

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
FULL COUNCIL  
MINUTES

Holiday Inn Hotel & Suites  
Lake City, Florida

January 24, 2008  
7:30 p.m.

MEMBERS PRESENT

Ed Braddy, City of Gainesville  
Rick Bryant, City of Gainesville  
**Louie Davis, City of Waldo**  
**David Dodge, Bradford County**  
**Roy Ellis, Madison County**  
**Donnie Hamlin, Lafayette County**  
**Randy Hatch, Suwannee County**  
**John Hersey, Bradford County**  
**Eddie Martin, Alachua County**  
Jeanna Mastrodicasa, City of Gainesville  
**Garth Nobles, Jr., City of Live Oak**  
**James Painter, Alachua County**  
Rudolph Parker, Taylor County  
Lee Pinkoson, Alachua County  
Eleanor Randall, City of Hawthorne  
Andrew Smith, Union County  
Carolyn Spooner, City of Starke  
**Lorene Thomas, Dixie County**  
**Myra Valentine, City of Madison**

GUESTS PRESENT

Allen Cherry, Madison County  
Michael Curtis, Madison Enterprise Recorder  
Diana Davis  
Charles Maultsby, Taylor County  
Charles Pattison, 1000 Friends of Florida  
Sherilyn Pickels, Madison County  
John Rimes, City of Worthington Springs

COUNCIL ATTORNEY ABSENT

Jon Wershow

MEMBERS ABSENT

Stephen Bailey, Columbia County  
Mike Byerly, Alachua County  
Cynthia Chestnut, Alachua County  
Melaine Clyatt, Union County  
Gib Coerper, City of Alachua  
Paula DeLaney, Alachua County  
Dixie Donovan, Columbia County  
**Jack Donovan, City of Gainesville**  
Kirk Eppenstein, City of High Springs  
John Glanzer, City of Newberry  
**Sandra Haas, Suwannee County**  
D. Ray Harrison, Jr., Gilchrist County  
Matthew Hawkins, City of Jasper  
Schervin Henry, City of Gainesville  
**Emily Weed Ketring, City of Perry**  
Buddy Lamb, Dixie County  
Tracy Reeves, Madison County  
**Lewis Vaughn, Hamilton County**  
Ronald Williams, Columbia County  
Stephen Witt, City of Lake City

EX-OFFICIO MEMBER PRESENT

Bill Henderson, FDOT

STAFF PRESENT

Steve Dopp  
Scott Koons  
Carol Laine  
Jean Strong

**Board Members names are bolded**

I. INVOCATION, PLEDGE OF ALLEGIANCE AND INTRODUCTIONS

Chair Ellis called the meeting to order at 7:37 p.m. with an invocation given by Mr. Martin, and a pledge of allegiance to the flag. Chair Ellis stated that there was a quorum of the Board of Directors and all Council members were able to vote.

Chair Ellis introduced and welcomed Mr. Allen Cherry, Madison County Coordinator and Madison County Administrative Office Manager, Ms. Sherilyn Pickels. He also introduced Mr. Michael Curtis, a reporter for Greene Publishing, Inc.

Chair Ellis asked that Item VI.B.17 - Clearinghouse Item #64 - Town of White Springs Comprehensive Plan Draft Amendment (DCA No. 08-PSFEI1) be added to the agenda.

**ACTION: Mr. Smith made the motion, with a second by Commissioner Parker, to add Item VI.B.17 - Clearinghouse Item #64 - Town of White Springs Comprehensive Plan Draft Amendment (DCA No. 08-PSFEI1) to the agenda. The motion carried unanimously.**

II. APPROVAL OF MINUTES - December 6, 2007

Chair Ellis asked that the minutes of the December 6, 2007 meeting be approved as written.

**ACTION: Commissioner Parker made the motion, with a second by Commissioner Hamlin, to approve the minutes of the December 6, 2007 meeting as written. The motion carried unanimously.**

III. CONSENT AGENDA

- A. Rural Initiatives Comprehensive Planning Agreement Fiscal Year 2007-08 - Madison County
- B. Regional Domestic Security Exercise Support Agreement with Apalachee Regional Planning Council
- C. Drought/Wildfire Summit Agreement with Northeast Florida Regional Council
- D. How To Comply Seminar Agreement with East Central Florida Regional Planning Council
- E. Transportation Disadvantaged Board Membership Certifications - Bradford, Dixie, Gilchrist and Union Counties

Chair Ellis 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 Commissioner Parker, to approve the items listed on the Consent Agenda. The motion carried unanimously.**

IV. CHAIRMAN'S REPORT

A. Introduction of New Members

Chair Ellis stated that there were no new members to introduce.

