



NEFRC Planning and Growth Management Policy Committee

Thursday, January 8, 2009

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, January 8, 2009 at 9:00 a.m., at the Northeast Florida Regional Council, Jacksonville, Florida. Chairman Griffis called the meeting to order with the following members:

PRESENT

Councilman Bishop
President Boyle
Mr. Cole (Ex-Officio)
Commissioner Crichlow
Mayor Graham
Commissioner Griffis (Chair)
Vice-Mayor Lawson-Brown
Mr. Larson (Ex-Officio)
Mr. Parks (Ex-officio)
Commissioner Parsons
Mayor Robinson
Mr. Spaeth
Mrs. Stern
Ms. Vallencourt

EXCUSED

Commissioner Harris
Mr. Maxwell
Mr. Register

ABSENT

Mr. Strong (Ex-officio)

Others: Brenda Ezell, Jason Gabriel, Neal Shinkre, Steve Fitzgibbons, Geoff Sample, Hal Wilkening, and Valerie Britt

Staff Present: Ed Lehman, Ameera Sayeed, Valerie Evans, Elizabeth Payne, Jonathan Goyings and Sheron Forde

***Approval of Minutes**

Chairman Griffis called for a motion on the December 4, 2008, meeting minutes. Councilman Bishop made a motion to approve, it was seconded by Mrs. Stern; Motion carried.

Comprehensive Plan Amendment Review

Mr. Lehman stated that there were 26 Comprehensive Plan Amendments reviewed during the month of December. Two transmitted amendments and 13 adopted amendments are brought before the Committee and Board for review; the other 11 were small scale and have been reviewed by staff.

City of Jacksonville Adopted Amendment 09-1AR – Mr. Lehman stated that this amendment falls under the Alternate Review process through the City of Jacksonville, therefore the Council's comments will be sent to the City. Mr. Lehman stated that this Amendment consists of 12 proposed changes to the Future Land Use Map (FLUM) that were converted from small

scale land use amendments due to DCA's density concerns; 19 FLUM amendments and two sets of text amendments. Mr. Lehman stated that the FLUM amendments that were originally adopted as small scale are summarized for the Committee's information. Mr. Lehman provided an overview of the FLUM amendment that proposed to change 3.29 acre from AGR to CGC. Discussion followed regarding the proposed change. The property is surrounded by AG(iii) land and a portion of the property is located within the Coastal High Hazard Area. To address that the City is adopting a text amendment in the form of a map asterisk that prohibits residential development. Staff has no concerns about this proposed change.

Public Comments – Ms. Valerie Britt of 378 Tilefish Court, Jacksonville, FL 32225, on behalf of herself and the Pablo Point Civic Association, addressed the Committee to object to the City of Jacksonville's Ordinance 2008-417-E, changing AGR to CGC, stating that it is inconsistent with the Regional Policy Plan, expressing concerns about the overall effect this change will have and its potential to facilitate additional residential development in this area.

Jason Gabriel with the law firm of Edwards and Cohen, representing the applicant, responded that the subject property is a part of a larger PUD area and is owned by the same developer; however, the subject property is not attached. He further stated there are no plans to develop anything within the surrounding 130 acres; development will only take place within the 3.29 acre property with no residential units.

Mr. Lehman continued with the overview of FLUM amendments #2 thru 12. Staff's comment on proposed change #4 is that the City's report indicates the intent to create an asterisk that allows up to 550,000 square feet of industrial space; no such asterisk is shown on the proposed map and should be included in the adopted amendment packet. Staff's comment on proposed change #5 is that the City's report is confusing in that the text states that industrial usage is planned, while the analysis states that commercial is contemplated. The City should clarify the intended use of the subject parcel.

Mr. Parks pointed out that cumulatively, proposed FLUM amendments #8, 9 and 12 will have regional impacts that the City will need to address and recommends that this be included in the Council's comments to the City. After further discussion, it was agreed that the Council's recommendation should include the cumulative effect of regional impact.

Chairman Griffis called for a motion regarding FLUM amendments 8, 9 and 12. Ms. Vallencourt made a motion to amend staff's recommendation to include a notation of the cumulative effect of FLUM amendments 8, 9 and 12 resulting in regional impacts, particularly to I-295, it was seconded by Mr. Spaeth; Motion carried.

Mr. Lehman continued with the overview of FLUM amendments #13 through 17. Staff's comments regarding proposed change #13 is that the City's report is confusing. The summary page indicates this is an amendment to 12.79 acres, while the text indicates there are an additional 92.37 acres changing to WD/WR that are subject to this amendment. The City needs to clarify this in the adopted amendment. Staff's recommendations for proposed change #15 is the definition for a regional activity center being met by this amendment; designation of the entire area as MU does not provide adequate assurance that the parcels within the CHHA will receive adequate protection from residential development and the City should amend the plan and designate these lands as Conservation; and the City should not adopt this amendment until there is an adequate commitment for a 4-lane facility that

connects I-95 to Lem Turner Road. Staff's comments regarding proposed change #17 is that the City should require the applicant to obtain a binding letter of interpretation from DCA as necessary to clarify the DRI status of these properties; and recommends that the City not adopt this amendment until there is an adequate commitment for a 4-lane facility that connects I-95 to Lem Turner Road. Staff's comments to proposed change #18 is that the DRI status of this project should be monitored closely during PUD review; and recommends that the City not adopt this amendment until there is an adequate commitment for a 4-lane facility that connects I-95 to Lem Turner Road

Discussion followed regarding transportation impacts and Regional Activity Centers versus Development of Regional Impacts. Mr. Parks pointed out that the in proposed changes #14 through #18, the aggregate trips are higher than when it came before the Council as a DRI. He also noted that there are already two other RACs in the area

Mr. Lehman concluded with an overview of the Text Amendments. Staff recommends that the Growth Management Policy Committee approve the City of Jacksonville Transmitted Amendment 09-1AR for transmittal to the City of Jacksonville, noting the amendment that was made earlier.

Ms. Valerie Britt of 378 Tilefish Court, Jacksonville, FL 32225, spoke on the text amendments stating that she doesn't oppose having the community plan in MU as long as the text amendment defines what a community plan is; provide the flexibility of MU only if the community plan is actually adopted into the Comprehensive Plan. She also voiced her concerns regarding the small scale identifiers on the map.

Chairman Griffis called for a motion on City of Jacksonville's Transmitted Amendment 09-1AR. Commissioner Crichlow made a motion to approve staff's report as amended, it was seconded by Ms. Vallencourt; Motion carried.

In the interest of time, Chairman Griffis called for a motion on the remaining action items. Ms. Vallencourt made a motion to move the remainder of the Committee's action items to the full board, it was seconded by Mrs. Stern; 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 and does not require an action. He added that staff has scheduled two new DRI pre application conferences in St. Johns County, Old Kings Park and Watermark.

Public Comments – None.

Next Meeting Date

The next meeting will be held Thursday, February 5, 2009, at 8:30 a.m. at the Northeast Florida Regional Council.

The meeting adjourned at 10:00 a.m.