

Minutes of the  
NORTHEAST FLORIDA REGIONAL COUNCIL  
September 7, 2006

The monthly meeting of the Northeast Florida Regional Council was held on Thursday, September 7, 2006, at 10:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216.

**President Stern** called the meeting to order with the following members present representing a quorum:

BAKER	Ginger Barber Hugh Fish Charles Prachar Gordon Crews
CLAY	Bill Basford Harold Rutledge Carol Vallencourt
DUVAL	Mary Louise Dungey Rea Fleckenstein James Fletcher Elaine Brown
FLAGLER	Blair Kanbar Bob Sgroi
NASSAU	Bob Spaeth
PUTNAM	Chip Laibl Mary Lawson-Brown Linda Myers
ST. JOHNS	Karen Stern Don Crichlow
EX-OFFICIO	Larry Parks Wes Larson

Excused  
Absence: Deidra Franklin, Joann King, Tom Branan, Ansley Acree, Henry Maxwell  
Bill Leeper

Absent: Brad Purcell, Bruce Maguire, Richard Clark

Others: Jennifer Auger (*for Greg Strong*), Geoff Sample (*for Linda Burnette*), Valerie Britt, Staci Rewis, Ray Spofford, Jack Myers, Kirk Wendland, Rajesh Chindalur, Jim Robinson, Don Smith, Tom Ingram and other members of the public.

Staff: Brian Teeple, Mario Taylor, Ed Lehman, Mike Hadden, Donna Starling, Charles McCool, Walter Bowman, Steve Mahaven, Lee Brown and Angi Giles.

**Mr. Laibl** led the Pledge of Allegiance.

\*Approval of Minutes

**Mr. Sgroi** moved approval of the August 3, 2006, meeting's minutes; seconded by **Mr. Fish**; motion unanimously carried.

President's Report

None.

\*Consent Agenda

**President Stern** asked if any items needed to be moved from the Consent Agenda to the Discussion Agenda. Mr. Chip Laibl stated that several items should be moved to the Discussion Agenda; City of Palm Coast Transmitted Amendment 06-2, City of St. Augustine Adopted Amendment 06-2, Intergovernmental Coordination and Review Report, and the August 2006 DRI Report. **Mr. Fish** moved approval of the remainder of the **Consent Agenda**; seconded by **Ms. Vallencourt**; motion unanimously carried.

Discussion Agenda

Mr. Lehman stated that there were nine Comprehensive Plan Amendments reviewed this month; three transmitted amendments and one adopted amendment have been brought before the Board for their attention.

\* City of Palm Coast Transmitted Amendment 06-2

Mr. Lehman reviewed this amendment stating that the City of Palm Coast requested the Department of Community Affairs NOT review this amendment. Transmitted Amendment 06-2 proposes to change 27.29 acres from Greenbelt to Residential. The City of Palm Coast has indicated the applicant for land use change is to develop 80 single-family residential dwelling units. The subject parcel is an enclave of Greenbelt surrounded by properties that have a Residential land use category and therefore does not fit the description of greenbelt property as adopted by the City of Palm Coast. Staff believes that there are no regional issues as a result of this land use change, and respectfully recommends that the Council approve this report for transmittal to DCA. **Ms. Barber** moved approval of **City of Palm Coast Transmitted Amendment 06-2**; seconded by **Mr. Basford**; motion unanimously carried.

\*City of St. Augustine Adopted Amendment 06-2

Mr. Lehman stated this amendment regards 7.16 acres of land within the Coastal High Hazard Area (CHHA) from Commercial Medium Intensity to Residential Medium Density Mixed Use. When reviewing the transmitted amendment Staff transmitted to DCA the recommendation that if the City provided adequate information regarding changes in potential residential density, no mitigation would be required. The City of St. Augustine Planning Director has provided adequate evidence to Staff that the densities of residential land use that could be developed in Commercial Medium Intensity is not greater than that which could be developed in Residential medium Density Mixed Use. Staff believes that potential residential densities have not increased by this amendment and recommend that Council finds it consistent with the Northeast Florida Regional Policy Plan. Mr. Lehman said that the DCA notified The City of St. Augustine, by letter dated July 21, that they would not review the transmitted amendment. DCA did not issue an ORC report.

