



## NEFRC Planning and Growth Management Policy Committee

Thursday, February 1, 2007

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, February 1, 2007 at 9:00 a.m., at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida. Mr. Spaeth called the meeting to order with the following members:

#### PRESENT

Ms. Barber  
Comm. Boyle  
Mayor Bue  
Comm. Don Crichlow  
Comm. Fletcher  
Ms. Deidra Franklin  
Commissioner Harris  
Commissioner Holland  
Vice Mayor Lawson-Brown  
Mr. Harry Maxwell  
Mr. Register  
Mr. Spaeth  
Commissioner Stevenson  
Ms. Vallencourt  
Ms. Burnette (ex-officio)  
Mr. James Bennett for Mr. Parks (ex-officio)  
Ms. Auger for Mr. Strong (ex-officio)  
Comm. Harold Rutledge-Chair (arrived 9:10a)

#### EXCUSED

Councilman Clark  
Ms. Mary Louise Dungey  
Mayor Joann King  
Mayor Leeper

Others: Jason Cleghorn, St. Johns County; Tony Robbins, Prosser Hallock; Lanny Harker, Putnam County; Margo Moody, City of Jacksonville; Mr. Doug McDowell, City of Jacksonville, Teri Cervinson, Ascot Development; Gerald Dake, Dake Assoc.; Quilla Miralia, PTELI; Sally Clemens, citizen; Ed McDonald, citizen; Kathleen Brown, citizen; Mary Billotti, citizen; and Ms. Valerie Britt.

Staff Present: Brian Teeple, Ed Lehman, Guy Parola, Charles McCool, Sheron Forde, and others.

#### \*Approval of Minutes

**In Chairman Rutledge's absence, Mr. Spaeth called for a motion to approve the January 4, 2007, meeting minutes; Vice Mayor Lawson-Brown made the motion, it was seconded by Comm. Holland; motion was unanimously carried.**

#### Old Business

There was no old business to discuss.

#### New Business

#### Comprehensive Plan Amendment Review

**Chairman Rutledge arrived and was added to the quorum.**

Mr. Lehman stated there were 11 comprehensive Plan Amendments reviewed during the month of December. Five (5) transmitted amendments are brought before the Committee and Board for review. The other six (6) were small scale amendments.

City of Jacksonville Beach Transmitted Amendment (07-1) – Mr. Lehman stated that this Transmitted Amendment consist of proposed changes to the Potable Water sub-element to analyze the needs of the City's potable water supple and distribution system through the year 2016. Mr. Lehman provided and summary of the Transmitted Amendment and stated that staff has no comments or concerns regarding these changes and recommends the Planning and Growth Management Policy Committee and Council approve this item for transmittal to DCA.

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

City of Palatka Transmitted Amendment (07-1) – Mr. Parola stated that this Amendment is requesting to change 15.50 +/- areas of land from Urban Rural to Medium Density Residential. The property was annexed into the City but still retains the County's UR land use designation. Mr. Parola provided an overview of the City's initial concerns and how they were resolved. Mr. Parola stated that staff has no comments or concerns regarding these changes and recommends the Planning and Growth Management Policy Committee and Council approve this item for transmittal to DCA.

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

Baker County Transmitted Amendment (07-1) – Mr. Parola gave an overview of the three proposed changes to the FLUM this Amendment addresses, which are: to change 975 acres from Agriculture Zone A to Agriculture Zone B; a FLUM amendment to modify the existing Interstate Development Node Overlay located south of Sanderson; a FLUM amendment to modify the existing Interstate Development Node Overlay located at the intersection of US Highway 90 and Interstate I-10. Mr. Parola also stated that the County sent a letter to DCA stating that a master plan will be created for the IDNs, which will partly be based on the MUDN development standards. Mr. Parola stated that staff has no comments or concerns regarding these changes and recommends the Planning and Growth Management Policy Committee and Council approve this item for transmittal to DCA. Regarding the proposed change of 975 acres, Ms. Barber inquired whether any of the existing dirt roads would be paved. Mr. Parola stated that it would be addressed as it is contained in the land use development.

