

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

FULL COUNCIL

MINUTES

Suwannee River Cove Restaurant  
Branford, Florida

December 7, 2000  
8:00 p.m.

MEMBERS PRESENT

William Alexander, City of Perry  
John Barrow, City of Gainesville  
Chuck Chestnut, City of Gainesville  
Bill Coughlin, City of High Springs  
**Louie Davis, City of Waldo**  
John Driggers, Dixie County  
Steve Elder, Town of Micanopy  
Gail Garrard, Lafayette County  
Grady Hartzog, City of Newberry  
E.W. Hodges, Bradford County  
Robert Hutchinson, Alachua County  
**Eddie Martin, Hawthorne**  
**Judy McGhee, City of Madison**  
Kathryn McInnis, Dixie County  
**Dale McPherson, Alachua County**  
William Naulls, Alachua County  
**Garth Nobles, Jr., City of Live Oak**  
**Edd Sadler, Taylor County**  
Jim Tompkins, Hamilton County  
**Lewis Vaughn, Hamilton County**

GUESTS PRESENT

Jessie Alexander  
Patrice Boyes  
Diana Davis  
Tommy Hines  
Jodi Hopkins, FDEP  
Emmanuel McGhee  
Diane Nobles  
Gary Price  
Linda Portal  
Charlie Pults, City of High Springs  
Sandra Sontag  
Jon Wershow

**Board Members Names Bolded**

MEMBERS ABSENT

**Stephen Blakewood, Alachua County**  
Penny Wheat, Alachua County  
Gib Coerper, City of Alachua  
Mike Deming, Taylor County  
Dixie Donovan, Columbia County  
**Billy Ray Foister, Union County**  
**Lorata Franklin, Madison County**  
Steve Futch, City of Starke  
Sandra Haas, Suwannee County  
Pegeen Hanrahan, City of Gainesville  
Matthew Hawkins, City of Jasper  
Ricky Jenkins, Union County  
**Ray Kirkland, City of Lake City**  
**James Montgomery, Columbia County**  
Dave Newport, Alachua County  
**Emory Philman, Gilchrist County**  
**Joe Riddick, Bradford County**  
Tom Robinson, Alachua County  
Sue B. Suggs, Gilchrist County

STAFF PRESENT

Robin Bames  
Steve Dopp  
Charles Justice  
Charles Kiester  
Scott Koons  
Marlie Sanderson  
Marcy Wilson

EX-OFFICIO MEMBERS PRESENT

Aage Schroeder

Mayor Louie Davis, acting Chair, called the meeting to order at 8:00 p.m. and noted that a quorum was present.

I. APPROVAL OF MINUTES - October 27, 2000

Mayor Davis asked that the minutes of the October 27, 2000, meeting be approved as written.

**ACTION: Commissioner Barrow made the motion, with a second by Commissioner Chestnut, to approve the minutes of the October 27, 2000, meeting as written. The motion carried unanimously.**

Mayor Davis asked that two items be added to the agenda. Item IV.B.#19, Hamilton County Comprehensive Plan Draft Amendments, and Item V. Printing Error.

**ACTION: Councilman Elder made the motion, with a second by Mr. Hodges, to approve adding items IV.B.#19, and Item V to the agenda. The motion carried unanimously.**

II. CONSENT AGENDA

- A. Comprehensive Planning Assistant Services Agreement with Taylor County
- B. Hazardous Materials Planning and Training Grants
- C. Transportation Disadvantaged Community Coordinator Annual Evaluations

**ACTION: Councilman Martin made the motion, with a second by Mr. Hodges, to approve all the items listed on the Consent Agenda. The motion carried unanimously.**

III. CHAIRMAN'S REPORT

- A. Resolutions of Appreciation for Former Members

Mayor Kirkland asked that resolutions of appreciation be approved for former Council members Donald Odom from Suwannee County, Bill Copeland from Archer, Charles Chestnut from Alachua County, and Bill Shaw from Lafayette County. It was noted that the resolutions needed to be corrected to show the proper municipality of each outgoing member.

