



NEFRC Planning and Growth Management Policy Committee

Thursday, October 1, 2009

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, October 1, 2009 at 9:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216. **Chairman Griffis** called the meeting to order with the following members present representing a quorum:

PRESENT

Mr. Spaeth
Mr. Register
Mr. Thompson
Ms. Andrews
Commissioner Davis
Mr. Smallwood
Councilman Bishop
Ms. Brown
Commissioner Parsons
Mayor Robinson
Commissioner Harris
Mr. Larson
Vice-Mayor Lawson-Brown
Commissioner Bryan
Commissioner Crichlow
Ms. Stern
Mr. Sample for Jeff Cole (Ex-Officio)
Mr. Parks (Ex-Officio)
Ms. Weatherford for Greg Strong (Ex-Officio)
President Boyle
Commissioner Griffis (Chair)

EXCUSED

Ms. Vallencourt
Mayor Graham

ABSENT

Others: Ed Preston, Roger Yarborough, Joe Cone, Thomas Hill, Geoff Sample, Steve Fitzgibbons, Austin Chapman, Joel Addington, Tony Robbins, Walter Fufidio, Mike Kloehn, Valerie Britt, Dana Ste. Claire and other members of the public.

Staff: Brian Teeple, Ed Lehman, Margo Moehring, Guy Parola, Ameera Sayeed, Jennifer Hewett-Apperson, Michael Calhoun, and Angela Giles.

***Approval of Minutes - Mr. Register moved approval of the September 3, 2009 meeting minutes; seconded by Ms. Brown; motion carried unanimously.**

Chairman Griffis welcomed everyone present. He stated that there were several people from Baker County in attendance, including Baker County Commissioner Crews, City of Macclenny Assistant Manager Roger Yarborough, Baker County Administrator Joe Cone, Baker County Planning Director Ed Preston and Joel Addington from the Baker County Press.

September Comprehensive Plan Amendment Review - Ms. Moehring stated that there were thirteen (13) Comprehensive Plan Amendments that were reviewed during the month of September. There was one (1) transmitted amendment; three (3) adopted amendments and no Evaluation and Appraisal Reports (EARs) to be brought before the Committee and Board for review. The Small Scale amendments have been reviewed by staff and are generally consistent with the Strategic Regional Policy Plan (SRPP).

*Clay County Transmitted Amendment 09-MIL – Mr. Parola gave a brief overview of the amendment, stating that MIL stands for Military. He also informed the members that the Clay County Planning Director, Mike Kloehn is available to answer any questions. The amendment involves text amendments related to Camp Blanding, which have been under discussion since 2008. The Department of Community Affairs (DCA) issued a non-compliance statement to the version from 2008, and Clay County and Camp Blanding went through mediation. Clay County “de-adopted” the amendments as a consensus was not reached. Clay County has taken what they learned during the process and revised the Goals, Objectives and Policies. Staff had one note regarding a study. Mr. Parola read staff’s note for the record:

According to the information provided in the amendment packet, the Department of Military Affairs has commissioned a \$150,000 study for Camp Blanding. Although the specifics of the study are not available to staff, if land use compatibility, noise impact, or other issues regarding the relationship of Camp Blanding to the surrounding area is included, staff would encourage the state to include Clay County as a participant. Additionally, if the methodology and results of such a study are made available to Clay County prior to adoption proceedings, staff would encourage the County to evaluate the Study prior to adoption of the amendment.

Staff recommended that the Committee and the Council approve this report for transmittal to the Department of Community Affairs. **Commissioner Davis moved approval of transmitting the Clay County Transmitted Amendment 09-MIL to DCA; seconded by Mr. Smallwood; motion carried unanimously.** Discussion and comments followed by Commissioner Davis and Mr. Smallwood.

**Ms. Stern arrived at 9:15 am.

*Nassau County Adopted Amendment 09-1 – Mr. Parola provided an overview of the amendment, stating that Planning Staff from Baker and Nassau Counties are both in attendance. Mr. Parola informed the members that Amendment 09-1 contains two changes to Nassau County’s Future Land Use Element, and two changes to Future Land Use Element Policy 1.09.08. Each text change is a site-specific amendment that corresponds to one of the two changes to the Future Land Use Element. The first change involves 203 acres from Agriculture to 36 acres of High Density Residential, 151 acres to Medium Density Residential, and 15 acres to conservation; the second change involves changing 491 acres from Agriculture to 46 acres Commercial and 445 acres Industrial. The first change is a 3 phase project, with a maximum # of residential units capped at 748. Staff analysis of SR 200 shows that there is capacity to handle the project. Mr. Parola reviewed the 2nd amendment, noting that there are limitations on the development through a site specific policy limiting the total development to a level that will not exceed 688 PM peak hour trips. The traffic study submitted with the application shows that 10% of those trips will head west into the City of Macclenny. The best available data made available to staff as well as the traffic study submitted by the applicant shows there is roadway capacity on US 90 through the City of Macclenny. Mr. Parola stated that while the LOS data show that US 90 is operating at capacity, there is legitimate concern about truck traffic impacts to Baker County and the City of Macclenny. Based on Nassau County’s commitment to cooperate with Baker County and the City of Macclenny during the transmittal phase, staff included a note encouraging this cooperation and coordination between the parties. Mr. Parola stated that staff recommended that this amendment is consistent with the

Strategic Regional Policy Plan. Mr. Parola stated in reference to the note, the Regional Council hosted a conference call on September 23rd, which included representatives of the applicants, the City of Macclenny, Baker County and Nassau County. At that time there were commitments by everyone to coordinate and cooperate; however, the mechanism for that has yet to be resolved, which is why issues remain today. Mr. Teeple reminded the Committee that this item would be brought before the Full Board. He stated that the Council's review of amendments is a 2 prong test – 1) - is it consistent with the SRPP? and 2) – as a regional planning agency, our job is to look at extra jurisdictional impacts – however, when transmitted to DCA, the extra-jurisdictional impacts that the Council has commented on are not looked at by DCA. Discussion followed. **Mr. Register** stated that concern was voiced at the transmittal phase of this amendment, and showed photos of the intersection in Macclenny that is in question. Baker County is working on an alternative route/bypass from this area to I-10 at the 228 intersection. Baker County is not opposed to the development and jobs that will be created, but the concern is over the LOS on the intersections. Baker County is asking for commitment from Nassau and the ICI Developer to help build the bypass. Nassau County has committed to work with Baker County. Mr. Hainline, a representative of ICI Villages, stated that they have agreed to coordinate and work with everyone involved once the LOS is compromised on the intersections, which would be determined by a traffic study by an independent entity. Discussion followed, with comments by Mr. Joe Cone, Baker County Administrator and Mr. Walter Fufidio, Nassau County Growth Management Director. Additional comments were made by Mr. Smallwood, Commissioner Griffis, Mr. Parks, President Boyle, Mr. Spaeth, Ms. Brown and Councilman Bishop. The Council's role is to decide whether the amendment is consistent with the SRPP, and to look at extra jurisdictional impacts. Mr. Teeple pledged the Staff to help with any mediation. **President Boyle moved approval of Nassau County Adopted Amendment 09-1 as consistent with the Strategic Regional Policy Plan (SRPP); seconded by Commissioner Parsons; motion carried, with 4 nays - Ms. Stern, Commissioner Bryan, Mr. Thompson and Mr. Register.**

Due to time constraints, the remainder of the Planning & Growth Management Policy Committee agenda action items will be taken up at the Full Board meeting.

Next Meeting Date

The next meeting will be held Thursday, November 5, 2009, at 9:00 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 10:10 a.m.