



NEFRC Planning and Growth Management Policy Committee

Thursday, November 1, 2007

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, November 1, 2007 at 9:00 a.m., at Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

PRESENT

Councilman Bue
Vice Mayor Crichlow
Ms. Dungey
Commissioner Harris
Vice-Mayor Lawson-Brown
Commissioner Manuel
Mr. Register
Mr. Spaeth
Ms. Vallencourt
Mr. Williams
Ms. Burnette (Ex-officio)
Mr. Parks (Ex-officio)
Mr. Green for Mr. Strong (Ex-officio)
Commissioner Boyle (Chair)

EXCUSED

Councilman Clark
Mayor King
Mayor Leeper
Mr. Maxwell

Others: Ken Venables, Travis Minch, Steve Fitzgibbons, Geoff Sample, Jodi Conway, Gary Kresel, and others.

Staff Present: Ed Lehman, Guy Parola, Brian Teeple, Ameera Sayeed, Michael Hill, Sheron Forde, and others.

*Approval of Minutes

Chairman Boyle called for a motion on the October 4, 2007, meeting minutes. Councilman Bue made the motion to approve, it was seconded by Commissioner Manuel; Motion carried.

Old Business

There was no old business to discuss.

New Business

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 11 Comprehensive Plan Amendments reviewed during the month of October. Five (5) Transmitted Amendments and three (3) Adopted Amendments are brought before the Committee for review; the other three (3) are small scale and have been reviewed by staff.

City of Crescent City Transmitted Amendment (07-2) – Mr. Parola provided an overview of the transmitted amendment, which contains text amendments to the existing comprehensive plan, and is in conjunction with the City's effort to provide proof of their water, sewer and transportation capacity to accommodate projected growth through the year 2012. Mr. Parola stated that some of the text amendments to the

Goals, Objectives and Policies do address regional issues such as incorporating best management practices for erosion control and for the City to establish a Utility Service Area to be coordinated with Putnam County when city utilities are requested. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Crescent City Transmitted Amendment 07-2. Vice Mayor Lawson-Brown made the motion to approve, it was seconded by Mayor King; Motion carried.

City of Fernandina Beach Transmitted Amendment (07-1) – Mr. Lehman provided an overview of the transmitted amendment consisting of an amendment to the FLUM for three parcels recently annexed into the City. This will change the future land use from County Medium Density Residential to City Conservation for inclusion in the Egans Creek Greenway project. In addition, 85 percent of the subject parcel is located within the Coastal High Hazard Area (CHHA); this amendment will remove the potential of 53 dwelling units within the CHHA. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Fernandina Beach Transmitted Amendment 07-1. Commissioner Manuel made the motion to approve, it was seconded by Mr. Spaeth; Motion carried.

City of Bunnell Transmitted Amendment (07WSP-1) – Mr. Parola provided an overview of the transmitted amendment consisting of several proposed text amendments to the Future Land Use Element. These amendments address the Water Supply Facilities Work Plan (WSFWP) that is required to be incorporated into the Comprehensive Plan for Flagler County and its municipalities. He further stated that based on the St. Johns River Water Management District's (SJRWMD) concerns that traditional water supply sources will not be sufficient to meet the demands of growing populations within its boundaries and the needs of the environment, the Florida Legislature enacted Bills in 2002, 2004 and 2005 to more effectively address the State's water supply situation. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Bunnell Transmitted Amendment 07WSP-1. Commissioner Manuel made the motion to approve, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Jacksonville Transmitted Amendment (08-D1) – Mr. Lehman stated that this is the first amendment received based on the new pilot program provided for in HB 7203, alternative state review process, which includes the City of Jacksonville. The only change to staff's review is that rather than submitting comments to DCA, the new law states that comments will be submitted to the local government. Mr. Lehman provided an overview of the transmitted amendment 08-D1, consisting of proposed changes to two parcels, located in the Villages of Argyle DRI. He stated the intent of the proposed change is to swap property, which would allow for an increase in the size of the school parcel. There is no change to the amount of development that can occur with this DRI. Argyle Forest submitted an NOPC in May; staff reviewed it and recommended to DCA that it was not a substantial deviation. Therefore, staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the City of Jacksonville.

