



NEFRC Planning and Growth Management Policy Committee

Thursday, January 7, 2010

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, January 7, 2010 at 9:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216. **Chair Brown** called the meeting to order with the following members present representing a quorum:

PRESENT

Commissioner Crichlow
Mr. Register
Mr. Smallwood
Commissioner Parsons
Mayor Robinson
Commissioner Boyle
Mayor Graham
Mr. Spaeth
Mr. Larson
Commissioner Bryan
Commissioner Stevenson
Mr. Cole (Ex-Officio)
Mr. Bennett for Mr. Parks (Ex-Officio)
Ms. Conway for Mr. Strong (Ex-Officio)
Ms. Brown (Chair)

EXCUSED

Commissioner Stewart
Mr. Thompson
Ms. Vallencourt
Commissioner Harris
Vice-Mayor Lawson-Brown
Ms. Stern
Ms. Andrews (Ex-Officio)

ABSENT

Others: Commissioner Kenny Eubanks – Putnam County, Mike Kloehn, Sung Man Kim, Sarah Langieri, Dan Camp, Lt. Dan Chitwood, Steve Fitzgibbons, Geoffrey Sample and other members of the public.

Staff: Ed Lehman, Margo Moehring, Guy Parola, Ameera Sayeed, Jennifer Hewett-Apperson, Michael Calhoun, and Angela Giles.

***Approval of Minutes – Mr. Register moved approval of the November 5, 2009 meeting minutes; seconded by Commissioner Parsons; motion carried unanimously.**

November Comprehensive Plan Amendment Review and Recommendations to DCA - Ms. Moehring stated that there were ten (10) Comprehensive Plan Amendments that were reviewed during the month of November. There were no transmitted amendments; five (5) adopted amendments and one (1) Evaluation and Appraisal Report (EAR) brought before the Committee and Board for review. The Small Scale Amendments have been reviewed by staff and are generally consistent with the Strategic Regional Policy Plan (SRPP). As the December 2009 meeting was cancelled, the items were reviewed with the Committee Chair and sent to DCA with Staff Recommendations.

December Comprehensive Plan Amendment Review - Ms. Moehring stated that there were twenty (20) Comprehensive Plan Amendments that were reviewed during the month of December. There was one (1) transmitted amendment; five (5) adopted amendments and one (1) adopted Evaluation and Appraisal Report (EAR) brought before the Committee and Board for review. The Small Scale

Amendments have been reviewed by staff and are generally consistent with the Strategic Regional Policy Plan (SRPP).

*City of Palm Coast Transmitted Amendment 09D-2 – Mr. Lehman gave a brief overview of the amendment, stating that D indicates that it corresponds to a Development of Regional Impact (DRI). Mr. Lehman informed the members that this addresses the land use change for the Neoga Lakes DRI in the City of Palm Coast. Mr. Dan Camp with Cousins Properties was available to answer any questions. The City is proposing to change 6,378 acres of land from 5,539 acres of Timberland and 839 acres of Conservation to DRI – Mixed Use. The land use plan proposed in the DRI consists of 6,300 s.f. dwelling units, 700 s.f. dwelling units, 354,000 s.f. of retail, 45,000 s.f. of office, and 1,870,000 s.f. of business center (office/industrial). In addition, there are 1,345 acres of parks and recreation/open space and educational facilities planned for the site. Because the project is undergoing DRI review, any impacts on regional resources or facilities should be identified through the DRI process. There will need to be numerous conditions to mitigate impacts on roads, water and sewer, schools, affordable housing, etc., to ensure that the effects are adequately accounted for. This is simply a transmittal, and staff notes that Palm Coast is working very hard with NEFRC staff and other Agency Staff to have a comprehensive mitigation plan. Staff recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs (DCA). **Commissioner Boyle moved approval of transmitting the City of Palm Coast Transmitted Amendment 09D-2 to DCA; seconded by Commissioner Parsons; motion carried unanimously.**

*City of St. Augustine Beach Adopted Amendment 09-CIE1 – Mr. Parola provided an overview of the Amendment, stating that based on Florida Statute, Capital Improvement Element (CIE) schedules 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 City of St. Augustine Beach Adopted Amendment 09CIE-1 consistent with the Northeast Florida Strategic Regional Policy Plan (SRPP). **Mr. Register moved approval of the City of St. Augustine Beach Adopted Amendment 09-CIE1 as consistent with the SRPP; seconded by Commissioner Bryan; motion carried unanimously.**