**Commissioner Crichlow moved approval of City of St. Augustine Adopted Amendment 06-2; seconded by Ms. Barber; motion unanimously carried.**

Intergovernmental Coordination and Review Report

Mr. Lehman stated that this report is for information. Staff has several items out, and has not received review. Staff is not bringing anything before the Council for approval.

Development of Regional Impact (DRI) Report

Mr. Lehman noted that this report is for information only. There was a pre-application conference for a project in Duval and Nassau Counties that straddles the county lines, called Brentis Cove. Staff also had a pre-application conference for Navona Creek DRI in Baker County. **Commissioner Crichlow** asked for clarification of land use and zoning changes, and whether or not changes reverted back to their previous state if the project did not happen. Mr. Lehman answered that once a land use or zone has been changed, it stays that way.

Clay County Transmitted Amendment 06-2

This amendment was received on July 10, 2006. Due to a filing error, this amendment was never reviewed. DCA's ORC Report will not reflect these comments. Mr. Lehman thinks it is still important to review, as our comments can then be used as we review the adopted form of the amendment. This amendment contains five proposed changes: 1) the amendment changes 55 acres from Rural Residential to Rural Fringe Area located within the Lake Asbury Master Plan, is an area that seems good for rural fringe development and is close to the Hidden Water subdivision to the north. Potential development increases what could be 55 dwelling units to 165 dwelling units. Staff has no concerns with this change; 2) the amendment proposes to change 18 acres from Rural Fringe to Business Park. The area is located on the west side of US-17. The area is currently undeveloped and bordered by DRI lands for the most part. Clay County Staff notes a benefit of this amendment would be to attract employment based uses. Council Staff has no concern with this proposal; 3) the amendment changes 1.44 acres from Urban Core to Commercial. Staff has no concern with this amendment. Clay County Planning Department recommended denial of the amendment because it represents an

intrusion into an area with established residential character, and there is no compelling need for commercial in this area of the County. Council Staff believes that is a local issue. Staff has no comments or concerns of a regional nature; 4) the next amendment changes 364 acres from agriculture to rural fringe. The potential development is 1,092 dwelling units, current potential is only 18 dwelling units. The County's planning staff expressed concern regarding the consistency between the minimal standards of the country rural fringe land use and the higher-quality standards associated with the master plan community land use category of the Lake Asbury Master Plan. Clay County Staff's concern is that the land use change would lead to piecemeal development rather than a unified plan of development, and would be counterproductive to the multi year efforts that went into the Lake Asbury Plan. Clay County Staff recommended denial of this amendment. Council Staff commented that we share the concerns of the Clay County planning staff about the timing of the amendment and the need to better coordinate with the recommendations of the Lake Asbury Master Plan. Staff received a letter dated August 17, 2006 from an attorney, Michael Woodward, also expressing concern about this change; 5) changes 255 acres from Urban Fringe (27 acres) and Conservation (228 acres) to recreation and preservation. This is a part of Moccasin Slough Park. Staff has no comments or concerns with this recommendation, and believes it would be a benefit. Staff recommends transmittal of this report to DCA.

**Commissioner Rutledge** stated that he is against change #1 and #4, because the Lake Asbury Master Plan will be online in a couple of months. **Commissioner Rutledge** believes both changes are premature. Commissioner Myers asked to add a comment to Staff Recommendation regarding change #1 and #4. **Commissioner Myers moved to accept Staff Recommendations on Clay County Transmitted Amendment 06-2, with the provision that the same comment from change #4 be added to proposed change #1; seconded by Mr. Fish; motion carried unanimously.**