**ACTION: Commissioner Chestnut made the motion, with a second by Mr. Tompkins, to approve resolutions of appreciation for outgoing members. The motion carried unanimously.**

B. Introduction of New Members

Mayor Davis introduced and welcomed two new members, Gail Garrard from Lafayette County and Bill Coughlin from the City of High Springs. He then asked everybody to introduce themselves to the new members.

IV. COMMITTEE REPORTS

A. Executive Committee

1. Contract with Gainesville Regional Utilities to Change Service Charge Rates

Mr. Justice reported that the Executive Committee recommends entering into a contract with GRU to receive a "Business Partners Rate Discount." He noted that it was a 10-year contract, and the plan would benefit the Council with discounted rates if they stayed in it for at least three years.

**ACTION: Commissioner Hutchinson made the motion, with a second by Councilman Elder, to accept the recommendation of the Executive Committee. The motion carried unanimously.**

2. Status Report, RE: Property Removal by Former Owner

Mr. Justice reported that the Council's former landlord, Drew Koblar, had removed the majority of his belongings from the Council's property. He noted that the Council still held \$15,000 of Mr. Koblar's money in an escrow account to be given back to him after the property was cleaned to the Council's satisfaction. Mr. Justice asked that the Council authorize the Council attorney to return this money to Mr. Koblar when he, as executive director, deemed the property to be in acceptable condition.

**ACTION: Commissioner Barrow made the motion, with a second by Commissioner Chestnut, to authorize the return of money held in escrow by the Council's attorney, to Mr. Drew Koblar, at the discretion of the Executive Director. The motion carried unanimously.**

3. Consideration of Leasing Space to Private Company

Mr. Justice asked that this item be removed from the agenda, as it was no longer pertinent.

B. Clearinghouse Committee

Local Government Comprehensive Plan Amendments

#06 - City of Perry Comprehensive Plan Draft Amendment (DCA No. 00-1)

Commissioner Hutchinson reported that the Clearinghouse Committee had met by telephone conference on November 27 to review the City of Perry Comprehensive Plan Draft Amendment. He noted that the Committee had no comments or recommendations regarding this amendment, and determined it consistent with the regional plan. He noted that this determination had been forwarded on to DCA and the City of Perry as regional comment.

#10 - City of High Springs Comprehensive Plan Draft Amendments (DCA No. 00-1ER)

#14 - Taylor County Comprehensive Plan Draft Amendment (DCA No. 00-1)

#15 - Gilchrist County Comprehensive Plan Adopted Amendment (DCA No. 00-1)

#19 - Hamilton County Comprehensive Plan Draft Amendments (DCA No. 00-1)

Commissioner Hutchinson, chairman of the Clearinghouse Committee, announced that the SpringHills item was not reviewed by the Clearinghouse Committee due to the lack of a Committee quorum. He reported that the Committee reviewed four local government comprehensive plan amendments which require Council action: Item #10, City of High Springs Draft Amendments; Item #14, Taylor County Draft Amendment; Item #15, Gilchrist County Adopted Amendment; and Item #19, Hamilton County Draft Amendments.

Commissioner Hutchinson reported that the Committee made no comments, objections, or recommendations on the High Springs, Taylor County, and Hamilton County draft amendments. He also noted that the Committee found the Gilchrist County plan, as amended, remained consistent with the regional plan.

**ACTION: Commissioner Hutchinson made the motion, with a second by Mayor Hartzog, to forward the Committee's findings to the Department of Community Affairs and each local government as regional comment. The motion carried unanimously.**

SpringHills Development of Regional Impact (DRI), Notice of Proposed Change

Chairman Hutchinson asked Chuck Kiester, the Director of Regional Programs, to give the report on the SpringHills DRI, Notice of Proposed Change (NOPC). Mr. Kiester

started by going over the purpose and mechanisms of the DRI process, noting that the DRI process places emphasis on identifying extrajurisdictional impacts. He reported that the developer provides a detailed application for a development order, and this information allows reviewing agencies to be very specific in determining what public improvements will be needed in future years to accommodate the development if it is approved. Mr. Kiester noted that the applicant wanted to amend their development order, to allow the developer to move land uses from one quadrant to another in any given phase in order to react to market conditions, but had been unable to come up with a Notice of Proposed Change that was acceptable to both the developer and staff.

