

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
FULL COUNCIL
MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

October 23, 2008
7:30 p.m.

MEMBERS PRESENT

Louie Davis, City of Waldo
David Dodge, Bradford County
Roy Ellis, Madison County
Randy Hatch, Suwannee County
Thomas Hawkins, City of Gainesville
John Hersey, Bradford County
Roberta Hodges, City of Archer
Hoyt (Buddy) Lamb, Dixie County
Eddie Martin, Alachua County
Jeanna Mastrodicasa, City of Gainesville
Charles Maulsby, Taylor County
Garth Nobles, Jr., City of Live Oak
Rudolph Parker, Taylor County
Lee Pinkoson, Alachua County
Eleanor Randall, City of Hawthorne
Carolyn Spooner, City of Starke
Lorene Thomas, Dixie County
Myra Valentine, City of Madison

GUESTS PRESENT

Jeanne Bass, Madison County
Diana Davis
Sean McLendon, Alachua County
James Montgomery
Penny Wheat, Alachua County Energy
Conservation Strategies Commission

COUNCIL ATTORNEY PRESENT

Jon Wershow

STAFF PRESENT

Steve Dopp
Scott Koons
Carol Laine
Jean Strong

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
Donnie Hamlin, Lafayette County
D. Ray Harrison, Jr., Gilchrist County
Schervin Henry, City of Gainesville
Emily Weed Ketring, City of Perry
Ann Lessman, City of Jasper
James Painter, Alachua County
Lauren Poe, City of Gainesville
Tracy Reeves, Madison County
Andrew Smith, Union County
Lewis Vaughn, Hamilton County
Ronald Williams, Columbia County
Stephen Witt, City of Lake City

EX-OFFICIO MEMBER PRESENT

Jordan Green, representing Charles Baldwin,
FL Dept. of Transportation

Board Members names are bolded

I. INVOCATION, PLEDGE OF ALLEGIANCE AND INTRODUCTIONS

Chairman Hatch called the meeting to order at 7:32 p.m. with an invocation given by Eddie Martin, and a pledge of allegiance to the flag. Chairman Hatch stated that there was a quorum of the Board of Directors and all Council members were able to vote.

Chairman Hatch introduced and welcomed former Council member James Montgomery and Commissioner Ellis introduced his guest, Ms. Jeanne Bass, County Planner for Madison County.

II. APPROVAL OF MINUTES - September 25, 2008

Chairman Hatch asked that the minutes of the September 25, 2008 meeting be approved as written.

ACTION: Mr. Martin made the motion, with a second by Commissioner Pinkoson, to approve the minutes of the September 25, 2008 meeting as written. The motion carried unanimously.

III. CONSENT AGENDA

- A. Agreement with Florida Division of Emergency Management for Hazardous Materials Emergency Preparedness - Fiscal Year 2008-09
- B. Purchase Order with East Central Florida Regional Planning Council for How To Comply Seminars
- C. Agreement with West Florida Regional Planning Council for Homeland Security Exercise Evaluation Program Class

Chairman Hatch asked if there were any 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 Mr. Dodge, to approve the items listed on the Consent Agenda. The motion carried unanimously.

IV. CHAIRMAN'S REPORT

- A. Introduction of New Members

Chairman Hatch stated that there were no new members present to introduce.

B. 2007-08 Member Certificate of Outstanding Attendance

Chairman Hatch stated that an essential component of the ability of the Council to conduct its business is the regular attendance of members at Council meetings. He reported that a Council Member Attendance Recognition Program was established by the Council at the May 22, 2008 Council meeting to recognize the commitment of those Council members actively engaged in the organization by regularly attending Council meetings. Chairman Hatch then awarded a Certificate of Outstanding Attendance to Taylor County Commissioner Rudolph Parker in recognition of his attendance at every scheduled Council meeting during Program Year 2007-08.

V. ALACHUA COUNTY ENERGY CONSERVATION STRATEGIES COMMISSION PRESENTATION

Chairman Hatch introduced Ms. Penelope Wheat, Chair of the Alachua County Energy Conservation Strategies Commission, who gave a PowerPoint presentation on the recommendations of the Commission to the Alachua County Board of County Commissioners concerning conservation strategies, related programs and best practices for a more resilient and energy-sustainable community. Ms. Wheat stated that the Commission is comprised of 15 members, including 12 energy experts, a former Alachua County commissioner, a former Gainesville city commissioner and a representative from the University of Florida. She outlined and discussed the opportunities which exist for communities to conserve energy, including reducing energy consumption, weatherization of substandard housing and county buildings, ensuring that optimum energy conservation measures are used in construction or renovation where County funds are used and distribution of information about energy conservation and techniques. Chairman Hatch thanked Ms. Wheat for her presentation.

