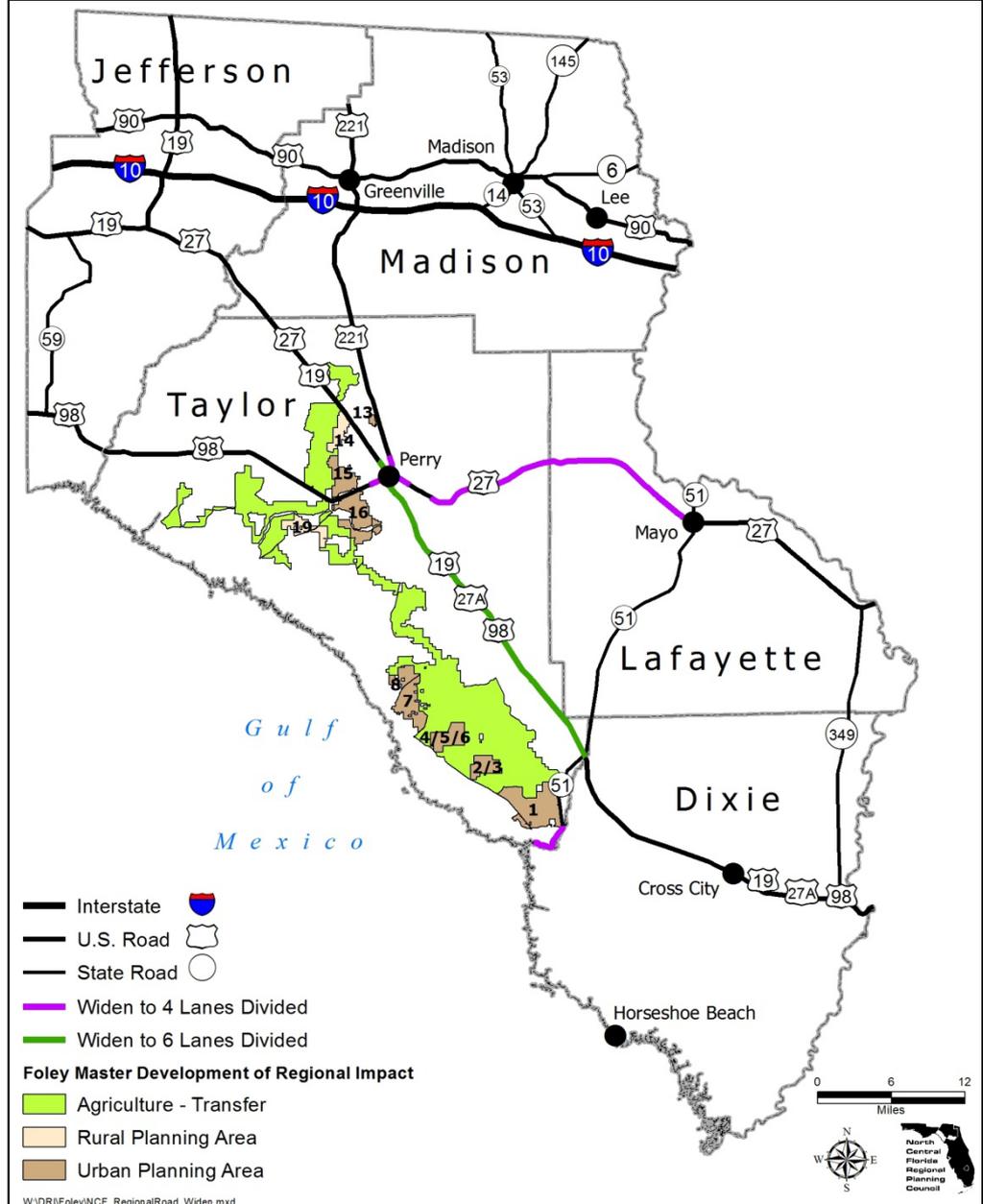
Regional Roads Significantly Impacted

ILLUSTRATION III
Foley Master Development of Regional Impact - Year 2035
Regional Roads - Significantly Impacted

