



NEFRC Planning and Growth Management Policy Committee

Thursday, October 2, 2008

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, October 2, 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)
Commissioner Harris
Mr. Cole (Ex-officio)
Commissioner Laibl
Mr. Larson (Ex-Officio)
Vice-Mayor Lawson-Brown
Mr. Parks (Ex-officio)
Mr. Register
Mr. Spaeth
Ms. Vallencourt
Mr. Williams

EXCUSED

Vice Mayor Crichlow
Ms. Dungey
Mr. Maxwell
Commissioner Stevenson

ABSENT

Mr. Strong (Ex-officio)

Others: Vic Dow, Valerie Britt and others.

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

*Approval of Minutes

Chairman Boyle called for a motion on the September 4, 2008, meeting minutes. Mr. Register made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

Comprehensive Plan Amendment Review

Mr. Lehman stated there were 14 Comprehensive Plan Amendments reviewed during the month of September. Six 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.

City of Green Cove Springs Transmitted Amendment (08-1) – Mr. Lehman provided an overview of the Amendment, which contains a text amendment to the Future Land Use Element (FLUE) and adds a land use category of Mixed Use Highway. The amendment also contains proposed changes to the Future Land Use Map (FLUM) for several recently annexed

properties, which will apply the new Mixed Use Highway land use category. Staff has no concerns with the proposed changes and 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 the City of Green Cove Springs' Transmitted Amendment 08-1. Ms. Vallencour made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

Nassau County Transmitted Amendment 08-2 – Mr. Lehman provided an overview of the Amendment, which consists of two amendments to the FLUM and text amendments to the FLUE of the Comprehensive Plan. Council staff agrees with County staff that the proposal to change 200 acres of Medium Density Residential, 120 acres to Industrial and 80 acres to Conservation, is appropriate. Staff recommend that the County not adopt the amendment to change 150 acres from Agricultural and Commercial to 139 acres of Industrial and 11 acres of Conservation without a developer's agreement that commits the applicant to providing central water and sewer to the project. 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 Nassau County's Transmitted Amendment 08-2. Mr. Register made a motion to approve, it was seconded by Councilman Bishop; Motion carried.

City of Palatka Transmitted Amendment 08-2 – Mr. Parola provided an overview of the Amendment, which consists of five large scale amendments to the FLUM. Due to the fact that four of these amendments involve lands that were developed prior to annexation into the City, the resulting land use amendments do not increase the intensity or density of the property as developed. 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 City of Palatka's Transmitted Amendment 08-2. Vice Mayor Lawson-Brown made a motion to approve, it was seconded by Commissioner Harris; Motion carried.

Town of Pomona Park Transmitted Amendment 08-1 – Ms. Sayeed provided an overview of the Amendment, which consists of a proposed change to the FLUM and text amendments to the Land Use, Recreation and Open Space and Capital Improvements Elements of the Comprehensive Plan. 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 Town of Pomona Park's Transmitted Amendment 08-1. Ms. Vallencour made a motion to approve, it was seconded by Councilman Bishop; Motion carried.

City of St. Augustine Beach Transmitted Amendment 08-2 – Mr. Parola provided an overview of the Amendment, which contained text amendments to the FLUE. The amendments also addressed Council and DCA comments made regarding a previous amendment that sought

to designate a portion of the City as Mixed Use. Staff has no comments or concerns and 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 City of St. Augustine Beach's Transmitted Amendment 08-2. Mr. Register made a motion to approve, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Crescent City Transmitted Amendment 08-1 – Mr. Parola provided an overview of the Amendment, which proposes to change approximately 49 acres of annexed land from County Agriculture and County Industrial to City Low Density Residential. Staff has no comments or concerns and 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 City of Crescent City's Transmitted Amendment 08-1. Councilman Bishop made a motion to approve, it was seconded by Mr. Spaeth; Motion carried.

City of Keystone Heights Adopted Amendment 08-1 – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed and approved in its transmitted form at the Committee's April, 2008 meeting. The Amendment consists of a change to the FLUM for annexed land wherein 24.89 acres of County Industrial, 13.0 acres of County Rural Fringe and 0.48 acres of Commercial will be changed to 38.37 acres of City Residential. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the City of Keystone Heights Adopted Amendment 08-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on the City of Keystone Height's Adopted Amendment 08-1. Councilman Bishop made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

City of Keystone Heights Adopted Amendment 08PEFE-1 – Ms. Evans provided an overview of the Adopted Public Education Facilities Element (PEFE) Amendment, which was reviewed at the April, 2008 Committee meeting. Staff has no comments or concerns and, therefore, recommends that the Planning and Growth Management Policy Committee find the City of Keystone Heights' Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on City of Keystone Heights' Adopted Amendment 08-1. Commissioner Harris made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Mr. Register; Motion carried.

Town of Hastings Adopted Amendment 08PEFE-1 – Mr. Parola provided an overview of the Adopted PEFE 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 Town of Hastings Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on Town of Hastings' 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 Mr. Williams; Motion carried.

Green Cove Springs Adopted Amendment 08PEFE-1 – Ms. Shepherd provided an overview of the Adopted PEFE Amendment, which was reviewed and approved in its transmitted form at the Committee's April, 2008 meeting. Staff has no comments and recommends that the Planning and Growth Management Policy Committee find the City of Green Cove Springs Adopted Amendment 08PEFE-1 consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on City of Green Cove Springs' Adopted Amendment 08PEFE-1. Councilman Bishop made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Vice Mayor Lawson-Brown; Motion carried.

Clay County Adopted Amendment 08-1MI – Mr. Lehman provided an overview of the Adopted Amendment, which was reviewed and approved by the Council at the June, 2007 meeting. Although the Council and DCA had no comments, the County did not adopt the Camp Blanding policies with the other amendments that were a part of the 07-2 transmittal packet. After reviewing the amendment, staff has no comments or concerns and recommends that the Planning and Growth Management Policy Committee find the Clay County Adopted Amendment 08-1MI consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on Clay County Adopted Amendment 08-1MI. Mr. Williams made a motion to find it consistent with the Northeast Florida Strategic Regional Policy Plan, it was seconded by Ms. Vallencourt; Motion carried.

City of Green Cove Springs Adopted Evaluation and Appraisal Report (EAR) – Mr. Parola 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. He provided an overview of the City's EAR process and highlighted the list of major issues and special topics identified by the City. Staff has no comments and recommends that the Planning and Growth Management Policy Committee find the City of Green Cove Springs Adopted EAR consistent with the Northeast Florida Strategic Regional Policy Plan. No discussion followed.

Chairman Boyle called for a motion on the City of Green Cove Springs' Adopted EAR. Commissioner Harris 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 – Ms. Valerie Britt, 378 Tilefish Court, P.O. Box 49209, Jacksonville, FL 32240. Ms. Britt addressed the Committee regarding the repeal of the Timicuan DRI as it relates to CHHA lands. She stated that transportation and CHHA issues addressed regionally through the DRI process can sometimes come back piecemeal as FLUMs and asks that these be carefully reviewed.

Next Meeting Date

The next meeting will be held Thursday, November 6, 2008, at 8:30 a.m. at the Northeast Florida Regional Council.

The meeting adjourned at 9:40 a.m.