VI. COMMITTEE REPORTS

A. Executive Committee - Appointment of North Central Florida Areawide Development Co., Inc. Members

Mr. Scott Koons, Executive Director, stated that the Articles of Incorporation of the North Central Florida Areawide Development Co., Inc. (ADCO) require that the Council make appointments of its members and these appointments are to be made on even numbered years for two-year terms. Mr. Koons stated that since 25 members are required to be appointed, the Executive Committee recommended that action be taken to appoint the following individuals to ADCO: Louie Davis, David Dodge, Roy Ellis, Sandra Haas, Curtis Hamlin, D. Ray Harrison, Jr., Randy Hatch, Thomas Hawkins, John Hersey, Roberta Hodges, Emily Ketring, Buddy Lamb, Eddie Martin, Jeanna Mastrodicasa, Charles Maultsby, Garth Nobles, Jr., James

Painter, Lee Pinkoson, Jim Poole, Eleanor Randall, Andrew Smith, Carolyn Spooner, Lorene Thomas, Myra Valentine and Lewis Vaughn.

ACTION: Mr. Maultsby made the motion, with a second by Commissioner Hersey, to appoint the above named Council members to the North Central Florida Areawide Development Co., Inc. The motion carried unanimously.

B. Clearinghouse Committee

Due to the absence of Clearinghouse Committee Chair, Ms. Sandra Haas, the Committee report was given by Commissioner Jeanna Mastrodicasa. She stated that the Clearinghouse Committee met earlier in the evening without a quorum present and reviewed seven local government comprehensive plan amendments and one local government comprehensive plan evaluation and appraisal report. She stated that these items would be grouped for purposes of presentation.

Commissioner Mastrodicasa reported that the Committee members present reviewed the following four adopted Public School Facilities Element amendments:

- #181 - City of Newberry Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1)
- #2 - Suwannee County Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1)
- #3 - Town of Branford Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1)
- #4 - City of Live Oak Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1)

She stated that the Committee members present found that the Comprehensive Plans, as amended, remained consistent with the regional plan. She further stated that the Committee members present recommended forwarding these findings to the respective local governments and the Florida Department of Community Affairs as regional comment.

ACTION: Mr. Maultsby made the motion, with a second by Commissioner Hersey, to approve the Clearinghouse Committee members recommendation concerning Item #181, City of Newberry Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1), Item #2, Suwannee County Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1), Item #3, Town of Branford Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1), and Item #4, City of Live Oak Comprehensive Plan Adopted Amendment (DCA No. 08-PEFE1). The motion carried unanimously.

#182 - Town of Jennings Comprehensive Plan Adopted Amendment (DCA No. 08-1)

Commissioner Mastrodicasa stated that the Clearinghouse Committee members present reviewed Item #182, Town of Jennings Comprehensive Plan Adopted Amendment and found the comprehensive plan, as amended, remained consistent with the regional plan. Nevertheless, the Committee members present recommended forwarding a comment made on the draft version of the amendment noting that development of the subject property may constitute a Development of Regional Impact. Commissioner Mastrodicasa stated that the Clearinghouse Committee members present recommended forwarding these findings to the Town and the Florida Department of Community Affairs as regional comment.

ACTION: Commissioner Pinkoson made the motion, with a second by Commissioner Hersey, to approve the Clearinghouse Committee members recommendation concerning Item #182 - Town of Jennings Comprehensive Plan Adopted Amendment (DCA No. 08-1). The motion carried unanimously.

#183 - City of High Springs Comprehensive Plan Draft Amendment (DCA No. 08-1)

Commissioner Mastrodicasa reported that the Clearinghouse Committee members present reviewed Item #183, City of High Springs Comprehensive Plan Draft Amendment. She stated that the Clearinghouse Committee members present found that the item may have significant adverse impacts to segments of the Regional Road Network. Therefore, the Clearinghouse Committee members present recommended the preparation of an Objections, Recommendations and Comments Report to address an Objection and Recommendation regarding potential adverse impacts to segments of the Regional Road Network. She further reported that the Clearinghouse Committee members present found that the City Comprehensive Plan, if amended as proposed, may be inconsistent with Regional Goal 5.1 and Regional Policy 5.1.9. However, this inconsistency is not so great as to render the City Plan inconsistent with the regional plan. Therefore, she stated that the Clearinghouse Committee members present found that the City Comprehensive Plan, if amended as proposed, would remain consistent with the regional plan. Commissioner Mastrodicasa stated that the Clearinghouse Committee members present recommended forwarding these findings to the City and the Florida Department of Community Affairs as regional comment.