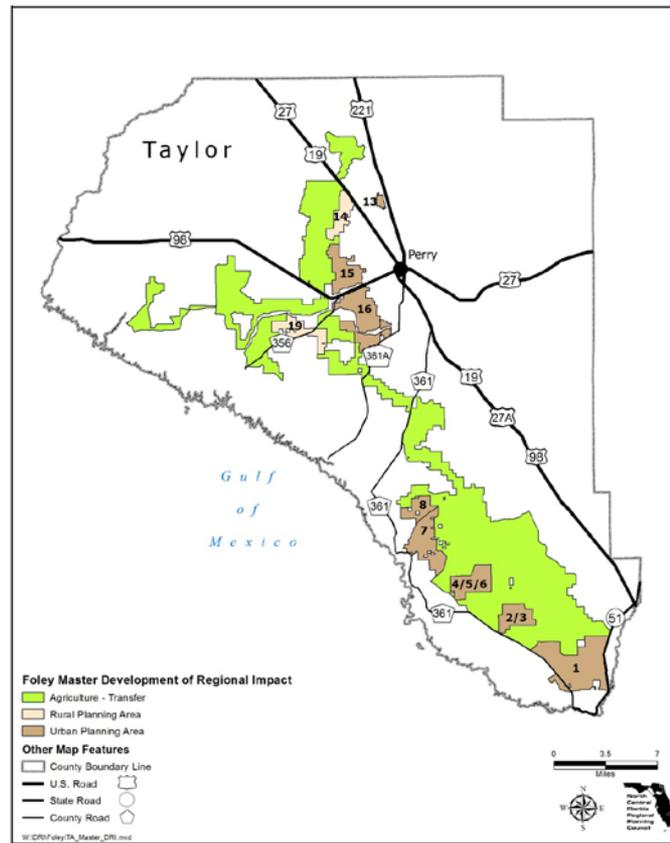


Regional Roads Needed Roadway Modifications

ILLUSTRATION VII Foley Master Development of Regional Impact - Year 2035 Regional Roads - Needed Roadway Modifications

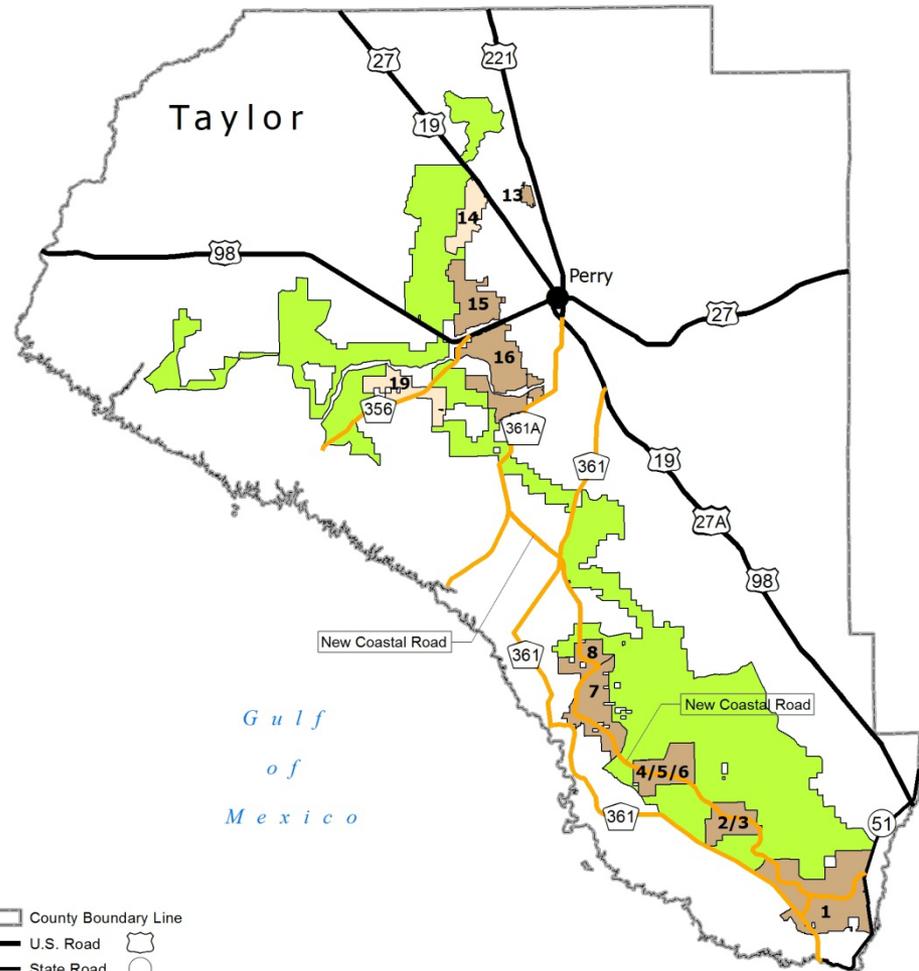


Impacts - Local Roads



Local Roads Significantly Impacted

ILLUSTRATION V Foley Master Development of Regional Impact - Year 2035 Local Roads - Significantly Impacted



- County Boundary Line
- U.S. Road
- State Road
- County Road
- Significantly Impacted

