



NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
March 1, 2007

MINUTES

The monthly meeting of the Northeast Florida Regional Council was held on Thursday, March 1, 2007, at 10:00 a.m., at the St. Johns River Water Management District, 4049 Reid Street, Palatka, Florida, 32110.

President Laibl called the meeting to order with the following members present representing a quorum:

BAKER	Ginger Barber Mike Griffis Darryl Register
CLAY	Paul Bue Harold Rutledge Chereese Stewart Carol Vallencourt
DUVAL	Elaine Brown James Fletcher
FLAGLER	Milissa Holland Joann King Jon Netts Jim O'Connell
NASSAU	Michael Boyle Todd Duncan Bob Spaeth
PUTNAM	Nancy Harris Chip Laibl Wes Larson Mary Lawson-Brown
ST. JOHNS	Don Crichlow Tom Manuel Harry Maxwell Karen Stern Cyndi Stevenson
EX-OFFICIO	Linda Burnette Gregory Strong Larry Parks

Excused: Deidra Franklin, Richard Clark, Mary Louise Dungey, Rea Fleckenstein, Bill Leeper,

Absent: Hugh Fish

Others: Brad Purcell, Tony Robbins, Lanny Harker, Leah Gabbey, Jodi Conway, Jennifer Auger, S. McDonald, Valerie Britt, Gary Kresel, Stella Wells, Margaret Lovell, Elizabeth Laibl, Kenny Eubanks, Woody Tilton, Larry Tilton, Jason Cleghorn, Linda Myers, Phil Leary, Ryan Simpson and other members of the public.

Staff: Brian Teeple, Mario Taylor, Ed Lehman, Donna Starling, Guy Parola, Michael Hadden, Joseph Garcia, Michael Hill, Sarah Holdstein, Angi Giles and Sheron Forde.

President Laibl introduced Mr. David Fisk, Assistant Executive Director, of the St. Johns River Water Management District.

Mr. David Fisk welcomed the Board of Directors and led the Pledge of Allegiance. Mr. Fisk stated that the Water Management District is deeply involved in working with the Department of Environmental Protection and many of the Northeast Florida local governments on the TMDL (Total Maximum Daily Load) of nutrients in the St. Johns River. To have a clean and ecologically healthy river, and support the growth of the area. Mission is to go beyond clean up of the river, and promote a beneficial re-use of water. Mr. Fisk said that the Water Management District cherished its working relationship not only with the Northeast Florida Regional Council (NEFRC), but also with the local governments, and looks forward to working with everyone in the future.

*Approval of Minutes

Mr. Register moved approval of the February 1, 2007, meeting's minutes; seconded by Mrs. Stern; motion unanimously carried.

President's Report

In lieu of the President's report, **President Laibl** recognized **Commissioner Brad Purcell**, Chairman of the Putnam County Board of County Commissioners (BOCC). **Commissioner Purcell** welcomed the NEFRC Board to Putnam County. **Commissioner Purcell** invited everyone to the Azalea Festival this coming Saturday. A welcome bag was passed out to the NEFRC Board Members. **Commissioner Purcell** noted the Putnam County members of the NEFRC Board: **Commissioner Harris and Commissioner Laibl, Vice Mayor Lawson Brown and Mr. Wes Larson. Commissioner Purcell** also introduced Putnam County staff that attended the meeting: County Administrator Rick Leary; Planning Manager – Lanny Harker; Public Safety Director- Quin Romay. **Mrs. Stern** also stated that the Putnam County Arts Council is hosting the Art Train this week.

Public Comment

Mr. Larry Tilton, 340 E. Cracker Swamp Road, East Palatka. Mr. Tilton stated that due to the fact that **President Laibl** also voted on the Mariposa development as a County Commissioner, that he did not believe **President Laibl** should vote as an NEFRC Board Member. Mr. Tilton stated that he felt there was an obvious bias. Mr. Tilton felt that **President Laibl** should recuse himself from voting on Mariposa to avoid impropriety. **President Laibl** stated that he had verified with NEFRC staff and with the Putnam County Attorney that it was within his right to vote, both as a County Commissioner and an NEFRC Board member, and that he intended to do so, giving all due respect to Mr. Tilton's opinion.

