



NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
June 7, 2007

MINUTES

The monthly meeting of the Northeast Florida Regional Council was held on Thursday, June 7, 2007, at 10:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, FL 32216.

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

BAKER	Hugh Fish Darryl Register
CLAY	Paul Bue Harold Rutledge Chereese Stewart
DUVAL	Elaine Brown James Fletcher
FLAGLER	Milissa Holland Joann King Jim O'Connell
NASSAU	Michael Boyle
PUTNAM	Nancy Harris Chip Laibl
ST. JOHNS	Cyndi Stevenson
EX-OFFICIO	Melinda Granlin James Bennett Jennifer Auger

Excused: Mike Griffis, Deidra Franklin, Carol Vallencourt, Richard Clark, Mary Louise Dungey, Rea Fleckenstein, Bill Leeper, Bob Spaeth, Mary Lawson-Brown, Don Crichlow, Tom Manuel, Harry Maxwell, Linda Burnette, Larry Parks, and Greg Strong

Absent: None

Others: Ginger Barber, Todd Duncan, Wes Larson, Karen Stern, Mary Billotti, Kathleen Brown, Margo Moehring, Al Rizer, Dan Chitwood, Jane Bailey, Andrew Miller and other members of the public.

Staff: Brian Teeple, Mario Taylor, Ed Lehman, Jeff Alexander, Kathy Dennis, Charles McCool, Carol Brady, Michael Hadden, Michael Hill, Jeanie Palmer and Angi Giles.

President Laibl called the meeting to order. **Commissioner Stewart** led the Pledge of Allegiance.

*Approval of Minutes

Commissioner Boyle moved approval of the May 3, 2007, meeting's minutes; seconded by Commissioner Stewart; motion unanimously carried.

President's Report

None.

Public Comment

None at this time.

*Consent Agenda

President Laibl asked if any items needed to be moved from the Consent Agenda. There being no items to be moved from the Consent Agenda to the Discussion Agenda, **Mr. Fish moved approval of the Consent Agenda; seconded by Commissioner Rutledge; motion unanimously carried.**

Discussion Agenda

Property Tax Presentation

Mr. Teeple introduced Mr. Paul Crawford, Deputy Director of the Jacksonville Economic Development Commission. Mr. Crawford gave the Board a brief presentation on Property Tax legislation, and the effect and impact that it would have on Jacksonville. Several members responded with questions and comments.

Mr. Taylor provided handouts and presented to the Board information and provisions from the Joint Select Committee on Property Tax Relief and Reform, which included:

- A statutory roll back and cap on future growth
- A new exemption with a tiered approach
- A non-homestead flat percentage on property value
- A statewide election to be held during the presidential primary.

There are still no bills to review. A Special Session will take place from June 12 – 22, 2007. There are 4 areas in discussion – tangible personal property, low income seniors, working waterfronts, and affordable housing. **Commissioner O'Connell** suggested that the Board members sign up for Marco Rubio's email update letters. Discussion followed.

*Fiscal Year 2006/2007 Proposed Budget Amendments

Mr. Teeple informed the Board that this item went before the Personnel, Budget and Finance Policy Committee earlier, and that the Committee unanimously recommended the Board approve the budget amendments. **Commissioner Rutledge moved approval of the proposed FY 06/07 Budget Amendments; seconded by Commissioner Fletcher; motion carried unanimously.**

* Fiscal Year 2007/2008 Proposed Budget

Mr. Teeple stated that this item was also before the PBF Committee and was unanimously recommended to the Board. Mr. Teeple stated that the member county dues would remain the same,

and that it is reflective of an amount of money equal to 3% of salary for dispersal to staff. Mr. Teeple deferred to Commissioner O'Connell as chair of the PBF Committee meeting. **Commissioner O'Connell** recommended to the Board that they approve the proposed budget. **Commissioner O'Connell moved approval of FY 2007/2008; seconded by Councilwoman Brown; motion unanimously carried.**

* CEO's Proposed FY 07/08 Contract

Mr. Teeple stated that the contract is the same as last year, except for a 3% increase, which is the same as what was asked for the rest of the staff. Mr. Teeple called attention to the salary and benefits comparison. Mr. Teeple also informed the board that this item was recommended unanimously by the PBF Committee to the Board. **Commissioner O'Connell** stated that Mr. Teeple's salary is comparable with other Regional Councils, and that Mr. Teeple is paid appropriately. **Commissioner O'Connell moved approval of the CEO's FY 07/08 Contract; seconded by Commissioner Fletcher; motion carried unanimously.**

