

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
FULL COUNCIL  
MINUTES

Holiday Inn Hotel & Suites  
Lake City, Florida

July 26, 2007  
7:30 p.m.

MEMBERS PRESENT

Stephen Bailey, Columbia County  
Gib Coerper, City of Alachua  
David Dodge, Bradford County  
**Dixie Donovan, Columbia County**  
**Roy Ellis, Madison County**  
Sandra Haas, Suwannee County  
Donnie Hamlin, Lafayette County  
**Randy Hatch, Suwannee County**  
**Eddie Martin, Alachua County**  
**Garth Nobles, Jr., City of Live Oak**  
James Painter, Alachua County  
Rudolph Parker, Taylor County  
**Lee Pinkoson, Alachua County**  
Andrew Smith, Union County  
Carolyn Spooner, City of Starke  
Lorene Thomas, Dixie County  
**Myra Valentine, City of Madison**  
**Lewis Vaughn, Hamilton County**  
Ronald Williams, Columbia County  
Stephen Witt, City of Lake City

COUNCIL ATTORNEY ABSENT

Jon Wershow

EX-OFFICIO MEMBER PRESENT

Jim Poole, Enterprise Florida

GUESTS PRESENT

Lowell Garrett, City of Newberry  
Jordan Green, FL Dept. of Transportation  
Charles Maultsby, Taylor County  
Gerald O'Neil, Alachua County  
Jim Poole, Enterprise Florida  
John Rimes, Town of Worthington Springs

MEMBERS ABSENT

Paul Alcantar, City of Archer  
Ed Braddy, City of Gainesville  
Rick Bryant, City of Gainesville  
Martha Butler, Hamilton County  
Mike Byerly, Alachua County  
Cynthia Chestnut, Alachua County  
Melaine Clyatt, Union County  
**Louie Davis, City of Waldo**  
Paula DeLaney, Alachua County  
**Jack Donovan, City of Gainesville**  
Kirk Eppenstein, City of High Springs  
John Glanzer, City of Newberry  
D. Ray Harrison, Jr., Gilchrist County  
Matthew Hawkins, City of Jasper  
Scherwin Henry, City of Gainesville  
**John Hersey, Bradford County**  
**Emily Weed Ketring, City of Perry**  
Buddy Lamb, Dixie County  
John Martin, City of Hawthorne  
Jeanna Mastrodicasa, City of Gainesville  
Heather Neill, Lafayette County  
Tracy Reeves, Madison County

STAFF PRESENT

Steve Dopp  
Scott Koons  
Carol Laine  
Rachel MacCallum

**Board Members names are bolded**

I. INVOCATION, PLEDGE OF ALLEGIANCE AND INTRODUCTIONS

Due to a vacancy in the chair position, Vice-Chair Ellis called the meeting to order at 7:45 p.m. with an invocation given by Mr. Martin, and a pledge of allegiance to the flag. Acting Chair Ellis stated that there was a quorum of the Board and all Council members were able to vote.

Acting Chair Ellis introduced and welcomed John Rimes, Town Council President of the Town of Worthington Springs.

Acting Chair Ellis stated that there was an addition to Item V.B - Clearinghouse Committee Report as noted below and asked that it be added to the agenda.

Item #109 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 07-2)

**ACTION: Commissioner Hatch made the motion, with a second by Commissioner Pinkoson, to add Item #109 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 07-2) to V.B - Clearinghouse Committee Report. The motion carried unanimously.**

II. APPROVAL OF MINUTES - June 28, 2007

Acting Chair Ellis asked that the minutes of the June 28, 2007 meeting be approved as written.

**ACTION: Commissioner Pinkoson made the motion, with a second by Commissioner Parker, to approve the minutes of the June 28, 2007 meeting as written. The motion carried unanimously.**

III. CONSENT AGENDA - Agreement with Florida Division of Emergency Management for Hazards Analyses - Fiscal Year 2007-2008

Acting Chair Ellis asked if there were questions regarding the item on the Consent Agenda and requested that this item be approved.

**ACTION: Mr. Martin made the motion, with a second by Commissioner Valentine, to approve the item on the Consent Agenda. The motion carried unanimously.**

IV. CHAIRMAN'S REPORT

A. Introduction of New Members

Acting Chair Ellis introduced and welcomed gubernatorial reappointees to the Council, David Dodge from Bradford County, Andrew Smith from Union County and Lorene Thomas from Dixie County.