Foley Master Development of Regional Impact

- Agriculture - Transfer
- Rural Planning Area
- Urban Planning Area

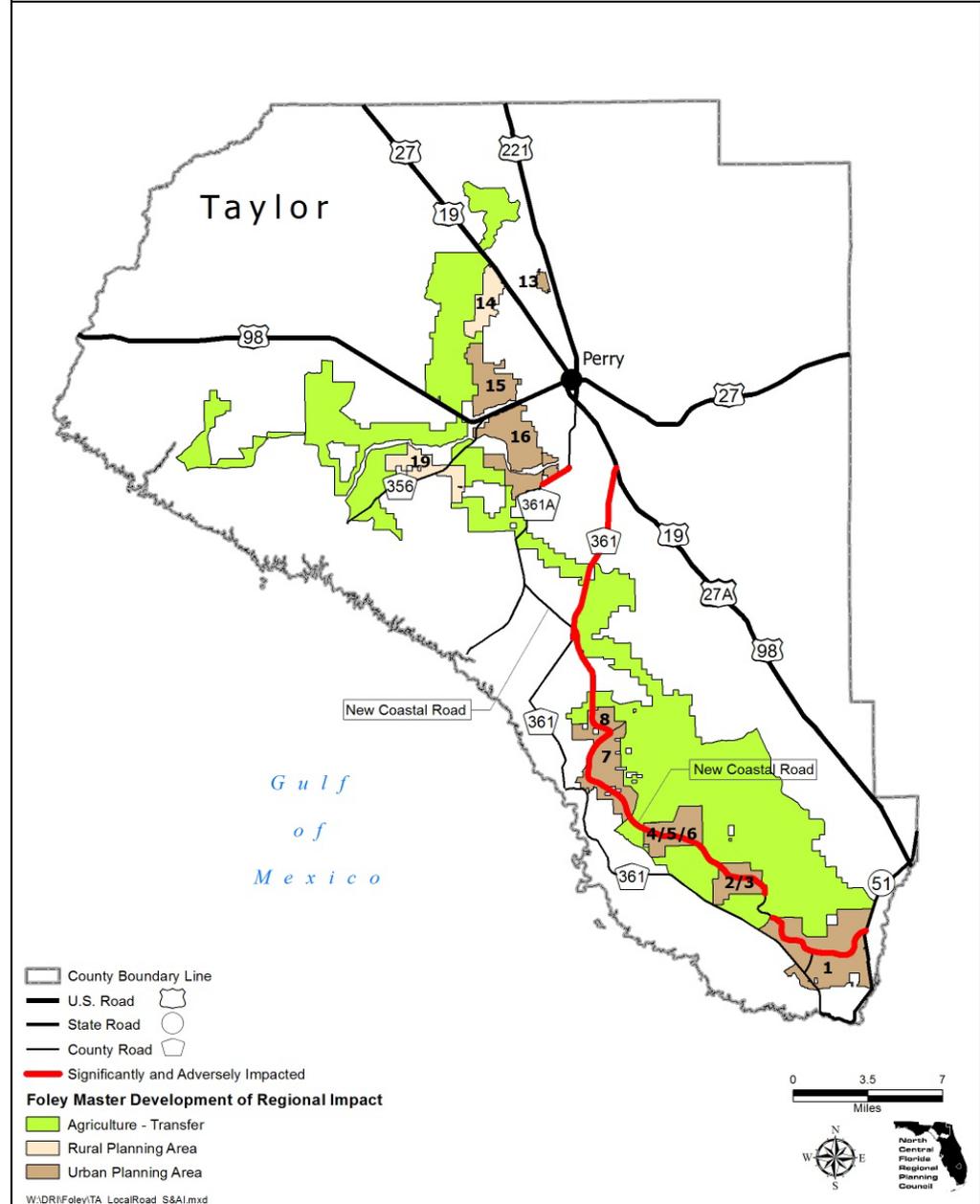


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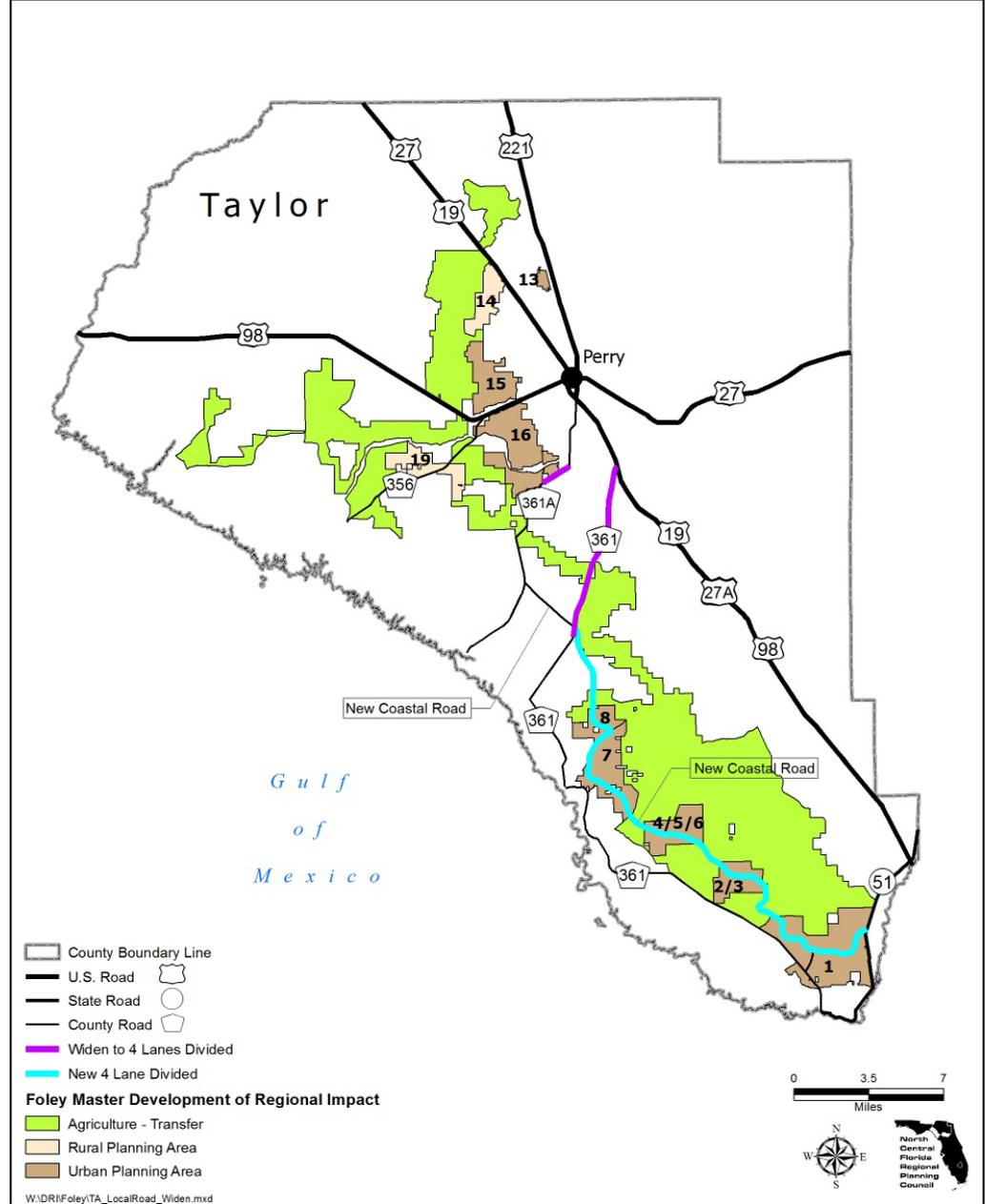
Local Roads Significantly and Adversely Impacted

ILLUSTRATION VI Foley Master Development of Regional Impact - Year 2035 Local Roads - Significantly and Adversely Impacted