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

Crescent City Transmitted Amendment (07-1) – Mr. Parola stated that there are two proposed changes to the FLUM. The first is a request to change 14.6 acres from the County's land use designation to the City's land use designation for medium density residential of MR-1. Mr. Parola noted that a small portion of the site is located within the 100 year flood plain. However, the applicant states that all residential development will occur outside of the flood plain. The second proposed change deals with changing 31 acres of recently annexed land to medium density residential MR-1, and 8.5 acres to commercial. Mr. Parola stated that staff has no comments or concerns regarding these changes and recommends the Planning and Growth Management Policy Committee and Council approve this item for transmittal to DCA.

**Comm. Rutledge called for a motion to approve the Crescent City Transmitted Amendment 07-1, Vice Mayor Lawson-Brown made the motion, it was seconded by Mr. Spaeth; motion was unanimously carried.**

City of Jacksonville Transmitted Amendment (07-1) – Mr. Lehman stated that this amendment contains 22 proposed changes to the FLUM and one text amendment. The first amendment proposes to change 77.2 acres from Water Dependent-Water Related & Agriculture (iv) to Community/General Commercial. Public comments were heard regarding this proposed change, see below.

Following the public comments, which were all in opposition of this amendment, the Committee engaged in discussions with Council staff, representatives of the City of Jacksonville's Planning staff, and the applicant. Some of the concerns mentioned were: the egress of Atlantic City and the City of Neptune Beach in an evacuation situation; the incompatibility with other ongoing estuary preservations; current density concerns as well as the increase in density with the new designation of the CHHA; water and sewer availability; traffic impacts, unacceptable LOS; the lack of delineation of wetlands and marsh. The applicant, Gerald Dake, stated that Wonderwood Expressway is now open and is another egress route in an evacuation. He also stated that the site has water and sewer access to it. The Committee believes this amendment is in conflict, and therefore not consistent, with the SRPP.

**Comm. Rutledge called for a motion on the City of Jacksonville's Transmitted Amendment 07-1, Comm. Fletcher motioned that the City of Jacksonville be asked to not adopt this amendment of the FLUM, it was seconded by Comm. Manuel; motion unanimously carried.**

The remaining proposed changes are deferred to the full board.

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

Mr. Lehman provided an overview/status of applications received. There was no action needed.

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

Applicant Presentation: Mariposa DRI – This item was deferred to the full board.

The DRI activities report – This item was deferred to the full board.

#### Public Comments

Cathleen Brown – 365 Pablo Point Drive, Jacksonville, FL 32225 – Spoke in opposition to the Jacksonville series 2007-1243.

Mary Billotti - 469 Pablo Point Drive, Jacksonville, FL 32225 – Spoke in opposition to the Jacksonville series 07-1 regarding changes in the marsh areas and the Intracoastal waterway to CGC and its affect on the evacuation routes.

Sally Clemens – 1638 Park Terrace W., Atlantic Beach, FL 32233 – Spoke in opposition to the Jacksonville series 07-1, Amendment 2006D-001, and Resolution 2006-1243.

Edward McDonald – 13572 Terrasa Ct., Jacksonville, FL 32225 – Spoke in opposition to the City of Jacksonville series 07-1, Amendment 2006D-1, Resolution 2006-1243, and the Moody parcel.

Ms. Valerie Britt – 378 Tilefish Ct., Jacksonville, FL 32225 – Spoke in opposition to the City of Jacksonville series 07-1, Amendment 2006D-001, and Resolution 2006-1243.

### Next Meeting Date

The next meeting will be held Thursday, March 1, 2007, at 8:30 a.m. at St. Johns River Water Management District Offices, 4049 Reid Street (S.R. 100), Palatka, Florida 32177

### Adjournment

The meeting adjourned at 9:58 a.m.

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