V. PRESENTATION - 1000 FRIENDS OF FLORIDA 2060 REPORT - CHARLES PATTISON

Mr. Scott Koons, Executive Director, introduced and welcomed Mr. Charles Pattison, President of 1000 Friends of Florida. Mr. Pattison gave a PowerPoint presentation on the potential adverse impacts of the growth in population to the state. He stated that 1000 Friends contracted with the University of Florida's GeoPlan Center to develop a population distribution scenario for the state to provide guidance to state leadership and citizens on how to deal with the potential growth in a more proactive manner. He presented a series of graphics depicting what land use might look like in Florida in 2060.

Mr. Pattison stated that the study was based on University of Florida, Bureau of Economic and Business Research population projections. He stated that at the present time Florida sits at a tipping point with regard to land consumption for urban development and that actions taken today will determine the legacy for future generations of Floridians.

Chair Ellis thanked Mr. Pattison for his presentation.

VI. COMMITTEE REPORTS

A. Executive Committee

1. Restricted Fund Balance - Legal Fund

Mr. Koons reported that as of September 30, 2006, the Council had restricted \$100,000 of the Council's fund balance as a Legal Fund. Last year, the Council authorized the expenditure of funds from the restricted fund balance Legal Fund to pay the legal costs associated with defending the Council's

interests in the SpringHills Development of Regional Impact Comprehensive Plan Amendment Lawsuit. During Fiscal Year 2006-07, \$8,962.50 was expended from the Legal Fund to pay attorneys fees associated with the SpringHills lawsuit. Mr. Koons stated that in order to return the Legal Fund to a restricted fund balance of \$100,000, the Executive Committee recommended that the Council encumber \$8,962.50 of the Council's unrestricted fund balance as part of the restricted funds balance to bring the Legal Fund balance to \$100,000.

**ACTION: Commissioner Braddy made the motion, with a second by Commissioner Hamlin, to encumber \$8,962.50 of the Council's unrestricted fund balance as part of the restricted funds balance to bring the Legal Fund balance to \$100,000. The motion carried unanimously.**

2, Removal of Surplus Property from List of Capital Assets

Mr. Koons reported that the items listed below are computer hardware of out-dated technology, with related equipment and software. Mr. Koons stated that the Executive Committee recommended that this hardware be declared surplus property and that approval be given to dispose of this equipment in accordance with Council policy, which will result in having it removed as e-waste for recycling by the Council's refuse disposal service.

Inventory #1406 Atlas GIS Mapping Software  
Inventory #1482 HP 4 LaserJet Printer, Serial #JPBK013753  
Inventory #1483 HP 4 LaserJet Printer, Serial #JPBK013756  
Inventory #1492 HP 4L LaserJet Printer, Serial #USBB227435  
Inventory #3011 Telex 3270 Slide Projector, Serial #202657  
Inventory #3012 Telex 3270 Slide Projector, Serial #202659  
Inventory #3026 HP 4 Plus LaserJet Printer, Serial #USFB064495  
Inventory #3037b 3 Ethernet Hubs and 21 Adapter Cards  
Inventory #3047 Viewsonic 21" Monitor, Serial #Q671016792  
Inventory #3077 Micron 733mhz Computer, Serial #1964148-0001  
Inventory #3078 Micron 733mhz Computer, Serial #1964148-0002  
Inventory #3087 Dell 8100 Computer, Serial #HW2V01

**ACTION: Commissioner Bryant made the motion, with a second by Mr. Smith, to declare the above listed computer hardware as surplus property and to approve the disposal of this equipment in accordance with Council policy. The motion carried unanimously**

B. Clearinghouse Committee

In the absence of Clearinghouse Committee Chair Sandra Haas, Committee member James Painter presented the Committee report. He stated that the Clearinghouse Committee met earlier in the evening without a quorum and reviewed 16 agenda items and Item #64 - Town of White Springs Comprehensive Plan Draft Amendment (DCA No. 08-PSFE1), which was added to the agenda. He stated that these items will be grouped for purposes of presentation.

