



## NEFRC Planning and Growth Management Policy Committee

Thursday, September 4, 2008

### MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, September 4, 2008 at 9:10 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

#### **PRESENT**

Councilman Bishop  
Commissioner Boyle (Chair)  
Councilman Bue  
Mr. Cole (Ex-officio)  
Commissioner Laibl  
Mr. Parks (Ex-officio)  
Mr. Register  
Commissioner Rutledge

#### **EXCUSED**

Vice Mayor Crichlow  
Ms. Dungey  
Commissioner Harris  
Mr. Larson (Ex-Officio)  
Vice-Mayor Lawson-Brown  
Mr. Spaeth  
Commissioner Stevenson  
Ms. Vallencourt  
Mr. Williams

#### **ABSENT**

Mr. Maxwell  
Mr. Strong (Ex-officio)

Others: Valerie Britt, Tom Ingraham, Tom Jones, Steve Fitzgibbons, Geoff Sample, Travis Minch and others.

Staff Present: Ed Lehman, Guy Parola, Ameera Sayeed, Valerie Evans, Anna Shepherd, Jonathan Goyings, Sheron Forde, and others.

#### **\*Approval of Minutes**

**Chairman Boyle called for a motion on the August 7, 2008, meeting minutes. Mr. Register made a motion to approve, it was seconded by Commissioner Laibl; Motion carried.**

#### **Comprehensive Plan Amendment Review**

Mr. Lehman stated there were 13 Comprehensive Plan Amendments reviewed during the month of July. Three transmitted amendments and five adopted amendments are brought before the Committee and Board for review; the other three are small scale and have been reviewed by staff.

**Flagler County Transmitted Amendment (08-2)** – Mr. Lehman provided an overview of the Amendment, which proposes to change 54.05 acres from Agriculture & Timberlands to

Industrial. Mr. Lehman stated that this is compatible with the surrounding area and the requested land use is appropriate for the subject parcel; any transportation impacts will be addressed through the County's concurrency system. Mr. Lehman stated the second proposal is to change 117.15 acres from Agriculture & Timberlands and Conservation to Commercial Low Intensity, Residential Low Density Rural Estate and Conservation. In addition, he stated there are proposed text amendments to the Future Land Use and Recreation and Open Space Elements; staff has no concerns with the proposed changes. Therefore, staff recommends that the Growth Management Policy Committee approve this report for transmittal to the Department of Community Affairs. No discussion followed.

**Chairman Boyle called for a motion on Flagler County's Transmitted Amendment 08-2. Mr. Register made a motion to approve, it was seconded by Councilman Bishop; Motion carried.**

Clay County Transmitted Amendment 08-D2 – Mr. Lehman provided an overview of the Amendment, which is the companion Future Land Use Map (FLUM) amendment to the Governors Park Development of Regional Impact (DRI). The County is proposing to change 3,267 acres from Agriculture to Planned Community. Mr. Lehman stated that the DRI presentation will be made to the Committee and Council at the November meeting. Staff recommends that the Growth Management Policy Committee approve this report for transmittal to DCA. No discussion followed.

**Chairman Boyle called for a motion on Clay County's Transmitted Amendment 08-D2. Commissioner Rutledge made a motion to approve, it was seconded by Councilman Bishop; Motion carried.**

Town of Baldwin Transmitted Amendment 08-1 – Mr. Lehman provided an overview of the Amendment, which consists of text amendments to the Future Land Use Element to add a Light Industrial Future Land Use category. The Amendment also proposes to change 22.47 acres from Rural Residential to Light Industrial on the FLUM. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee approve this report for transmittal to DCA. No discussion followed.

**Chairman Boyle called for a motion on the Town of Baldwin's Transmitted Amendment 08-1. Mr. Register made a motion to approve, it was seconded by Councilman Bishop; Motion carried.**

St. Augustine Beach Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's February 2008 meeting. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the St. Augustine Beach Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on St. Augustine Beach's Adopted Amendment 08PEFE-1. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

St. Johns County Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's February 2008 meeting with staff's comments. Mr. Parola added that the County has addressed the Council and DCA's comments and, therefore, has no comments or concerns regarding this amendment. Staff recommends that the Planning and Growth Management Policy Committee find the St. Johns County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Putnam County's Adopted Amendment 08PEFE-1. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Town of Interlachen Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's March 2008 meeting. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the Town of Interlachen Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on the Town of Interlachen's Adopted Amendment 08PEFE-1. Commissioner Laibl made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Rutledge; Motion carried.**

Clay County Adopted Amendment 08PEFE-1 – Ms. Sayeed provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's February 2008 meeting. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the Clay County Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Clay County's Adopted Amendment 08PEFE-1. Commissioner Rutledge made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Nassau County Adopted Amendment 08-1 – Mr. Lehman provided an overview of the Adopted Amendment, which consists of one transmitted FLUM amendment that was reviewed at the May 2007 Committee meeting and approved for transmittal to DCA. The other amendment in the transmitted packet, a proposal to change 25 acres from Agriculture to Commercial, was adopted in a previous cycle and reviewed by the Committee at its January 2008 meeting. Mr. Lehman stated that the County has addressed DCA's comments as well as the Council's concerns by providing additional traffic data and analysis indicating adequate capacity on surrounding roadway networks to accommodate traffic from potential developments that could occur as a result of the land use change. Staff, therefore, recommends that the Planning and Growth Management Policy Committee find Nassau County's Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Nassau County's Adopted Amendment 08-1. Commissioner Rutledge made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Nassau County Adopted Evaluation and Appraisal Report (EAR) – Ms. Sayeed stated that state statutes require all local governments to adopt an EAR, which assesses the progress in implementing their comprehensive plan, once every seven years. She also stated that EAR based amendments are to be adopted 18 months after the adoption of the EAR. Ms. Sayeed provided an overview of the County's EAR processes with the list of major issues and special topics that came out of that process. Staff suggests the County include more discussions on the projections and their relation to those in the Comprehensive Plan; identify what methodology the Comprehensive Plan recommend to project population as compared to the EAR recommended population projects; and include discussion on seasonal adjustments to the population. Staff recommends that the Planning and Growth Management Policy Committee find the Nassau County Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Nassau County's Adopted EAR. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Commissioner Rutledge; Motion carried.**

Baker County Adopted Evaluation and Appraisal Report (EAR) – Ms. Shepherd stated that state statutes require all local governments to adopt an EAR, which assesses the progress in implementing their comprehensive plan, once every seven years. She provided an overview of the County's EAR process and highlighted the list of major issues that was identified by the County. Staff has no comments and recommends that the Planning and Growth Management Policy Committee find the Baker County Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

**Chairman Boyle called for a motion on Baker County's Adopted EAR. Mr. Register made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bishop; Motion carried.**

Intergovernmental Coordination and Review (ICR) – Mr. Lehman stated this is for information only and does not require an action.

DRI Report - Mr. Lehman stated that the DRI report is for information only, no action is required.

Public Comments – None

#### Next Meeting Date

The next meeting will be held Thursday, October 2, 2008, at 9:00 a.m. at the Northeast Florida Regional Council.

The meeting adjourned at 9:40 a.m.