



NEFRC Planning and Growth Management Policy Committee

Thursday, June 3, 2010

MINUTES

The NEFRC Planning and Growth Management Policy Committee meeting was held on Thursday, June 3, 2010 at 9:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216. **Chair Brown** called the meeting to order with the following members present representing a quorum:

PRESENT

Commissioner Crichlow
Mr. Register
Mr. Thompson
Mr. Smallwood
Mayor Robinson
Commissioner Boyle
Mr. Spaeth
Commissioner Stevenson
Ms. Andrews (Ex-Officio)
Mr. Cole (Ex-Officio)
Mr. Parks (Ex-Officio)
Ms. Brown (Chair)

EXCUSED

Commissioner Stewart
Ms. Vallencourt
Commissioner Parsons
Mayor Graham
Commissioner Harris
Vice-Mayor
Lawson-Brown
Commissioner Bryan
Ms. Stern

ABSENT

Mr. Strong (Ex-Officio)

Others: Tony Robbins, Jeff Lawrence, Mike Miller, Mike Kloehn, Sung Man Kim, Mike Mullins, Walter Fufidio, Lynn Pappas, Ray Spofford, Don Smith, Geoff Sample, Steve Fitzgibbons, Doug McDowell, Jason Cleghorn and other members of the public.

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

*Approval of Minutes – **Mr. Register moved approval of the May 6, 2010 meeting minutes; seconded by Commissioner Boyle; motion carried unanimously.**

May Comprehensive Plan Amendment Review – Ms. Moehring stated that were a total of eleven (11) Comprehensive Plan Amendments that were reviewed during the month of May. There were four (4) Transmitted Amendments and two (2) Adopted Amendments that have been brought before the Committee and Board for review. The five (5) Small Scale Amendments have been reviewed by staff and are generally consistent with the Strategic Regional Policy Plan (SRPP). Two items that need to be brought to the Committee's attention are the Nassau County amendment report has been revised, and is on beige paper; the Nassau and Clay County amendments are not on the Board consent agenda, they will be discussion items at the full Board meeting. Further, the next Committee meeting is scheduled to start at 8:30 am, due to DRI reviews.

*City of Jacksonville Beach Adopted Amendment 10-CIE1 – Mr. Parola gave a brief overview of the amendment, stating that the amendment includes the annual adoption of the Duval County School District's capital improvements plan into the Capital Improvements Element by reference; and includes language defining the level of service standards for backlogged school facilities as well as

adopting a 10-year planning time frame for the school district's schedule of capital improvements. Staff respectfully recommends that the P&G Committee and Council find the amendment consistent with the Northeast Florida Strategic Regional Policy Plan (SRPP). **Commissioner Boyle moved approval of the City of Jacksonville Beach Adopted Amendment 10-CIE1 as consistent with the SRPP; seconded by Mr. Thompson; motion carried unanimously.**

*City of Crescent City Adopted Amendment 10-CIE1 – Ms. Hewett-Apperson gave an overview of the amendment, stating that based on Florida Statute, Capital Improvement Element (CIE) schedules require only one adoption hearing and therefore this will be the only time it is reviewed by the P&G Committee and Council. Staff finds that it is a financially feasible plan, there were no adverse regional impacts and respectfully recommends that the P&G Committee and Council find the amendment consistent with the SRPP. **Commissioner Boyle moved approval of the City of Crescent City Adopted Amendment 10-CIE1 as consistent with the SRPP; seconded by Mr. Spaeth; motion carried unanimously.**

*City of Keystone Heights Transmitted Amendment 10-1 – Ms. Hewett-Apperson gave an overview of the amendment, which changes 13.88 acres that were recently annexed into the City from Clay County's Rural Fringe category to the City's Residential land use. Staff respectfully recommends that the Committee and the Council approve this report for transmittal to the Florida Department of Community Affairs (DCA). **Mr. Smallwood moved approval of transmitting the City of Keystone Heights Transmitted Amendment 10-1 report to DCA; seconded by Mr. Thompson; motion carried unanimously.**

*City of Macclenny Transmitted Amendment 10-1ER – Mr. Parola gave a brief overview of the EAR-based amendments, noting that the City's planner, Mr. Tony Robbins, was available for questions or comments. Mr. Parola also stated that the amendment contains the requisite update of the Comprehensive Plan map series, and that no changes affecting the assignment of Future Land Use categories for individual properties have been included as part of this amendment. Mr. Parola pointed out that the EAR based amendments contain stronger language to protect and conserve water resources: Mandating wetland mitigation in instances where impacts to wetlands cannot be avoided; Criteria for determining where there is no practicable alternative to avoiding wetland impacts; requiring that Best Management Practices be used for stormwater runoff and other discharges; and mandating that all stormwater treatment systems undergo annual monitoring. There are also incentives for affordable housing and density bonuses. Staff commented that as Macclenny is now a Dense Urban Land Area (DULA) and must support and fund a mobility plan, Macclenny is encouraged to include the Regional Council and adjacent jurisdictions in the development of transportation and mobility strategies. Staff respectfully recommends that the Committee and the Council approve this report for transmittal to DCA. **Commissioner Boyle moved approval of transmitting the City of Macclenny Transmitted Amendment 10-1ER report to DCA; seconded by Mr. Thompson; motion carried unanimously.**