ACTION: Commissioner Pinkoson made the motion, with a second by Mayor Davis, to approve the Clearinghouse Committee members recommendation concerning Item #183 - City of High Springs Comprehensive Plan Draft Amendment (DCA No. 08-1). The motion carried unanimously.

#1 - Taylor County Comprehensive Plan Adopted Amendment (DCA No. 08RAEC-1)

Commissioner Mastrodicasa stated that the Clearinghouse Committee members present recommended forwarding three comments on the adopted amendment. Two of the comments note that no changes are made to intensities or densities of use. However, the Vision Element is a policy-setting document which is intended to portray a County land use and development pattern for the County Comprehensive Plan. Therefore, the review of impacts to the Regional Road Network, hurricane shelter capacity, and evacuation times from the Coastal High Hazard Area cannot be determined until an amendment is proposed to the Future Land Use Plan Map which is intended to implement the Vision Element. Commissioner Mastrodicasa stated that the third comment noted that County Future Land Use Plan Map amendments should be based on the 2015 plan horizon population forecasted by the Bureau, and not the 2060 population projection contained in the Vision Element.

Commissioner Mastrodicasa further reported that, with regards to consistency with the regional plan, the Clearinghouse Committee members present found that no changes are made to maximum allowable uses or intensities of use. Impacts to segments of the Regional Road Network, hurricane shelter capacity, as well as hurricane evacuation times would be evaluated by the Council at such time as specific amendments are proposed to the County Future Land Use Plan Map. She stated that the Clearinghouse Committee members present recommended forwarding these findings to the County and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Thomas made the motion, with a second by Commissioner Ellis, to approve the Clearinghouse Committee members recommendation concerning Item #1 - Taylor County Comprehensive Plan Adopted Amendment (DCA No. 08RAEC-1). The motion carried unanimously.

#5 - Taylor County Comprehensive Plan Adopted Evaluation and Appraisal Report

Commissioner Mastrodicasa reported that, with regards to Item #5, Taylor County Comprehensive Plan Adopted Evaluation and Appraisal Report, the Clearinghouse Committee members present found that the County Comprehensive Plan, if amended as proposed by the County Report, would remain consistent with the regional plan. She further reported that the Clearinghouse Committee members present recommended forwarding this finding to the County and the Florida Department of Community Affairs as regional comment.

ACTION: Commissioner Hersey made the motion, with a second by Ms. Thomas, to approve the Clearinghouse Committee members recommendation concerning Item #5 - Taylor County Comprehensive Plan Adopted Evaluation and Appraisal Report. The motion carried unanimously.

C. Regional Planning Committee - North Central Florida Strategic Regional Policy Plan - Evaluation and Appraisal Report

Mayor Garth Nobles, Jr., Vice-Chairman of the Regional Planning Committee, reported that the Evaluation and Appraisal Report for the regional plan of the Council, 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 Strategic Regional Policy Plan Evaluation and Appraisal Report, to evaluate the successes and failures of the regional plan and to identify plan amendments which may be necessary as a result of changing regional conditions, changes to the State Comprehensive Plan, or other statutory changes based on the evaluation, once every five years.

Mayor Nobles, 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.

Mayor Nobles went over the highlights of the plan and noted that the Regional Planning Committee recommended that the Council adopt the Evaluation and Appraisal Report and forward it to the Executive Office of the Governor.

ACTION: Mayor Nobles made the motion, with a second by Commissioner Pinkoson, to adopt the Strategic Regional Policy Plan Evaluation and Appraisal Report as recommended by the Regional Planning Committee and to submit it to the Executive Office of the Governor.

Commissioner Pinkoson asked that the following amendments to the Strategic Regional Policy Plan Evaluation and Appraisal Report be made.

1. Add an explanatory note to Table 1-2 of the Affordable Housing Element stating, "Alachua County data may be skewed due to students attending the University of Florida. Further analysis may be warranted to determine the exact impact and need for affordable housing in Alachua County."
2. Add a new policy to proposed Regional Goal 1.2 of the Affordable Housing Element stating, "Encourage the Florida Department of Community Affairs to update its adequate housing impact analysis methodology for Developments of Regional Impact."

3. Add a new policy to Regional Goal 5.2 of the Regional Transportation Element stating, "Encourage the University of Florida to determine the Context Area for the University Campus Master Plan based on the transportation impact analysis methodology used for Developments of Regional Impact."
4. Add a new policy to Regional Goal 4.2 of the Natural Resources of Regional Significance Element stating, "Encourage the inclusion of water conservation and reuse strategies and techniques in local government comprehensive plans and Developments of Regional Impact."

