



NEFRC Planning and Growth Management Policy Committee

Thursday, January 5, 2006

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, January 5, 2006, at 8:30 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida. Chairman Acree called the meeting to order at 8:33 a.m. with the following members:

PRESENT

Comm. Ansley Acree (chair)
Mr. Chip Laibl (vice-chair)
Comm. Don Crichlow
Ms. Mary Louise Dungey
Comm. Bruce Maguire
Mr. Harry Maxwell
Mr. Chuck Prachar
Mr. Bob Spaeth
Ms. Linda Burnette (ex-officio)
Mr. Wes Larson (ex-officio)
Mr. Larry Parks (ex-officio)
Mr. Gregory Strong (ex-officio)

EXCUSED

Ms. Deidra Franklin
Mayor Joann King
Comm. Brad Purcell
Comm. Harold Rutledge
Ms. Carol Vallencourt

ABSENT

Comm. Mary Lawson-Brown

Others: Valerie Britt, Michael Chiumento, Joe Collins, Lindsay Haga, T.R. Hainline, George McClure, Margo Moehring, Jim Robinson, Geoffrey Sample, Karen Stern and Others

Staff Present: Ed Lehman, Mike Brown, Ed Preston, Brian Teeple, Chris Bono, Jeanie Palmer and Others

*Approval of Minutes

Comm. Crichlow moved approval of the meeting minutes of November 3, 2005; seconded by Mr. Laibl; motion unanimously carried.

Chairman Acree mentioned the last meeting was held as a workshop, and notes for that meeting were attached.

Old Business

There was no Old Business to discuss.

Development of Regional Impact (DRI) Report

*Ashford Mills DRI Recommendation Report – Mr. Lehman stated the Ashford Mills DRI is located in St. Johns County in the rapidly growing C.R. 210 corridor. He said it is a 1,520 acres project and proposed for a 2-phase development, with the first phase being 30,000 sq. ft. of office space and 1,499 dwelling units. He added the second phase is accumulatively 30,000 office space (from first phase), an additional 1,200 dwelling units, and 250,000 sq. ft. of retail space. Today's meeting is to adopt the Recommendation Report to transmit to the Council for transmittal to St Johns County for its consideration of adopting the Development Order for the Ashford Mills DRI. Mr. Lehman introduced Mr. George McClure of Rogers Towers who was representing Collins Development Group. Mr. McClure introduced his team. He said they want to express their appreciation to the staff, the Water Management District,

and DOT for their cooperation in the negotiating sessions. He said they concur with the recommendations being presented this morning by Mr. Lehman.

Mr. Lehman asked Mr. Brown to review the first few recommendations which include Vegetation and Wildlife, Wetlands, Water, Floodplains, Water Supply, Wastewater Management, Stormwater, and Solid Waste.

Mr. Lehman said he neglected to mention that Ms. Lindsay Haga, from the Planning Department in St. Johns County, was present.

Mr. Lehman reviewed Transportation recommendations and said he and several Board members went to a site visit for Ashford Mills. He drove down there around 8:30 a.m. and noted that C.R. 210 operates pretty well until one gets to the interchange, which had a line of vehicles about four miles long trying to get to I-95N. Staff thinks that the coupling of this project with other project monies is very important to the mobility of the region of St. Johns County.

Mr. Lehman reviewed the commitment for widening C.R. 210. He said Staff would like the opportunity to continue negotiations (issue #13) with DOT and the applicant to discuss the proportionate share. If there is a change, that one condition could be brought back to the Board in February. He said he'd like to get approval (from the Committee today) of every other condition in the recommendation and if needed, amend the Recommendation Report to add that one condition at the February meeting. Mr. Lehman reviewed the remaining recommendations, and answered several Board questions regarding environmental issues, roads, affordable housing and fire stations.

Ms. Dungey moved approval of Staff's recommendation, holding open the opportunity to add an additional condition relating to proportionate share; seconded by Mr. Spaeth; the motion passed unanimously.

Development of Regional Impact

S.R. Project DRI – Mr. Lehman asked the Committee members if they'd like to defer the S.R. Project DRI to the full Board since the consultant was not present yet. Chairman Acree agreed to defer.

DRI Report – Mr. Lehman reviewed the December DRI report.

SilverLeaf Plantation – St. Johns County has set the SilverLeaf Plantation public hearing, which is scheduled for the March meeting. The SilverLeaf representatives will be at the Council's February meeting to give their overview of the project.

S.R. 100 Project – Palm Coast has set the public hearing in February.

Saratoga Springs – Staff reviewed the sufficiency report for Saratoga Springs in Clay County, found them not sufficient, and have questions for them.

Ormond Crossings – Staff has received the second sufficiency report for Ormond Crossings, which is the DRI that is mostly in Ormond Beach, but some in Flagler County, on December 15. Since East Central RPC is the lead agency, they are handling all the sufficiency details. No date has been set yet.

Three Rivers – Staff received the sufficiency report on December 16, and is currently reviewing that for sufficiency.

Mariposa – The Mariposa DRI has not been received yet.

Thomas Creek: The ADA has been received and staff is in the process of reviewing for sufficiency.

Black Creek: This is a proposed DRI in Clay County, which will have the pre-application conference on January 12.

Mr. Lehman said he has been contacted by Prosser Hallock about another DRI in St. Johns County, with the probable pre-application conference on January 27. He was not given a name or location for this DRI.

