



NEFRC Planning and Growth Management Policy Committee

Thursday, December 4, 2008

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, December 4, 2008 at 9:00 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Griffis called the meeting to order with the following members:

PRESENT

Councilman Bishop
President Boyle
Mr. Cole (Ex-Officio)
Commissioner Crichlow
Mayor Graham
Commissioner Griffis (Chair)
Commissioner Harris
Mr. Larson (Ex-Officio)
Mr. Parks (Ex-officio)
Commissioner Parsons
Mr. Register
Mayor Robinson
Mr. Spaeth
Mrs. Stern

EXCUSED

Vice-Mayor Lawson-Brown
Mr. Maxwell
Ms. Vallencourt

ABSENT

Mr. Strong (Ex-officio)

Others: Steve Fitzgibbons and

Staff Present: Ed Lehman, Guy Parola, Ameera Sayeed, Valerie Evans, Anna Shepherd, Jonathan Goyings and Sheron Forde.

***Approval of Minutes**

Chairman Griffis called for a motion on the October 2, 2008, meeting minutes. Councilman Bishop made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

Comprehensive Plan Amendment Review

Mr. Lehman provided an overview of the two November items that were approved by the Chair on behalf of the Committee, according to Council policy that gives the Committee Chair the authority to delegate final recommendation to staff or convene a special meeting of the Committee. The two comprehensive plan items were the City of Flagler Beach Transmitted Amendment 08-1 and St. Johns County Transmitted Amendment 08D-1.

Mr. Lehman went on to state that there were eighteen (18) Comprehensive Plan Amendments reviewed during the month of November. One (1) transmitted amendment and six (6) adopted amendments are brought before the Committee and Board for review; the other eleven were small scale and have been reviewed by staff.

Putnam County Transmitted Amendment (09-1) – Mr. Lehman provided an overview of the Amendment, which contains six proposed changes to the Future Land Use Map (FLUM) and two text amendments. The proposal to change 82.4 acres from Commercial to Rural Residential and 6.16 acres from Rural Residential to Commercial; the proposal to change 42.5 acres from Commercial to Urban Reserve; and the proposal to change 36.8 acres from Commercial to Agriculture I are procedural and intended to make the future land use map consistent with the zoning. The proposal to change 628.89 acres from mining to Agriculture I and 545.04 acres from Mining to Agriculture II is intended to facilitate the reversion of reclaimed mining lands to the future land use classification that the land held previous to the mining activity and are consistent with the surrounding areas. The proposal to change 82.31 acres from Agriculture II to Agriculture I will allow for a platted subdivision to be replatted and is also compatible with the surrounding properties. The last proposal to change 13.6 acres from Agriculture I to Rural Residential would extend an existing Rural Residential land use. The first text amendment increases densities within the urban service area land use. Mr. Lehman further stated that staff supports the efforts of the County, but the County needs to provide data and analysis to indicate what the impacts will be on the existing infrastructure. Staff recommends that the Growth Management Policy Committee approve this report for transmittal to DCA.

Commissioner Harris indicated that the urban service area lands border parcels in the City of Palatka and the City of Crescent City that have higher densities than the densities that Putnam County is seeking.

Chairman Griffis called for a motion on the Putnam County Transmitted Amendment 09-1. Commissioner Parsons made a motion to approve, it was seconded by Councilman Bishop; Motion carried.

City of Jacksonville Adopted Amendment 08-2AR – Mr. Lehman stated that the AR stands for Alternative Review under the State's pilot program and that the Council's comments will be sent directly to the City of Jacksonville. He then provided an overview of the Amendment, which consists of 16 changes to the FLUM and four sets of text amendments. Two of the transmitted proposed land use map changes were not adopted by the City in this cycle. Mr. Lehman highlighted the ones the Council commented on during the transmittal process; the amendment that changes 319.0 acres from Agriculture (ii), Agriculture (iii) and Agriculture (iv) to Light Industrial. Staff believes that the Council's comment has been adequately addressed. The amendment that changes 317.54 acres from Low Density Residential to Light Industrial. Staff believes the City has partially addressed the Council's concerns. The City still needs to designate the type of light industrial use and Council staff recommends that the City only issue transportation concurrency approval to the type of land use mix that was assumed in the traffic study. Finally, the Council commented on an amendment that changes 1,093.53 acres from Low Density Residential Community/General Commercial, and Neighborhood Commercial to Multi-Use to allow for the designation of an Regional Activity Center. The developer discussed these comments with staff and addressed the DRI issue. Staff recommends that the Growth Management Policy Committee find the City of

Jacksonville Adopted Amendment 08-2AR consistent with the Northeast Florida Strategic Regional Policy Plan. Discussion ensued regarding what the pilot program was and how it works.

Chairman Griffis called for a motion on the City of Jacksonville's Adopted Amendment 08-2AR. Mrs. Stern made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Harris; Motion carried.

Putnam County Adopted Amendment 08CIE-1 – Ms. Shepherd stated that Florida Statutes require local governments to adopt a financially feasible Capital Improvement Element (CIE) and a five-year schedule of capital improvements in the CIE be updated annually, prior to December 1st of each year. However, the State does not require local governments to transmit the amendment to DCA prior to adoption. Therefore, the Council has not previously reviewed this amendment. Putnam County's amendment updates their CIE five-year schedule for years 2008 through 2013. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee finds Putnam County's Adopted Amendment 08CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Griffis called for a motion on Putnam County's Adopted Amendment 08CIE-1. Councilman Bishop made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Harris; Motion carried.