Local Roads Needed Roadway Modifications

ILLUSTRATION VIII Foley Master Development of Regional Impact - Year 2035 Local Roads - Needed Roadway Modifications

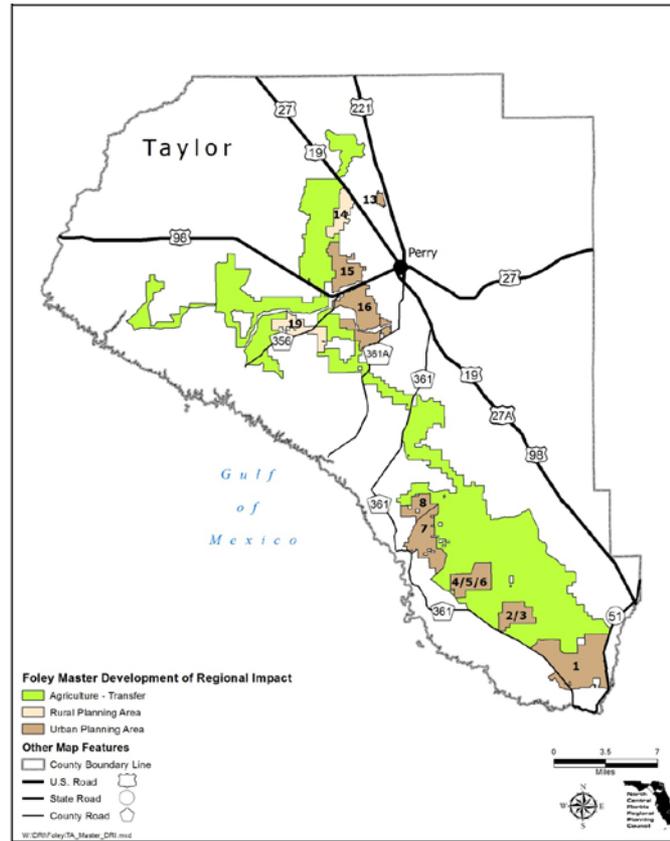


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Transportation Impacts

Transportation Impacts Will be Determined for Each Application for Incremental Development Approval Using Agreed-Upon Transportation Methodology Agreement

