



## NEFRC Planning and Growth Management Policy Committee

Thursday, July 3, 2008

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, June 5, 2008 at 8:30 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

#### **PRESENT**

Commissioner Boyle (Chair)  
Councilman Bue  
Mr. Cole for Ms. Burnett (Ex-officio)  
Vice Mayor Crichlow  
Ms. Dungey  
Commissioner Harris  
Mr. Larson (Ex-Officio)  
Vice-Mayor Lawson-Brown  
Mr. Bennett for Mr. Parks (Ex-officio)  
Mr. Register  
Commissioner Rutledge (President)  
Mr. Spaeth  
Commissioner Stevenson  
Ms. Vallencourt  
Mr. Williams

#### **EXCUSED**

Mr. Maxwell  
Mr. Bishop

#### **ABSENT**

Mr. Strong (Ex-officio)

Others: Quilla Miralia, Brandon Fenate, Duncan Ross, Alyce Decher, Valerie Britt, Ellen Whitmer, Al Abbattello and others.

Staff Present: Ed Lehman, Brian Teeple, Jeff Alexander, Guy Parola, Ameera Sayeed, Valerie Evans, Margo Moehring, Anna Shepherd, Jonathan Goyings, Sheron Forde, and others.

#### **\*Approval of Minutes**

**Chairman Boyle called for a motion on the June 5, 2008, meeting minutes. Mr. Bue made a motion to approve, it was seconded by Mr. Register; Motion carried.**

#### **Comprehensive Plan Amendment Review**

Mr. Lehman stated there were 10 Comprehensive Plan Amendments reviewed during the month of June. Four (4) adopted amendments are brought before the Committee and Board for review; the other six are small scale and have been reviewed by staff.

**Town of Callahan Adopted Amendment (08-1)** – Ms. Shepherd provided an overview of the Adopted Amendment, which was reviewed and approved the transmitted form at the

Committee's August 2007 meeting. Council staff did a cursory traffic review, which revealed that there may be long term impacts on U.S. 1, however, the impacts do not create an inconsistency with the Strategic Regional Policy Plan (SRPP). Therefore, staff recommends that the Planning and Growth Management Policy Committee finds the Town of Callahan's Adopted Amendment 08-1 consistent with the SRPP Plan.

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

Commissioner Stevenson and President Rutledge arrived and were added to the quorum.

City of Jacksonville Adopted Amendment 08-1B – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed in its transmitted form at the Committee's February 2008 meeting. He reminded the Committee that the Council's recommendation to the City and to DCA was that they adopt exhibit A, which was a more thorough analysis of the CHHA and one that the City's planning staff recommended. The City, however, chose to adopt exhibit C instead. Mr. Lehman indicated that Jeff Alexander, Director of Emergency Preparedness Department, is present to answer any questions pertaining to this amendment. Mr. Lehman stated that the first amendment adds Policy 7.1.1 to the Conservation/Coastal Management Element; however, it does not change what the City already does. He also stated that the Council has opposed previous individual CHHA cases on the case-by-case mitigation and was opposed during the transmittal stage. The next amendment changes policy 7.3.1 identifying the CHHA as redefined by HB 1359; changing the Category 1 evacuation zone to Category 1 storm surge. In addition, the City has added the words "unless site specific, reliable data and analysis demonstrates otherwise." Mr. Lehman stated that this language has been opposed previously by the Council, specifically with the Moody tract, as site specific information is not reliable and that the storm surge atlas should always be used to identify the category 1 CHHA. Mr. Lehman read into the record staff's comments and recommendation: "The Council's recommendation report on the transmitted amendment, adopted in February 2008 and transmitted to DCA, noted that Policy 7.1.1 included undefined terms, had no ending date, and that there is already such a working group. The Council had concerns that the option transmitted in the amendment (Exhibit C) was not comprehensive and did not adequately address evacuation issues consistent with HB 1359/S. 163.3178(9), F.S. The Council recommendation was that Exhibit A be adopted. In the recommendation on the transmitted amendment, staff noted that Exhibit A was "an action document that provides for enforcement of mitigation measures and standards and specifically incorporates and makes reference to S. 163.3178(9)(a) (codification of HB 1359) as the standard by which appropriate mitigation shall be determined in the City of Jacksonville." Exhibit A was the recommendation to City Council from the City of Jacksonville Planning staff. The City adopted Exhibit C.

Staff recommends that the City of Jacksonville amendment is not consistent with SRPP Regional Goal 3.2, which states "Direct future development away from the areas most vulnerable to storm surge and flooding." Staff has concerns that new Policy 7.1.1 is not specific, and notes the Council has supported that position in the review of the transmitted amendment. In addition, staff has concerns about the new provision of Policy 7.3.1 that allows for determinations on CHHA be made on a case-by-case basis. Staff has consistently had concerns with this site

specific data approach and in recent specific future land use map amendments, this concern, in part, was the basis for the Council's finding of inconsistency with the SRPP."

Therefore, staff respectfully recommends that the Committee and Council find the City of Jacksonville's Adopted Amendment 08-1B not consistent with the Northeast Florida Strategic Regional Policy Plan.

**Chairman Boyle called for a motion on City of Jacksonville's Adopted Amendment 08-1B. Ms. Vallencourt made a motion to find it not consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Stevenson; Motion carried with Ms. Dungey abstaining.**

Ms. Dungey arrived and was added to the quorum.

Town of Hastings' Adopted Amendment 08-1 – 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. The DCA issued its ORC report and had no comments regarding this amendment. Therefore, staff recommends that the Planning and Growth Management Policy Committee finds the Town of Hastings' Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. A brief discussion ensued.

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

City of Palm Coast's 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. Staff has reviewed the City of Palm Coast's response to DCA's ORC report and, therefore, respectfully recommends that the Planning and Growth Management Policy Committee finds the City of Palm Coast's Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan.

**Chairman Boyle called for a motion on City of Palm Coast'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.**

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

Highlands DRI Recommendation Report – Mr. Lehman stated that the Highlands DRI has been withdrawn. Therefore, no action will be taken by the Committee as a result of that decision.

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

### Public Comments

Ms. Valerie Britt, 378 Tilefish Ct., Jacksonville, FL 32225 – Spoke concerning the City of Jacksonville's Adopted Amendment 08-1B. Ms. Britt thanked the Committee for finding this amendment not consistent with the SRPP.

### Next Meeting Date

The next meeting will be held Thursday, August 7, 2008, at 9:00 a.m. at the Northeast Florida Regional Council.

### Adjournment

The meeting adjourned at 9:35 a.m.