Mr. Teeple informed the Board that unless there was a "bona fide" conflict of interest, **President Laibl** must vote under state law. **Commissioner Harris** also informed the Board that she was

present and voted to transmit Mariposa at the Putnam County Board of County Commissioners meeting. The President recognized **Commissioner Manuel**. **Commissioner Manuel** thanked Mr. Tilton for his comments, and stated that “The appearance of impropriety IS impropriety, notwithstanding what the legal requirements may be”, and that he concurred with Mr. Tilton’s analysis of the situation.

Mr. Tilton stated that he was against the Mariposa DRI, and referred to Putnam County’s Future Land Use Elements; zoning ordinances and agricultural protection in accordance with the County’s FLUM. Mr. Tilton said that the area is a swamp, and the area becomes flooded.

Mr. Woody Tilton, 120 Turner Road, East Palatka. Mr. Tilton stated he was against the project, stating that it will drive agriculture out of the area.

Mr. Kenny Eubanks, 141 Ranch Road, East Palatka. Mr. Eubanks spoke in favor of Mariposa. Mr. Eubanks feels that it will be a quality development, and provides an opportunity to control growth within the County.

Ms. Valerie Britt, 378 Tilefish Court, Jacksonville. Ms. Britt spoke to City of Jacksonville Transmitted Amendment 07-D2 – Timucuan Land Use Amendment, FLUM. Comments on FLUM do not mention the fact that this amendment encompasses over 300 acres that are in the CHHA. Ms. Britt requests that the comment be added to the Council’s comments before transmitting to the State of Florida DCA.

Ms. Stella Wells, PO Box 253, Pomona Park. Ms. Wells stated that the Mariposa DRI should be taken advantage of, due to the ability to plan the outcome.

*Consent Agenda

President Laibl asked if any items needed to be moved from the Consent Agenda to the Discussion Agenda. **Commissioner Fletcher** requested that item 7B1a iii – City of Jacksonville Transmitted Amendment 07D-2 be moved to the discussion agenda. There being no further items to be moved from the Consent Agenda to the Discussion Agenda, **Commissioner Rutledge moved approval of the balance of the Consent Agenda; seconded by Mrs. Stern; motion unanimously carried.**

Discussion Agenda

City of Jacksonville Transmitted Amendment 07D-2

Mr. Lehman stated that the City of Jacksonville Transmitted Amendment 07D-2 addresses the FLUM change necessary to accommodate the proposed Timucuan DRI. This amendment contains a proposed change to the future land use map to reflect the proposed Timucuan DRI. This DRI is located in north Jacksonville north of the Jacksonville International Airport and south of the Nassau River. The proposed amendment consists of a change to 5,984.88 acres within the project boundaries from Agriculture(ii), Agriculture(iii), Agriculture(iv), Rural Residential, and Public Buildings and Facilities to Multi-Use. The proposed land use plan will accommodate the land uses proposed on Map H of the ADA, which has gone through sufficiency review by Council staff, with the DRI recommendation report scheduled for the Council’s action at the April meeting. The plan of development for the Timucuan DRI that is included in the Application for Development Approval consists of 6,987 single-family units, 3,310 multi-family units, 200,000 square feet of office development, 803,000 square feet of retail development, and 400 hotel rooms. Impacts from this development are being addressed through the DRI review process. Staff recommends that the Board adopt the following for transmittal to DCA:

Comment: The project is presently undergoing DRI review, and is scheduled to come before the Council in April. The Council will have the opportunity to review regional impacts from the

project and determine whether to deny, approve, or approve with conditions in the final review of the project through the adoption of a recommendation report. Potential impacts to roads, potable water, solid waste, affordable housing, etc., will be addressed through the DRI process. Staff and the Council will determine through the DRI process the necessary mitigation from this development. Through the negotiation of D.O. conditions, the improvements added to the Five-Year Capital Improvements Schedule may be modified.

Commissioner Fletcher moved that the comment The Board notes that 321.6 acres of the site are located within the Coastal High Hazard Area be added to staff recommendations to be sent to DCA; seconded by Mrs. Stern; motion carried unanimously.

