



## NEFRC Planning and Growth Management Policy Committee

Thursday, January 4, 2007

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, January 4, 2007 at 9:00 a.m., at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida. Mr. Rutledge called the meeting to order with the following members:

#### PRESENT

Comm. Harold Rutledge (Chair)  
Vice Mayor Lawson-Brown  
Ms. Linda Burnette (ex-officio)  
Comm. Don Crichlow  
Comm. Fletcher  
Mr. Wes Larson  
Mayor Leeper (arrived 9:35a)  
Mr. Larry Parks (ex-officio)  
Mr. Bob Spaeth  
Ms. Auger for Mr. Strong (ex-officio)  
Ms. Carol Vallencourt

#### EXCUSED

Ms. Mary Louise Dungey

#### ABSENT

Ms. Deidra Franklin  
Mayor Joann King  
Mr. Harry Maxwell

Others: Mr. Doug McDowell, City of Jacksonville Planning Dept., and Ms. Valerie Britt.

Staff Present: Ed Lehman, Guy Parola, Kathy Dennis, Sheron Forde, and others.

#### \*Approval of Minutes

**Comm. Rutledge called for a motion to approve the December 7, 2006, meeting minutes; Mr. Spaeth made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.**

#### Old Business

There was no old business to discuss.

#### New Business

#### Comprehensive Plan Amendment Review

Mr. Lehman stated there were 10 comprehensive Plan Amendments reviewed during the month of December. Three (3) transmitted amendments and four (4) adopted amendments are brought before the Committee and Board for review. The other three (3) were small scale amendments.

Clay County Transmitted Amendment (07-1) – Mr. Lehman stated that this amendment contained five (5) proposed changes; 1) changing 2,028 acres from Agriculture to Agriculture/Residential, 2) changing 59 acres from Agriculture to Industrial, 3) changing 14,348 acres from Mining to Agriculture, 4) changing 50 acres located within the Branan Field Master Planning Area from Master Planned Community to Activity Center, and 5) changing 5.6 acres from Master Planned Community to Community Center. Mr. Lehman stated that staff has no comments or concerns regarding these FLUM amendments and recommends that the Committee and Council approve this report for transmittal to the DCA. A brief discussion ensued. Comm. Fletcher questioned the 2,028 acre amendment as it relates to the Black Creek DRI and were there any alternatives to the use of septic tanks. Mr. Lehman indicated that the impacts from the Black Creek DRI would be addressed through the DRI process. Mr. Lehman also indicated that the alternatives to the septic tanks would not be cost effective at this time.

**Comm. Rutledge called for a motion to approve the Clay County Transmitted Amendment 07-1, Ms. Vallencourt made the motion, it was seconded by Vice Mayor Lawson-Brown; motion was unanimously carried.**

City of St. Augustine Transmitted Amendment (07-1) – Mr. Lehman stated that this Transmitted Amendment consisted of one proposed text amendment to the Future Land Use Map Element. The amendment adds Policy 1.9 to the element, which limits the maximum residential density for any commercial land use to go through a small-scale comprehensive plan amendment to 10 units or less per acre. Mr. Lehman stated that staff has no comments or concerns regarding this change and recommends that the Committee and Council approve this report for transmittal to the DCA. Comm. Crichlow asked whether DCA was requiring other communities to address this issue. Mr. Lehman responded that the issue came up in Nassau County.

**Comm. Rutledge called for a motion to approve the City of St. Augustine Transmitted Amendment 07-1, Comm. Fletcher made the motion, it was seconded by Comm. Crichlow; motion was unanimously carried.**

Putnam County Transmitted Amendment (06D-1) Mariposa DRI – Mr. Lehman stated that this Transmitted Amendment proposes to change 2,025 acres from Agriculture II to Rural Center to accommodate the Mariposa DRI. The Mariposa DRI consists of 3,230 residential units, 153,000 square feet of office development, 238,000 square feet of retail development, 288,000 square feet of business part development and an 18-hole golf course. Impacts are being addressed through the DRI review process. Mr. Lehman stated that staff has no comments or concerns regarding this change and recommends that the Committee and Council find Putnam County Transmitted Amendment 06D-1 consistent with Northeast Florida Strategic Regional Policy Plan.