B. Certificate of Service - Carol Laine 20 Years

Scott Koons, Executive Director, introduced Carol Laine, Executive Assistant to the Executive Director. Ms. Laine joined the Council staff on June 9, 1986 as a secretary in the Local Government Programs Division and currently serves as the Executive Assistant to the Executive Director. Vice-Chair Ellis presented a 20-year Certificate of Service and a 20-year service pin to Ms. Laine. Mr. Koons and Vice-Chair Ellis thanked her for her many years of dedicated service to the Council.

V. COMMITTEE REPORTS

A. Executive Committee - Florida Regional Councils Association  
Framework for Florida's Planning Reform: Connecting Planning to Visioning

Scott Koons, Executive Director, reported that the Florida Regional Councils Association Executive Director Advisory Committee had met with Florida Department of Community Affairs Secretary Tom Pelham on three occasions over the past several months to discuss reforms to the state growth management system. He stated that these discussions had resulted in the executive directors drafting a Framework for Planning Reform to reform the state growth management system as it relates to regional visioning and regional strategic policy plans. He added that this framework will be reviewed and considered for approval by the Florida Regional Councils Association Policy Board at its meeting in Orlando on August 17, 2007.

Mr. Koons stated that the Executive Committee recommended that the Council approve the Florida Regional Councils Association Framework for Planning Reform subject to appropriate funding being provided by the State legislature for regional planning councils to fulfill the new responsibilities associated with the Framework.

**ACTION: Mr. Martin made the motion, with a second by Commissioner Pinkoson to approve the Florida Regional Councils Association Framework for Planning Reform subject to appropriate funding being provided by the State legislature for regional planning councils to fulfill the new responsibilities associated with the Framework. The motion carried unanimously.**

B. Clearinghouse Committee

Mr. Sandra Haas, Clearinghouse Committee Chair, reported that the Clearinghouse Committee met earlier in the evening with a quorum and reviewed 14 Committee-level items which require Council action. She stated that the items reviewed have been grouped for the purpose of presentation.

Local Government Comprehensive Plan Amendments

- #78 - City of Lake City Comprehensive Plan Draft Amendment (DCA No. 07-2)
- #95 - City of Gainesville Comprehensive Plan Draft Amendments (DCA No. 07-1)
- #99 - Suwannee County Comprehensive Plan Draft Amendment (DCA No. 07-1)
- #104 - Madison County Comprehensive Plan Draft Amendments (DCA No. 07-1)
- #106 - Hamilton County Comprehensive Plan Draft Amendments (DCA No. 07-2)
- #109 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 07-2)

Ms. Haas stated that, with regards to the above amendments, the Committee found that the amendments have no significant adverse impacts to regional facilities, natural resources of regional significance, or nearby local governments. Therefore, she stated that the Committee does not recommend the preparation of an Objections, Recommendations and Comments Report for any of the amendments. She added that, with the exception of the Madison County item, the Committee found that the Comprehensive Plans, if amended as proposed, would remain consistent with the regional plan. She stated that, for Item #104 - Madison County Comprehensive Plan Draft Amendments, the Committee found the amendments consistent with the regional plan. Ms. Haas stated that the Committee recommended forwarding these findings to the respective local governments and the Florida Department of Community Affairs as regional comment.

**ACTION: Ms. Haas made the motion, with a second by Commissioner Hatch, to approve the Clearinghouse Committee recommendations concerning Items #78, #95, #99, #104, #106 and #109. The motion carried unanimously.**

- #96 - Bradford County Comprehensive Plan Adopted Amendment (DCA No. 07-1)
- #98 - Town of Brooker Comprehensive Plan Adopted Amendment (DCA No. 07-1)
- #102 - Bradford County Comprehensive Plan Adopted Amendment  
(DCA No. 06-1ER)
- #103 - Lafayette County Comprehensive Plan Adopted Amendment (DCA No. 07-1)
- #105 - Taylor County Comprehensive Plan Adopted Amendments (DCA No. 07-1)

Ms. Haas stated that, with regard to the above amendments, the Committee found that the comprehensive plans of these local governments, as amended, remain consistent with the regional plan. She added that the Committee recommended

forwarding these findings to the respective local governments and the Florida Department of Community Affairs as regional comment.

