

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
FULL COUNCIL
MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

February 28, 2008
7:30 p.m.

MEMBERS PRESENT

Stephen Bailey, Columbia County
Gib Coerper, City of Alachua
Paula DeLaney, Alachua County
David Dodge, Bradford County
Roy Ellis, Madison County
Donnie Hamlin, Lafayette County
Randy Hatch, Suwannee County
John Hersey, Bradford County
Roberta Hodges, City of Archer
Emily Weed Ketring, City of Perry
Buddy Lamb, Dixie 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
Eleanor Randall, City of Hawthorne
Lewis Vaughn, Hamilton County
Myra Valentine, City of Madison
Stephen Witt, City of Lake City

GUESTS PRESENT

Bill Conrad, City of Newberry
Jordan Green, Florida Department
of Transportation
Doreen Lamb
Charles Maultsby, Taylor County
James Montgomery
Mark Stewart, City of Live Oak

COUNCIL ATTORNEY ABSENT

Jon Wershow

MEMBERS ABSENT

Ed Braddy, City of Gainesville
Rick Bryant, City of Gainesville
Mike Byerly, Alachua County
Cynthia Chestnut, Alachua County
Melaine Clyatt, Union County
Louie Davis, City of Waldo
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
Lee Pinkoson, Alachua County
Tracy Reeves, Madison County
Andrew Smith, Union County
Carolyn Spooner, City of Starke
Lorene Thomas, Dixie County
Ronald Williams, Columbia County

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 7:31 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 Commissioner Bill Conrad from the City of Newberry, Councilman Mark Stewart from the City of Live Oak, former Council Chairman James Montgomery and Doreen Lamb, wife of Commissioner Buddy Lamb.

Chair Ellis asked that Item VI.B.11 - Clearinghouse Item #88 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 08-1) be added to the agenda.

ACTION: Mr. Martin made the motion, with a second by Mayor Ketring, to add Item VI.B.11 - Clearinghouse Item #88 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 08-1) to the agenda. The motion carried unanimously.

II. APPROVAL OF MINUTES - January 24, 2008

Chair Ellis asked that the minutes of the January 24, 2008 meeting be approved as written.

ACTION: Mr. Martin made the motion, with a second by Mr. Painter, to approve the minutes of the January 24, 2008 meeting as written. The motion carried unanimously.

III. CONSENT AGENDA - Rural Communities Comprehensive Planning Assistance Agreement - Dixie County - Fiscal Year 2007-08

Chair Ellis asked if there were any 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 DeLaney, to approve the item listed on the Consent Agenda. The motion carried unanimously.

IV. CHAIRMAN'S REPORT

A. Introduction of New Members

Chair Ellis introduced and welcomed new member Commissioner Roberta Hodges, representing the City of Archer.

B. Resolution of Appreciation - Heather Neill

Chair Ellis asked that a Resolution of Appreciation for past services to the Council be approved for Ms. Heather Neill, who served as a gubernatorial representative for Lafayette County.

ACTION: Commissioner Hamlin made the motion, with a second by Mr. Martin, to approve the Resolution of Appreciation for Ms. Neill. The motion carried unanimously.

C. Transportation Disadvantaged Program Resolution of Appreciation - Ross Chandler

Chair Ellis asked that a Resolution of Appreciation for past services be approved for Commissioner Ross Chandler, who served as the Chairman for the Bradford County Transportation Disadvantaged Coordinating Board.

ACTION: Mr. Dodge made the motion, with a second by Commissioner DeLaney, to approve the Resolution of Appreciation for Commissioner Chandler. The motion carried unanimously.

Chair Ellis stated that the Florida Regional Councils presentation would be given after the Clearinghouse Committee report.

VI. COMMITTEE REPORTS

B. Clearinghouse Committee

In the absence of Clearinghouse Committee Chair Sandra Haas, Clearinghouse Committee Vice-Chair Paula DeLaney presented the Committee report. She stated that the Clearinghouse Committee met earlier in the evening with a quorum present and reviewed 10 agenda items and Item #88 - Alachua County Comprehensive Plan Draft Amendment (DCA No. 08-1), which was added to the agenda. She stated that these items would be grouped for purposes of presentation.

#81 - City of Lake Butler Comprehensive Plan Draft Amendment (DCA No. 08-1)

#84 - City of Trenton Comprehensive Plan Draft Amendments (DCA No. 08-1)

#85 - Taylor County Comprehensive Plan Draft Amendment (DCA No. 08-1)

#86 - City of Madison Comprehensive Plan Draft Amendment (DCA No. 08-1)

Commissioner DeLaney stated that the Clearinghouse Committee found no significant adverse impacts to regional facilities, Natural Resources of Regional Significance, or adjoining local governments. Commissioner DeLaney further stated

that the Committee does not recommend the preparation of Objections, Recommendations, or Comments Report and that the Comprehensive Plans, if amended as proposed, would remain consistent with the regional plan. Commissioner DeLaney stated that the Clearinghouse Committee recommended forwarding the findings contained in the staff reports to the respective local governments and the Florida Department of Community Affairs as regional comment.

ACTION: Commissioner DeLaney made the motion, with a second by Mayor Ketring to approve the Clearinghouse Committee recommendation concerning Item #81 - City of Lake Butler Comprehensive Plan Draft Amendment (DCA No. 08-1), #84 - City of Trenton Comprehensive Plan Draft Amendments (DCA No. 08-1), #85 - Taylor County Comprehensive Plan Draft Amendment (DCA No. 08-1) and #86 - City of Madison Comprehensive Plan Draft Amendment (DCA No. 08-1). The motion carried unanimously.

