

Minutes of the
NORTHEAST FLORIDA REGIONAL COUNCIL
June 1, 2006

The monthly meeting of the Northeast Florida Regional Council was held on Thursday, June 1, 2006, at 10:00 a.m., at the Nassau County Judicial Annex, Grand Jury Room – 3rd Floor, Yulee, Florida, 32097.

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

BAKER	Hugh Fish Charles Prachar
CLAY	Bill Basford Harold Rutledge
DUVAL	Mary Louise Dungey Rea Fleckenstein Elaine Brown
FLAGLER	Bob Sgroi
NASSAU	Ansley Acree Bob Spaeth
PUTNAM	Chip Laibl Brad Purcell
ST. JOHNS	Karen Stern Don Crichlow Bruce Maguire
EX-OFFICIO	Linda Burnette Larry Parks

Excused Absence: Ginger Barber, Gordon Crews, Deidra Franklin, Carol Vallencourt, James Fletcher, Jerry Holland, Blair Kanbar, Joann King, Linda Myers, Clare Berry, Harry Maxwell, Mary Lawson Brown

Absent: Tom Branan, Brad Purcell, Gregory Strong

Others: Lynn Pappas, Mark Amboch, Fred Kyle, Jennifer Hewitt-Apperson, Tony Robbins, Susan McDonald, and other members of the public.

Staff Present: Brian Teeple, Mario Taylor, Ed Lehman, Ed Preston, Mike Hadden, Donna Starling, Carol Brady, Walter Bowman, Mike Brown, Lee Brown, Steve Mahaven and Barbara Craven

Mr. Laibl led the Pledge of Allegiance.

*Approval of Minutes

Ms. Dungey moved approval of the May 4, 2006, meetings' minutes; seconded by Councilwoman Brown. The motion to approve the minutes unanimously carried.

President's Report

None

*Consent Agenda

President Stern asked if any items needed to be moved from the Consent Agenda to the Discussion Agenda. There were no items to be moved to the Discussion Agenda.

Mr. Spaeth moved approval of the Consent Agenda; seconded by Mr. Fish; motion unanimously carried.

Discussion Agenda

*Baker County – Transmitted Amendment 06-2

Mr. Lehman stated that there are three proposed changes to the Future Land Use Map, as well as a text amendment to the Future Land Use Element (FLUM). The changes transmitted by the County are:

- First Amendment – is a request to change 1533 acres on the FLUM from Agriculture Zone A to Agriculture Zone B. The property is located outside of the City of MacClenny's service area for central water and sanitary sewer. The site is vacant, and is surrounded by scattered single family residential development and vacant land. A maximum potential development of 306 dwelling units could be developed with the land use change. The applicant has submitted plans for 230 dwelling units. A total of 153 dwelling units can be built with the existing land use.

- Second Amendment – changes 53.76 acres from Agricultural zone B to Residential Zone E. This is located on the north side of Woodlawn Road and East of Dupree Road. The parcel is vacant and is bordered by single family residential development and vacant land. The present land use, only a maximum of ten dwelling units could be built; with FLUM amendment a maximum of 215 dwelling units could be built.
- Third Amendment – approximately changes 1600 acres from Agriculture Zone A and B to Recreation and 640 acres from Agriculture Zone A and B to Conservation. The location is north of Glen St. Mary east of C.R.125N and north of Ode Yarborough Road. Property is presently used for silviculture. The County plans to develop a park for recreational activities such as canoeing, hiking, etc., while maintaining its natural beauty.
- Text Amendment – is correction of a scrivener’s error made at the time of adoption of the new Mixed Use District Residential and Mixed Use District Non-residential future land use text amendments adopted in August 2005. This amendment will delete the paragraph consistent with the original intent of those two multi-use districts.

Commissioner Acree moved approval of the Staff’s recommendations; seconded by Commissioner Crichlow; one opposed Mr. Fish.

*St. Johns County – Adopted Amendment 06-1

Mr. Lehman stated that St. Johns County Comprehensive Plan Amendment 06-01 contains five revisions to the Future Land Use Map.

1. First amendment changes 42.8 acres from Agricultural-Intensive and Rural Silviculture to Residential Density – B. The location is on the northeast side of S.R. 16, about 1 ¼ miles northwest of I-95.
2. Second amendment changes approximately 181 acres from Agricultural-Intensive and Rural Silviculture to Residential Density – B. This subject property is located on the southwest side of S.R. 16A, about ¾ mile northwest of S.R. 16, and on the north side of S.R. 16, about one mile west of C.R. 16A.
3. The third amendment changes 101.54 acres from Rural Silviculture to Residential Density – B. The property is located on the west side of U.S. 1, about ¼ mile south of S.R. 206, east of I-95.
4. The fourth amendment changes the FLUM from Rural Commercial to Residential Density – D and includes an amendment to the Five-Year Capital Improvements Schedule of the Capital Improvements Element. The site is on the east side of S.R. 13, at Trout Creek, and consists of 23.1 acres and is currently developed as the Pacetti’s Marina and RV Park. The County has provided adequate analysis that shows the development pattern in this area of the County and has addressed the Councils concerns.

Commissioner Rutledge was concerned that he has not had time to read this Amendment. A discussion followed regarding the turn around time we have to process this Amendment from the time it is received. **Commissioner Rutledge** recommended that

staff reports that were not in the mail out be e-mailed prior to the Board meeting.
Ms. Fleckenstein moved approval of the Staff's recommendations; seconded by Commissioner Crichlow; motion unanimously carried.

* Three Rivers DRI

Mr. Lehman stated that the Staff recommends that the Council approve the recommendation report on the Three Rivers DRI for transmittal to Nassau County for their consideration when adopting the development order for this project.

