



NEFRC Planning and Growth Management Policy Committee

Thursday, August 7, 2008

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, August 7, 2008 at 9:00 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

PRESENT

Councilman Bishop
Commissioner Boyle (Chair)
Councilman Bue
Mr. Cole (Ex-officio)
Vice Mayor Crichlow
Mr. Larson (Ex-Officio)
Vice-Mayor Lawson-Brown
Mr. Parks (Ex-officio)
Mr. Register
Mr. Spaeth
Ms. Vallencourt
Mr. Williams

EXCUSED

Ms. Dungey
Commissioner Harris
Commissioner Stevenson

ABSENT

Mr. Maxwell
Mr. Strong (Ex-officio)

Others: Lonnie Weets, Jasper Burr, Mike Saylor, Tom Ingraham, Anna Shea, Duncan Ross, Beth Weatherford, Travis Minch and others.

Staff Present: Ed Lehman, Guy Parola, Valerie Evans, Jonathan Goyings, Sheron Forde, and others.

*Approval of Minutes

Chairman Boyle called for a motion on the July 3, 2008, meeting minutes. Councilman Bue made a motion to approve, it was seconded by Mr. Register; Motion carried.

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 16 Comprehensive Plan Amendments reviewed during the month of July. Two transmitted amendments and eleven adopted amendments are brought before the Committee and Board for review; the other three are small scale and have been reviewed by staff.

City of Jacksonville Transmitted Amendment (08-2AR) – Mr. Lehman mentioned that the AR stands for Alternative Review and that this amendment falls under the new pilot program in which comments are forwarded to the City of Jacksonville instead of DCA. He then provided the Committee with an overview of the transmitted amendment. While Council staff had no

comments on most of the proposed changes, they did have concerns regarding the following proposed FLUM changes, 1) change 319 acres from Agriculture(ii), Agriculture(iii) and Agriculture(iv) to Light Industrial – staff notes that there is no mention of an improvement plan for U.S. 90 included in the data and analysis. Therefore, there is concern about the impacts of traffic from the potential development of over 5.5 million square feet of industrial development; 2) change 317.54 acres from Low Density Residential to Light Industrial – staff notes that the parcel is not within the boundaries of either the Industrial Sanctuary or Industrial Situational Compatibility Zone, additionally, staff notes that the trip generation rate used in this calculation was for high-cube warehouse, and not light industrial. If the rate for light industrial is used, there will be a potential increase of 1,015 trips. Therefore, if the City adopts this amendment, adequate data and analysis should be provided to indicate that transportation infrastructure is sufficient to serve the potential development; and 3) change 1,093.53 acres from Low Density Residential, Community/General Commercial, and Neighborhood Commercial to Multi-use – staff’s believes the land use mix provided in the regional activity center is not consistent with the rule that establishes a regional activity center. Additionally, the City proposes four text amendments. Council staff’s only comment is regarding policy 2.5.5, which would replace sub policies that refer to the Navy Instruction Manual, and specifically addresses the need for the City to work with the Military in developing appropriate measures relating to density, intensity, and use of land in proximity to Jax NAS, NAS Mayport, and Whitehouse that are to be adopted as part of the City’s LDRs – staff suggests that policy 2.5.5 be amended to provide a time frame in which the City is to amend its LDRs. Staff recommends that the Growth Management Policy Committee approve this report for transmittal to the City of Jacksonville. A brief discussion ensued.

Chairman Boyle called for a motion on the City of Jacksonville’s Transmitted Amendment 08-2AR. Councilman Bue made a motion to approve, it was seconded by Ms. Vallencourt; Motion carried.

Public Comments

Mr. Mike Saylor, representing the residents of Flamingo Lakes RV Park, spoke regarding the City of Jacksonville 08-2AR amendment. He stated they agree with council staff comments regarding traffic impacts. While they were initially against the proposed changes, they have since resolved their issues with the City concerning this amendment.

Clay County Transmitted Amendment 08-2 – Mr. Lehman provided an overview of the Amendment, which contained five proposed FLUM changes, 1) change 9.59 acres from Rural Residential to Institutional, 2) change 8.79 acres from Rural Residential to Institutional, 3) change 62.98 acres from Mining to Institutional, 4) change 1,446 acres from Agriculture to Agriculture/Residential and 5) modify FLUM to reflect location of Outer Beltway. The amendment also contains five proposed text amendments via Policy 2.9, which adds language stating that regulations for access management controls shall be applied to all development consistent with the Land Development Code; Lake Asbury (LA) Policy 1.3, which addresses conflicts due to the recently adopted impact fee ordinance; LA Policy 3.1, which adds language that provides that the purpose and operation of a fund dedicated to public facilities acquisition and construction will be further detailed in the Lake Asbury Land Development Regulations; LA Policy 3.3, which is being amended to specifically refer to the adequate public facilities credit in maintaining consistency with the proposed amendments to LA Policy 1.3 and 3.1; and CIE Policy 5.7, which addresses cash fair share payment credits

allocated for road construction as specified in the transportation impact fee ordinance's Designated Road List. Staff concurs with the proposed changes and recommends that the Growth Management Policy Committee approve this report for transmittal to DCA. No discussion followed.