*Nassau County Transmitted Amendment 10-2ER – Ms. Sayeed provided an overview of the EAR-based amendment, stating that Walter Fufidio and Doug McDowell are here from Nassau County and are here for any comments or questions. The County compiled the EAR-based amendment using Vision 2032, which was a series of workshops and the input was included in various elements. The County also attempted to use the EAR recommendations and responded to legislative changes. Ms. Sayeed stated that the Regional Council was contracted to prepare the Transportation Element, and different staff reviewed that part for this report. The EAR-based amendments extend the planning period to the year 2030. Ms. Sayeed stated that the County should be commended for their efforts in three areas; these being in particular – 1) expanding existing policies and including new policies to address development. 2) Providing planned expansion of utilities and networks of conservation and

recreation sites and encourages development to appropriate areas. The conservation habitat network protects the natural resources, attempts to protect spring and groundwater and recharge areas. 3) Including policies, strategies and data and analysis for better job to housing balance by encouraging the county to develop compact, mixed-use developments. Ms. Sayeed noted that staff had several comments and recommendations to the EAR-based amendments: Housing – The County should be commended for including numerous policies that promote infill, accessory dwelling units and job to housing balance. There are no policies or data/analysis provided relating to energy efficiency; Conservation – there no affirmative policies that address energy conservation, nor were maps provided; Regional Coordination – the County should be commended for including policies promoting joint coordination and partnerships, and included policies related to the Regional Visioning efforts; Future Land Use – staff has concerns over Regional Activity Centers (RACs) as the County does not have specific standards or criteria for a RAC. If the County is to include the option of a RAC, they are encouraged to develop criteria and standards in conjunction with policies; revise the FLUM and text related to the Agriculture land use category to reflect two categories (Agriculture 1 – 1 unit per 20 acres, and Agriculture 2 – 1 unit per acre); the East Nassau Community Planning Area (ENCPA) is a proposed Multi-Use development to consist of 24,000 dwelling units, 11,000,000 square feet of non-residential - the total number of acres was not provided. The property is located along I-95 and SR A1A to the south. The impacts of the ENCPA were not provided and regional impacts therefore cannot be determined. Nassau County should coordinate methodology with reviewing agencies and analyze the impacts of the proposed change to the Future Land Use Map and text before adoption of the amendment; no list of changes to the FLUM was included, the County should address these changes to the FLUM and provide additional data and analyses required to assess the impacts. The consistency and compatibility with the SRPP and its Goals and Objectives cannot be determined. Ms. Sayeed also cited Crane Island, near the Fernandina Beach Municipal Airport, where the current FLUM shows a wetlands; the proposed FLUM indicates Low Density Residential, which increases the density in a Coastal High Hazard Area (CHHA). The County should coordinate impacts for Crane Island as it is in a CHHA. Staff noted several times that impacts such as schools, utilities and extra jurisdictional impacts cannot be determined until further data and analyses are provided. **Commissioner Boyle moved approval of Nassau County Transmitted Amendment 10-2ER; seconded by Mr. Spaeth; Discussion followed.** Mr. Mike Mullin, of Rogers Towers, objected to the Staff Recommendation that there be two Agriculture land use categories, stating that this would be too costly and difficult to provide before adoption. Mr. Mullin requested a change to the Agriculture Land Use recommendation, to read “The County will analyze and address the densities in the agricultural land use categories: that may be developed at a density not to exceed 1 unit per 20 acres, and not to exceed 1 unit per acre.” Ms. Margo Moehring stated that the NEFRC needed to know what the current development potential of Nassau County lands was in order to establish the baseline in reviewing impacts associated with changes to the FLUM. She agreed that there were other ways to get the baseline information other than by changing the FLUM to include two Agriculture land use categories. **Commissioner Boyle withdrew his original motion; Mr. Spaeth withdrew his original second. Commissioner Boyle resubmitted his motion with the amended recommendation; seconded by Mr. Smallwood; Discussion followed. Motion was carried unanimously, as amended.**

*Clay County Transmitted Amendment 10-1 – Mr. Parola gave a brief overview of the amendment, stating that there are six amendments to the Future Land Use Map (FLUM) and five text amendments to the Comprehensive Plan. Two of the proposed amendments to the FLUM are located within proximity to Camp Blanding and are within the Noise Land Use Impact Area for the Camp. Camp Blanding has indicated that they require additional analysis. Staff stated that the County should continue to work with Camp Blanding to address the proposed land use changes, and any additional analysis should be addressed and provided to the reviewing agencies as part of the adopted amendment. Staff recommends that the Committee and Council approve this report for

transmittal to DCA. **Mr. Smallwood moved approval of transmitting Clay County Transmitted Amendment 10-1 to DCA; seconded by Mr. Thompson; motion carried unanimously.**

*JEA 10-Year Utility Site Plan Review – Ms. Sayeed stated that we review the ten-year site plan every year, pursuant to Section 186, and noted that there were no significant changes. The site plan is for the horizon year 2010-2019. JEA continues its clean power initiatives in solar, landfill, biomass and wind. JEA also continues to purchase power with MEAG units 3 and 4, located in Georgia. In the past, JEA provided data and analyses on population estimates. This report did not include that information. Staff recommends that the Council transmit the review to the Florida Public Service Commission. **Commissioner Boyle moved approval of transmitting the report; seconded by Mr. Thompson; motion carried unanimously.**

Development of Regional Impact (DRI) Report - Mr. Lehman stated that the DRI report is for information only and does not require an action. Mr. Lehman reminded the Committee that there would be reviews of Old Brick Township and Hunters Ridge Substantial Deviation at the July meeting, the meeting would begin at 8:30 am. We are expecting to review Neoga Lakes and Cordova Palms in August.

Intergovernmental Coordination and Review (ICR) – Mr. Anderson stated the report is for information only and does not require an action. The Council received 25 applications – 19 environmental permits, 4 intent-to-construct a silviculture system, 1 wetland delineation and 1 request for comment, and no grant requests. He is available for questions should the members have any.

Next Meeting Date

The next meeting will be held Thursday, July 8, 2010, at 8:30 am at the Northeast Florida Regional Council.

There being no further business to discuss, the meeting adjourned at 10:00 a.m.