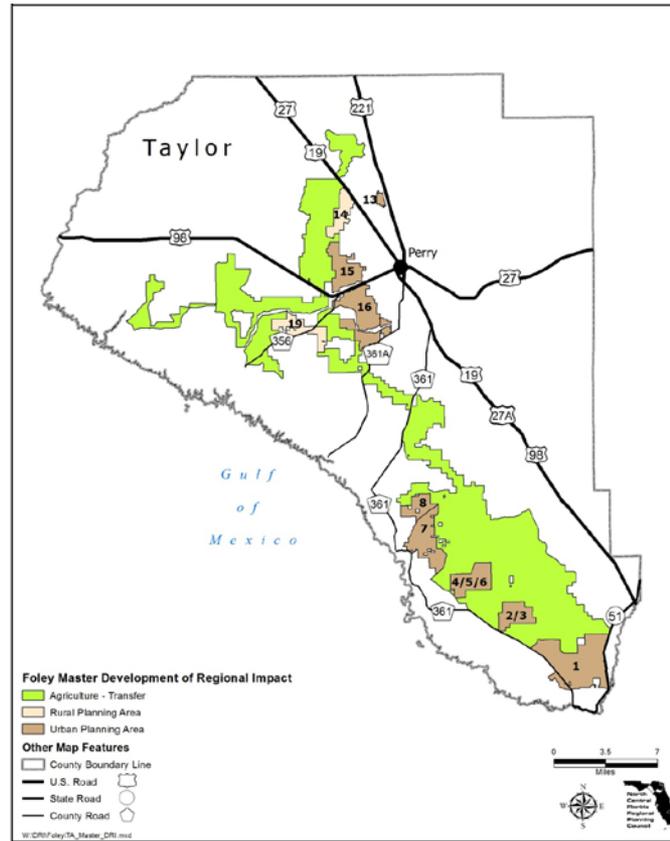
Housing



Housing Impacts

- Five Applicant Commitments
- Affordable Housing Impacts will be Determined for Each Application for Incremental Development Approval Using Latest Version of the Council's Affordable Housing Methodology