Chairman Boyle called for a motion on Clay County's Transmitted Amendment 08-2. Councilman Bue made a motion to approve, it was seconded by Ms. Vallencourt; Motion carried.

City of Bunnell 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 February 2008 meeting. He noted that DCA issued an ORC report that did not include the Council's only comment regarding the language of policy 2.2.5. The City addressed all of DCA's comments, but did not address the Council's comment. Nevertheless, the City's action does not make this amendment inconsistent. Therefore, staff recommends that the Planning and Growth Management Policy Committee find the City of Bunnell Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

Councilman Bue inquired whether or not private schools were included in this. Ms. Vallencourt replied that they were not a part of the equation.

Chairman Boyle called for a motion on the City of Bunnell's Adopted Amendment 08PEFE-1. Mr. Register 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.

Flagler County Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved, with one comment, in its transmitted form at the Committee's March 2008 meeting. He noted that the County has addressed the Council's comment to adopt Map 12 as a figure within the PSFE. Therefore, staff recommends that the Planning and Growth Management Policy Committee find the Flagler County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

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

Putnam 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 December 2007 meeting. Staff recommends that the Planning and Growth Management Policy Committee find the Putnam County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on Putnam County's Adopted Amendment 08PEFE-1. Vice Mayor Lawson-Brown made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bue; Motion carried.

City of Crescent City 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. DCA issued an ORC report that the City has addressed. Staff recommends that the Planning and Growth Management Policy Committee find the City of Crescent City Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

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

Town of Pomona Park 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 has no comments and, therefore, recommends that the Planning and Growth Management Policy Committee find the Town of Pomona Park Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on Town of Pomona Park's Adopted Amendment 08PEFE-1. Vice Mayor Lawson-Brown made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bue; Motion carried.

Town of Welaka 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 has no comments and, therefore, recommends that the Planning and Growth Management Policy Committee find the Town of Welaka Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on Town of Welaka's Adopted Amendment 08PEFE-1. Councilman Bue made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Mr. Register; Motion carried.

City of Palatka Adopted Amendment 08PEFE-1 – Ms. Evans provided an overview of the Adopted Amendment and indicated that it contained all the necessary materials for the implementation of school concurrency. Staff has no comments and recommends that the Planning and Growth Management Policy Committee find the City of Palatka Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on City of Palatka's Adopted Amendment 08PEFE-1. Vice Mayor Lawson-Brown made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bue; Motion carried.

City of St. Augustine Adopted Amendment 08PEFE-1 – Ms. Evans provided an overview of the Adopted Amendment, which was reviewed and approved, with one comment, in its transmitted form at the Committee's February 2008 meeting. She noted that the City has addressed both DCA and Council staff's comments and recommends that the Planning and Growth Management Policy Committee find the City of St. Augustine Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on City of St. Augustine's Adopted Amendment 08PEFE-1. Vice Mayor Crichlow made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bue; Motion carried.

City of Fernandina Beach Adopted Amendment 08PEFE-1 – Ms. Evans provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's April 2008 meeting without comments. Therefore, staff recommends that the Planning and Growth Management Policy Committee find the City of Fernandina Beach Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on City of Fernandina Beach's Adopted Amendment 08PEFE-1. Ms. Vallencourt made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bue; Motion carried.

Nassau 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 April 2008 meeting without comments. Therefore, staff recommends that the Planning and Growth Management Policy Committee find the Nassau County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on Nassau County'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 Councilman Bue; Motion carried.

Putnam County Adopted Amendment 08-1 – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's March 2008 meeting with two comments. He noted that staff believes the County has adequately addressed both DCA and Council comments. Therefore, staff recommends that the Planning and Growth Management Policy Committee find the Putnam County Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on Putnam County's Adopted Amendment 08PEFE-1. Ms. Vallencourt made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bue; 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.

Public Comments

No other comments received.

Next Meeting Date

The next meeting will be held Thursday, September 4, 2008, at 9:00 a.m. at the Northeast Florida Regional Council.

Adjournment

The meeting adjourned at 10:00 a.m.