#### City of Fernandina Beach Transmitted Amendment 06-2

This amendment consists of proposed changes amending the text of the definitions, and text amendments to the Future Land Use Element, Conservation and Coastal Management Element, and the Public Facilities Element. In addition, the City is amending the Coastal High Hazard Area (CHHA) Map. The changes to the definitions are: the CHHA has been amended to be consistent with HB1359; the City of Fernandina Beach is defined as the Community Redevelopment Area; and net density definition has been modified. The text amendments include several policies. There are two new land use categories established: Traditional Neighborhood Development (TND) and Waterfront Mixed Use (WMU), to provide opportunities for a mix of land uses within the CRA. The Public Facilities Element has been amended to change the date by which a master drainage plan will be developed from January 2006 to September 2007. Staff has no comments or concerns about these changes, and changes are consistent with Council Policy. Staff recommends transmittal to DCA and that DCA not review. **Ms. Fleckenstein moved approval of City of Fernandina Beach Transmitted Amendment 06-2; seconded by Mr. Sgroi; motion unanimously carried.**

#### 2006/2007 Slate of Officers

**Mr. Sgroi** announced that the Personnel, Budget and Finance Committee approved for Board consideration the names of candidates for officers: President ñ Mr. Chip Laibl, 1<sup>st</sup> Vice-President ñ Commissioner Harold Rutledge; Secretary/Treasurer ñ Mr. Hugh Fish. The Committee was unable to present a name for 2<sup>nd</sup> Vice President at this time. **Vice-Mayor Lawson-Brown moved approval of the new slate of officers; seconded by Mr. Basford; motion unanimously carried.**

#### Affordable Workforce Housing Summit Recap

**President Stern** stated that the Summit (held on August 9, 2006) was a resounding success, and had more than 400 in attendance. A lot of information was gained via the experienced speakers. The data gathered will act as a springboard for the Regional Affordable Housing Task Force. Due to the success of the Summit, the Northeast Florida Regional Council has been recognized by the State as having one of the most successful summits on this topic, and has been asked to be a Regional Report presenter at the State's Summit, September 15, 2006, in Tampa, Florida. A meeting of the Task Force will be held in October. Mr. Teeple expressed appreciation to President Stern and the Council for their efforts on tackling this important issue. Mr. Teeple also thanked staff members Michael Hadden, Mario Taylor, Angi Giles and a whole host of Council Staff for their phenomenal job. Mr. Teeple stated that we are starting to see tangible results. **Vice-Mayor Mary Lawson-Brown** announced her appointment to the Florida League of Cities Affordable Housing Task Force, and would like the League of Cities to work with the Council to do as much as possible, for as many people as possible.

#### Resolution 2006-5

Mr. Teeple asked the Council to pass Resolution 2006-5, honoring Charlie Justice, retiring Executive Director (ED) of the North Central Florida Regional Planning Council in Gainesville. Mr. Justice was the ED for 33 years, and the Dean of the 11 Council Directors in the State. A retirement ceremony is being held for Mr. Justice in Tallahassee. **Mr. Fish moved approval of Resolution 2006-5; seconded by Commissioner Myers; motion carried unanimously.**

#### Resolution 2006-6

This Resolution honors the service of **Supervisor Jerry Holland**. **Supervisor Holland** was recently replaced on the Council by Ordinance of the City Council of Jacksonville. **Supervisor Holland's** replacement will be **Councilman Richard Clark**. This Resolution thanks Supervisor Holland for 7 years of service on the Council. **Ms. Vallencourt moved approval of Resolution 2006-6; seconded by Mr. Basford; motion carried unanimously.**

#### Resolution 2006-7

This Resolution honors the service of **Ms. Clare Berry**. **Ms. Berry** is gubernatorial appointee, and has submitted her resignation to Governor Bush. **Ms. Berry** has served 6 years on the Council. **Vice-Mayor Mary Lawson-Brown moved approval of Resolution 2006-7; seconded by Commissioner Myers; motion carried unanimously.**

#### Saratoga Springs DRI Presentation

The Saratoga Springs DRI is a proposed multi-use project on 2,442 acres located west of Green Cove Springs in central Clay County. The development plan for Saratoga Springs calls for two five-year development phases. The Council is scheduled to present and take action upon the recommendation report at the October Board meeting. Mr. Lehman introduced Kirk Wendland from LandMar to give a brief presentation of the DRI and present the development team. The DRI recommendation report will be presented to the Council at the October meeting. A brief discussion and question and answer period followed.