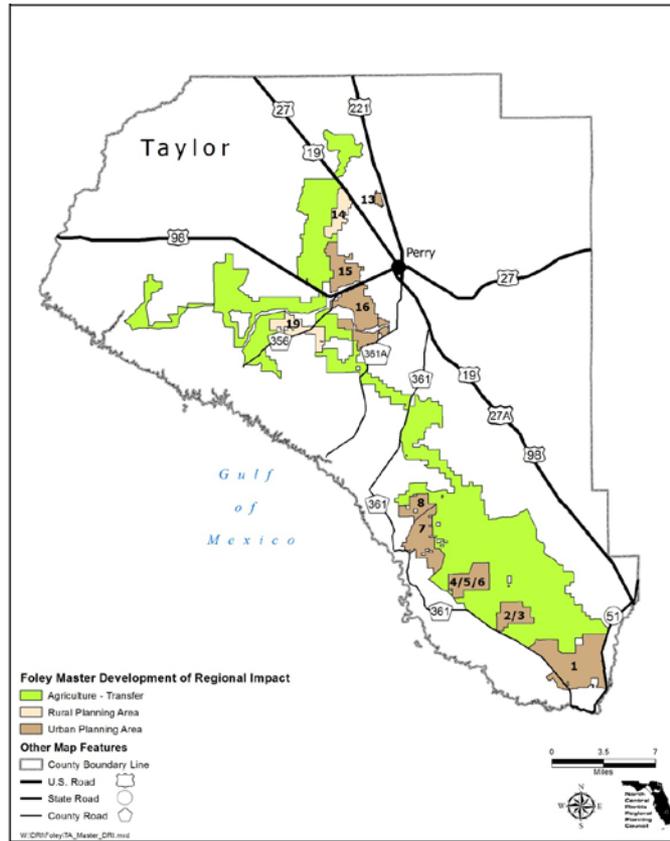
Public Facilities



Public Facility Impacts

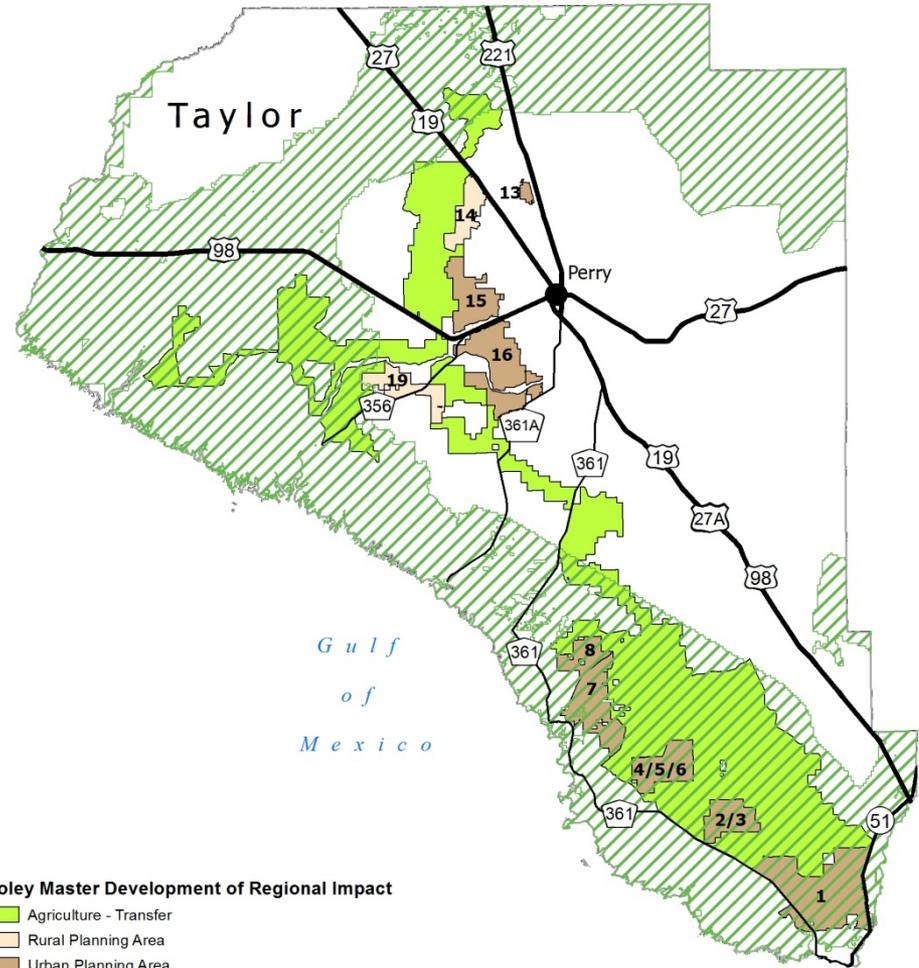
Public Facility Impacts will be Determined for Each Application for Incremental Development Approval

Natural Resources



Natural Resources of Regional Significance - Natural Systems

ILLUSTRATION IX Foley Master Development of Regional Impact Regionally Significant Natural Resources - Natural Systems



