



NEFRC Planning and Growth Management Policy Committee

Thursday, December 7, 2006

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, December 7, 2006 at 9:25 a.m., at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida. Mr. Rutledge called the meeting to order with the following members:

PRESENT

Comm. Harold Rutledge (Chair)
Vice Mayor Lawson-Brown
Ms. Linda Burnette
Comm. Don Crichlow
Ms. Mary Louise Dungey
Mayor Joann King (arrived 9:35a)
Mayor Leeper
Mr. Larry Parks (ex-officio)
Mr. Chuck Prachar
Mr. Bob Spaeth
Ms. Auger for Mr. Strong
Ms. Carol Vallencourt

EXCUSED

Ms. Deidra Franklin
Comm. Fletcher
Mr. Wes Larson (ex-officio)
Mr. Harry Maxwell
Comm. Brad Purcell

Others: R. Sans Lassiter, Ginger Sinn, Amy Anderson, Joe Mannarine, Clay Ervin, Robert Gaylord, Bob Lowdere, Valerie Britt and others.

Staff Present: Guy Parola, Brian Teeple, Jeff Alexander, Sheron Forde, and others.

*Approval of Minutes

Mr. Rutledge called for a motion to approve the November 2, 2006, meeting minutes; Ms. Dungey made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.

Old Business

There was no old business to discuss.

New Business

Mr. Teeple recommended a reorder of the agenda to accommodate the Ormond Crossing representatives in attendance and, if needed, the Committee can defer the other items to the full council.

Development of Regional Impact (DRI)

Ormond Crossings – Mr. Parola stated that the Ormond Crossing DRI is one that crosses both Flagler and Volusia Counties. As the majority of the project falls within the boundaries of the East Central Florida Regional Planning Council (ECFRPC), they are taking the lead in reviewing this DRI. Staff attended the ECFRPC's November 15th meeting at which time the ECFRPC's Board voted to approve the Ormond Crossing DRI. Mr. Parola introduced Mr. Clay Ervin of the City of Ormond Beach Planning Department and Mr. Clint Smith of Tomoka Holdings. A presentation was provided of the Ormond Crossings DRI. NEFRC's staff recommends the Committee and Council adopt the regional report and recommendations as presented.

Mr. Rutledge called for a motion to approve the Ormond Crossings DRI, Vice Mayor Lawson-Brown made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.

Due to the time remaining, Mr. Teeple recommended that the Committee address the non-bolded items, 4Ai, 4Aiv, 4Av, 4Avi, and 4Avii because they appear on the consent agenda of the full board and defer agenda items 4Aii, 4Aiii and 4Aviii to the full board for discussion and vote.

Comprehensive Plan Amendment Review

Town of Welaka Transmitted Amendment (07-01) – Mr. Parola stated that this amendment modifies minimum and maximum residential density ranges for the low-medium density residential land use category, specifically the low-medium density residential land use category is being proposed at a density from above two up to four units per acre. The medium density category is proposed to range from four units and up to nine units per acre. The high density is proposed to range from above nine units per acre up to 15 units per acre. Staff finds that the Transmitted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

Mr. Rutledge called for a motion to approve the Transmitted Amendment for the Town of Welaka 07-01, Ms. Dungey made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.

St. Johns County Transmitted Amendment (07-1) – This item is deferred to the full board.

St. Johns County Adopted Amendment (06-02) – This item is deferred to the full board.

Clay County Adopted Amendment (06-D2) – Mr. Parola stated that this amendment is companion to the Saratoga Springs DRI. This is the Land Use amendment that changes the land use and amends capital improvement program to allow for pipelining and also amends the Urban Services map. DCA did issue an ORC report raising three objections; the protection of natural resources, insufficient school capacities, and transportation impacts. Staff believes that these objections have been sufficiently addressed in the Development Order. Staff finds that the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

Mr. Rutledge called for a motion to approve the Adopted Amendment for Clay County 06-D2, Mayor King made the motion, it was seconded by Ms. Vallencourt; motion was unanimously carried.

Clay County Adopted Amendment (06-2) – Mr. Parola stated that this amendment has three items to it. Firstly, it seeks to change 1.44 acres of land from Urban Core to Commercial, which would equate to 25,090sf of commercial development; secondly, it seeks to change 255 acres of land from Urban Fringe and Conservation to Recreation/Preservation; and thirdly, it revises Conservation Element Policy 2.1 in order to promote water quality and prevent shoreline erosion, which is a point of clarification in the comp plan to allow docks, etc., inside of a development without impeding access to the water. Staff finds that the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

Mr. Rutledge called for a motion to approve the Adopted Amendment for Clay County 06-2, Ms. Dungey made the motion, it was seconded by Mr. Crichlow; motion was unanimously carried.

City of St. Augustine Adopted Amendment (06-01) – Mr. Parola stated that this amendment changes 73 acres from Open Land to Low Density/Mixed Use. During the transmittal phase, it was indicated that the applicant was proposing 496 multi-family units. Companion to this Land Use amendment is a Planned Unit Development rezoning application that would limit the development to 248 residential units. Mr. Parola stated that the adoption round proposed less density than was shown during the transmittal round

by virtue of the zoning district. Staff finds that the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

Mr. Rutledge called for a motion to approve the Adopted Amendment for the City of St. Augustine 06-01, Mr. Spaeth made the motion, it was seconded by Vice Mayor Lawson-Brown; motion was unanimously carried.

Nassau County Adopted Amendment (06-D2) – Mr. Parola stated that this amendment deals with the PLM West DRI, which changes the Land Use to a Multi-Use designation. However, the Development Order is not being modified. This amendment essentially changes the land use category, but does not affect the development rights contained therein. Therefore, staff finds that the Adopted Amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

Mr. Rutledge called for a motion to approve the Adopted Amendment for Nassau County 06-D2, Ms. Dungey made the motion, it was seconded by Mr. Spaeth; motion was unanimously carried.

Flagler County Adopted Amendment (06-1) – Deferred to full board.

Due to the time restraints, Mr. Teeple recommended that the remaining items be deferred to the full board and to adjourn the Planning and Growth Management Policy Committee meeting.

Intergovernmental Coordination and Review Report (IC&R) Report

This item is deferred to the full board.

Development of Regional Impact (DRI) Report

This item is deferred to the full board.

Public Comments

Ms. Valerie Britt – 378 Tilefish Ct., Jacksonville, FL 32225. Ms. Britt addressed the Committee regarding a Senate Bill that was adopted regarding the Coastal High Hazard Areas. She also commented on the City of Jacksonville's desire to waive the local rules regarding comprehensive plan amendments.

Next Meeting Date

The next meeting will be held Thursday, January 4, 2007, at 9:00 a.m. at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida.

Adjournment

The meeting adjourned at 10:10 a.m.