



## NEFRC Planning and Growth Management Policy Committee

Thursday, May 3, 2007

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, May 3, 2007 at 8:35 a.m., at Northeast Florida Regional Council, Jacksonville, Florida. Vice-Mayor Crichlow called the meeting to order with the following members:

#### PRESENT

Mayor King  
Comm. Boyle  
Mayor Bue  
Councilman Clark  
Vice Mayor Crichlow  
Ms. Mary Louise Dungey  
Comm. Fletcher  
Comm. Harris  
Mayor Leeper  
Comm. Manuel  
Mr. Register  
Mr. Spaeth  
Ms. Burnette (ex-officio)  
Mr. Bennett for Mr. Parks (ex-officio)  
Mr. Strong (ex-officio)  
Comm. Liabl  
**Comm. Rutledge-Chair**

#### ABSENT

Comm. Holland  
Vice-Mayor Lawson-Brown  
Mr. Harry Maxwell

#### EXCUSED

Ms. Barber  
Ms. Deidra Franklin  
Comm. Stevenson  
Ms. Vallencourt

Others: Mr. James Bennett, Steve Stewart, Mitch Montgomery, Suzanne McDonald, Jim Robinson, Brad Thoburn, Valerie Britt, and others.

Staff Present: Brian Teeple, Ed Lehman, Guy Parola, Michael Hill, Sheron Forde, and others.

#### \*Approval of Minutes

**Mr. Spaeth called for a motion to approve the April 5, 2007, meeting minutes; Commissioner Fletcher made the motion, it was seconded by Mayor Bue; motion carried.**

#### Old Business

There was no old business to discuss.

#### New Business

Chairman Rutledge arrived and was added to the quorum.

#### Comprehensive Plan Amendment Review

Mr. Lehman stated there were 15 comprehensive plan amendments reviewed during the month of April. Four transmitted amendments and one adopted amendment are brought before the Committee and Board for review.

City of Jacksonville Adopted Amendment (07CIE-1) – Mr. Lehman provided a summary of the transmitted amendment and stated that the City of Jacksonville is serving as a pilot community and is adopting their CIE under the new SB360 requirements. He added that staff had no comments or concerns regarding this adopted amendment and recommends that the Committee and Council approve this report for transmittal to the Department of Community Affairs.

**Chairman Rutledge called for a motion to approve the City of Jacksonville Adopted Amendment 07CIE-1, Mr. Register made the motion, it was seconded by Vice-Mayor Crichlow; motion carried.**

Nassau County Transmitted Amendment (07-1) – Mr. Lehman provided a summary of the transmitted amendment and stated that staff has no comments or concerns regarding the amendment. He commented that the second of the two amendments, the scrivener's error, is not a change to the density and intensity of the existing FLUM designation and, therefore, requires no action from the Council. Mr. Lehman recommends that the Committee and Council approve this report for transmittal to the Department of Community Affairs. A brief discussion followed on the transportation impacts to SR A1A and I-95.

**Chairman Rutledge called for a motion to approve the Nassau County Transmitted Amendment 07-1, Commissioner Harris made the motion, it was seconded by Councilman Clark; motion carried. Commissioners Fletcher and Manuel opposed.**

City of Macclenny Transmitted Amendment (07-1) – Mr. Lehman provided an overview of the transmitted amendment, which consists of a FLUM amendment for annexed land at I-10 and CR 228. He further stated that the issue of the capacity of the City's Wastewater Treatment plant should be addressed in the adopted amendment with a financially feasible plan that addresses the City's expansion plans. Mr. Lehman recommends that the Committee and Council approve this report for transmittal to the Department of Community Affairs.

**Chairman Rutledge called for a motion to approve the City of Macclenny Transmitted Amendment 07-1, Mr. Spaeth made the motion, it was seconded by Commissioner Boyle; motion carried.**

Putnam County Transmitted Amendment (07-1) – Mr. Lehman stated this amendment proposes to change 403 acres from Agriculture I and Rural Residential to Urban Reserve. He provided a further overview of the amendment along with the location and current use of subject parcel. Mr. Lehman highlighted staff's concerns regarding the County not providing adequate data analysis to support approval of this kind of development. Nor has the County provided an indication of its ability to provide services such as water and sewer to the site. He further indicated that evidence of financial commitments to provide central utilities should be provided in the adopted amendment. There is also a concern regarding the compatibility of this amendment with surrounding parcels as this type of development in this part of the County will change the character of the area and nothing have been submitted to support the change and address the overall character of this community. After reviewing the amendment, Mr. Lehman recommends that the Committee and Council approve this amendment for transmittal to the Department of Community Affairs.

