



## NEFRC Planning and Growth Management Policy Committee

Thursday, July 2, 2009

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, July 2, 2009 at 9:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216. **President Boyle** called the meeting to order with the following members present representing a quorum:

#### PRESENT

Mr. Spaeth  
Mr. Register  
Mr. Thompson  
Mr. Smallwood  
Ms. Vallencourt  
Councilman Bishop  
Commissioner Parsons  
Mr. Larson  
Commissioner Bryan  
Commissioner Crichlow  
Ms. Stern  
Mr. Cole (Ex-Officio)  
Mr. Parks (Ex-Officio)  
Mr. Strong (Ex-Officio)  
President Boyle

#### EXCUSED

Commissioner Davis  
Ms. Brown  
Mayor Robinson  
Mayor Graham  
Commissioner Harris  
Commissioner Griffis (Chair)

#### ABSENT

Vice-Mayor Lawson Brown

Others: Geoff Sample, Beth Weatherford and other members of the public.

Staff: Ed Lehman, Guy Parola, Michael Calhoun, and Angela Giles.

**President Boyle** welcomed everyone present.

\*Approval of Minutes - **Mr. Larson moved approval of the June 4, 2009 meeting minutes; seconded by Ms. Stern; motion carried unanimously.**

June Comprehensive Plan Amendment Review - Mr. Lehman stated that there were six (6) Comprehensive Plan Amendments that were reviewed during the month of June. One (1) transmitted amendment and one (1) adopted amendment are brought before the Committee and Board for review. The Small Scale amendments have been reviewed by staff.

\*City of Green Cove Springs Transmitted Amendment 09-1 - Mr. Lehman gave a brief overview of the City of Green Cove Springs Transmitted Amendment. The amendment contains proposed text amendments to the Future Land Use Element (FLUE) and proposed changes to the Future Land Use Map (FLUM) to facilitate the establishment of a mixed use district at the Reynolds Industrial Park (referred to as Mixed Use-Reynolds Park, or MURP). The Future Traffic Circulation Map is proposed to be amended to add the alignment of the First Coast Outer Beltway. Staff had comments on the following: Policy 1.6.1(h)6 - states that the 142 acres of Three Mile Swamp that exist on the site will

be conservation, with uses limited to possible recreation facilities. The policy does not provide any criteria for defining compatibility with Three Mile Swamp. Staff believes the policy should be amended to clearly designate what types of recreation uses will be allowed within the Conservation land use; Policy 1.11.5, which addresses the criteria for the development of the Town Center component – Staff comments that the idea of a town center of 25,000 sf and 5 dwelling units does not seem a reasonable application of the Town Center concept, and the minimums seem too small to ensure that the concept being advanced by the City in this plan amendment will be achieved if allowed to be developed at this size; Policy 1.11.18 states that buffers are required to ensure compatibility between uses – Staff comments are that the policy is vague and provides no criteria on the buffers and how they will be determined to be sufficient. Discussion followed regarding the use of the “Town Center” designation. **Mr. Register moved approval of transmitting the Staff Report for the City of Green Cove Springs Transmitted Amendment 09-1 to the Department of Community Affairs (DCA); seconded by Mr. Larson; motion carried unanimously.**

\*Town of Hastings Adopted Amendment 09CIE-1 – Mr. Parola provided an overview of the Amendment, stating that based on Florida Statute, Capital Improvement Elements (CIE) require only one adoption hearing and therefore this will be the only time it is reviewed by the P&G Committee and Council. Staff finds that it is a financially feasible plan and respectfully recommends that the P&G Committee and Council find the Town of Hastings Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan (SRPP). **Ms. Stern moved approval of the Town of Hastings Adopted Amendment 09CIE-1 as consistent with the SRPP; seconded by Mr. Thompson; motion carried unanimously.**

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated that during the month of June there were 44 applications for environmental permits and 2 applications for grant requests. This is for information only and does not require an action.

Development of Regional Impact (DRI) Report - Mr. Lehman stated that the DRI report is for information only and does not require an action. Mr. Lehman informed the members that there were no changes in activity this month, and that the demise of the DRI process has been greatly exaggerated. Palm Coast has two DRI's it will be submitting soon – Old Brick and Three Lakes.

#### Next Meeting Date

The next meeting will be held Thursday, August 6, 2009, at 9:00 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 9:45 a.m.