

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
FULL COUNCIL
MINUTES

The Gathering Café
Branford, Florida

July 27, 2006
7:30 p.m.

MEMBERS PRESENT

John Carlson, Alachua County
Gib Coerper, City of Alachua
David Dodge, Bradford County
Dixie Donovan, Columbia County
Roy Ellis, Madison County
Steve Futch, City of Starke
Sandra Haas, Suwannee County
Randy Hatch, Suwannee County
John Hersey, Bradford County
Emily Weed Ketring, City of Perry
Eddie Martin, Alachua County
Charles Maulsby, Taylor County
Heather Neill, Lafayette County
Garth Nobles, Jr., City of Live Oak
Gerald O'Neil, Alachua County
James Painter, Alachua County
Tracy Reeves, Madison County
Andrew Smith, Union County
Lorene Thomas, Dixie County
Myra Valentine, City of Madison
Lewis Vaughn, Hamilton County
Stephen Witt, City of Lake City

GUESTS PRESENT

Patrice Boyes, Esq., PREIT
Gerry Dedenbach, Causseaux & Ellington
David Depew, Morris & Depew Planners
Michael Fay, Alachua County
Lewis Irby
Brad Klosterman, Causseaux & Ellington
Steve Lachnicht, Alachua County
James Montgomery
Dave Mulholland, GMB Engineers
Kevin Plenzler, Fishkind & Associates
Jon Wershow
Bill Zegel, Water and Air Research
Carole Zegel

MEMBERS ABSENT

Rick Bryant, City of Gainesville
Martha Butler, Hamilton County
Mike Byerly, Alachua County
Melaine "Red" Clyatt, Union County
Louie Davis, City of Waldo
Paula DeLaney, Alachua County
Jack Donovan, City of Gainesville
John Driggers, Dixie County
Kirk Eppenstein, City of High Springs
Gail Garrard, Lafayette County
Mitchell Gentry, Gilchrist County
John Glanzer, City of Newberry
Matthew Hawkins, City of Jasper
Scherwin Henry, City of Gainesville
John Martin, City of Hawthorne
Malcolm Page, Taylor County
Lee Pinkoson, Alachua County

EX-OFFICIO MEMBERS PRESENT

Jennifer Auger, representing
FL Dept. of Environmental Protection
Lizzie McGurk, FDEP
Jodi Conway, FDEP
Bill Henderson, representing Charles Baldwin,
Florida Department of Transportation

STAFF PRESENT

Robin Barnes
Steve Dopp
Charles Justice
Scott Koons
Carol Laine
Marlie Sanderson
Brian Waterman

Board Members names are bolded

I. INVOCATION, PLEDGE OF ALLEGIANCE, INTRODUCTIONS

Chair Thomas called the meeting to order at 7:34 p.m. with an invocation given by Mayor Futch, who agreed to serve as chaplain for the Council, and a pledge of allegiance to the flag. Chair Thomas stated that there was a quorum of the Council and that all Council members were able to vote.

Chair Thomas introduced and welcomed guests present at the meeting, including James Montgomery, a former member of the Council.

II. APPROVAL OF MINUTES - June 22, 2006

Chair Thomas asked that the minutes of the June 22, 2006 meeting be approved as written.

ACTION: Mayor Futch made the motion, with a second by Ms. Donovan, to approve the minutes of the June 22, 2006, meeting as written. The motion carried unanimously.

III. CONSENT AGENDA

A. Transportation Disadvantaged Program - Community Transportation Coordinator Annual Performance Evaluation

B. Contract with Madison County Re: Technical Assistance Sponsored by State Growth Management Funds

Chair Thomas asked if there were questions regarding the items on the Consent Agenda and requested that these items be approved.

ACTION: Mr. Martin made the motion, with a second by Mayor Futch, to approve the items on the Consent Agenda. The motion carried unanimously.

IV. CHAIRMAN'S REPORT

A. Transportation Disadvantaged Program Resolutions of Appreciation

Chair Thomas asked that a Resolutions of Appreciation for past services be approved for Mr. George Fuller and Mr. Brad Hartsfield, who served as members of Suwannee County's Transportation Disadvantaged Coordinating Board.

ACTION: Mr. Martin made the motion, with a second by Commissioner Hatch, to approve the Resolutions of Appreciation for Mr. George Fuller and Mr. Brad Hartsfield. The motion carried unanimously.

B. Committee Appointments

Chair Thomas asked that the appointments to the Finance Committee, Clearinghouse Committee, Nominating Committee, Program Committee, Regional Planning Committee and Representatives to FRCA be approved as recommended by the Chair.