Chairman Boyle called for a motion on the City of Jacksonville Transmitted Amendment 08-D1. Commissioner Manuel made the motion to approve, it was seconded by Mr. Register; Motion carried.

City of Palatka Transmitted Amendment 07-2 – Mr. Lehman provided an overview of the transmitted amendment, which is actually an Evaluation and Appraisal Report (EAR) based amendment re-write implementing their 1998 EAR. The City adopted their EAR in 1998, but did not adopt the Ear based

Amendments. This amendment is to correct that situation and bring the City's Comprehensive Plan up to date; therefore, the changes are not significant at this time and are mostly administrative in nature. The only comment staff has is that the reference to the Florida Intrastate Highway System should be the Strategic Intermodal System. Mr. Lehman mentioned that the City is undergoing a comprehensive rewrite of their comp plan to be brought back to the Committee at a future date. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the Palatka Transmitted Amendment 07-2. Ms. Vallencourt made the motion to approve, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Palm Coast Adopted Amendment (07-1) – Mr. Lehman provided a summary review of the Adopted amendment, which was reviewed in its transmitted form at the August 2007 meeting of the Council. The amendment consists of two text changes to the Transportation Element of the Comprehensive Plan to promote transportation interconnectivity. The Council had no comments or concerns about the transmitted amendment. Staff recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to the DCA.

Chairman Boyle called for a motion on the City of Palm Coast Adopted Amendment 07-1. Commissioner Harris made the motion to find it consistent with the SRPP, it was seconded by Commissioner Manuel; Motion carried.

Clay County Adopted Amendment (07-2) – Mr. Lehman provided a summary review of the adopted amendment, which was reviewed in its transmitted form at the June 2007 meeting of the Council. The amendment consists of two proposed changes to the FLUM, two text amendments and adoption of a special Camp Blanding Land Use Compatibility Plan. The Council had no comments or concerns about the transmitted amendment. Staff recommends that the Committee and Council find it consistent with the Strategic Regional Policy Plan.

Chairman Boyle called for a motion on the Clay County Adopted Amendment 07-2. Commissioner Manuel made the motion to find it consistent with the SRPP, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Bunnell Adopted Amendment 07-1 – Mr. Parola provided a summary review of the adopted amendment, which was reviewed in its transmitted form at the June 2007 meeting of the Council. The amendment consists of two proposed changes to the FLUM and two text amendments. Mr. Parola stated that while the Council did not make a recommendation regarding the necessary density during the Transmittal review, there were concerns surrounding the issue of individual septic systems and these concerns were echoed by the Department of Environmental Protection. Staff's comment is to encourage the City to mandate the use of individual performance based septic systems in lieu of a conventional septic system. Staff recommends that the Committee and Council find the adopted amendment consistent with the Strategic Regional Policy Plan.

A brief discussion followed in which Mr. Crichlow inquired if the performance based septic system will be a recommendation for all future developments of this type. Mr. Parola stated that it will be approached on an individual basis. It was included in this case because there was no assurance that a centralized water system or centralized sewer system will be provided to the site in the near future. In addition, it was a desire to set the stage that there is a substantial amount of County Ag land that has been annexed by the City and if an opportunity exists to have an entire subdivision on individual septic systems, then a performance based system is preferred rather than having a package plan. While the performance based system is more costly than the conventional type, it does offer benefits to the community; it operates better than the conventional system, and there is a mandatory inspection period, and it's more sensitive to the environment. An inquiry was made regarding the status of revenue associated with the change of land from one use to another on the tax base. Mr. Parola stated that as the property has already been annexed into the City of Bunnell, it will go into the City's tax base.