*Clay County Adopted Amendment 09-1MI – Mr. Parola provided a brief overview of the Amendment stating that MI stands for Military Installation. Mike Kloehn from the Clay County Planning Department was present and available to answer any questions. The following is a synopsis of the operative provisions of the amendment: A "Camp Blanding Overlay Impact Area Map" identifying areas impacted by military activities (i.e., noise); requiring that land use amendments, rezonings, developments of regional impact, site plans, subdivisions, and other development orders located within an area impacted by Camp Blanding be forwarded to the military for their review and comment; height limitations within certain areas identified on the "Camp Blanding Overlay Impact Area Map"; limitations on lighting so as to minimize negative effects on aircraft; and placing a non-voting military representative from Camp Blanding on the Local Planning Agency (i.e. Planning Commission). Staff noted that Camp Blanding is a military facility that, according to the information provided, may have an expanded role in the future. All military facilities, because of their state and national purpose, as well as their impacts on the economy and nearby communities, are of regional significance. NEFRC recommends that, as the text amendments are implemented, processes be put into place that allow the Camp and County to clearly and consistently communicate so that the needs of both are met in the interests of the County and the Camp. Discussion followed. **Commissioner Boyle moved that Clay County Adopted Amendment 09-1MI is consistent with the SRPP; seconded by Commissioner Stevenson; motion carried unanimously.**

*City of Palatka Adopted Amendment 09-CIE1 – Mr. Parola provided an overview of the Amendment, stating that based on Florida Statute, Capital Improvement Element (CIE) schedules 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 City of Palatka Adopted Amendment 09CIE-1 consistent with the SRPP.

Mr. Larson moved approval of the City of Palatka Adopted Amendment 09-CIE1 as consistent with the SRPP; seconded by Commissioner Boyle; motion carried unanimously.

*City of Palm Coast Adopted Amendment 09-2 – Ms. Sayeed provided a brief overview of the amendment, stating that this is part of a 2006 transmittal. This amendment changes 22.78 acres from Greenbelt to Residential. The change would support 80 single family residential dwelling units. The parcel is part of a larger 27 acre parcel that was the subject of a large scale FLUM amendment filed in 2006. In 2007 the FLUM amendment was denied, and litigation followed. In 2009 the City initiated a settlement which excluded 5 acres of the parcel to remain Greenbelt. The subject parcel is an enclave of Greenbelt land use surrounded by properties that have a residential land use category. Staff recommends this amendment is consistent with the SRPP. **Mr. Larson moved approval of the City of Palm Coast Adopted Amendment 09-2 as consistent with the SRPP; seconded by Mr. Register; motion carried unanimously.**

*Putnam County Adopted Amendment 09-2 – Mr. Parola provided a brief overview of the amendment. The amendment contains several Future Land Use Map amendments. Two of the amendments adopted changed the FLUM to Public Facilities; these amendments are for existing Putnam County Parks. The third amendment changes 99± acres from agriculture to Commercial and Rural Residential. This amendment is for the “Town Center at Merryfield” and has a companion, site-specific text amendment to FLUE Policy A.1.9.3.D limiting the total development potential of the site. Also contained within this amendment packet 09-2 is an amendment to the text of FLUE Policy A.1.9.1.A.9. The “Town Center at Merryfield” has an enforceable development agreement and companion amendment to the text of the FLUE requiring the site to be serviced by centralized water and a performance based septic system. Staff recommends that the Amendment is consistent with the SRPP. **Mr. Larson moved approval of the Putnam County Adopted Amendment 09-2 as consistent with the SRPP; seconded by Mr. Register; motion carried unanimously.**

*City of Fernandina Beach Adopted Evaluation and Appraisal Report (EAR) – Ms. Sayeed gave a brief summary of the EAR. The local major issues are as follows: Neighborhood Preservation, Sustainability, Annexation Plan, and Wetlands Regulation. The special topics have been addressed, and staff recommends that the EAR is found sufficient and consistent with the SRPP.

Commissioner Boyle moved approval of the Fernandina Beach EAR as sufficient and consistent with the SRPP; seconded by Mr. Larson; motion carried unanimously.

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 five DRIs are anticipated for approval this year. A detailed overview will be provided to the Board 1 month prior to the Development Order (DO) review. Watermark DRI will not require any comp plan amendments. Discussion followed.

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated that during the month of December there were 24 applications for environmental permits and 1 application for grant requests. This is for information only and does not require an action.

Other

Chair Brown opened the floor for discussion regarding Amendment 4, and asked the Committee if they wished to recommend to the Full Board that the Council take a position on the Amendment. Chair Brown asked for a vote regarding bringing speakers to pursue both sides of Amendment 4 to the Council to present to the Board, and request that staff coordinate with Cornerstone. **Mr. Smallwood made the motion; seconded by Commissioner Parsons; motion carried unanimously.** Discussion followed. Mr. Teeple stated that we cannot use state funds to campaign for or against.

Next Meeting Date

The next meeting will be held Thursday, February 4, 2010, at 9:00 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 10:00 a.m.