ACTION: Mr. Martin made the motion, with a second by Mr. Dodge, to approve the appointments to the Finance Committee, Clearinghouse Committee, Nominating Committee, Program Committee, Regional Planning Committee and Representatives to FRCA as recommended by the Chair. The motion carried unanimously.

V. COMMITTEE REPORTS

Chair Thomas asked that Item V.C - Search Committee - Prioritizing of Executive Director Applicants, be moved forward as the next agenda item .

ACTION: Mr. Martin made the motion, with a second by Commissioner Hatch, that Item V.C. - Search Committee - Prioritizing of Executive Director Applicants be moved forward as the next agenda item. The motion carried unanimously.

C. Search Committee - Prioritizing of Executive Director Applicants

Mr. Charles Maulsby, Chairman of the Search Committee, reported that the Committee met in the Council office on July 17, 2006 to interview the short listed candidates for the executive director position. He stated that, although all three applicants were of high quality, it was agreed that the most knowledgeable and capable applicant was the current Assistant Executive Director, Mr. Scott Koons. Mr. Maulsby stated that the Committee recommended that the Council prioritize the contract negotiations as follows:

1. Mr. Scott R. Koons
2. Ms. Lora Bailey Hollingsworth

Mr. Maulsby also stated that, because of the third candidate's lack of experience and knowledge of the area and of regional planning councils, the Committee recommended that she not be included in the prioritized list. He further reported that the Committee recommended that Mr. Koons be invited to meet with Chair Thomas and Jon Wershow, Council attorney, to negotiate an employment

agreement for the executive director position, and that in the event that negotiations cannot be finalized with Mr. Koons, Ms. Hollingsworth be invited to negotiate an employment agreement.

ACTION: Mr. Dodge made the motion, with a second by Ms. Donovan, to approve the Search Committee recommendations to invite Mr. Koons to negotiate an employment agreement for the executive director position, and that in the event negotiations cannot be finalized with Mr. Koons, Ms. Hollingsworth be invited to negotiate an employment agreement. The motion carried unanimously.

A. Executive Committee

1. Proposal to Increase Council Attorney Fees for Routine and Formal Litigation and DRI Work

Mr. Justice reported that Council attorney, Jon Wershow has asked the Council to consider increasing his fee for services for formal proceedings and DRI activities from \$200 per hour to \$225 per hour and to increase routine work from \$125 per hour to \$150 per hour. He stated that the Executive Committee recommended that the Council approve the request for the increase in fees, effective July 1, 2006.

ACTION: Mr. Smith made the motion, with a second by Mr. Dodge, to increase the fees paid to the Council attorney for formal litigation and DRI work from \$200 per hour to \$225 per hour and for routine work from \$125 per hour to \$150 per hour, effective July 1, 2006. The motion carried unanimously.

2. Withdrawal of the Town of Micanopy from Council Membership

Mr. Justice reported that the Town of Micanopy has not paid annual dues to the Council during Fiscal Years 2004-2005 and 2005-2006 and that they have not had an appointed representative to serve on their behalf for some time. He stated that the Executive Committee recommended that the Council membership for the Town of Micanopy be considered terminated, effective immediately and that delinquent dues in the amount of \$1,500 be forgiven.

ACTION: Mayor Futch made the motion, with a second by Ms. Donovan, that because of its lack of participation and refusal to pay membership dues, to formally determine that the Town of Micanopy is no longer a member of the Council, and further, to forgive the past dues for Fiscal Year 2004-2005 and 2005-2006 in the amount of \$1,500, effective immediately. The motion carried unanimously.

B. Clearinghouse Committee

Ms. Sandra Haas, Clearinghouse Committee Chair, reported that the Clearinghouse Committee met on July 17, 2006 and reviewed two items on behalf of the Council as per Clearinghouse Committee procedures for local government comprehensive plan amendments with response deadlines prior to the next regularly-scheduled Council meeting. The reviewed items were:

#92 - Union County Comprehensive Plan Evaluation and Appraisal Report Draft Amendments (DCA No. 06-1ER)

#93 - City of Starke Comprehensive Plan Draft Amendment (DCA No. 06-1)

She reported that a copy of the Committee reports for these items were included in the packet mailed to each Council member.

She also reported that at the July 17, 2006 Clearinghouse Committee meeting, the Committee reviewed and forwarded for the Council's consideration its findings on the SpringHills Development of Regional Impact Substantial Deviation. However, she stated that this item would be the last item presented.

Ms. Haas reported that the Clearinghouse Committee met earlier in the evening and reviewed three items which require action by the Council.