**Comm. Rutledge called for a motion to approve the Putnam County Transmitted Amendment 06D-1 (Mariposa DRI), Mr. Larson made the motion, it was seconded by Comm. Fletcher; motion was unanimously carried.**

City of Macclenny Adopted Amendment (06-1) – Mr. Parola stated there were eleven FLUM amendments contained in the transmittal of the Semi-Annual Comp Plan Amendment packet 06-1. DCA issued an ORC report raising objections to seven of them. These objections were addressed by Prosser Hallock on behalf of the City of Macclenny. The eleven FLUM amendments are not proceeding through the adoption phase at this time. However, Policy 1.06.05(i) of the Future Land Use Element has been amended to add a Multi-Use land use category and Policy 1.06.06(j) has been amended to add an Agriculture land use are proceeding forward. Mr. Parola stated that staff has no comments or concerns regarding this change and recommends that the Committee and Council find City of Macclenny Adopted Amendment 06-1 consistent with Northeast Florida Strategic Regional Policy Plan.

**Comm. Rutledge called for a motion to approve the City of Macclenny Adopted Amendment 06-1, Comm. Fletcher made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.**

City of Jacksonville Adopted Amendment (06-2) – Mr. Lehman stated that this review addresses four Future Land Use Map (FLUM) amendments and three Text Amendments that the Council had comments on and were addressed by DCA in their ORC report. 1) The first FLUM amendment would change 569.99 acres from Agriculture (ii) and Agriculture (iii) to Rural Residential for property located north of Normandy Blvd. along Yellow Water Road and 756.55 acres from Agriculture (iii) to Rural Residential for property located east of Maxville on the north side of Normandy Blvd. Mr. Lehman stated that the Council previously commented on the impacts to Normandy Blvd. as did DCA in its ORC report. Included in DCA's comments was an objection regarding the lack of data and analysis concerning traffic impacts from the proposed change to the 756.55-acre parcel on U.S. 301/I-10 interchange. This proposed change is

not included in this adoption packet. However, the proposed change to the 569.66-acre parcel is included, but the impacts have not been addressed. 2) The second FLUM amendment would change 64.21 acres from Agriculture (iii) and Agriculture (iv) to Low Density Residential has been revised to 64.4 acres. Mr. Lehman stated that staff does not believe any additional impacts will result from this revision. 3) The third FLUM amendment to change 220 acres from Agriculture (ii) and Agriculture (iii) to Rural Residential has been revised to 212.92 acres. Mr. Lehman stated that staff does not believe there will be any additional impacts as a result of this revision. 4) The fourth FLUM amendment would change 57.82 acres from Low Density Residential and Medium Density Residential to Community/General Commercial. DCA issued an objection stating that the data and analysis does not address the need for road or interchange improvements to the interchange at I-295. Mr. Lehman stated that staff questions whether the City's response adequately addressed DCA's objection and that the City should address this concern in concurrency for any development resulting from this land use change.

The first Text Amendment modifies the description for the Residential-Professional-Institutional (RPI) land use category. The DCA raised an objection based on the lack of a definition and density and intensity standards for these ancillary uses. Mr. Lehman stated that the City provided language, to be adopted, that addressed the DCA's objection. The second Text Amendment addressed agricultural areas. DCA raised an objection because the City identified that non-residential land uses may be included as part of the clustered development in Agriculture land use. However, there was no specification on the types of land uses and densities and intensity standards applicable to these non-residential uses. The City has provided language, to be adopted, that would address the DCA's objection. The third Text Amendment regarding the policies that addressed military installations was deferred by the City. Mr. Lehman indicated that the transmitted amendments are not included in this adoption packet.

