



**NORTHEAST FLORIDA REGIONAL COUNCIL**  
**Board of Directors Meeting**  
**May 3, 2007**

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**MINUTES**

The monthly meeting of the Northeast Florida Regional Council was held on Thursday, May 3, 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:

BAKER	Darryl Register
CLAY	Paul Bue Harold Rutledge Chereese Stewart
DUVAL	Elaine Brown Richard Clark Mary Louise Dungey Rea Fleckenstein James Fletcher
FLAGLER	Milissa Holland Joann King Jon Netts Jim O'Connell
NASSAU	Michael Boyle Todd Duncan Bill Leeper Bob Spaeth
PUTNAM	Nancy Harris
ST. JOHNS	Don Crichlow Tom Manuel Harry Maxwell Karen Stern Cyndi Stevenson
EX-OFFICIO	Linda Burnette Larry Parks Greg Strong

Excused: Ginger Barber, Hugh Fish, Mike Griffis, Deidra Franklin, Carol Vallencourt, Chip Laibl, Wes Larson

Absent: Mary Lawson-Brown

Others: Brad Thoburn, Geoff Sample, Dan Chitwood, Valerie Britt, Lisa Ransom, Steve Stewart, Mitch Montgomery, Suzanne Montgomery, Jim Robinson and other members of the public.

Staff: Brian Teeple, Mario Taylor, Ed Lehman, Donna Starling, Guy Parola, Michael Hadden, Michael Hill, Ameera Sayeed, Jeanie Palmer, Joyce Rhodes, Steve McMikle, Sheron Forde and Angi Giles.

**1<sup>st</sup> Vice President Rutledge** called the meeting to order and led the Pledge of Allegiance.

\*Approval of Minutes

**Commissioner O'Connell moved approval of the April 5, 2007, meeting's minutes; seconded by Mrs. Stern; motion unanimously carried.**

President's Report

None.

Public Comment

Ms. Valerie Britt, 378 Tilefish Court. Spoke about Remedial Amendment City of Jacksonville 07-1, which converts residential land back to working waterfront, WDWR. Ms. Britt is in support of the City of Jacksonville Remedial Amendment 07-1, which is going before DCA now.

\*Consent Agenda

**1<sup>st</sup> Vice President Rutledge** 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, **Mrs. Stern moved approval of the Consent Agenda; seconded by Commissioner Manuel; motion unanimously carried.**

Discussion Agenda

Putnam County Transmitted Amendment 07-1

Mr. Lehman stated that the Putnam County Transmitted Amendment 07-1 consists of one amendment to the Future Land Use Map (FLUM). The proposed amendment is to change 403 acres from Agriculture I and Rural Residential to Urban Reserve. The Planning & Growth Management Policy Committee (P&G) discussed the need for a financially feasible plan for the central water and sewer, and the Committee agreed with Staff's recommendation of the need to provide an analysis of the compatibility with the overall agricultural community in East Palatka. The P&G Committee adopted staff's recommendation unanimously to transmit the recommendation to DCA. Commissioner Harris stated that Putnam County is going out for bid for the East Putnam County water system. Commissioner Harris asked that the amendment be passed as is, and Putnam County will make sure that the water/sewer issue is addressed further down the line. **Commissioner Fletcher moved approval of transmittal of the amendment to DCA; seconded by Ms. Dungey; motion carried unanimously.**

St. Johns County Transmitted Amendment 07D-1

Mr. Lehman stated the St. Johns County Transmitted Amendment 07D-1 consists of a proposed change to the future land use map for 579.65 acres that are being added to the existing Saint Johns DRI. The amendment to the FLUM proposes to change 579.65 acres from Rural/Silviculture to Mixed Use. The overall development amount will not be increased by this proposal. The P&G Committee

recommended approval of Staff's recommendation to transmit the amendment to DCA.