Development of Regional Impact

Turkey Creek Development of Regional Impact Notice of Proposed Change (Plantation Oaks)

Local Government Comprehensive Plan Amendments

#98 - City of Hawthorne Comprehensive Plan Proposed Amendments (DCA No. 06-1)

#99 - City of Gainesville Comprehensive Plan Proposed Amendment (DCA No. 06-2)

Ms. Haas stated that, concerning the proposed changes to the Turkey Creek Development of Regional Impact, the Committee recommends forwarding a finding to the City of Alachua that the Notice of Proposed Change does not constitute a Substantial Deviation and that the Planning Council will not participate at the City's public hearing on this request.

ACTION: Ms. Haas made the motion, with a second by Mayor Futch, to approve the Clearinghouse Committee recommendations to forward a finding to the City of Alachua that the Notice of Proposed Change does not constitute a Substantial Deviation and that the Planning Council will not participate at the City's public hearing concerning the Turkey Creek Development of Regional Impact, Notice of Proposed Change. The motion carried unanimously.

ACTION: Commissioner Hatch made the motion, with a second by Mayor Futch to reconsider the Turkey Creek Development of Regional Impact, Notice of Proposed Change. The motion carried unanimously.

Mr. Lewis Irby, a resident of Turkey Creek, spoke to the Council and stated his concerns regarding the proposed changes to the Turkey Creek Development of Regional Impact. Ms. Haas introduced Mr. Gerry Dedenbach, authorized agent for the applicant, who discussed the proposed changes to the Turkey Creek Development of Regional Impact and addressed questions from Council members and guests.

ACTION: Ms. Haas made the motion, with a second by Ms. Donovan, to approve the Clearinghouse Committee recommendations concerning the Turkey Creek Development of Regional Impact, Notice of Proposed Change. The motion carried unanimously.

Ms. Haas stated that, concerning item #98, City of Hawthorne Comprehensive Plan Draft Amendments (DCA No. 06-1), the Clearinghouse Committee found that the amendments have no adverse impacts to regional facilities, Natural Resources of Regional Significance, or adjoining local governments and that the Committee does not recommend the Preparation of an Objections, Recommendations, or Comments Report. She added that the Committee finds the City Comprehensive Plan, if amended as proposed, will remain consistent with the regional plan and recommends these findings be forwarded to the City of Hawthorne and the Florida Department of Community Affairs as regional comment. The Committee further recommends that a letter received from Alachua County be included with the findings sent to the City and the Florida Department of Community Affairs.

ACTION: Ms. Haas made the motion, with a second by Mr. Dodge, to approve the Clearinghouse Committee recommendations concerning Item #98. The motion carried unanimously.

Ms. Haas stated that, concerning item #99, City of Gainesville Comprehensive Plan Draft Amendment (DCA No. 06-2), the Clearinghouse Committee recommends the preparation of an Objections, Recommendations, or Comments Report to obtain a detailed map identifying the subject property. She stated that the Committee recommends forwarding this finding to the City of Gainesville and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Haas made the motion, with a second by Mayor Futch, to approve the Clearinghouse Committee recommendations concerning Item #99. The motion carried unanimously.

Ms. Haas stated that at its meeting on July 17, 2006, the Clearinghouse Committee reviewed and forwarded for your consideration its evaluation report and recommendations on the SpringHills Development of Regional Impact (DRI) Substantial Deviation. She stated that the recommendation of the Clearinghouse Committee was to recommend to the Board of County Commissioners of Alachua County that the SpringHills Development of Regional Impact Substantial Deviation be approved with conditions as specified in the Planning Council's SpringHills Development of Regional Impact Substantial Deviation Evaluation Report.

Mr. Scott Koons, Assistant Executive Director, presented the Clearinghouse Committee Report and reviewed the regional impacts of the SpringHills DRI Substantial Deviation. He described the project location and stated that the project was a mix of residential, commercial and warehouse uses. He stated that regional impacts are reviewed in five areas: transportation, housing, public facilities, natural resources and economy. He then discussed the regional impacts in housing, public facilities, natural resources and economy.

Mr. Marlie Sanderson, Director of Transportation Planning, presented the impacts on the transportation facilities for the project. He described the regional roads significantly impacted and the testing method used to determine levels of service, both present and projected.

Ms. Patrice Boyce, the attorney representing the Pennsylvania Real Estate Investment Trust, discussed the development and the future growth the development would bring to the region.

ACTION: Ms. Haas made the motion, with a second by Ms. Donovan, to approve the Clearinghouse Committee recommendation to recommend to the Board of County Commissioners of Alachua County that the SpringHills Development of Regional Impact Substantial Deviation be approved with conditions as specified in the Planning Council's SpringHills Development of Regional Impact Substantial Deviation Evaluation Report. The motion carried unanimously.

V. DIRECTOR'S REPORT - None

Chair Thomas stated that the next Council meeting would be held at the Gathering Café in Branford on August 24, 2006. The meeting was adjourned at 9:15 p.m.


Chair

9/28/06
Date