Baker County Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's March 2008 meeting. Staff believes the County has adequately addressed the Council concerns and DCA's ORC report. Therefore, staff respectfully recommends that the Planning and Growth Management Policy Committee finds Baker County's Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Griffis called for a motion on Baker County's Adopted Amendment 08PEFE-1. Mr. Spaeth made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Mrs. Stern; Motion carried.

City of Macclenny Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's April 2008 meeting. Staff believes that the City has adequately addressed the the Council's concerns as well as DCA's concerns. Therefore, staff respectfully recommends that the Planning and Growth Management Policy Committee finds the City of Macclenny's Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Griffis called for a motion on the City of Macclenny's Adopted Amendment 08PEFE-1. Councilman Bishop made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Mr. Spaeth; Motion carried.

City of Palm Coast Adopted Amendment 08CIE-1 – Mr. Parola stated that Florida Statutes require capital improvements that are subject to level of service (LOS) requirements within a comprehensive plan be incorporated into a financially feasible Capital Improvements Program, which is then adopted into the Capital Improvements Element. He also stated that the CIE amendments require only one adoption hearing by local governments; therefore, this will be the only time the Council will review this amendment. Furthermore, the City of Palm Coast is in a water resource caution area; thus the City must have a 10-year water supply plan and incorporate the St. Johns River Water Management District's water supply plan, which the City has met through the adoption of a Water Facilities Supply Plan in to their Comprehensive Plan. Staff has no comments and recommends that the Committee and Council find the City of Palm Coast's Adopted Amendment 08CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Griffis called for a motion on the City of Palm Coast's Adopted Amendment 08CIE-1. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Harris; Motion carried.

Flagler County Adopted Amendment 08CIE-1 – Mr. Parola stated that Florida Statutes require capital improvements that are subject to LOS requirements within a comprehensive plan be incorporated into a financially feasible Capital Improvements Plan, which is then adopted into the Capital Improvements Element. He also stated that this will be the only time the Council will review this amendment as the CIE amendments require only one adoption hearing by local governments. Furthermore, Flagler County is in a water resource caution area and must have a 10-year water supply plan and incorporate the St. Johns River Water Management District's water supply plan; the County has not yet fulfilled either requirement. Staff comments that the County needs to ensure that there is sufficient infrastructure to supply potable water while maintaining the LOS standards for both the five-year and long-term planning horizons. Staff recommends that the Committee and Council find Flagler County's Adopted Amendment 08CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Griffis called for a motion on Flagler County's Adopted Amendment 08CIE-1. Mrs. Stern made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Mr. Register; Motion carried.

Citizen Information on City of Jacksonville Small Scale Amendment – Mr. Lehman stated that this information was provided by a citizen, Ms. Valerie Britt, for Committee and Council attention as it is expected to affect the Coastal High Hazard Area (CHHA). He indicated that the item was not yet received by staff for review. Once staff has reviewed the item, if needed, it will be brought to the Committee for further action. Therefore, at this time, this is for information only.

City of Atlantic Beach Adopted EAR – Mr. Parola provided an overview of the purpose of the EAR along with the list of major issues, which were derived from a scoping meeting and several public workshops. He indicated that the list of issues will be instrumental in assessing the progress the City has had in implementing their comprehensive plan over the last seven years. Mr. Parola also highlighted the issues that will be of regional concern such as affordable housing, economic development, emergency preparedness, natural resources of

and transportation. Staff has no comments and recommends that the Committee find the City of Atlantic Beach's Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan. Some discussion followed regarding the City's issue of regulatory obstacles.

Chairman Griffis called for a motion on the City of Atlantic Beach's Adopted EAR. Councilman Bishop made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Mrs. Stern; Motion carried.

City of St. Augustine Adopted EAR – Mr. Parola provided an overview of the purpose of the EAR along with the list of major issues, which were derived from several public workshops for citizen input. He stated that the City opted to forgo a scoping meeting, but did solicit agency comments. The list of major issues will be instrumental in assessing the City's progress in implementing their comprehensive plan over the last seven years. Staff comments on the briefness of the background and analysis of the Environmental Resource, Transportation and CHHA issues, but realize these will be more thoroughly covered during the Comprehensive Plan amendments process. Staff recommends that the Committee find the City of St. Augustine's Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Griffis called for a motion on City of St. Augustine's Adopted EAR. Commissioner Harris made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Crichlow; Motion carried.

City of St. Augustine Beach Adopted EAR – Mr. Parola provided an overview of the purpose of the EAR along with the list of major issues, which were derived from discussions of the A1A Beach Boulevard Vision Plan. DCA has approved of the City's list of issues and have issued a letter of understanding. Staff has no comments and recommends that the Planning and Growth Management Policy Committee find the City of St. Augustine Beach's Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan.

Discussion followed regarding the wording of the City's issue regarding Annexation of Land into the City. It was agreed that the wording was misleading and should be restated to read, "The Plan must assure that, for any property annexed into the City, funds will be available to fund the infrastructure needed to serve the annexed area."

Chairman Griffis called for a motion on the City of St. Augustine Beach's Adopted EAR. Commissioner Parsons made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated this is for information only and does not require an action.

DRI Report - Mr. Lehman stated that the DRI report is for information only, no action is required.

Mayor Graham arrived

JEA Greenland Energy Center Site Certification – Mr. Lehman stated this is for information only as it was also approved by the Chair on behalf of the Committee. Since then, JEA has withdrawn the application and is delaying it for approximately one year.

Public Comments – None.

Next Meeting Date

The next meeting will be held Thursday, January 8, 2009, at 8:30 a.m. at the Northeast Florida Regional Council.

The meeting adjourned at 9:50 a.m.