During the discussion, inquiries arose regarding stopping the amendment at this point and sending it back to the local government to respond to concerns? Also, if Council voted against transmitting the amendment to DCA, what would happen? In response to both inquiries, it was stated that this amendment was also sent to the DCA; once it goes to DCA, they will issue an OCR either with or without comments. Another inquiry was if the Council approves the amendment for transmittal to the DCA, would the Council see it again? It was stated that it would return to the Council for review and comments in the form of an adopted amendment. There were also concerns regarding transportation on SR 207. Mr. Teeple indicated that the traffic information doesn't raise questions regarding capacity. Commissioner Manuel stated that he would like to see an analysis of SR 207 and I-95. Mr. Teeple indicated that

concurrency does not go as far as I-95/207; it doesn't go beyond the local jurisdiction/boundary. Commissioner Harris indicated that the developer does plan on installing a sewer system and hooking into the City.

**Chairman Rutledge called for a motion to approve the Putnam County Transmitted Amendment 07-1, Mayor Bue made the motion, it was seconded by Ms. Dungey; motion carried.**

St. Johns County Transmitted Amendment (07D-1) – Mr. Lehman provided an overview of the St. Johns County Transmitted Amendment. He further stated that potential development on the subject parcel will increase in densities and intensities, but the overall development within the DRI will not increase as a result of this proposed change. Mr. Lehman recommends that the Committee and Council approve this amendment for transmittal to the Department of Community Affairs.

**Chairman Rutledge called for a motion to approve the St. Johns County Transmitted Amendment 07D-1, Commissioner Fletcher made the motion, it was seconded by Mr. Spaeth; motion carried.**

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

Mr. Lehman stated that this item is for information only, no action required.

#### Development of Regional Impact (DRI)

Timucuan DRI – Mr. Lehman provided an overview of the DRI is a proposed multi-use project on 5,985 acres located in the City of Jacksonville. The development plan calls for two five-year development phases. The first phase will consist of 100,000 sf of office space, 3,494 single-family units, 1,655 multi-family units, 408,000 sf of retail space and a 200 room hotel. Phase two will consist of 200,000 sf of office space, 6,987 single-family units, 3,310 multi-family units, 803,000 sf of retail space and a 400 room hotel. Mr. Lehman proceeded to the specific conditions as to the recommendations placed on the DRI to mitigate regional impacts.

#### ***Land Use Totals***

Issue #1 – Land Use and Development Entitlements: Mr. Lehman recommends that this be stricken as it is addressed later on in this document.

#### ***Build-out and Expiration***

Issue #2 – Build-out and Expiration Dates: Mr. Lehman summarized the issue and recommends that the build out date for all development be December 31, 2018. In addition, the DRI and the DO termination and expiration dates should be December 31, 2023.

#### ***Vegetation and Wildlife***

Issue #3 – Existing Silviculture Activities: Mr. Lehman summarized the issue and recommends that no logging or other similar silvicultural operations shall be conducted within the wetland areas to be conserved or within the required upland buffer areas adjacent to the wetlands to be conserved except for wetland enhancement purposes and mitigation approved by the SJRWMD. Silvicultural and agriculture activities will be limited to those areas of the site where such practices have occurred or are occurring.

Issue #4 – Upland Buffers: Mr. Lehman summarized the issue and recommendation, which, in part, states that all development shall comply with the WMD's requirements. An average 25 foot undisturbed upland buffer, with a minimum of 15 feet, will be provided adjacent to contiguous wetlands; except for those areas adjacent to unavoidable wetland impacts such as road crossings.

Issue #5 – Wildlife Corridors: Mr. Lehman summarized the wildlife corridors recommendation and stated that this issue addresses the need for wildlife to traverse the site, if necessary.

### **Wetlands**

Issue #6 – Maintenance of Hydroperiods and Wetland Preservation: Mr. Lehman stated that the development contains an interconnected system of wetlands and uplands that are crucial to the regional wetland system and that these wetlands serve as buffer areas as well. A summary of the Wetland Preservation recommendation was provided.