**ACTION: Ms Haas made the motion, with a second by Commissioner Hamlin, to approve the Clearinghouse Committee recommendation concerning Items #96, #98, #102, #103 and #105. The motion carried unanimously.**

#97 - Columbia County Comprehensive Plan Adopted Amendment (DCA No. 07-1)

Ms. Haas reported that the Committee also reviewed Item #97, Columbia County Comprehensive Plan Adopted Amendment. She reported that no significant changes were made to the adopted version of the amendments; therefore, the Committee is forwarding the same findings, along with the same two objections, recommendations, and comments made by the Council on the draft version of the amendments.

Ms. Haas also stated that, with regards to consistency with the regional plan, the Committee found the County Comprehensive Plan, as amended by County Item CPA 06-1, remained consistent with the regional plan. She further reported that the County Comprehensive Plan as amended by County items CPA 0146 and CPA 0161 was inconsistent with Regional Goal 5.1 and Regional Policy 5.1.9 due to adverse impacts to a segment of the regional road network. Nevertheless, this insufficiency was not enough to find the County Comprehensive Plan inconsistent with the regional plan. Therefore, she stated that the Committee found that the County Comprehensive Plan remained consistent with the regional plan. Ms. Haas stated that the Committee recommended forwarding these findings to Columbia County and the Florida Department of Community Affairs as regional comment.

**ACTION: Ms. Haas made the motion, with a second by Mr. Martin, to approve the Clearinghouse Committee recommendation concerning Item #97. The motion carried unanimously.**

#107 - Madison County Comprehensive Plan Adopted Amendments (DCA No. 05-1)

Ms. Haas stated that, with regard to Item #107 - Madison County Comprehensive Plan Adopted Amendments, the Committee found that the adopted amendments have no significant adverse impacts on regional facilities, natural resources of regional significance, or adjoining local governments. She reported that the Planning Council found the County Comprehensive Plan inconsistent with the regional plan in 2001 and that these amendments mark a significant movement toward consistency with the regional plan, however, they are not enough to find the County Comprehensive Plan, as amended, consistent with the regional plan. She added that consistency with the regional plan can be achieved by amending the County Comprehensive Plan in a manner consistent with the recommendations contained in the February 2001 Planning Council report. Ms. Haas stated that the Committee recommended forwarding these

findings to Madison County and the Florida Department of Community Affairs as regional comment.

**ACTION: Ms. Haas made the motion, with a second by Commissioner Pinkoson, to approve the Clearinghouse Committee recommendation concerning Item #104. The motion carried unanimously.**

#108 - City of Newberry Comprehensive Plan Draft Amendments (DCA No. 07-1)

Ms. Haas introduced Steve Dopp, Senior Planner in the Local and Regional Government Programs Division, who reviewed the changes made by the Committee to the staff report for Item #108. He stated that, with regard to Item #108, City of Newberry Comprehensive Plan Draft Amendments, the Committee found that the amendments will not have significant adverse impacts to natural resources of regional significance or adjoining local governments. However, he stated that City item CPA 07-5 may adversely impact a segment of State Road 26, which is part of the regional road network. Therefore, Mr. Dopp reported that the Committee recommended forwarding a comment to the City regarding potential adverse impacts to State Road 26.

Mr. Dopp stated that the Committee found that the City Comprehensive Plan, if amended as proposed by City items CPA 07-2 and CPA 07-4, would remain consistent with the regional plan. The Committee further found that the City Comprehensive Plan, if amended as proposed by City item CPA 07-5, would be inconsistent with Regional Goal 5.1 and Regional Policy 5.1.8 of the regional plan; however, this inconsistency was not so great as to render the City Plan inconsistent with the regional plan. Therefore, the City Comprehensive Plan, if amended as proposed, would remain consistent with the regional plan. Ms. Haas stated that the Committee recommended forwarding these findings to the City of Newberry and the Florida Department of Community Affairs as regional comment.

