



NEFRC Planning and Growth Management Policy Committee

Thursday, March 4, 2010

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, March 4, 2010 at 9:30 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. Thompson
Commissioner Parsons
Mayor Robinson
Commissioner Boyle
Mayor Graham
Mr. Spaeth
Commissioner Harris
Vice-Mayor Lawson-Brown
Ms. Stern
Ms. Andrews (Ex-Officio)
Mr. Cole (Ex-Officio)
Mr. Bennett for Mr. Parks (Ex-Officio)
Mr. Sample for Mr. Strong (Ex-Officio)
Ms. Brown (Chair)

EXCUSED

Commissioner Stewart
Mr. Smallwood
Ms. Vallencourt
Commissioner Bryan
Commissioner Stevenson

ABSENT

Others: Mayor Netts, Commissioner Holland, Lt. Dan Chitwood, Steve Fitzgibbons, Tony Robbins, Betty Sue Stepp, Kerry Laughlin, Beth Weatherford, Liefke Cox and other members of the public.

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

***Approval of Minutes – Commissioner Parsons moved approval of the January 7, 2010 meeting minutes; seconded by Commissioner Harris; motion carried unanimously.**

February Comprehensive Plan Amendment Review – Mr. Lehman stated that he was filling in for Ms. Moehring; she is at the Personnel, Budget & Finance Committee meeting downstairs. Mr. Lehman informed the members that there were three (3) Comprehensive Plan Amendments that were reviewed during the month of February. There was one (1) transmitted amendment 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).

*St. Johns County Transmitted Amendment 10-1 – Mr. Parola gave a brief overview of the amendment, stating that Mr. Tony Robbins was in attendance on behalf of the applicant to answer any questions if needed. Mr. Parola informed the members that this amendment contained a Future Land Use Map Amendment for 580± acres from Rural Silviculture to Mixed Use District; and a site-specific text amendment limiting development to 300 multi-family units, 385,000 square feet of

retail, and 97,500 square feet of office. These will be spread over two, five-year phases: Phase I (2010-2015) will have 50,000 sf of Office Park and 120,000 sf of Shopping Center; Phase II (2015-2019) will have 300 Apartment units, 47,500 sf of Office Park, and 265,000 sf of Shopping Center. The companion text amendment is to the 5 Year Schedule of Capital Improvements, totaling \$32 to \$33 million in transportation improvements within the I-95/International Golf Parkway interchange. Discussion followed, and Mr. Robbins addressed the Board Members questions and comments. Staff has one comment that the adopted amendment should include documentation as to availability of potable water, sanitary sewer and solid waste facilities. Staff recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs (DCA). **Commissioner Parsons moved approval of transmitting the St. Johns County Transmitted Amendment 10-1 to DCA; seconded by Commissioner Crichlow; 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 Neoga Lakes has submitted its second sufficiency response and Palm Coast has been notified to set the public hearing. A detailed overview will be provided to the Board by the applicant next month prior to the Development Order (DO) review, which is expected in May. Discussion followed.

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated that there is no report this month.

Next Meeting Date

The next meeting will be held Thursday, April 1, 2010, at 9:00 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 9:48 a.m.