Mr. Kiester reported that the RPC had 30 days from the receipt of the NOPC, to notify the local government of its intent to participate in a public hearing to consider the change(s) that the developer asserts does not create a “substantial deviation” from its original submission. After reporting on the staff evaluation of the request, he asked the Council to make a motion to authorize staff to notify Alachua County of its intent to participate in a public hearing to contest this assertion by the applicant.

Mr. Kiester then introduced Patrice Boyes, attorney for the applicant, and she in turn introduced Linda Portal, their transportation planner, and Gary Price, their traffic engineer. All three of these representatives spoke on behalf of the applicant and the proposed changes they were asking to make. There were lengthy discussions between the applicant’s representatives, Council members, and Council staff.

**ACTION: Mr. McPherson made the motion, with a second by Commissioner Sadler, to authorize staff to inform Alachua County of its intent to participate in the county’s public hearing regarding the NOPC. The motion carried unanimously.**

More discussion ensued, as Mr. McPherson made it plain that he was only moving to authorize participation, not participation to refute the applicant’s claim of not creating a substantial deviation with their NOPC. After all avenues of discussion were exhausted, and staff had clearly pointed out their objections to the applicant’s proposal, as well as the fact that there was a time limit for notifying the county of their intent, another motion was made.

**ACTION: Mr. McPherson made the motion, with a second by Mayor Hartzog, to authorize staff to inform Alachua County of its intent to participate in the county’s public hearing regarding the NOPC, so that they could refute the applicant’s claim of no substantial deviation occurring. The motion carried unanimously.**

C. Regional Planning Committee - Strategic Regional Policy Plan Draft Evaluation and Appraisal Report

Commissioner John Barrow reported that the draft Evaluation and Appraisal Report for our regional plan, as prepared by the Regional Planning Committee, was included in the Council packet. He noted that State law calls for the Council to prepare an EAR report, to evaluate the successes and failures of the regional plan and to identify possible future amendments, revisions, or updates to the plan based on the evaluation, once every five years.

Commissioner Barrow emphasized that this report does not amend the regional plan, but serves as a basis for developing future regional plan amendments, which the Committee anticipates presenting to the Council for its consideration next year.

Commissioner Barrow went over the highlights of the plan and noted that the Regional Planning Committee recommends that the Council approve the EAR report and forward it to the Executive Office of the Governor.

**ACTION: Commissioner Barrow made the motion, with a second by Commissioner Chestnut, to approve the recommendation of the Regional Planning Committee. The motion carried unanimously.**

V. DIRECTOR'S REPORT - Printing Error - added to agenda

Mr. Justice explained a problem the Council was having with Beechler's Printing and their refusal to take responsibility for a mistake made by their staff after a proof they had prepared was approved by the Council's Assistant Executive Director. He noted that the Council's attorney had been consulted, and Mr. Justice had been advised to make an alternate offer. Mr. Justice asked that he be authorized to work with the Council Attorney to resolve the issue, as he had not had a response from Beechler's.

**ACTION: Commissioner Barrow made the motion, with a second by Commissioner Sadler, to authorize the Executive Director to work with the attorney to resolve the issue in the Council's best interest. The motion carried unanimously.**

Mr. Justice briefly reported on the Growth Management Study Commission, once again noting that there was not much to report.

Mayor Davis announced that the next meeting of the Council was scheduled to be held at the Holiday Inn in Lake City on January 25, 2000.

With no further business to come before the Council, the meeting adjourned at 9:50 p.m.

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Chairman

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Date

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