New Business

Comprehensive Plan Amendment Review

Mr. Lehman reported there were 14 comprehensive plan amendments reviewed by Staff during the month of December 2005. One transmitted amendment and three adopted amendments are brought before the Committee today for review. He reviewed the following large-scale plans:

*City of St. Augustine Beach – Transmitted Amendment 06-1 – Mr. Lehman said this amendment is basically the transmittal of the City of St. Augustine Beach's five-year capital improvement schedule, which has not been updated for a while. This is their update, and they requested no review. Mr. Lehman said Staff has no comments or concerns and recommends the Committee and Council approve this report for transmittal to the DCA, and recommends that the Department not review this amendment. Chairman Acree had a question about the possibility of impact fees being used to widen roads, which Mr. Lehman answered. **Mr. Laibl moved approval of Staff's recommendation; seconded by Mr. Prachar; the motion passed unanimously.**

*Clay County – Adopted Amendment 05-2 - Mr. Lehman said this is an adopted amendment that was refuted in its transmitted stage at the July 2005 meeting. Staff had concerns in the original amendment regarding the proposal to change 132 acres from Agriculture to Rural Residential in northwest Clay County. Council Staff still maintains its concerns that the continued proliferation of Rural Residential land use in this area of the County, without the provision of central water and sewer service, constitutes sprawl. Mr. Lehman said overall Staff finds this amendment consistent with the Strategic Regional Policy Plan. **Mr. Maxwell moved approval of finding this amendment consistent with the NEFSRPP; seconded by Ms. Dungey; motion passed unanimously.**

*City of Palm Coast – Adopted Amendment 05-2 – Mr. Lehman said this is an adopted amendment that was received too late to be put in the mail out. He reviewed Staff's comment. He said Staff recommends that the Committee and Council find this amendment consistent with the NEFSRPP. **Mr. Prachar moved to accept Staff's recommendation; seconded by Comm. Crichlow; motion passed unanimously.**

*City of Jacksonville – Adopted Amendment 05-2 – Mr. Lehman said this amendment was received December 27, therefore, too late to be put in the mail out. In the transmittal stage, Staff did have recommendations and concerns about a particular land use change regarding increase in the Coastal High Hazard area. He asked Mr. Preston to address his recommendation.

Mr. Preston said Staff recommendation is to find that this amendment is not consistent with the SRPP. He explained there is a goal in the policy plan to direct development away from Coastal High Hazard areas. He added the direction of the Board at the September meeting was to express great deal of concern about increasing densities in Coastal High Hazard areas, and this amendment proposes to do that. Mr. Preston stressed that emergency management is about protecting lives and property. The single most effective and most cost effective way to do that is through land use controls. Duval County has adopted a standard of 16¾ hours for evacuation times, and that has been exceeded by the calculations that have been put forth for this amendment. No cumulative effect on what growth throughout the county does to the entire evacuation network has been taken into consideration. Mr. Laibl had a concern about the 16¾ evacuation time, and asked what the change was. Mr. Preston said that was a matter of dispute, and he explained.

Ms. Moehring, chief strategic planner of Jacksonville Planning and Development Department, said they don't exactly agree. She said this development doesn't add three hours to the critical link in Jacksonville.

She said they updated their hurricane evacuation study that had originally been proposed to using the growth projections in the regional hurricane evacuation study. What they came up with was some minutes being added to the critical link, which still left the critical link under 16¾ hours. She said they had discussed with Staff and agreed that it was a professionally acceptable methodology. She said they weren't told it was going to be the preferred methodology. She added the comments from Council and DCA were taken very seriously. She said they thought they were being responsive until this week; and added that overall, the City thinks that local policies are responsive to the SRPP. Ms. Moehring wanted it made clear that they acknowledge that the 16¾ hours of evacuation time was based on old data, and they are happy to work with Staff and Council on something that is more responsive. They are eagerly awaiting the new evacuation study and are willing to fix their comp plan.

Public Comments

Ms. Susan McDonald of Rogers Towers, who also represents Gate Petroleum, said she wanted to explain in a little more detail what they were planning to do. She said the site at issue today is 17 acres, which is owned by Hawkins Development Company. Gate Petroleum owns 62 acres which are adjacent to it, and which is composed of a piece of property off Heckscher Drive, and most of the peninsula. The 17 acres is at end of the peninsula. Last round of the comp plan adoption, the 62 acres were approved as CGC. There is no restriction on development on that site at all. It is approved for 20 units per acre Residential and as many hotel units as they wanted. The end of the peninsula is presently Water-Dependent Water-Related, which is totally unusable; there is no access, except through the Gate site. The idea is to combine the two properties, and put Residential only on the peninsula. If this density restriction was not agreed to and was not put on the total site, then much more than 400 residential units and 250 hotel rooms could be built. Gate and Hawkins have agreed to put a restriction on this 80 acres to limit development to 400 units Residential and 250 hotel rooms. Ms. McDonald said that basically, by approval of this comp plan unit, there will be a reduction in the density that is presently already approved. They are asking to spread the approved density of the 62 acres on to the 17 units. She said they feel this is addressing the safety concerns and providing a better situation than presently exists.

The Committee members asked several questions, which Ms. McDonald and Mr. Preston answered.

Ms. Valerie Britt expressed her concerns regarding the coastal high hazard area. She asked the Committee to continue with the objection and if something could be worked out, it should be done at the DCA level with the stipulated settlement agreement.

Mr. Lehman said the Committee's goal is to give a recommendation to the Full Council. If no recommendation is forthcoming, this item could be addressed at Full Council.

Mr. Spaeth moved to not make a recommendation, and to have this item discussed at the Full Board meeting; seconded by Mr. Laibl; motion passed unanimously.

Intergovernmental Coordination Review (IC&R) Report

Mr. Lehman said there were two applications in Duval County during the month of December. Information items are attached.

Next Meeting Date

The next meeting will be held Thursday, February 2, 2006, at 8:30 a.m. at the Northeast Florida Regional Council, Board Room, 6850 Belfort Oaks Place, Jacksonville, Florida.

Adjournment

The meeting adjourned at 9:57 a.m.