



NORTHEAST FLORIDA REGIONAL COUNCIL
Board of Directors Meeting
April 5, 2007

MINUTES

The monthly meeting of the Northeast Florida Regional Council was held on Thursday, April 5, 2007, at 10:00 a.m., at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, FL 32216.

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

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| BAKER | Ginger Barber Hugh Fish Mike Griffis Darryl Register |
| CLAY | Deidra Franklin Harold Rutledge Carol Vallencourt |
| DUVAL | Elaine Brown Richard Clark Mary Louise Dungey Rea Fleckenstein James Fletcher |
| FLAGLER | Milissa Holland Jim O'Connell |
| NASSAU | Michael Boyle Todd Duncan Bob Spaeth |
| PUTNAM | Nancy Harris Chip Laibl Wes Larson Mary Lawson-Brown |
| ST. JOHNS | Don Crichlow Tom Manuel Cyndi Stevenson |
| EX-OFFICIO | Linda Burnette Jennifer Auger James Bennett |

Excused: Paul Bue, Chereese Stewart, Joann King, Jon Netts, Bill Leeper, Harry Maxwell, Karen Stern

Absent: None

Others: Matt Jackson, Joe Cone, Ed Preston, Dan Chitwood and other members of the public.

Staff: Brian Teeple, Ed Lehman, Jeffrey Alexander, Carol Brady, Donna Starling, Guy Parola, Michael Hadden, Michael Hill, Karolen Merritt, Ameera Sayeed, Angi Giles and Sheron Forde.

President Laibl called the meeting to order and **Ms. Barber** led the Pledge of Allegiance.

*Approval of Minutes

Mr. Fish moved approval of the March 1, 2007, meeting's minutes; seconded by Mr. Duncan; motion unanimously carried.

President's Report

None.

Public Comment

Mr. Matt Jackson, 76Slavia Street, spoke against the City of Atlantic Beach Transmitted Amendment 07-1, stating that the area is between 2 Coastal High Hazard Areas, and he has environmental and evacuation concerns.

*Consent Agenda

President Laibl asked if any items needed to be moved from the Consent Agenda. There being no items to be moved from the Consent Agenda to the Discussion Agenda, **Commissioner Manuel moved approval of the Consent Agenda; seconded by Mr. Fish; motion unanimously carried.**

Discussion Agenda

Baker County Transmitted Amendment 07D-1

Mr. Lehman stated that the Baker County Transmitted Amendment 07D-1 addresses a proposed change to the future land use map to reflect the proposed Cedar Creek DRI. This DRI is located between northwest of Glen St. Mary along Claude Harvey Road, west of C.R. 125 and north of U.S. 90. The County is proposing to change the 3,132 acres within the project boundaries from Agriculture A and Agriculture B to Mixed Use Development – Residential (MUDR). The proposed land use plan will accommodate the land uses proposed on Map H of the ADA, which has gone through sufficiency review by Council and agency staff. The first sufficiency response has not yet been submitted. The project is bordered by vacant and silvicultural land on all boundaries, interspersed with some residential development. The plan of development for the Cedar Creek DRI that is included in the Application for Development Approval consists of 5,000 age-restricted residential dwelling units, 1,000 primary residential dwelling units, 500,000 square feet of retail development, 300,000 square feet of office development, a 120-bed adult congregate living facility, an 800-seat movie theater, 250,000 square feet of post-secondary education development, and an 18-hole golf course. Impacts from this development are being addressed through the DRI review process:

Comment: The project is presently undergoing DRI review. The Council will have the opportunity to review regional impacts from the project and determine whether to deny, approve, or approve with conditions in the final review of the project through the adoption of a recommendation report. Staff will

work with Baker County, and other reviewing agencies, in addressing the outstanding transportation issues resulting from this development. In addition, staff will address the issue of infrastructure development to address the character of development in this area of the County. Staff and the Council will determine through the DRI process the necessary mitigation from this development. Through the negotiation of D.O. conditions, the improvements added to the Five-Year Capital Improvements Schedule may be modified.

Comment: The County has not provided information of the financial feasibility providing the necessary infrastructure to serve this land use. This DRI will be expected to participate in a comprehensive financial plan that will address the infrastructure needs of the increase in development proposed for Baker County. If the necessary infrastructure can not be provided to serve the increase in population in this part of the region, the amendment should not be adopted.

Mr. Lehman stated that the Staff respectfully recommends that Committee and the Council approve this report for transmittal to the Department of Community Affairs. **Mr. Fish moved approval of transmittal of the amendment to DCA; seconded by Commissioner Griffis; motion carried unanimously.**

Callahan Transmitted Amendment 07-1

Mr. Lehman stated the Town of Callahan Transmitted Amendment 07-1 consists of a number of Future Land Use Map amendments for land annexed into the Town. The FLUM changes transmitted by the Town are as follows:

- 1) The amendment proposes to change a 38.99-acre parcel to Residential Medium Density. The property is located northwest of the intersection of Lem Turner Road and U.S. 301 in north Callahan. The applicant for the amendment proposes to subdivide the vacant parcel to develop single-family units. Residential Medium Density allows up to six units per acre. The maximum potential development that could occur on this parcel is 233 dwelling units. The parcel is bordered by a scattering of residential development and vacant land. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.
- 2) The amendment proposes to change a 5.63-acre parcel to Commercial. The property is located on the west side of U.S. 1, north of Brandeis Avenue in north Callahan. The applicant for the amendment proposes to construct a commercial development on this vacant parcel. Scattered residential development borders the property to the north, with other vacant land bordering on other sides. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.
- 3) The amendment proposes to change a 4.68-acre parcel to Residential High Density. The property is located west of U.S. 17 and north of Lem Turner Road in northeast Callahan. The applicant for the amendment proposes to construct multi-family residential units on this vacant parcel. The maximum potential development that could occur on this parcel is 56 dwelling units. The parcel is bordered by mainly vacant land, with strip residential and commercial use located along S.R. 200 to the north side of the parcel. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.
- 4) The amendment proposes to change an 11.54-acre parcel to Residential High Density. The property is located south of Lem Turner Road and west of Hodges Road. The applicant for the amendment proposes to construct multi-family residential units on this parcel. The

parcel is mostly vacant, however there have been mobile home sites on the parcel in the past. The maximum potential development that could occur on this parcel is 138 dwelling units. The parcel is bordered by mainly vacant land. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.

- 5) The amendment proposes to change a 19.11-acre parcel to Commercial. The property is located southeast of the intersection of Lem Turner Road and U.S. 1/U.S. 23/S.R. 15 in south Callahan. The existing land use on this parcel consists of commercial and residential development. The applicant for the amendment proposes to construct a commercial development on this parcel. The parcel is bordered by mainly vacant land, with strip residential and commercial use located along U.S. 1 to the west side of the parcel. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.
- 6) The amendment proposes to change a 12.44-acre parcel to Residential – Medium Density. The property is located between U.S. 301 and Lem Turner Road. The existing land use on this parcel consists of commercial and residential development. The applicant for the amendment proposes to construct single-family dwelling units on this parcel. The parcel has been disturbed and is presently occupied by vacant commercial use. The parcel is bordered by residential development and vacant land. The Town has provided a cursory review that indicates available infrastructure to serve the development that could occur on this parcel with this land use change.

Mr. Lehman commented that staff has no comments or concerns about the proposed changes to the land use for these parcels that have been annexed into the Town of Callahan. The uses seem compatible with the surrounding area, with the potential increase of densities and intensities of land use appropriate for this area of the Town. Infrastructure is available to serve the proposed development. Recommendation: The Council recommends that a traffic study be included in the adopted amendment that assesses the impacts of traffic from these amendments on the regional roadway network. Mr. Lehman and staff respectfully recommend that the Council approve this report for transmittal to the Department of Community Affairs. **Mr. Duncan moved approval of transmittal to DCA; seconded by Commissioner Stevenson; motion carried unanimously.**

Clay County Evaluation and Appraisal Report

Mr. Lehman said that S. 163.3191, F.S., requires that "each local government shall adopt an EAR once every seven years assessing the progress in implementing the local government's comprehensive plan." The EAR assesses the successes and shortcomings of the plan and provides recommendations for changes. The EAR-based amendments will be adopted 12 to 24 months after adoption of the EAR. The Clay County EAR was due on January 1, 2007, and was adopted by Clay County on February 27, 2007. The County and its consultant held four public workshops to obtain citizen input on the success and shortcomings of the Plan, which could be used for developing the EAR. The four public workshops were held on September 21, September 28, October 2, and October 5. As a result of the process, the County developed a list of issues to be addressed in the EAR. The list of issues was transmitted to DCA, and DCA issued a letter of agreement on the list of issues on November 17, 2006. The list of issues and the discussion in the EAR corresponding to the list of issues is summarized in the board packet. As part of the EAR process, the County also evaluated each objective from the Comprehensive Plan to determine whether the County has successfully meeting the objectives and where the underlying policies are being adhered to. In addition to evaluating issue statements and proposing amendments to address these issue statements, the County did a general study of the Comprehensive

plan, or implementation policies necessary to further the plan that were not carried forward. The County identified those existing policies that were not successful or not implemented, and in many instances the changes to address the issue statement will address those shortcomings. However, in other instances the County acknowledged the limited success on achieving certain objectives, but did not lay out a clear strategy for meeting those objectives. Mr. Lehman stated that Staff recommends to the DCA that the Clay County EAR is sufficient. **Commissioner Rutledge moved approval of staff recommendation of the sufficiency of the EAR; seconded by Commissioner Harris; motion unanimously carried.**

Growth Management Workshop

Mr. Brian Teeple introduced Mr. Jeffrey Alexander for a presentation to the Board on Robert's Rules of Order and Parliamentary Procedure. Mr. Alexander gave the board an abbreviated update on the above. Mr. Teeple introduced Mr. Ed Lehman to give the Board a general overview of the Strategic Regional Policy Plan, the roles and responsibilities of the Council in the review of local government comprehensive plans and plan amendments and the roles and responsibility in the Developments of Regional Impact process

Public Comment

None.

Members Reports

None.

Chief Executive Officer's Report

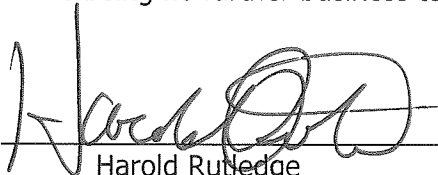
Mr. Teeple called the Board's attention to the new staff, the news articles in the back of the binder, and the monthly Highlights.

Next Meeting Date


The next Council Board of Director's meeting is scheduled for Thursday, May 3, 2007 at 10:00 a.m. at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216.

Adjournment

There being no further business to discuss, the meeting adjourned at 12:22 pm.



Harold Rutledge
1st Vice President



Brian Teeple
Chief Executive Officer