Mariposa DRI

Mr. Lehman stated the Mariposa DRI was heard at the Planning & Growth Management Committee prior to the Board Meeting, and by a 10 – 3 vote, Staff's recommendations as amended were approved by the Committee. Three options are allowed by state law: to approve the project; to approve with conditions; or to deny with conditions that may be met to ensure approval. **Commissioner Manuel** stated that St. Johns County is very concerned with drainage issues and transportation issues. **Commissioner Manuel** would like these issues addressed before the Board votes, and he also stated that he supported **Commissioner Fletcher's** previous request for a 75 foot buffer adjacent to wetlands. **Commissioner Stevenson** also stated that she was concerned with compatibility with large land owners nearby. Mr. Lehman continued with Mariposa DRI recommendations, stating that he would not cover at this meeting of the Full Council the recommendations that did not generate comment at the P & G Committee meeting, as the Recommendations were carefully vetted at the Committee meeting. Mr. Lehman outlined recommendations on the following areas:

Recommendation # 2: regarding upland buffers, which is consistent with Putnam County buffering requirements (and slightly more stringent than) SJRWMD and Putnam County buffering requirements

Recommendation # 4: regarding wetland impacts

Recommendation #'s 5 and 6: regarding storm water pollution prevention and water quality monitoring – **Commissioner Manuel** stated that he would like St Johns County engineering staff to be included in any discussions regarding this recommendation.

Recommendation # 9: regarding central/regional sewer system

Recommendation # 10: regarding storm water management

Recommendation # 12: regarding construction of North-South road – Phase 1

Mr. Lehman stated that the applicant is electing to mitigate transportation impacts through pipelining, and was reviewed by DOT. Mitigation approved by DOT and applicant is a North-South road. Staff believes it is only the start of a regional improvement. A discussion followed: with questions from **Ms. Barber, Commissioner O'Connell, Ms. Stern** and **Mr. Larson** regarding funding, estimated figures, right of way and improvements. **Commissioner Manuel** stated that he is extremely concerned with transportation impacts, and cannot support any transportation concurrency until some of the issues are addressed and answered. **Commissioner Fletcher** was recognized and clarified that he also voted against transmitting to the Full Board and DCA. **Commissioner Fletcher** stated that he felt rushed and is uncomfortable with the rush. **Commissioner Manuel** moved to defer this item (transportation) until the April meeting; seconded by **Commissioner Fletcher; Councilwoman Brown** stated that she cannot support a deferral, and congratulates Putnam County on the great job that they have done with this DRI. **Commissioner Holland** cautioned the rest of the Board regarding being "stuck" by past commissioners, and encourages everyone to look at the regional impact, and will support deferring this item until agreements are reached. **Mrs. Stern** agreed with **Councilwoman Brown** that this item should NOT be deferred. More discussion followed.

Ms. Vallencourt moved to call the question; seconded by Councilwoman Brown; motion to call the question passed unanimously. Mr. Teeple re-stated **Commissioner Manuel’s** motion to defer the transportation portion of this DRI until the next regularly scheduled meeting; **Commissioner Fletcher** withdrew his second to the motion; **Commissioner Stevenson seconded; a roll call vote was called for- The Ayes: Bue, Rutledge, Stewart, Holland, Netts, O’Connell, Duncan, Manuel, Maxwell, Stevenson; The Nays: Barber, Griffis, Register, Vallencourt, Brown, Fletcher, King, Boyle, Spaeth, Harris, Larson, Lawson-Brown, Crichlow, Stern; motion failed – 14 nays to 10 ayes.**

Mr. Larson asked about FDOT’s approval of Staff recommendations. **Mr. Parks** stated that FDOT basically concurred with the recommendations. **Mr. Larson** asked the Board to recommend approval of the Mariposa DRI. **Councilwoman Brown moved to call the question, seconded by Ms. Vallencourt; motion to call the question carried unanimously.** **Mr. Duncan moved to accept staff’s recommendations as amended; seconded by Vice-Mayor Lawson Brown; motion carried, with 3 nays – Manuel, Holland and Stevenson.**