**Commissioner Manuel moved approval of transmittal of the amendment to DCA; seconded by Commissioner Fletcher; motion carried unanimously.**

Resolution 2007-08

Ms. Jeanie Palmer spoke to the Board regarding the Transportation Disadvantaged Program. The Council coordinates the TD program for Baker, Clay, Flagler, Nassau, Putnam and St. Johns. The Council enters into a yearly contract with the TD Commission to receive a Grant that allows the Council to coordinate the TD program. The Resolution gives Brian Teeple Signatory Authority for the TD Trust Fund Grant. **Mrs. Stern moved approval of Resolution 2007-08; seconded by Commissioner Stewart; motion unanimously carried.**

Timucuan DRI D.O.

Mr. Lehman briefly went over the portions of the DRI that were discussed in the P&G Committee meeting. Mr. Lehman stated that Mr. Brad Thoburn, Planning Director, and his staff from the City of Jacksonville Planning & Development Department are on hand to address any questions also. The recommendation from Council Staff, discussed during P&G Committee, is to delete issue # 1. Recommendation # 2 addresses the build-out date, recommendation #3 a and b address the need to maintain silviculture and agriculture within existing areas and make sure that gopher tortoises incidental take permit is issued by Florida Fish & Wildlife Conservation Commission. Recommendation #4 addresses upland buffers; recommendation # 5 is a need for way of life corridors; recommendation # 6, which addresses maintaining the hydro-periods and wetland preservation within the area, was approved by SJRWMD; recommendation # 7 is consistent with the DEP's recommendation for a stormwater pollution prevention plan; recommendation # 8 is a water quality monitoring plan that must be approved by DEP; recommendation #9 addresses the need to construct above the base flood level; recommendation # 10 addresses water supply – JEA will be the supplier of potable water, and a distribution system is being required for 100% reuse in that area; recommendation # 11 calls for a central sewer system to be provided by JEA; recommendation # 12 is stormwater management; recommendation # 13 is solid waste capacity. Mr. Lehman opened the floor for questions before moving on to the transportation issues and recommendations. Issue # 14 is early construction of Braddock Parkway.

Mr. Teeple pointed out to the Council the two options that are before them in regards to transportation are: 1) Benefit for Early Construction and 2) Pipelining.

Option # 1 - The benefit for early construction is purported to have a benefit to the general motoring public – the Developer shall be responsible for the construction of the extension of Braddock parkway from the Villages of Westport through the I-95 interchange at Pecan Park Road, at an estimated cost of \$94,937,921. Construction will be completed by December 31, 2009. Because the developer is to be credited, in this option, for early construction, the proportionate share of the cost is reduced to \$97,652,590. Recommendation # 15 is that the applicant will be responsible for improvements to Lem Turner Road at its intersection with Braddock Parkway – design details will be approved by FDOT.

Option # 2 – Pipelining consistent with Transportation Rule: Recommendation # 14 – the developer shall be responsible for the construction of Braddock Parkway between I-95 and Lem Turner Road in Phase 1 of the development. The proportionate share was calculated to be \$151,759,061. The cost of the Braddock Parkway improvement would be \$94,937,921. Recommendation # 15 addresses the transportation mitigation proportionate share to be \$56,821,140 worth of additional improvements that will need to be completed prior to Phase 2. A discussion followed, with questions from the Board that were subsequently answered by the developer, the City of Jacksonville Planning & Development

Staff, and the Florida Department of Transportation. Mr. Lehman continued with recommendation # 16 and 17: intersections to Braddock Parkway and improvements to I-95/Braddock Interchange; recommendation # 18 addresses application of conversion table relating to land use within the development; recommendation # 19 deals with transit; recommendation # 20 addresses bicycle and pedestrian connection; recommendation # 21 deals with air quality and construction dust; recommendation # 22 regards affordable housing – the developer will provide a minimum of 300 residential units devoted to workforce housing; recommendation # 23 a and b addresses police and fire protection and distributing literature to home owners about sprinkler systems; recommendation # 24 addresses the provision of On-site recreation; recommendation # 25 is the provision of school sites; recommendation # 26 addresses historical and archaeological sites; recommendation # 27 states that there is a 60 Decibel Level of noise due to the proximity of the Jacksonville International Airport; recommendation # 28 addresses the Coastal High Hazard Area and adequate mitigation. Staff recommendation to the Board is to approval of the recommendation report, deleting recommendation # 1, changing recommendation # 28, and staff's recommendation for transportation is the pipelining.

