



NEFRC Planning and Growth Management Policy Committee

Thursday, May 6, 2010

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, May 6, 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
Mr. Smallwood
Commissioner Parsons
Commissioner Boyle
Mr. Spaeth
Commissioner Harris
Commissioner Bryan
Ms. Stern
Commissioner Stevenson
Ms. Andrews (Ex-Officio)
Mr. Cole (Ex-Officio)
Mr. Bennett for Mr. Parks (Ex-Officio)
Ms. Brown (Chair)

EXCUSED

Commissioner Stewart
Ms. Vallencourt
Mayor Robinson
Mayor Graham
Vice-Mayor Lawson-Brown
Mr. Strong (Ex-Officio)

Others: Steve Fitzgibbons, Duncan Ross, Daniel Faubecher, Sarah Langieri, Denise Bevan, Doug Davis and other members of the public.

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

***Approval of Minutes – Mr. Register moved approval of the April 1, 2010 meeting minutes; seconded by Commissioner Bryan; motion carried unanimously.**

April Comprehensive Plan Amendment Review – Ms. Moehring stated that there were a total of four (4) Comprehensive Plan Amendments that were reviewed during the month of April. There were two (2) small scale amendments, 1 EAR based amendment and 1 large scale amendment that have been 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).

***Town of Penney Farms Transmitted Amendment 10-1ER** – Ms. Hewett-Apperson gave an overview of the amendment, stating that the specific issues addressed in the Town of Penney Farms EAR were: Preservation of the Rural Residential Character; Transportation Concerns; Intergovernmental Coordination; Quality of Life; Infrastructure; Development; and Environmental Preservation. Staff commented that the Town may wish to include more specific language relating to the requirements of HB 697 (2008) with regard to energy efficiency of new housing and use of renewable resources; also that the Town should ensure that specific language relating to energy conservation be included

in the proposed Conservation Element. Staff noted that the portion of SR 16 located within the Penney Farms town limits has been designated as the JC Penney Memorial Scenic Highway by the FDOT. Staff also commented in reference to the EAR based amendments, although the Conservation Element and Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element contain water conservation strategies, and the Traffic Circulation Element does address non-motorized travel modes, the Future Land Use Element does not specifically address the issue of energy conservation. Specific language relating to energy conservation and greenhouse gas reduction should be added to the EAR based amendments prior to adoption. Additionally, a map illustrating energy conservation areas was not submitted as part of the transmitted EAR based amendments. Staff recommends that the Committee and the Council approve this report for transmittal to the Department of Community Affairs (DCA). **Commissioner Harris moved approval of transmitting the Town of Penney Farms Transmitted Amendment 10-1ER to the Department of Community Affairs (DCA); seconded by Mr. Smallwood; motion carried unanimously.**

*Putnam County Transmitted Amendment 10-1 – Ms. Sayeed gave an overview of the amendment, which involves 12 large scale amendments and 1 text amendment. Ms. Sayeed stated that these amendments were to correct the Future Land Use Map categories and make them compatible with the surrounding area. The amendments are as follows: 1-Industrial East Palatka: From Industrial to Urban Service (US) – Amends 21.07 acres; the amendment is to correct a designation adopted in 1991 that is inconsistent with uses and zoning categories of the subject property and surrounding area; 2-Weise Subdivision: From Commercial to Agriculture – Amends 14.04 acres; 3-Crescent High School: From Public Facilities to Urban Reserve (UR) – Amends 43.54 acres. The amendment is located along US 17, Union Street and Old Highway 17 near Crescent City High School; 4-SR 100 – Cemetery: From Commercial to Agricultural – Amends 47.24 acres of the San Mateo Cemetery consisting of four properties that are located along SR 100; 5-Brown Landing: From Commercial to Urban Reserve (UR) – Amends 46.98 acres to correct a future land use designation that initially was adopted into the Comprehensive Plan in 1991 and is inconsistent with the existing uses and zoning categories. The amendment is located at Lundy Road and the CSX railroad; 6-Dark Water Subdivision: From Mining to Agriculture – Amends 26 acres to correct a future land use designation that initially was adopted into the Comprehensive Plan in 1991 and is inconsistent with the existing uses and zoning categories. The amendment is located along Darkwater Lake Road and Neal Road in Johnson; 7-Boy Scouts of America: From Public Facilities to Agriculture – Amends 796.58 acres to correct a future land use designation that initially was adopted into the Comprehensive Plan in 1991 and is inconsistent with the existing uses and zoning categories. The amendment is located along Baden Powell Road and Long Lake; 8-Euclid Street and US 17: From Commercial to Rural Residential. – Amends 12.37 acres consisting of 14 properties along SR 17; 9-CR 207A North Orange Mills: From Commercial to Agriculture – Amends 55.74 acres located on the south side of CR 207A and on both sides of Crabtree Road. The amendment is to correct a future land use designation that initially was adopted into the Comprehensive Plan in 1991 and is inconsistent with the existing uses and zoning categories; 10-SR 19 and SR100 Properties: From Public Facilities to Urban Service (US) – Amends 23.10 acres and are located along SR 19 and SR 100; 11-Crescent City South: From Public Facilities to Agriculture – Amends 12.47 acres consisting of 8 properties south of Crescent City; 12-Landfills Sanitation Department: From Agriculture to Public Facilities – Amends 848.22 acres located on the north side of the intersection of Cow Bay Road and Environmental Boulevard, the west side of US 17, the south side of the intersection of CR 308 and Brown Hammock Road; 13-Text amendment to amend Policy A.1.9.3.D of the Future Land Use Element to include six site specific policies. The policy affects developments within the unincorporated areas of Putnam County. It has been necessary for applicants for Large Scale Comprehensive Plan Map Amendments to enter into development agreements with the County in order to ensure that necessary LOS improvements are made. This amendment places all of the limitations in one place within the text of the FLUE. NEFRC staff recognizes the importance of correcting Future Land Use categories in the Comprehensive Plan

where these are inconsistent with current uses and future plans. The County provided additional data on May 5, 2010 that addresses the development potential of these properties and how that relates to potential impacts. In general the potential impacts of the amendments appear to have no adverse effects on regional resources or facilities. In one instance, large scale Amendment 12, the County provided the average daily trips for the existing use for the subject parcels. NEFRC Staff agrees that in this instance, review of existing trips is appropriate, in the absence of another accepted methodology. The County advises that they anticipate no change in the number of average daily trips associated with this use. Staff recommends that the Committee and the Council approve this report for transmittal to DCA. Discussion followed. **Ms. Stern moved approval of the Putnam County Transmitted Amendment 10-1; seconded by Commissioner Harris; 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 reminded the Committee that there would be an overview of Old Brick Township at the full Council meeting today. He also stated that next month's meeting would begin at 8:30 am as the Committee would be reviewing the Neoga Lakes DRI and the Old Brick Township DRI Development Orders.

Intergovernmental Coordination and Review (ICR) – Mr. Anderson stated the report is for information only and does not require an action. The Council received 23 applications – 19 environmental permits, 2 wetlands and 2 intent-to-construct grants. He is available for questions should the members have any.

Next Meeting Date

The next meeting will be held Thursday, June 3, 2010, at 8:30 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 9:58 a.m.