**ACTION: Ms. Haas made the motion, with a second by Ms. Thomas, to approve the Clearinghouse Committee recommendation concerning Item #108. The motion carried unanimously.**

C. Comprehensive Economic Development Strategy Committee -  
Draft Comprehensive Economic Development Strategy - 2008-2012

Mr. Koons reported that periodically the Council prepares an update of the Comprehensive Economic Development Strategy for submission to the U.S. Economic Development Administration to meet our contractual obligations with that agency and to qualify our counties for funding under its economic development program. He reported that the Comprehensive Economic Development Strategy

Committee met July 16, 2007 to prioritize regional projects and the top five proposed projects recommended by the Committee are, as follows:

1. Support the catalyst sites for the North Central Rural Area of Critical Economic Concern;
2. Support The Original Florida Tourism Task Force;
3. Create a strategy to increase labor force in healthcare and life science industries;
4. Expand and support regional business incubators; and
5. Improve infrastructure near I-75 and I-10 interchanges.

Mr. Koons informed the Council that there would be a 30-day public comment period on the draft strategy, subject to Council approval, and that the final strategy will be presented to the Council at its September meeting for adoption. This final adopted strategy would then be submitted to the U.S. Economic Development Administration by September 30, 2007. Mr. Koons asked that the draft Comprehensive Economic Development Strategy 2008-2012 Report be approved and furthermore, authorize that it be noticed for a 30-day public comment period.

**ACTION: Mr. Dodge made the motion, with a second by Mr. Smith, to approve the draft Comprehensive Economic Development Strategy 2008-2012 Report and authorize that it be noticed for a 30-day public comment period. The motion carried unanimously.**

## VI. EXECUTIVE DIRECTOR'S REPORT

- A. SpringHills Comprehensive Plan Amendments for the Development of Regional Impact Lawsuit Status Report

Mr. Koons stated that the developers of the SpringHills development of regional impact filed a lawsuit and named Alachua County and the Council as co-defendants due to the denial of comprehensive plan amendments concerning the Substantial Deviation to a Previously Approved Development of Regional Impact by the Alachua County Board of County Commissioners on May 3, 2007. He stated that the Council and Alachua County jointly filed a Motion to Abate, Dismiss, Strike, and for More Definite Statement in the case brought against the County and the Planning Council by the developers of SpringHills. It was further reported that when this motion is heard by the court, the judge will decide whether to dismiss the case outright, dismiss parts of it, require the developer to clarify the relief requested and the allegations made or deny the joint motion.

Mr. Koons also reported that after this motion was filed, the SpringHills developer's attorneys forwarded an extensive discovery request to Alachua County and the Council. He added that, in response to this motion, again jointly with the County,

the Council filed a Motion for Protective Order, requesting that until the court heard our Motion to Abate, Dismiss, Strike, and for More Definite Statement, no discovery should be had. Mr. Koons stated that once this motion has been decided by the court, a plan of action regarding discovery can be made.

B. The Original Florida Tourism Task Force Agritourism Workshops Award

Mr. Koons stated that The Original Florida Tourism Task Force was presented a "Promising Practice" award by the Council for Sustainable Florida for their agritourism workshops in acknowledgment of their commitment and support for creating a sustainable economic, environmental and social future for Florida. He added that Jayne Moraski of the Council staff, through the Council's staff services agreement with The Original Florida Tourism Task Force, along with the University of Florida, Institute of Food and Agricultural Sciences, assisted in coordinating and promoting the agritourism workshops.

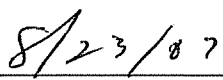
C. Florida Division of Forestry Firewise Community Program

Mr. Koons stated that staff from the Florida Division of Forestry will be giving a presentation on the Firewise Communities Program at the August 23, 2007 Council meeting.

Mr. Koons reported that the Council has been designated by the school boards and the cities and counties of all ten of the rural counties in the region as the lead agency in coordinating the new school concurrency requirements for updating the interlocal agreements between the school boards and the local governments as well as developing the public schools facilities element which is required to be added to comprehensive plans in the next 12 to 18 months. He stated that Council staff has been meeting with representatives from the school boards, cities and counties to review the school concurrency requirements and the draft public schools facilities element.

Acting Chair Ellis announced that the next meeting of the Council will be held at the Holiday Inn Hotel & Suites in Lake City on August 23, 2007. The meeting was adjourned at 8:24 p.m.

  
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Chair

  
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Date