Foley Master Development of Regional Impact

- Agriculture - Transfer
- Rural Planning Area
- Urban Planning Area

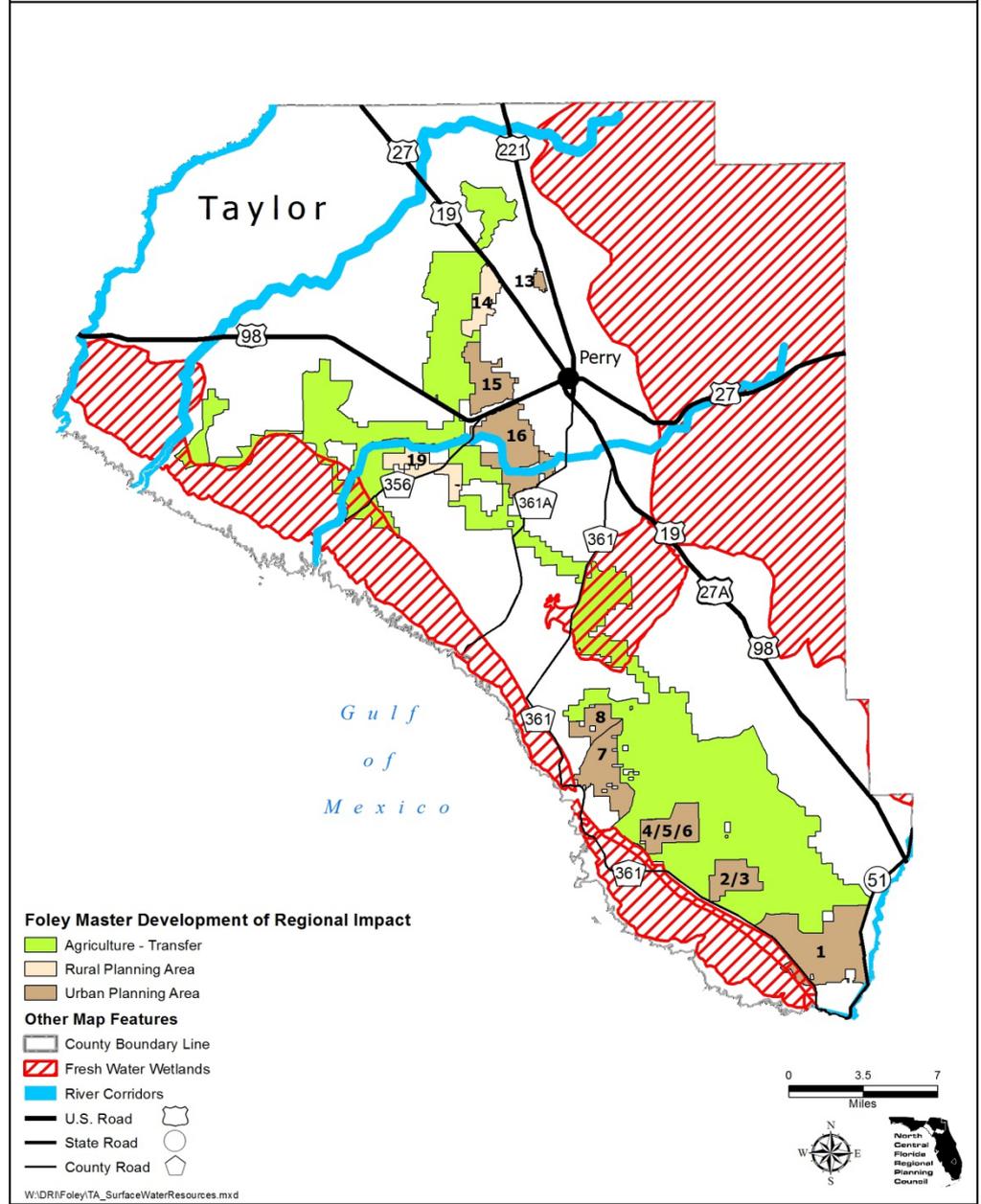
Other Map Features

- County Boundary Line
- U.S. Road
- State Road
- County Road
- City
- Regional Ecological Greenway