#### Sweep Investment Update

**Commissioner Myers** relayed the first month's results of the investment sweep (since its inception August 10, 2006). The Council has earned \$1,585.42 in interest for the month of August.

#### NEFRC Building Loan Update

**Mr. Sgroi** stated that the package presented by Mercantile Bank is a good offer, and that excess monies received from the refinance of the building loan would be to finance the roof and capital improvements. **Mr. Sgroi** asked for approval from the Full Board to approve the commitment letter to Mercantile, and move forward with refinancing. **Commissioner Kanbar moved approval; Ms. Fleckenstein seconded; motion carried unanimously.**

#### Northeast Florida Regional Leadership Academy/ Regional Leadership Awards & Elected Officials Reception

Mr. Michael Hadden presented information on the Northeast Florida Regional Leadership Academy (RLA). The opening retreat will be September 11-12, 2006. RLA is a program of the Regional Community Institute and is governed by an advisory board with support from Council Staff. Several Board members were selected to be a part of the 2006/2007 RLA: **Ms. Vallencourt, Commissioner Rutledge and Commissioner Myers.**

Mr. Hadden also brought attention to the nomination forms for the Regional Leadership Awards. The Regional Leadership Awards Ceremony and Elected Officials Reception will be November 30, 2006. The event will be at the St. Johns County Convention Center in the World Golf Village. Nominations are due by October 20, 2006. **Commissioner Rutledge** also stated that the Florida Association of Counties Legislative Delegation week (11/29 ñ 12/1/2006) occurs at the same time. Mr. Hadden also asked for Board Members who had not previously been photographed to please sit for portraits.

### Public Comment

Valerie Britt, 378 Tilefish Court, is concerned with the recent new application of a never changed Regional Policy Plan as to vulnerable issues. Ms. Britt stated that she met with the Board of the Pablo Point Civic Association, and updated them on the Northeast Florida Regional Council CHHA policy. According to Ms. Britt, Pablo Point Civic Association (PPCA) is very concerned that the Council protected the vulnerable areas better in the past. Pablo Point Civil Association was chartered not only as a homeowner's association, but to protect the natural environment. One of the concerns of the PPCA is the public interest in terms of evacuation.

### Members Reports

Ms. Barber brought to the Council's attention that there is a lack of industrial sites. Ms. Barber feels that this is a major problem within the Region. Duval has several industrial sites, but surrounding counties do not. Therefore, surrounding counties workforces are coming to Duval to work. Ms. Barber stated that a lot of DRIs create a population of 10,000, with 600 jobs (the majority of which are low-wage retail) and an average home cost of \$300,000. If the Region does not address the lack of industrial sites, there will be no manufacturing or distribution jobs available. If high-wage jobs are not brought into the First Coast, the economy will falter. Ms. Barber would like the Council to address the issue, perhaps by having each of the professionals from each of the counties make a three-minute presentation regarding industrial sites. Ms. Barber feels the issue is critical, and that the Region is sending higher wage jobs out of the Region because we have no industrial sites. A brief discussion followed.

### Chief Executive Officer's Report

Highlights ñ Mr. Teeple called attention to the newsletter, recapping the Affordable Housing Summit.

Legislative Committee Update - Mr. Teeple noted that the Council Staff had been invited to a Cornerstone Meeting regarding Legislative Priorities.

Newspaper Articles ñ Mr. Teeple called attention to the various articles regarding Council members, staff and our counties.

Upcoming Events ñ Mr. Teeple called attention to the upcoming events.

### Next Meeting Date

The next Council Board of Director's meeting is scheduled for Thursday, October 5, 2006 at 10:00 a.m. at Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, Florida, 32043.

### Adjournment

There being no further business to discuss, the meeting recessed at 11:50 a.m.

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Karen Stern  
President

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Brian Teeple  
Chief Executive Officer