ACTION: Commissioner Pinkoson made the motion to amend the motion on the floor, with a second by Mr. Maulsby, to add the language that he recommended and enumerated in items 1. through 4. above to the Strategic Regional Policy Plan Evaluation and Appraisal Report. The motion carried unanimously.

ACTION AS AMENDED:

Commissioner Parker made the motion, with a second by Mr. Dodge, to adopt the Strategic Regional Policy Plan Evaluation and Appraisal Report as amended. The motion carried unanimously.

VII. EXECUTIVE DIRECTOR'S REPORT

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

Mr. Koons reported that on December 6, 2007 Circuit Court 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. However, the written order dismissing the case was not filed until March 27, 2008. On February 29, 2008, the Plaintiff prematurely filed a first amended Complaint for Declaratory and Injunctive Relief. The Council attorney, in conjunction with the Alachua County attorney, filed a Motion to Dismiss the amended lawsuit on April 18, 2008.

Mr. Koons stated that a hearing was held on July 16, 2008 with Council attorneys, County attorneys, plaintiff attorneys and Circuit Court Judge Roundtree concerning the amended Motion to Abate, Dismiss, Strike and for More Definite Statement. At that hearing Judge Roundtree dismissed the amended complaint filed by the plaintiff against the County and the Council and gave the plaintiff an opportunity to refile their motion. Mr. Koons stated that the written order granting the motion to dismiss the amended complaint was received from Judge Roundtree and that the applicant still had an opportunity to refile their amended complaint. He reported that on September 5,

2008 the plaintiff filed their Second Amended Complaint for Declaratory and Injunctive Relief.

Mr. Jon Wershow, Council attorney, stated that a response to the Second Amended Complaint for Declaratory and Injunctive Relief was prepared and filed on October 2, 2008. He added that no further action has been taken concerning the lawsuit as of this date.

B. Creekside at Beville Run Development of Regional Impact

Mr. Koons stated that on September 29, 2008, a pre-application conference was held with the applicant of Creekside at Beville Run Development of Regional Impact and state and regional review agencies at the Council office. The proposed project is located within the City of Gainesville and would consist of 3,036 residential dwelling units, 149,005 square feet of retail space, 149,000 square feet of office space and 97,975 square feet of hotel space. He added that the pre-application conference for the development of regional impact was the first step in the review process.

C. Local Government Comprehensive Plan Capital Improvements Element Technical Assistance

Mr. Koons stated that Senate Bill 360, passed by the Legislature in 2005, requires all counties and cities to annually update the Five-Year Schedule of Capital Improvements of the Capital Improvements Element of their comprehensive plans beginning December 1, 2008. He stated that Council staff is currently assisting over two dozen local governments within the region in complying with this new requirement.

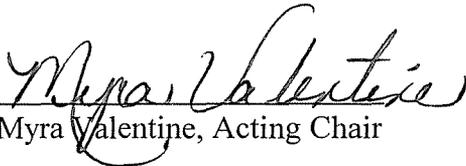
D. Neighborhood Stabilization Program

Mr. Koons reported that on July 30, 2008, President Bush signed into law the Housing and Economic Recovery Act of 2008 to address the severe housing crisis. Title III of the Act appropriates \$3.92 billion of grant funds under the Neighborhood Stabilization Program for states and local governments to purchase and redevelop abandoned or foreclosed properties. He stated that the Neighborhood Stabilization Program provides State and local governments with a source of funding to help them respond to rising foreclosures and declining property values. He added that no funds were allocated directly to any cities or counties in the north central Florida region. Mr. Koons further reported that in order for the State to receive grant funds, the Florida Department of Community Affairs must develop and publish an amendment to their housing and community development action plan and submit it to the U. S. Department of Housing and Urban Development for approval no later than December 1, 2008.

E North Central Florida Rural Planning Network

Mr. Koons reported that the kick-off meeting of the North Central Florida Rural Planning Network will be held on October 24, 2008 at the Institute of Food and Agricultural Sciences County Extension Office in Madison, Florida. He stated that the Network includes the 10 rural counties of the north central Florida region and Baker, Jefferson, Levy and Putnam Counties. He stated that the meeting is in response to suggestions and requests from planners in the region to develop a network of rural planners. The first meeting is being hosted by Madison County and is being co-sponsored by the Council and the Florida Department of Community Affairs.

Chairman Hatch informed the Council that the next Council meeting will be held on December 4, 2008 at the Holiday Inn Hotel & Suites in Lake City. The meeting was adjourned at 8:50 p.m.


Myra Valentine, Acting Chair

12/4/08
Date