Chairman Boyle called for a motion on the City of Bunnell Adopted Amendment 07-1. Commissioner Manuel made the motion to find it consistent with the SRPP, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Jacksonville Evaluation and Appraisal Report (EAR) – Mr. Lehman introduced Mr. Gary Kresel, the City of Jacksonville's Planning Department, who will be available to respond to any questions pertaining to this item if needed. Mr. Parola stated that the EAR is required every seven (7) years and provided an overview of the City of Jacksonville's EAR, which identified 14 major issues. Some of which are; alternative to individual car use, affordable and disabled housing needs, the St. Johns River, mixed-use projects and neighborhoods, revitalizing downtown, urban sprawl, retention of industrial lands, and preservation of waterfronts. In addition to identifying major issues, Florida Statutes require that, when applicable, special topics be identified. Some of the City of Jacksonville's special topics are; school concurrency, water supply planning, CHHA, and financial feasibility. Staff's comments are: There were opportunities for the City to have elaborated on alternative water supply planning; and for the beach communities, there was an opportunity for the City to address common transportation impact methodologies and could have elaborated more on this. Staff recommends that the Committee and Council recommend to DCA that the City of Jacksonville's EAR is sufficient.

Chairman Boyle called for a motion on the City of Jacksonville EAR. Mr. Register made the motion to find it sufficient, it was seconded by Ms. Vallencourt; Motion carried.

JEA Ten-Year Power Plant Site Plan 2007-2016 – Ms. Sayeed provided an overview of the JEA site plan. She mentioned that Florida Statutes requires that all major generating electric utilities submit a Ten-Year Site Plan to the Florida Public Service Commission for review. The purpose of the site plan is to disclose the general location of proposed power plant sites and facilitate coordinated planning efforts. Ms. Sayeed stated that JEA has done so. In addition, JEA has established a Clean Power Capacity goal of 7.5 percent capacity by 2015 and has taken steps to support this goal. The JEA, in conjunction with the State of Florida, is also continuing efforts to develop new programs to reduce the reliance on coal and oil as future energy sources, increase conservation activities to offset the need to construct new power plants and increase the reliance of clean alternative energy systems to produce electricity. Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.

Chairman Boyle called for a motion on the draft JEA Ten-Year Power Plant Site Plan report. Ms. Vallencourt made the motion to approve, it was seconded by Commissioner Manuel; Motion carried.

Seminole Electric Cooperative, Inc. Ten-Year Power Plant Site Plan 2007-2016 – Ms. Sayeed provided an overview of the Seminole Electric Cooperative's site plan. She mentioned that Florida Statutes requires that all major generating electric utilities submit a Ten-Year Site Plan to the Florida Public Service Commission for review. The purpose of the site plan is to disclose the general location of proposed power plant sites and facilitate coordinated planning efforts. Ms. Sayeed stated that while Seminole Electric Cooperative has demonstrated the existing and future plan to diversify their fuel sources, it appears the predominant source will continue to be coal. This is demonstrated by Seminole Electric Cooperative's addition of the coal unit to the Seminole Generating Station and the strategic plan to add a third generating unit by the year 2012. The Seminole Electric Cooperative, in conjunction with the State of Florida, is also continuing efforts to develop new programs to reduce the reliance on coal and oil as future energy sources, increase conservation activities to offset the need to construct new power plants and increase the reliance of clean alternative energy systems to produce electricity. Staff recommends that the Committee and Council approve the draft report and authorize its transmittal to the Florida Public Service Commission.

Chairman Boyle called for a motion on the draft Seminole Electric Cooperative Ten-Year Power Plant Site Plan report. Vice Mayor Lawson-Brown made the motion to approve, it was seconded by Commissioner Manuel; Motion carried.

Intergovernmental Coordination and Review Report

Mr. Lehman stated that this item is for information only, no action required.

Development of Regional Impact (DRI)

Mr. Lehman stated that this item is for information only.

Public Comments

There are no public comments.

Next Meeting Date

The next meeting will be held Thursday, December 6, 2007, at 9:00 a.m. at the Northeast Florida Regional Council.

Adjournment

The meeting adjourned at 9:35 a.m.