*Building Refinance Proposals

Mr. Teeple stated that the Council went out to the market for proposals to refinance the Council building. The building is now on a month-to-month floating interest rate with the current lien holder. Staff recommendation is that the Committee give staff the ability to negotiate with Mercantile Bank on a final loan agreement; if those negotiations fail, to then negotiate with BB&T Bank. If negotiations fail with the first 2 banks, staff requests authorization to go back into the marketplace for new proposals. This item went before the PBF Committee and was unanimously recommended by the Committee. **Commissioner O'Connell moved approval of Staff recommendation of the refinance proposal; Mr. Fish seconded; motion carried unanimously.**

*Statewide Regional Evacuation Study Program (SRESP) Contract

Mr. Alexander informed the Board that the NEFRC is the lead for the SRESP. The Council requested proposals for assistance in the behavioral analysis process. Mr. Alexander is seeking the Council's approval to award a sub contract for the Behavioral Analysis to Hazard Management Group, for \$66,000. Discussion followed. **Commissioner Boyle moved approval of the signing of the subcontract; seconded by Commissioner Fletcher; motion carried unanimously.**

* Resolution 2007-09

Mr. McCool stated Resolution 2007-09 requests support for the Residential Construction Mitigation Program (RCMP) Grant Application. **Councilwoman Brown moved approval of resolution 2007-09; seconded by Commissioner Harris; motion carried unanimously.**

Transportation Disadvantaged Program Overview

Ms. Palmer spoke to the Board regarding the Transportation Disadvantaged Program. The Council coordinates the TD program for Baker, Clay, Flagler, Nassau, Putnam and St. Johns. Ms. Palmer summarized the TD program with a PowerPoint presentation.

*Recommendation of Nassau County CTC

Ms. Dennis informed the Board that after careful consideration, staff recommends the Nassau County Council on Aging as the CTC for the Nassau County TD Program. **Commissioner Boyle moved to accept staff recommendation of Nassau County COA as CTC; seconded by Commissioner Stevenson; motion carried unanimously.**

Commissioner Fletcher requested that item # 14 be moved to item # 10 due to time constraints.

Public Comment

Ms. Mary Billotti, 469 Pablo Point Drive, spoke in opposition to City of Jacksonville Adopted Amendment 07-1.

Ms. Kathleen Brown, 365 Pablo Point Drive, spoke in opposition to City of Jacksonville Adopted amendment 07-1.

*City of Jacksonville Adopted Amendment 07-1

Mr. Lehman stated that the Transmitted Amendment was reviewed by the Council at the February 2007 meeting, at which time the Council changed staff's recommendations for the first three amendments and recommended that the City of Jacksonville not adopt these amendments. However, one of these amendments was adopted by the City Council on May 8, 2007 and signed by the Mayor on May 14, 2007. The City did not include the second and third amendments in the adoption package; therefore, those will not be addressed in Council's review. Mr. Lehman stated that the Board recommended that the City not adopt the amendment to change 77.2 acres from water dependent-water related & agriculture (iv) to Community/General Commercial. Mr. Lehman stated that the data and analysis is divided into two sections; one is if the majority of the subject site is not in the coastal high hazard area, the second section is if the subject site is in the CHHA. Council staff has consistently maintained that it was in the CHHA as it is in our maps. Also, DCA Secretary Tom Pelham sent a letter, dated May 7, 2007, stating, "...Our conclusion that the subject property is located in the CHHA is based on the Northeast Florida Regional Council 1998 Storm Surge Atlas." Mr. Lehman stated that it is clear that DCA agrees that it is within the CHHA, staff has said it's within the CHHA and, therefore, staff's recommendation is that it is in the CHHA. After reviewing the remainder of this amendment, Mr. Lehman stated that staff agrees with the City that no residential development should be allowed unless an accepted mitigation program is approved. However, this amendment is premature and should not have been approved until the City finalized its mitigation policies in the Conservation/Coastal Management Element, to be reviewed by this Council and DCA. Staff believes this amendment is not consistent with the Council's interpretation of the criteria and standards for increasing residential development in the CHHA, pursuant to the direction of HB 1359, and is not consistent with the Northeast Florida Regional Policy Plan. Staff respectfully recommends that the Planning & Growth Management Policy Committee find this adopted amendment consistent with the Northeast Florida SRPP, with the exception of the proposal to change 77.2 acres from water dependent-water related to community/general commercial. Discussion followed. **Commissioner Fletcher moved approval of COJ Adopted Amendment 07-1 as amended; seconded by Councilman Bue; motion carried unanimously.**

*City of Bunnell Transmitted Amendment 07-1

Mr. Lehman provided a summary of the transmitted amendment, which consists of two proposed FLUM changes and one text amendment. Staff's comment regarding the proposed change to the 50-acre parcel is that the apparent contradiction in the City's request for no review from DCA, yet they indicate they are willing to work with DCA to address the issues identified in DCA's 2004 ORC report. Mr. Lehman stated that DCA should be requested to review this amendment in order to better assist the City with their concerns on project densities and intensities. The second proposed change is to change 115 acres from Flagler County Agriculture and Timberlands to City Agriculture, which would allow for potential development to be increased from 23 to 115 dwelling units. Staff's comments have been modified from what appeared in the Committee's mailed packages to state: While staff has concerns about the increase in development densities without the provision of central water and sewer, staff also notes that the residential densities allowed in the City's Agriculture land use are the lowest densities allowed. Staff encourages the City to continue working with Council staff and DCA in addressing the issue of residential densities. Mr. Lehman stated that, by law, if the City annexes, they must change the land use within one year. In this case, they changed to the lowest densities allowed.