Mr. Lehman stated that staff recommends that the Committee and Council find the City of Jacksonville's Adopted Amendment 06-2 consistent with Northeast Florida Strategic Regional Policy Plan. There was a brief discussion in which Comm. Fletcher expressed his disapproval to the passing of this amendment.

**Comm. Rutledge called for a motion to approve the City of Jacksonville Adopted Amendment 06-2, Mr. Spaeth made the motion, it was seconded by Comm. Crichlow; Comm. Fletcher dissented; motion was carried.**

City of Fernandina Beach Adopted Amendment (06-2) – Mr. Lehman stated that this amendment consists of several changes to the definitions in the Comprehensive Plan. It also contains text changes to the Future Land Use Element, the Conservation and Coastal Management Element, and the Public Facilities Element. Policy 1.06.01 has been revised to add Waterfront Mixed Use. The criteria for the Waterfront Mixed Use District are addressed in Policy 1.6.09. Mr. Lehman indicated that the reference to Traditional Neighborhood Development, which was included in the Transmitted Amendment, is not included in the adoption packet. Also not included is the proposed change to FARs in Policy 1.06.07. The change to Policy 5.07.04, allowing increases in density in the Waterfront Mixed Use District, is included. Mr. Lehman stated that staff finds the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan. There was no discussion on this item.

**Comm. Rutledge called for a motion to approve the City of Fernandina Adopted Amendment 06-02, Ms. Vallencourt made the motion, it was seconded by Vice Mayor Lawson-Brown; motion was unanimously carried.**

Putnam County Adopted Amendment (06-2) – Mr. Parola stated that the Putnam County Comprehensive Plan Amendment consists of four revisions to the Future Land Use Map. 1) It proposes to change of 40.1 acres from Agriculture I to Rural Residential. DCA issued no formal comment on this. 2) It proposes to change 28 parcels (3,635.83 acres) from Mining to Agriculture I (1,295.43 acres) and Agriculture II (2,340.40 acres). The purpose is to facilitate the reversion of reclaimed mining lands to the future land use classification that the land held previous to the mining activity. DCA issued an objection because the resulting land use change will result in a potential for an increase in school aged children and that review

should be done to ensure capacity by the School Board. The School Board believes there is available capacity for the development. 3) It proposes to change 613 acres from Agriculture II to Rural Residential, which would allow 155 unit residential equestrian community. DCA issued several objections to this amendment. They cited the proliferation of urban sprawl, the need to pave Millican Road, and lack of wetland analysis for the property. The County responded to DCAs objections via an executed Development Agreement and staff is satisfied that these concerns have been adequately addressed within the terms of the Development Agreement. 4) It proposes to change 356 acres from Agriculture II to Rural Residential. DCA issued an objection citing school board concurrency and lack of analysis. The County responded to DCAs objection with a letter from the school board stating that there is available capacity for the development. Therefore, staff finds that the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan. There was no discussion on this item.

**Comm. Rutledge called for a motion to approve the Putnam County Adopted Amendment 06-2, Mr. Larson made the motion, it was seconded by Comm. Fletcher; motion was unanimously carried.**

#### Intergovernmental Coordination and Review Report (IC&R) Report

Mr. Lehman provided an overview/status of applications received. A report will be prepared and provided at the next meeting as the due date for responses is later this month. There was no action needed.

#### Development of Regional Impact (DRI) Report

Mr. Lehman provided a summary of the DRI activities.

#### Public Comments

Ms. Valerie Britt – 378 Tilefish Ct., Jacksonville, FL 32225. Ms. Britt addressed the Committee regarding the City of Jacksonville's Adopted Amendment 06-2. Ms Britt also addressed the Coastal High Hazard Areas (CHHA) and evacuation issues.

#### Next Meeting Date

The next meeting will be held Thursday, February 1, 2007, at 9:00 a.m. at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida.

#### Adjournment

The meeting adjourned at 9:50 a.m.