#22 - City of Newberry Comprehensive Plan Adopted Amendments (DCA No. 07-2)

Mr. Painter stated that the Committee members present found that the City of Newberry Comprehensive Plan, as amended, remains consistent with the regional plan and recommended forwarding the finding contained in the staff report to the City of Newberry and the Florida Department of Community Affairs as regional comment.

**ACTION: Commissioner Hatch made the motion, with a second by Commissioner Pinkoson to approve the Clearinghouse Committee members recommendation concerning Item #22, City of Newberry Comprehensive Plan Adopted Amendments. The motion carried unanimously.**

#25 - Alachua County Comprehensive Plan Adopted Amendments (DCA No. 07-2)  
#28 - Hamilton County Comprehensive Plan Adopted Amendments (DCA No. 07-2)  
#31 - Town of LaCrosse Comprehensive Plan Adopted Amendments  
(DCA Nos. 06-1 and 06-2)

Mr. Painter stated that the Committee members present found that the Alachua County, Hamilton County and Town of LaCrosse Comprehensive Plans, as amended, remained consistent with the regional plan and recommended forwarding the findings and recommendations contained in the staff reports to the respective local governments and the Florida Department of Community Affairs as regional comment.

**ACTION: Commissioner Hamlin made the motion, with a second by Mr. Smith to approve the Clearinghouse Committee members recommendation concerning Item #25, Alachua County Comprehensive Plan Adopted Amendments, Item #28, Hamilton County Comprehensive Plan Adopted Amendments and Item #31, Town of LaCrosse Comprehensive Plan Adopted Amendments. The motion carried unanimously.**

- #27 - Town of Jennings Comprehensive Plan Draft Amendments (DCA No. 08-1)
- #29 - Bradford County Comprehensive Plan Draft Amendments (DCA No. 08-2)
- #30 - Hamilton County Comprehensive Plan Draft Amendments (DCA No. 08-1)
- #47 - Hamilton County Comprehensive Plan Draft Amendment (DCA No. 08PSFE-1)
- #48 - Suwannee County Comprehensive Plan Draft Amendment (DCA No. 08PSFE-1)
- #49 - City of Jasper Comprehensive Plan Draft Amendment (DCA No. 08PSFE-1)
- #50 - City of Live Oak Comprehensive Plan Draft Amendment (DCA No. 08PSFE-1)
- #51 - City of Perry Comprehensive Plan Draft Amendment (DCA No. 08PSFE-1)
- #52 - Town of Brooker Comprehensive Plan Draft Amendment (DCA No. 08PSFE-1)
- #53 - Town of Jennings Comprehensive Plan Draft Amendments (DCA No. 08PSFE-1)
- #54 - Town of Branford Comprehensive Plan Draft Amendment (DCA No. 08PSFE-1)
- #55 - Taylor County Comprehensive Plan Draft Amendment (DCA No. 08-PSFE-1)
- #64 - Town of White Springs Comprehensive Plan Draft Amendment  
(DCA No. 08-PSFE1) (item added to agenda)

Mr. Painter stated that the Committee members present found no significant adverse impacts to regional facilities, natural resources of regional significance, or adjoining local governments. He stated that, with the exception of the Town of Jennings item, which includes a Comment regarding a scrivener's error, the Committee members present had no objections, recommendations, or comments. Furthermore, the Committee members present found the Comprehensive Plans, if amended as proposed, would remain consistent with the regional plan. Mr. Painter stated that the Committee members present recommended forwarding the findings and recommendations contained in the staff reports for these items to the respective local governments and the Florida Department of Community Affairs as regional comment.

**ACTION: Commissioner Hatch made the motion, with a second by Mr. Dodge to approve the Clearinghouse Committee members recommendation concerning Item #27 - Town of Jennings Comprehensive Plan Draft Amendments, Item #29 - Bradford County Comprehensive Plan Draft Amendments, Item #30 - Hamilton County Comprehensive Plan Draft Amendments, Item #47 - Hamilton County Comprehensive Plan Draft Amendment, Item #48 - Suwannee County Comprehensive Plan Draft Amendment, Item #49 - City of Jasper Comprehensive Plan Draft Amendment, Item #50 - City of Live Oak Comprehensive Plan Draft Amendment, Item #51 - City of Perry Comprehensive Plan Draft Amendment #52 - Town of Brooker Comprehensive Plan Draft Amendment, Item #53 - Town of Jennings Comprehensive Plan Draft Amendments, Item #54 - Town of Branford Comprehensive Plan Draft Amendment, Item #55 - Taylor County Comprehensive Plan Draft Amendment and Item #64 - Town of White Springs Comprehensive Plan Draft Amendment (item added to agenda). The motion carried unanimously.**