The problem is with their Ag land use category. In addition, the City should provide data and analysis showing the impact on school facilities. This information should be provided at the adoption phase. Mr. Lehman provided staff's concerns regarding the proposed text amendment to delete policy 5.4 addressing residential developments planned as PUDs. Staff believes that while alternative language is preferred, the elimination of this policy is not of regional concern. Therefore, staff recommends that the full Council approval transmittal to the DCA. **Commissioner Rutledge moved approval; seconded by Commissioner Boyle; motion carried unanimously.**

*City of Green Cove Springs Transmitted Amendment 07-1

Mr. Lehman provided a summary of the transmitted amendment stating that it contained a number of land use changes to land annexed into the City in 2006, FLUM changes to purchased property, and text and map amendments to annexed properties. Mr. Lehman stated that staff had concerns with three of the amendments; the first is in regards to the City's proposal to add a Recreation/Conservation land use category in FLUE Policy 1.6.1. The map utilized for the land use category states that Recreation/Conservation is added to the legend; however, the legend only references the Conservation. The second concern is regarding the revision of Policy 1.5.4 as it is unclear that adequate protection is included in the plan within the 200 feet of buffer. The third concern is in reference to proposed revision of Policy 5.1.1 as it could potentially change the land use on a site without a Comprehensive Plan Amendment. Staff has no concerns regarding the annexation amendments. Staff recommends the Council transmit to the DCA. **Councilman Bue moved approval; seconded by Commissioner Boyle; motion carried unanimously.**

*Clay County Transmitted Amendment 07-2

Mr. Lehman provided an overview of the transmitted amendment, which consists of two proposed changes to the FLUM, two text amendments, and adoption of a special Camp Blanding Land Use Compatibility Plan. Staff has no concerns regarding this amendment. Staff recommends the Council transmit to the DCA. **Commissioner Boyle moved approval; seconded by Councilman Bue; motion carried unanimously.**

*Clay County Adopted Amendment 07-1

Mr. Lehman stated this Adopted Amendment was reviewed at the February 2007 meeting of the Council, at which time the Council had no concerns. He further stated that DCA had several comments, but no objections in their ORC report. As staff had no concerns at its transmitted stage, it is recommended that the Council find it consistent with the SRPP. **Commissioner Harris moved approval; seconded by Commissioner Rutledge; motion carried unanimously.**

*City of Jacksonville Adopted Amendment 07D-1

Mr. Lehman stated this Adopted Amendment concerns the Westlake DRI and was reviewed in its transmitted phase at the March 2007 meeting of the Council, at which time the Council had no concerns or comments. The DCA issued an ORC report, which has been addressed through the NOPC process. Staff recommends that Council find this adopted amendment consistent with the SRPP. **Commissioner Boyle moved approval; seconded by Commissioner Harris; motion carried unanimously.**

Members Reports

None.

Chief Executive Officer's Report

Mr. Teeple called attention to the monthly Highlights, and the news articles in the back of the binder. Mr. Teeple also stated that as of yet, there is no update on Gubernatorial Appointees.

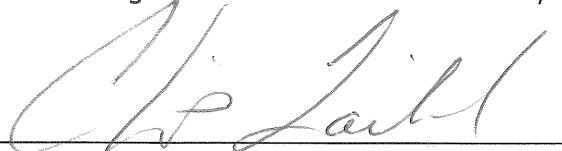
Mr. Taylor called attention to Mr. Teeple's service to the Council and the Region by stating that Mr. Teeple recently received the First Coast APA Distinctive Service Award. Mr. Taylor presented the award to Mr. Teeple in the presence of the Board.

Next Meeting Date

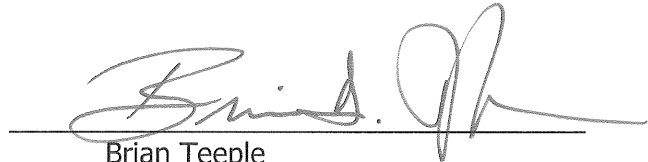
The next Council Board of Director's meeting is scheduled for Thursday, July 12, 2007 at 10:00 a.m. at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216.

Adjournment

There being no further business to discuss, the meeting adjourned at 12:00 pm.



Chip Laibl
President



Brian Teeple
Chief Executive Officer