Timucuan DRI Presentation

Mr. Lehman introduced Mr. Steve Stewart of Arcadis who gave a presentation on the Timucuan DRI in Duval County. The Timucuan DRI is a proposed multi-use project on 5,985 acres located in northern Jacksonville south of the Nassau River. The project is bordered to the south by lands associated with the Jacksonville International Tradeport. The development plan for Timucuan calls for two five-year development phases consisting of the following land uses (cumulative):

	Phase I – 2013	Phase II – 2018
Office	100,000 s.f.	200,000 s.f.
Residential (single-family)	3,494 d.u.	6,987 d.u.
Residential (multi-family)	1,655 d.u.	3,310 d.u.
Retail	408,000 s.f.	803,000 s.f.
Hotel	200 rooms	400 rooms

The DRI recommendation report will be presented to the Committee and Council at the April meeting.

Legislative Update

Mr. Taylor briefly summarized and presented the newly published Northeast Florida Regional Council 2007 Legislative Priorities booklet and palm cards. Mr. Taylor also called attention to the “100 Good Ideas for Florida” from Speaker of the House of Representatives, Marco Rubio. The members’ packets also included copies of the Sadowski “Scrap the Cap” resolution, a list of bills being tracked by the Florida Regional Councils Association, and a “know your legislators” directory.

Putnam County Full Scale Emergency Response Exercise

Mr. Joseph Garcia gave a PowerPoint presentation of a recent Putnam County Emergency Response Training exercise planned by the Emergency Preparedness Program of NEFRC.

Public Comment

Mr. Woody Tilton, East Palatka, spoke further against the Mariposa DRI. Mr. Tilton stated that he wished to add an important item that he had not mentioned earlier: a canal that provides the primary drainage for the proposed development runs through his property, which he currently allows his neighbors to use. He also stated that he feels obligated to inform the Council that if the proposed development continues forward, he will not allow the development to use the drainage canal that runs through his property.

Members Reports

Mr. Larson commented about affordable/workforce housing, and asked that as a matter of policy, workforce housing be used instead of affordable housing, due to negative connotations surrounding "affordable housing".

Commissioner Boyle stated that **Commissioner Manuel's** earlier comments regarding impropriety by the President troubled him, and took great exception to **Commissioner Manuel** impugning the integrity of two commissioners and members of the NEFRC Board, on something that is totally acceptable. **Commissioner Boyle** said that he felt that "personal attacks have no place on this Board", and that he felt **Commissioner Manuel** owed them an apology. **President Laibl and Commissioner Harris** were totally legal and proper. **Commissioner Manuel** replied that if his comments in any way offended **President Laibl or Commissioner Harris** that it was not meant to, and apologized.

Chief Executive Officer's Report

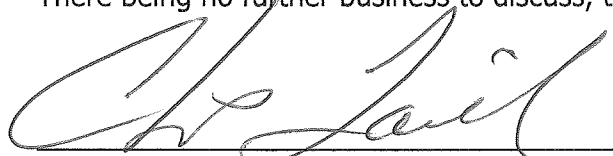
Mr. Teeple informed the members that he and Mr. Taylor had opportunity to meet with DCA Secretary Tom Pelham, and had a very good meeting. The Secretary is keenly interested in regional solutions. Secretary Pelham has 3 major ideas regarding Florida's growth: identify and protect our natural resources, let cities be cities, and to implement a rural and agricultural policy. Mr. Teeple also called attention to current news articles. Mr. Teeple also pointed out that NEFRC recently hosted an African delegation. The Council had scheduled a Growth Management Workshop for Board Members on 3/29, but due to legislative conflicts, it will be re-scheduled. Mr. Teeple called attention to the upcoming events, namely the Ag Lands Forum on April 6, 2007, www.flui.org, at the University of North Florida. Mr. Taylor also reminded the members that the Affordable Workforce Housing Task Force is scheduled to meet on 3/21/2007 at NEFRC, at 9:30 am. In closing, Mr. Teeple thanked the St. Johns River Water Management District for allowing us the use of their board room.

Next Meeting Date

The next Council Board of Director's meeting is scheduled for Thursday, April 5, 2007 at 10:00 a.m. at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216.

Adjournment

There being no further business to discuss, the meeting adjourned at 12:35 pm.



Chip Laibl
President



Brian Teeple
Chief Executive Officer