#82 - City of Starke Comprehensive Plan Draft Amendments (DCA No. 08-1)
#83 - Suwannee County Comprehensive Plan Draft Amendments (DCA No. 08-1)
#88 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 08-1)
(added to agenda)

Commissioner DeLaney stated that the Clearinghouse Committee found that the City of Starke, Suwannee County and Alachua County Comprehensive Plans, if amended as proposed, would remain consistent with the regional plan; however, she reported that the Committee recommended forwarding one Objection and Recommendation on each item regarding potential adverse impacts to the regional road network and that the Committee further requested the preparation of an Objections, Recommendations and Comments report to address the objections and recommendations. Commissioner DeLaney stated that the Committee 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 DeLaney made the motion, with a second by Mayor Ketring to approve the Clearinghouse Committee recommendation concerning Item #82 - City of Starke Comprehensive Plan Draft Amendments (DCA No. 08-1), #83 - Suwannee County Comprehensive Plan Draft Amendments (DCA No. 08-1) and #88 - Alachua County Comprehensive Plan Draft Amendments (DCA No. 08-1) (added to agenda). The motion carried unanimously.

- #70 - City of Archer Comprehensive Plan Adopted Amendments (DCA No. 07-1)
- #72 - Madison County Comprehensive Plan Adopted Amendments (DCA No. 07-1)
- #80 - Columbia County Comprehensive Plan Adopted Amendment (DCA No. 03-1)
- #87 - City of Trenton Comprehensive Plan Adopted Amendments (DCA No. 07-1)

Commissioner DeLaney stated that the Clearinghouse Committee found the comprehensive plans, as amended, remained consistent with the regional plan. She stated that one Objection and Recommendation was recommended regarding potential adverse impacts to the Floridan Aquifer as a result of the amendment in the City of Archer staff report. Commissioner DeLaney stated that the Committee recommended forwarding the objection, 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 DeLaney made the motion, with a second by Mayor Ketring to approve the Clearinghouse Committee members recommendation concerning Item #70 - City of Archer Comprehensive Plan Adopted Amendments (DCA No. 07-1), #72 - Madison County Comprehensive Plan Adopted Amendments (DCA No. 07-1), #80 - Columbia County Comprehensive Plan Adopted Amendment (DCA No. 03-1) and #87 - City of Trenton Comprehensive Plan Adopted Amendments (DCA No. 07-1). The motion carried unanimously.

V. PRESENTATION CONCERNING FLORIDA REGIONAL COUNCILS ASSOCIATION FRAMEWORK FOR FLORIDA'S PLANNING REFORM: CONNECTING PLANNING TO VISIONING

Mr. Scott Koons, Executive Director, presented a PowerPoint presentation on the Florida Regional Councils Association Framework for Florida's Planning Reform: Connecting Planning to Visioning. He 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 completed draft legislative changes to Chapter 186, Florida Statutes, to implement this proposal. The draft legislative changes were approved by the Florida Regional Councils Association Policy Board on February 15, 2008. Mr. Koons discussed the proposal and stated that an optional regional vision would reflect a shared concept for growth and development and also take into consideration the desired land use patterns and character of the region through 2060. Mr. Koons further discussed the proposed changes to the Strategic Regional Policy Plan and stated that the revised Policy Plan would serve as a basis for local government comprehensive plan revisions as part of the evaluation and appraisal process.

Chair Ellis thanked Mr. Koons for the presentation.

VII. EXECUTIVE DIRECTOR'S REPORT

A. Legislative Report

Mr. Koons reported that the Florida Department of Community Affairs requested Governor Crist to include in his proposed budget for Fiscal Year 2008-09 an appropriation request of \$3.3 million from recurring revenue for all 11 regional planning councils, a \$400,000 reduction from the current year but equal to the Fiscal Year 2006-07 appropriation. He added that Governor Crist further reduced the appropriation request to \$2.8 million. 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 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. Financial Report for the Period Ending December 31, 2007

Mr. Koons reviewed the Financial Report for the period ending December 31, 2007. He noted that the overall expenditure pattern for the operation of the Council for the three months ending on December 31 is generally on target when compared to the budgeted figures. He stated that the fund balance of the Council was \$1,299,734 at the end of the last fiscal year and of that amount, the Council appropriated \$40,000 to be used to support programs during the current fiscal year, with the expectation that this would be repaid to the Council through sales and interest income and depreciation charges. He reported that the financial condition of the Council is sound and that nothing in the current program year, of which the staff is aware, will change that situation.

C. 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.

D. 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 1,000,408 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.

Mr. Koons reported that on February 20, 2008, Council staff met with the applicant for the Butler Plaza Development of Regional Impact and review agencies for a pre-application conference for the development of regional impact to begin the review process. At the pre-application meeting, the applicant described the proposed project and review agencies identified issues to be addressed by the applicant in completing their Application for Development Approval form. Mr. Koons reported that the applicant has one year from the date of the pre-application conference to complete and file their application with the Council, the Florida Department of Community Affairs and the local government of jurisdiction.

Mr. Koons reported that the Council's Accounting Clerk, Ms. Rachel MacCallum, is moving to Louisiana and is leaving the Council's employment effective February 29, 2008.

Commissioner Lamb informed the Council that Senate Bill 2406 concerning aggregate mining was filed earlier in the day. He stated that the proposed bill prohibits local governments from enacting or enforcing ordinances, resolutions, regulations, rules, policies or other actions that prohibit mining in certain lands zoned for mining and provides expedited permitting process for certain limerock environmental resource permitting and reclamation applications.

Chair Ellis announced that the next meeting of the Council will be held at the Holiday Inn Hotel & Suites in Lake City on March 27, 2008. The meeting was adjourned at 8:15 p.m.



Roy Ellis, Chair

3/27/08
Date