



NEFRC Planning and Growth Management Policy Committee

Thursday, March 6, 2008

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, March 6, 2008 at 9:00 a.m., at Northeast Florida Regional Council, Jacksonville, Florida. Chairman Boyle called the meeting to order with the following members:

PRESENT

Commissioner Boyle (Chair)
Councilman Bue
Vice Mayor Crichlow
Mr. Register
Commissioner Rutledge (President)
Mr. Spaeth
Ms. Vallencourt
Mr. Williams
Ms. Burnette (Ex-officio)
Mr. Parks (Ex-officio)

EXCUSED

Ms. Dungey
Commissioner Harris
Vice-Mayor Lawson-Brown
Mr. Larson
Mayor Leeper
Commissioner Manuel
Mr. Maxwell

ABSENT

Mayor King
Commissioner Stevenson
Mr. Strong (Ex-officio)

Others: Ed Preston, Joe Cone, Janis Fleet, Tony Robbins and others.

Staff Present: Ed Lehman, Brian Teeple, Guy Parola, Ameera Sayeed, Valerie Evans, Anna Shepherd, Margo Moehring, Steve McMikle, Michael Hill, Sheron Forde, and others.

*Approval of Minutes

Chairman Boyle called for a motion on the February 7, 2008, meeting minutes. Councilman Bue made a motion to approve, it was seconded by Mr. Register; Motion carried.

Old Business

No old business to address.

New Business

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 18 Comprehensive Plan Amendments reviewed during the month of February. Ten (10) Transmitted Amendments and one (1) Adopted Amendment are brought before the Committee; the other seven (7) are small scale and have been reviewed by staff.

Baker County Transmitted Amendment (08-1) – Ms. Sayeed provided an overview of the transmitted amendment, which consists of two proposed text amendments. The first amendment is to the Capital Improvement Element (CIE) to facilitate the implementation of a Concurrency Management System, which staff has no comments or concerns. The second amendment is to the Future Land Use Element to allow for an Urban Growth Boundary. Staff comments that Baker County needs to demonstrate that the land within the urban service boundary is served or is planned to be served with adequate public facilities

based on the County's adopted level of service and by adopting a 10-year facilities plan in the CIE that is financially feasible. Staff also comments that Baker County should not adopt this amendment until additional data and analysis is provided to demonstrate that the land within the urban service boundary does not exceed the amount needed to accommodate the projected population growth at densities consistent with the adopted comprehensive plan within the 10-year planning timeframe. Additionally, staff recommends that the County re-evaluate the extent of the urban growth boundary to be consistent with the County's ability to remain financially feasible in the 10 year or interim planning horizon. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the Department of Community Affairs (DCA).

Mr. Register assured the Committee that the Baker County Commission is insisting that the developer will adhere to the provision of public facilities and will address staff's other concerns.

Chairman Boyle called for a motion on staff's comments and recommendation on Baker County's Transmitted Amendment 08-1. Mr. Register made a motion to approve, it was seconded by Ms. Vallencourt; Motion carried.

Baker County Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new Public School Facilities Element (PSFE) and text amendments to the Intergovernmental Coordination Element (IGC) and the Capital Improvement Element (CIE). Staff's review revealed that the data and analysis does not adequately address the requirements defined in Rule 9J-5.025, section (2)(c) thru (j). Also, the submitted facilities work plan does not meet the definition of "financial feasibility" as defined by statute as the data and analysis has the five-year work plan beginning in the 2006-07 school year, which does not allow for a five-year planning horizon. Staff comments that the County not adopt the amendment until the issues identified are resolved and are consistent with Chapter 163 and Rule 9J-5.025 and recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA with staff's comments.

Ms. Janice Fleet, Planning Consultant to Baker County, stated that they will be updating the information contained within the amendment.

Chairman Boyle called for a motion on staff's comments and recommendation on Baker County's Transmitted Amendment 08PEFE-1. Mr. Register made a motion to approve, it was seconded by Ms. Vallencourt; Motion carried.

Flagler County Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new PSFE and text amendments to the IGC and the CIE. Staff comments that the County should adopt Map 12 as a figure within the PSFE. Staff recommends that the Planning and Growth Management Policy Committee approve this report to be sent to the DCA with staff's comments.

Chairman Boyle called for a motion on staff's comments and recommendation on Flagler County's Transmitted Amendment 08PEFE-1. Ms. Vallencourt made a motion to approve, it was seconded by Mr. Register; Motion carried.

Town of Hastings Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new PSFE and text amendments to the IGC and the CIE. Staff comments that the Concurrency Service Area (CSA) maps should be included as adopted figures within the Comprehensive Plan. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA.

Chairman Boyle called for a motion on staff's comments and recommendation on Town of Hastings' Transmitted Amendment 08PEFE-1. Vice Mayor Crichlow made a motion to approve, it was seconded by Mr. Register; Motion carried.

Town of Hastings Transmitted Amendment (08-1) – Mr. Parola provided an overview of the transmitted amendment, which is a proposed change to the Future Land Use Map (FLUM). This is a proposal to change 15.32 acres from County Residential B to Town Low to Medium Residential. Having no concerns or comments; staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA.