C. Finance Committee

1. Accept Fiscal Year 2006-07 Audit Report
2. Authorize Payment of Auditor

Commissioner Myra Valentine, Secretary-Treasurer of the Council and Chair of the Finance Committee, reported that the Finance Committee met earlier in the evening with the auditor and reviewed the Fiscal Year 2006-2007 Annual Audit as prepared by Powell and Jones, Certified Public Accountants. She stated that the audit conforms with both federal regulations and the rules of the Auditor General of the State of Florida and the Governmental Accounting Standards Board Statement 34 requirements and that there were no issues or concerns documented. Commissioner Valentine stated that the Finance Committee recommended acceptance and approval of the FY 2006-2007 Audit and recommended final payment be made to the auditor.

**ACTION: Commissioner Valentine made the motion, with a second by Mr. Dodge to accept and approve the Fiscal Year 2006-2007 Annual Audit and to make final payment to the auditor, Powell and Jones, Certified Public Accountants. The motion carried unanimously.**

VII. EXECUTIVE DIRECTOR'S REPORT

A. Legislative Report

Mr. Koons reported that it is anticipated that Governor Crist's proposed budget for Fiscal Year 2008-09 will include an appropriation request of \$3.3 million from recurring revenue for all 11 regional planning councils, a \$400,000 reduction from last year but equal to the Fiscal Year 2005-06 appropriation. He added that the Florida Regional Planning Councils Association would be working with legislators to increase the appropriation to \$3.7 million, which is the current level of funding for Fiscal Year 2007-08.

Mr. Koons stated that, at the request of Secretary Tom Pelham of the Florida Department of Community Affairs, the Florida Regional Councils Association Executive Directors Advisory Committee is continuing to draft legislative changes to Chapter 186, Florida Statutes, to implement the Florida Regional Councils Association Framework for Florida's Planning Reform: Connecting Planning to Visioning.

Mr. Koons reported that the Florida Department of Community Affairs had not yet issued a final legislative proposal concerning amendments to Chapter 163 and Chapter 186 concerning urban growth policy, alternative state review, affordable housing, Everglades protection and regional visioning.

B. 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.

Mr. Koons stated that a hearing was held on December 6, 2007 with Council attorneys, plaintiff attorneys and Circuit Court Judge Roundtree concerning the Motion to Abate, Dismiss, Strike and for More Definite Statement. At that hearing Judge Roundtree dismissed the case filed by the plaintiff against the County and the Council and gave the plaintiff an opportunity to refile their motion. He added that as of today, the plaintiff has not refiled the lawsuit.

C. Butler Plaza Development of Regional Impact

Mr. Koons stated that on December 20, 2007, the applicant for the Butler Plaza Development of Regional Impact submitted to the Council a pre-application conference document which provides a general description of the project. He added that Butler Plaza is an existing retail shopping complex located at the northwest corner of State Road 24 and State Road 121 in Alachua County. He stated that the existing Butler Plaza development consists of 21,000,408 square feet of retail use and that the proposed expansion would add 1,300,000 square feet of retail use, 200,000 square feet of office space and 400 hotel rooms. He reported that staff is currently working with the applicant and review agencies to schedule a pre-application conference for the development of regional impact to begin the review process.

Mr. Koons reported that Mr. Bryan Thomas joined the Council on January 7, 2008 as an Associate Planner in the Economic Development Program.

Mr. Koons also reported that Dr. Ernest Bartley, Fellow of the American Institute of Certified Planners, Professor Emeritus, of the Department of Urban and Regional Planning at the University of Florida passed away earlier in the week. He asked for a moment of silence in remembrance of Dr. Bartley.

Chair Ellis announced that the next meeting of the Council will be held at the Holiday Inn Hotel & Suites in Lake City on February 28, 2008. The meeting was adjourned at 8:46 p.m.

  
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Roy Ellis, Chair

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2/28/08  
Date