Issue #7 – Stormwater Pollution Prevention: Mr. Lehman stated that the development contains wetlands throughout the interior of the DRI that are of a critical environmental concern. He went on to provide a summary of the Stormwater Pollution Prevention recommendation for this project.

Issue #8 – Water Quality Monitoring: Mr. Lehman stated that the site has been impacted by previous silviculture activities to an undetermined extent due to non-existent monitoring wells on-site. After reviewing the issue, Mr. Lehman explained the recommendation before the Committee.

Issue #9 – Floodplains: Mr. Lehman provided a summary of the Floodplains issue and recommendation.

Issue #10 – Water supply: Mr. Lehman summarized the Water Supply issue and addressed the recommendations related to this issue.

Issue #11 – Central Sewer: Mr. Lehman provided a summary of the Central Sewer recommendation by stating that development shall proceed concurrent with the provision of adequate central sewer service. All of the sewage captured by the centralized sewer system shall be recouped for reuse. In addition, Mr. Lehman stated that there will be no septic tanks utilized, except to provide service to isolated facilities and as further explained by Mr. Lehman.

Issue #12 – Stormwater Management: Mr. Lehman summarized the stormwater management issue and presented the recommendations, which included the project proceeding concurrent with a contiguous, functioning, permitted management and storage of surface waters system; establishing a Community Development District to maintain the drainage system once the parcel is completed; and the use of best management practices for erosion control.

### **Solid Waste**

Issue #13 – Solid Waste: Mr. Lehman summarized the Solid Waste recommendation.

At this point, discussion ensued regarding the above mentioned issues and recommendations. Among them were concerns regarding the impact to wetlands, which Mr. Lehman indicated there would be some impact. Mr. Stewart indicated they were still undergoing design and details, however, he ensured the Committee that they would follow all the rules and recommendations of the City as well as the State.

Commissioner Fletcher voiced concerns regarding the lands, approximately 320 acres, in the Coastal High Hazard Area along with the fact that I-95 had previously failed evacuation issues. Mr. Lehman indicated that I-10 would be a critical link in that. Commissioner Fletcher was also expressed his concern about the FLUM issues regarding silviculture being turned into 10,000 homes; the potential for misuse of MU classification. He inquired whether there was a step that could be skipped by applying the MU classification to an area. Mr. Lehman stated that, based on state law, there was not.

Chairman Rutledge inquired as to what happens when the Development Order expires? Mr. Lehman responded that he was not certain, but he would think that once the DO expires, no more could be done.

Commissioner Holland inquired whether the water capacity was addressed in both phases, to which Mr. Lehman stated that it was.

### ***Transportation***

Issue #14 – Transportation Mitigation Plan: The applicant proposed an alternative mitigation strategy, therefore, the Committee is being asked to decide which strategy it wants to approve for transmittal. A handout was provided to the Committee members with the options for their review and decision. They are: Benefit for Early Construction or Pipelining Consistent with Transportation Rule. Mr. Lehman provided a summary the Benefit for Early Construction, which was followed by a Q&A with staff, developers, FDOT and City planners.

Some inquires were in reference to FDOT's methodology, if the calculations are based on today's cost, and were they comfortable with the methodology. Mr. Bennett, representing FDOT, provided a review of the conditions and the analysis of the calculations.

Mr. Spaeth inquired as to the strategic reason for early construction. Mr. Bennett indicated that it would benefit the public by providing more connectivity for the entire region.

Ms. Dungey commented that it seems to be a greater benefit to the developer, but it eliminates a partially built roadway and likes the benefits. She commends FDOT.

Further discussion followed around the measurement of a regional road is calculated at five miles. Mr. Bennett provided the explanation of a regional roadway.

Councilman Clark stated that this is a first for the City of Jacksonville and that the developer embraced the vision.

Due to timing, the remainder of the Timucuan DRI recommendations is deferred to the full board.

### **Public Comment**

Ms. Valerie Britt – 378 Tilefish Ct., Jacksonville, FL 32225 – Raised concerns of using special CIE provision to revise other texts in other elements. Ms. Britt spoke in support of Jacksonville's remedial amendment 07R1, which resolves issues by settlement to which she is a party to. She also spoke about the DRI/MU requesting CHHA to CSV.

DRI Report – Mr. Lehman stated this item is for information only, no action required.

### **Next Meeting Date**

The next meeting will be held Thursday, June 7, 2007, at 9:00 a.m. at Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida 32216

### **Adjournment**

The meeting adjourned at 10:06 a.m.