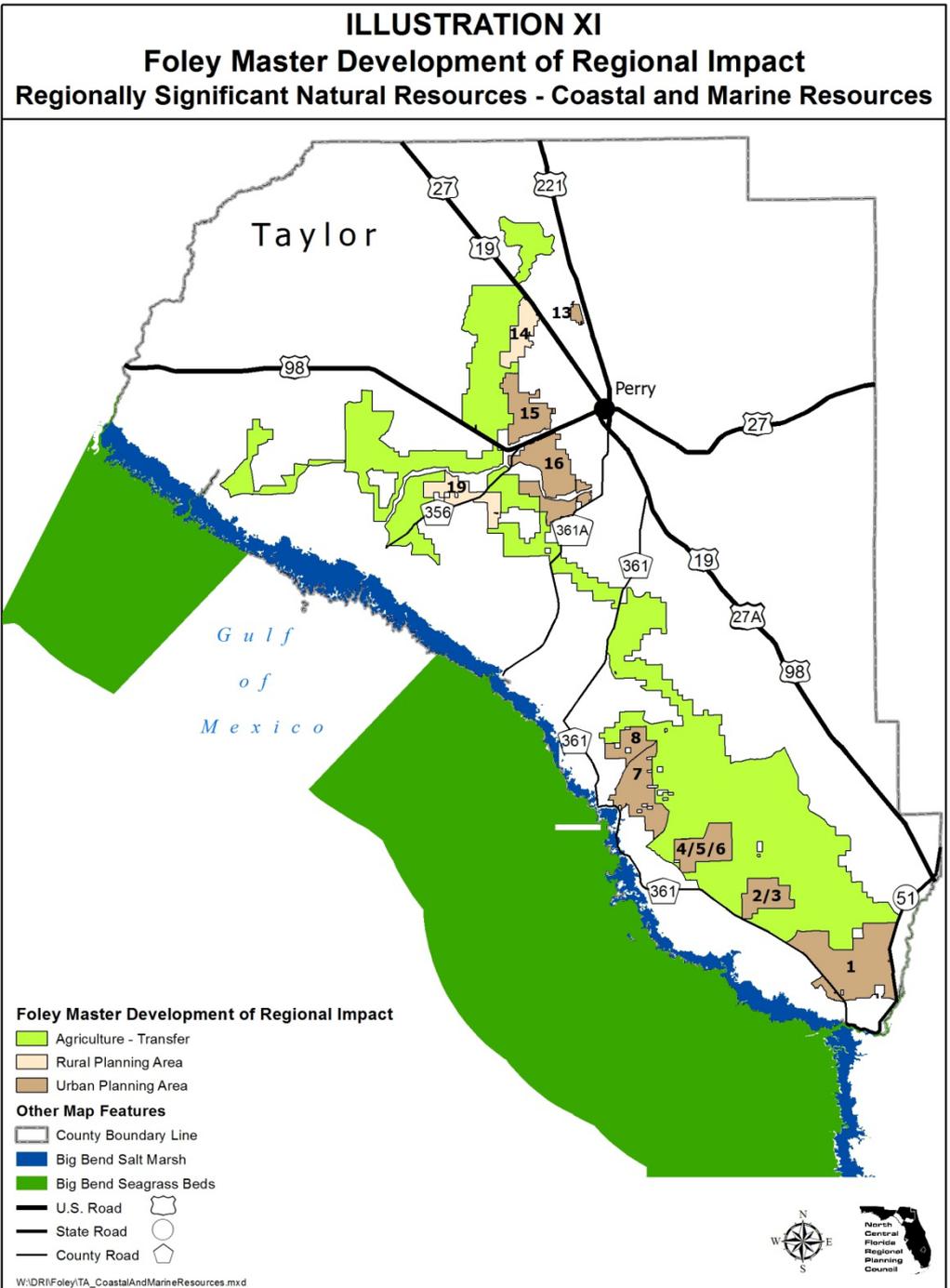


Natural Resources of Regional Significance - Surface Water Resources

ILLUSTRATION X Foley Master Development of Regional Impact Regionally Significant Natural Resources - Surface Water Resources



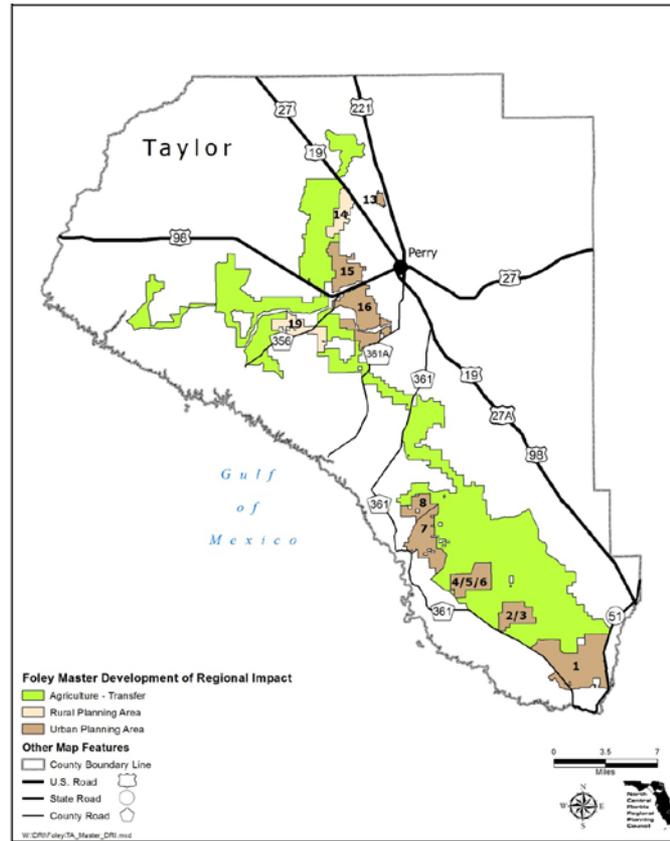
Natural Resources of Regional Significance - Coastal and Marine Resources



Natural Resource Impacts

Natural Resource Impacts will be Determined for Each Application for Incremental Development Approval

Conclusions



Conclusions

- Economic Impacts will be Determined for Each Application for Incremental Development Approval

- Foley Master Development of Regional Impact will Produce Significant and Adverse Impacts on Regional Transportation Network and Local Roads

Specific Transportation Impacts will be Determined for Each Application for Incremental Development Approval

- Public Facility Impacts will be Determined for Each Application for Incremental Development Approval

Conclusions (Continued)

- Housing Impacts will be Determined for Each Application for Incremental Development Approval
- Impacts to Water Quality, Vegetation and Wildlife will be Determined for Each Application for Incremental Development Approval
- Impacts to Wetlands, Soils, Floodplains, and Historical and Archeological Resources will be Determined for Each Application for Incremental Development Approval

Recommendations

- Recommend to the Taylor County Board of County Commissioners Approval of the Foley Master Development of Regional Impact with 14 Council-Recommended Conditions addressing Wetlands, Water Supply and Wastewater Management, Stormwater Management, Transportation, Police and Fire Protection, and Recreation and Open Space

Recommendations (Continued)

- Recommend Inclusion of the 64 Applicant Commitments as Development Order Conditions Addressing Public Facilities, Transportation, Housing, Environment and Natural Resources
- Recommend to the Taylor County Board of County Commissioners Adoption of the Local Government Master Development Order Contained in Appendix 2 of Council Evaluation Report