Mr. Teeple explained staff rationale for recommending pipelining instead of early construction benefits. Mr. Teeple stated that the DRI process is a project impact mitigation process. The early construction credit does not mitigate the project's impacts. It substitutes a theoretical benefit to the general motoring public in order to avoid about 53 million dollars of required mitigation. Mr. Teeple stated that he also does not believe that this early construction benefit is in the public's interest. 53 million dollars of road improvements goes unfulfilled in return for theoretical benefit to the general public. The benefit is ephemeral – it disappears over time. It does not specifically address any deficiencies during the benefit period. And it is a radical departure from how DRI's have been historically and are currently done. It will impact mitigation statewide. It is precedent setting. Mr. Teeple's opinion is that a departure of this significance should be accomplished through a change in Florida Law, or a minimum in the Safe Harbor Rule under Florida Administrative Code. Discussion followed.

**Councilman Netts moved that recommendation # 1 be deleted; seconded by Mr. Spaeth; motion carried unanimously. Mrs. Stern moved that recommendation # 22 regarding housing be amended as discussed; seconded by Mr. Maxwell; motion carried unanimously. Commissioner Fletcher moved that recommendation # 28 be amended as discussed; seconded by Mr. Register; motion carried unanimously. Councilwoman Brown moved that the transportation recommendation be for early construction; seconded by Ms. Dungey; a roll-call vote was taken, with 12 Ayes and 8 Nays; motion carried. Commissioner Manuel moved that the entire recommendation report be approved as amended; seconded by Mr. Maxwell; motion carried unanimously.**

#### Beachfront Litigation

Mr. Teeple spoke about a current court case regarding beach restoration constitutionally depriving owners of private property. This issue is currently before the Florida Supreme Court. At issue – a legal battle over beach restoration/re-nourishment and the return of pedestrian traffic in front of beach-front homes versus private property rights. Staff will report back after the case is decided.

#### Legislative Update

Mr. Taylor gave an overview of the information included in the board packet, and advised members to take that section with them. The bills are listed on tracking sheets: affordable housing, tax issues, and a general list of items that might be of interest. Mr. Taylor mentioned a Property Tax Reform Special Session scheduled for June 12 – 22. HB 1375 is the affordable housing bill and HB 7203 is the Growth Management bill that includes a pilot program that affects our Region.

Public Comment

None.

Members Reports

**Commissioner Boyle** spoke of the Fernandina Beach Shrimp Festival this weekend, and invited all to come and enjoy the Festival. **Mrs. Stern** mentioned a letter from Mayor of Atlantic Beach, Dick Brown, and requested a Total Maximum Daily Load report from the Department of Environmental Protection at an upcoming Board meeting.

Chief Executive Officer's Report

Mr. Teeple spoke about the US Census Bureau workshop that was held here yesterday, regarding update of local addresses. Mr. Teeple encouraged all to speak with their appropriate departments, and make sure that our counties and municipalities to participate and make sure that we get a full and complete count. New staff members Joyce Rhodes and Steve McMikle were introduced. Mr. Teeple also called attention to the monthly Highlights, and the news articles in the back of the binder.

Next Meeting Date

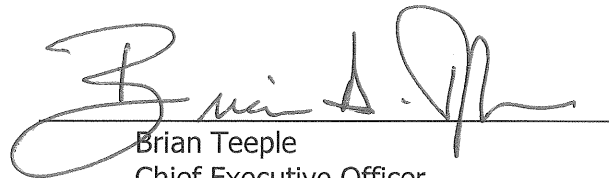
The next Council Board of Director's meeting is scheduled for Thursday, June 7, 2007 at 10:00 a.m. at the Northeast Florida Regional Council, 6850 Belfort Oaks Place, Jacksonville, Florida, 32216.

Adjournment

There being no further business to discuss, the meeting adjourned at 12:38 pm.



Chip Laibl  
President



Brian Teeple  
Chief Executive Officer