Mr. Lehman then called attention to the specific changes and recommendations in the report highlighting the areas that were modified by the Committee as well as Transportation and Affordable Housing conditions that were adopted at the Planning & Growth Management Committee meeting.

Mr. Mike Brown stated that there is no significant impact to the affordable housing needs resulting from this project. **President Stern** stated we will need to discuss the need for affordable housing. **Commissioner Rutledge** asked if it will go through SHIP. Mr. Taylor stated that we will request local governments to work with us.

Commissioner Acree moved approval of the Staff's recommendations; seconded by Ms. Dungey; motion unanimously carried.

*Coastal High Hazard Area

Mr. Teeple stated that hurricane season starts today, June 1st, 2006. Mr. Teeple called attention to the synopsis of events that occurred which are related to the CHHA policy guidance recommendation that the Board has requested from our staff.

Mr. Preston presented a power point presentation, which called attention to the various studies of Northeast Florida Hurricanes during the period of 1886 - 2005. Mr. Preston discussed the recently passed House Bill 1359 which provides for a "safe harbor" option for the current standard that local governments must direct population away from coastal high hazard areas and maintain or reduce evacuation times through the comprehensive plan. The "safe harbor" option rule is outlined as:

- A. Local Government may adopt and maintain a Cat 5 Evacuation Clearance Time (Out-of-County) LOS (Level of Service)
- B. Adopt and Maintain a 12 Hour (In-County) Clearance Time
- C. Exceed A or B & Mitigation is required
- D. DCA sets 16 Hour Clearance Time for Cat 5 if no LOS set by 2008

Mr. Teeple discussed the new compliance thresholds for in-county clearance and out-of county clearance. Mitigation options (HB 1359) include, without limitation, payment of

money, contribution of land, construction of hurricane shelters, and construction of transportation facilities. Mr. Teeple stated that the NEFRC SRPP CHHA policy guidance recommendations to the Board reflect the recently passed statute and are as follows:

- ◆ Review each amendment that increases density in CHHA on a case by case basis
- ◆ Consider well-thought out, documented and enforceable mitigation, including but not limited to:
 - ◆ Contribution to fair-share fund (transportation, shelters, public education, . . .)
 - ◆ Contribution of land
 - ◆ Construction of shelters
 - ◆ Construction of transportation facilities
 - ◆ Building Construction Requirements (e.g. – floor elevations, safe rooms, building codes)
 - ◆ Density Transfers

Commissioner Acree agreed that this is a regional policy not local. **Commissioner Crichlow** stated we can always come back and modify. **President Stern** stated that this is very well thought out. There was a discussion on the coastal high hazard evaluation and maps. **Commissioner Crichlow** asked when the maps will be available. Mr. Teeple stated that they are ready now and will be given out at the next Board meeting in July. **Mr. Laibl** said that the atlases were distributed in 1998. **Mr. Fish moved approval of the Staff's recommendations; seconded by Commissioner Acree; opposed by Commissioner Maguire; motion carried.**

*City of St. Augustine – Transmitted Amendment 06-2

Mr. Lehman stated that this proposed amendment is to change land use from 7.16 acres from Commercial medium intensity to Residential medium density mixed use. This location is along the west bank of the San Sebastian River, just south of King Street. This change will allow for additional units to be constructed within the CHHA.

Mr. Lehman brought to the attention that HB 1359 was recently passed and is waiting signature from the Governor. Staff recommended that, based on previous action just taken, the Council recommend that mitigation is required. Commissioner Crichlow believed that residential could be allowed in existing land use, and recommended that if it was so, no mitigation be requested. **Commissioner Crichlow moved approval of the Staff's recommendations; seconded by Commissioner Rutledge; motion unanimously carried.**

FIAM Update Presentation

Mr. Mike Brown presented a power point presentation on Senate Bill 360.

- Elements of Land Use Decision Making – Fiscal Impact
- Integrating Land Use Planning and Budgeting

- Fiscal Impact Analyses (FIAM) – Assist local governments to assess fiscal impacts of land use decisions
- How Not to Use FIAM – From DCA website – Two Training sessions
- FIAM Methodology – Modified per capita approach/Capital costs
- Short Run and Long Run – FIAM calculates costs & revenues on an annual basis for 30 years, in 5 year increments
- Updating and Maintenance – FIAM needs to be updated and calibrated for each local government/updated with local budget data
- Location Categories – Geography can be analyzed at different levels geography

Fiscal Year 06-07 Proposed Budget

Ms. Starling reviewed the Proposed Budget FY 06/07 stating this had been discussed and approved in the Personnel, Budget, and Finance Committee meeting. President Stern stated that Ms. Starling is doing an outstanding job. **Mr. Basford made a motion to approve the Proposed FY 06/07 Budget; seconded by Ms. Fleckenstein; motion unanimously carried.**

Proposed CEO's Contract

Mr. Teeple stated that his proposed contract has been reviewed and approved by the Budget and Finance Committee. This is the same contract as in previous years, with a 4% increase and a lump sum upon contract execution. **Ms. Fleckenstein made a motion to approve the Proposed CEO Contract for FY 06/07; seconded by Mr. Laibl; motion unanimously carried.**

Public Comment

None.

Chief Executive Officer's Report

Highlights – Highlights are in the notebook front pocket.

Legislative Update –

Newspaper Articles – Show many activities in the Region and staff involvement.

City of Jacksonville Growth Management Task Force –

Upcoming Events - June 12, 2006 – Regional Economic Development Roundtable –World Golf Village

Next Meeting Date

The next meeting is scheduled for Thursday, July 6, 2006, 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 11:50 a.m.

Karen Stern
President

Brian Teeple
Chief Executive Officer