



## NEFRC Planning and Growth Management Policy Committee

Thursday, October 5, 2006

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, October 5, 2006 at 8:30 a.m. at the Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, Florida. In Chairman Acree's absence, Mr. Laibl called the meeting to order with the following members:

#### PRESENT

Mr. Chip Laibl (Vice-Chair)  
Comm. Mary Lawson-Brown  
Comm. Don Crichlow  
Ms. Mary Louise Dungey  
Mayor Joann King  
Mr. Chuck Prachar  
Comm. Harold Rutledge  
Comm. Brad Purcell  
Mr. Bob Spaeth  
Mr. Larry Parks (ex-officio)  
Comm. Fletcher

#### EXCUSED

Comm. Ansley Acree (Chair)  
Ms. Deidra Franklin  
Ms. Carol Vallencourt  
Mr. Wes Larson (ex-officio)

#### ABSENT

Ms. Linda Burnette  
Comm. Bruce Maguire  
Mr. Strong  
Mr. Harry Maxwell

Others. Tom Ingram, Jim Robinson, Rajesh Chindaur, Valerie Britt, Jeremy Miller, George Egan, Shawanda Watson, Douglas Smiley, Geoff Sample, Karen Stern, and others

Staff Present: Brian Teeple, Mario Taylor, Ed Lehman, Walter Bowman, Mavis Youngblood and others

#### \*Approval of Minutes

**Mr. Laibl moved for approval of September 7, 2006, meeting minutes pending modification of motions; it was seconded by Mr. Spaeth; motion was unanimously carried.**

#### Old Business

There was no old business to discuss.

#### New Business

##### Comprehensive Plan Amendment Review

**Putnam County (06-2) - Mr. Ed Lehman reviewed changes to the Putnam County Comprehensive Plan. Ms. Lawson-Brown moved for a motion to approve the request for Putnam County, it was seconded by Mr. Spaeth; motion was unanimously carried.**

**Clay County (06-D3) - Mr. Lehman reviewed the proposed amendment for the Black Creek DRI, which is currently undergoing review. The staff and council will determine through the DRI process the necessary mitigation from regional impacts for this development.**

**Ms. Lawson-Brown moved for a motion to approve the recommendation for Clay County 06.03, it was seconded by Mr. Spaeth; motion was unanimously carried.**

**City of Macclenny (06-1) - Mr. Lehman reviewed the proposed amendment. The staff supports Macclenny in their efforts to establish new land use designation for mixed-use development, however, has concerns with the FLUM amendment that changes the land use to this new designation in that the**

City did not provide data indicating financial feasibility from the designation as Baker County Agriculture to City Mixed Use.

**Mr. Pracher abstained from voting due to having an invested interest in the project. Mr. Spaeth moved for a motion to approve the recommendation for Macclenny, it was seconded by Ms. Lawson-Brown; motion was unanimously carried.**

**Ms. Dungey arrived and was added to the quorum**

Putnam County (06-EDP 1) – Mr. Lehman made a recommendation for a correction to be made to the memo that the committee change the title from EDP to rural area economic development project so that it meets the criteria status under section 163.3087 for Putnam County. Mr. Lehman discussed that this amendment proposes a change of 220 acres from Agricultural I to Industrial to build a Wal-Mart warehouse. The City of Crescent City and Wal-Mart have entered into an agreement to ensure the provision of water and sewer to the project with necessary improvements, however, Volusia County has concerns about the land use change to Industrial. There are special conditions associated with the policy. The Council supports County staff in recommending for an additional buffer along the southern bounty of the project, which is partially composed of the of the Volusia County line.

**Ms. Lawson-Brown moved for a motion to approve the recommendation for Putnam County, it was seconded by Mr. Spaeth; motion was unanimously carried.**

Nassau County (06-D1) – Mr. Lehman stated that this amendment pertains to the Three Rivers DRI, which was approved by the Council to change 1630 acres from Agriculture to Multi-Use for property within the DRI. The committee and board approved staff's recommendations and had no comments to the proposed change.

**Mr. Prachar moved for a motion to approve the recommendation, it was seconded by Ms. Lawson-Brown; motion was unanimously carried.**

#### Intergovernmental Coordination and Review Report (IC&R) Report

Mr. Lehman reviewed the report and there was no action needed.

#### Development of Regional Impact (DRI) Report

Saratoga Springs Recommendation Report – Mr. Lehman reviewed the Recommendation Report for Saratoga Springs. After reviewing report, Mr. Lehman opened the floor for questions from the committee. Ms. Dungey stated that there was a correction to be made on the top of page 12, Issue # 7: Water Quality Monitoring, where it says diary barns, it should be dairy farms. The committee discussed the need to change the language; modified right-of-way language was proposed under housing. Mr. Prachar stated that the third paragraph should be removed. Under the Transportation section Mr. Parks stressed some concerns about how the right of way is acquired

**Mr. Purcell moved for a motion to approve the recommendation report as amended, it was seconded by Ms. Dungey; motion was unanimously carried.**

#### Public Comments

Public Comments were reserved for the Full Board meeting.

#### Next Meeting Date

The next meeting will be held Thursday, November 2, 2006, at 9:00 a. m. at Northeast Florida Regional Council, 6850 Belfort Oaks Place Jacksonville Florida.

#### Adjournment

The meeting adjourned at 9:45 a.m.