Chairman Boyle called for a motion on the Town of Hastings' Transmitted Amendment 08-1. Councilman Bue made a motion to approve staff's report, it was seconded by Ms. Vallencourt; Motion carried.

Town of Interlachen Transmitted Amendment (08PEFE-1) – Ms. Shepherd provided an overview of the transmitted amendment, which contains a new PSFE and text amendments to the IGC and the CIE. Having no concerns or comments; staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA.

Chairman Boyle called for a motion on the Town of Interlachen's Transmitted Amendment 08PEFE-1. Councilman Bue made a motion to approve staff's report, it was seconded by Vice Mayor Crichlow; Motion carried.

Town of Welaka Transmitted Amendment (08PEFE-1) – Ms. Sayeed provided an overview of the transmitted amendment, which contains a new PSFE and text amendments to the IGC and the CIE. Having no concerns or comments; staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA.

Chairman Boyle called for a motion on the Town of Welaka's Transmitted Amendment 08PEFE-1. Councilman Bue made a motion to approve staff's report, it was seconded by Mr. Williams; Motion carried.

Town of Pomona Park Transmitted Amendment (08PEFE-1) – Ms. Evans provided an overview of the transmitted amendment, which contains a new PSFE and text amendments to the IGC and the CIE. Having no concerns or comments; staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA.

Chairman Boyle called for a motion on the Town of Pomona Park's Transmitted Amendment 08PEFE-1. Councilman Bue made a motion to approve staff's report, it was seconded by Ms. Vallencourt; Motion carried.

St. Johns County Transmitted Amendment (08PEFE-1) – Mr. Parola provided an overview of the transmitted amendment, which contains a new PSFE and text amendments to the IGC and the CIE. Staff comments that the Concurrency Service Area (CSA) maps should be included as adopted figures within the Comprehensive Plan. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA.

Chairman Boyle called for a motion on the St. Johns County's Transmitted Amendment 08PEFE-1. Councilman Bue made a motion to approve staff's report, it was seconded by Vice Mayor Crichlow; Motion carried.

Putnam County Transmitted Amendment (08-1) – Mr. Lehman provided an overview of the transmitted amendment, stating that it contains five proposed changes to the FLUM and one text amendment. The first proposal is to change 33.46 acres from Agriculture II to Public Facilities; staff has no comments or concerns. The second proposal is to change 184 acres from Commercial and Agriculture II to Industrial. Staff comments that a development agreement should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site. The third proposal is to change 264.3

acres from Agricultural II to Industrial; staff has no comments or concerns. The fourth proposal is to change 51.53 acres from Agriculture II to Industrial. Staff has two comments; first is that a development agreement should be executed that covers the means by which water and sewer, as well as solid waste, will be provided to the site. The second comment is that as the three proposed amendments going from Agriculture to Industrial totals approximately 500 acres, the County should work with the Florida Department of Transportation to ensure adequate ingress and egress to handle potential truck traffic at all sites; and ensure that the level of service on U.S. 17 is maintained and consider the impact of the increase in truck traffic on U.S. 17 in determining the operating conditions. The fifth proposal is to change 691 acres from Agriculture II to Industrial; staff comments that the County should work with the City of Palatka to address the provision of water and sewer and then written evidence of an agreement should be provided as part of the adopted amendment. Staff also comments that the County should ensure through agreement that any significant off-site transportation impacts within the City of Palatka are addressed as necessary, consistent with the proportionate share ordinance requirements as referenced in Section 163, F.S. Staff had no comment or concerns pertaining to the text amendments, which seek to amend the Conservation, Recreation and Intergovernmental Coordination Elements of the Comprehensive Plan to provide language that can facilitate funding opportunities from the Florida Communities Trust Program. Staff recommends that the Planning and Growth Management Policy Committee and the Council approve this report to be sent to the DCA.

A brief discussion followed regarding how current developments, such as Mariposa, would affect these changes. It was mentioned that, even if Mariposa had not been withdrawn, it would not have any effect on these changes.

Chairman Boyle called for a motion on the Putnam County's Transmitted Amendment 08-1. Mr. Register made a motion to approve staff's report, it was seconded by Councilman Bue; Motion carried.

City of Jacksonville Adopted Amendment (08D-1) – Mr. Lehman provided an overview of the adopted amendment. He mentioned that the transmitted amendment was reviewed by the Council at its November 2007 meeting and approved the transmittal to DCA. Mr. Lehman stated that this is the first amendment reviewed in accordance with the provisions of the Pilot Project established by HB 7203 for review of comprehensive plans in the City of Jacksonville. Staff has no comments or concerns regarding this amendment and respectfully recommends that the Committee and Council find the City of Jacksonville's Adopted Amendment consistent with the Northeast Florida Strategic Regional Policy Plan.

Chairman Boyle called for a motion on the City of Jacksonville's Adopted Amendment 08D-1. Ms. Vallencourt made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Councilman Bue; Motion carried.

Intergovernmental Coordination and Review Report

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

Development of Regional Impact (DRI)

Cedar Creek DRI Presentation – Mr. Tony Robbins provided an overview of the Cedar Creek DRI.

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

Public Comments

There were no public comments.

Next Meeting Date

The next meeting will be held Thursday, April 3, 2008, at 9:00 a.m. in Baker County.

Adjournment

The meeting adjourned at 9:50 a.m.