

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

October 22, 2009

MEMBERS PRESENT

Louie Davis, City of Waldo
David Dodge, Bradford County
Alphonso Dowdell, City of Perry
Sandra Haas, Suwannee County
Roy Ellis, Madison County
Donnie Hamlin, Lafayette County
Thomas Hawkins, City of Gainesville
John Hersey, Bradford County
Eddie Martin, Alachua County
Jeanna Mastrodicasa, City of Gainesville
Charles Maultsby, Taylor County
Harry Nichols, City of Newberry
Garth Nobles, Jr., City of Live Oak
James Painter, Alachua County
Lauren Poe, City of Gainesville
Eleanor Randall, City of Hawthorne
Andrew Smith, Union County
Carolyn Spooner, City of Starke
Kenrick Thomas, Gilchrist County
Lorene Thomas, Dixie County
Myra Valentine, City of Madison
Lewis Vaughn, Hamilton County
Wesley Wainwright, Suwannee County
Stephen Witt, City of Lake City

GUESTS PRESENT

Hon. Janet Adkins, House of Representatives
District 12
Mike Cassidy, Dixie County
Diana Davis
Randy Hatch, North Central Florida Areawide
Development Co., Inc.
Marianne Marshall, Aide to Rep. Adkins
Murphy McLean, Suwannee County
James Montgomery
Gina Reynolds, Columbia County
Industrial Development Authority
Donna Solze, Republican Party of Florida

MEMBERS ABSENT

Stephen Bailey, Columbia County
Cynthia Chestnut, Alachua County
Gib Coerper, City of Alachua
Paula DeLaney, Alachua County
Dixie Donovan, Columbia County
Jack Donovan, City of Gainesville
Scherwin Henry, City of Gainesville
Gene Higginbotham, Dixie County
Ann Lessman, City of Jasper
Rodney Long, Alachua County
Blanch Parker, City of Archer
Rudolph Parker, Taylor County
Lee Pinkoson, Alachua County
James Tallman, Union County
Byran Williams, City of High Springs
Ronald Williams, Columbia County

EX-OFFICIO MEMBERS PRESENT

Jordan Green, FL Dept. of Transportation
Jim Poole, Enterprise Florida

COUNCIL ATTORNEY PRESENT

None

STAFF PRESENT

Steve Dopp
Scott Koons
Carol Laine
Jean Strong

Board Members names are bolded

I. INVOCATION, PLEDGE OF ALLEGIANCE AND INTRODUCTIONS

Chair Myra Valentine called the meeting to order at 7:31 p.m. with an invocation given by Mr. Martin, and the pledge of allegiance to the flag. Chair Valentine stated that there was a quorum of the Council and all Council members were able to vote.

Chair Valentine introduced former Council Chairmen Randy Hatch and James Montgomery, Mike Cassidy, Dixie County Manager, Diana Davis, wife of Mayor Davis and Gina Reynolds from the Columbia County Industrial Development Authority. Mr. Dodge introduced Donna Solze, Secretary of the Republican Party of Florida.

II. Legislative Guest Speaker - Honorable Janet Adkins, Florida House District 12

Chair Valentine introduced Janet Adkins, representing District 12, of the Florida House of Representatives, including Union County and a portion of Bradford County. Representative Adkins reviewed national and state unemployment statistics for the past several years and then spoke about Florida's economy. Representative Adkins discussed programs she has supported and has been involved with during the past legislative session. She informed the Council that the next legislative session will see more budget cuts and then spoke about challenges facing state government and cities and counties in north central Florida during the coming year. Chair Valentine thanked Representative Adkins for her remarks.

III. APPROVAL OF MINUTES - September 24, 2009

Chair Valentine asked that the minutes of the September 24, 2009 meeting be approved as written.

ACTION: Mr. Painter made the motion, with a second by Mr. Martin, to approve the minutes of the September 24, 2009 meeting as written. The motion carried unanimously.

IV. CONSENT AGENDA

- A. Florida's Transportation Disadvantaged Board Membership Certification - Bradford, Columbia, Dixie, Gilchrist, Hamilton, Suwannee and Union Counties
- B. Purchase Order with Central Florida Regional Planning Council for Homeland Security Exercise Evaluation Program Class
- C. National Association of Development Organizations Membership Upgrade

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

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

V. CHAIR'S REPORT

A. Introduction of New Members

Chair Valentine introduced and welcomed Councilman Alphonso Dowdell from the City of Perry, who has replaced Mayor Ketring on the Council.

B. Resolution of Appreciation - Emily Ketring

Chair Valentine asked that a Resolution of Appreciation for past services to the Council be approved for Mayor Emily Ketring, who served as a representative for the City of Perry.

ACTION: Mr. Smith made the motion, with a second by Ms. Lorene Thomas, to approve the Resolution of Appreciation for Mayor Ketring. The motion carried unanimously.

C. Transportation Disadvantaged Program Resolution of Appreciation - Rayford Riels

Chair Valentine asked that a Resolution of Appreciation for past services be approved for Rayford Riels, who served as the Florida Department of Education representative on the Dixie, Gilchrist and Union County Transportation Disadvantaged Coordinating Boards since September 1990.

ACTION: Mr. Martin made the motion, with a second by Mr. Smith, to approve the Resolution of Appreciation for Rayford Riels. The motion carried unanimously.

VI. COMMITTEE REPORTS

B. Clearinghouse Committee

Clearinghouse Committee Chair Sandra Haas gave the Clearinghouse Committee report. She stated that the Clearinghouse Committee met earlier in the evening with a quorum present and reviewed three local government comprehensive plan amendments and one local government comprehensive plan evaluation and appraisal report. Ms. Haas stated that the items have been grouped for purposes of presentation.

#208 - City of Lake City Comprehensive Plan Adopted Amendment
#209 - Hamilton County Comprehensive Plan Adopted Amendments
#1 - City of Live Oak Comprehensive Plan Adopted Amendment

Ms. Haas reported that the Clearinghouse Committee found the comprehensive plans, as amended, remained consistent with the regional plan. Nevertheless, she reported that the Clearinghouse Committee recommended forwarding one Objection and Recommendation on Item #208, Lake City Comprehensive Plan Adopted Amendment, due to potential adverse impacts to a segment of the Regional Road Network. She stated that the Clearinghouse 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 Mr. Martin, to approve the Clearinghouse Committee recommendations concerning Item #208, City of Lake City Comprehensive Plan Adopted Amendment, Item #209, Hamilton County Comprehensive Plan Adopted Amendments and Item #1 - City of Live Oak Comprehensive Plan Adopted Amendment. The motion carried unanimously.

#6 - Town of Jennings Comprehensive Plan Adopted Evaluation and Appraisal Report

Ms. Haas stated that the Clearinghouse Committee found the Town Comprehensive Plan, if amended as recommended by the Evaluation and Appraisal Report, would remain consistent with the regional plan. She stated that the Clearinghouse Committee recommended forwarding these findings to the Town and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Haas made the motion, with a second by Mr. Painter, to approve the Clearinghouse Committee recommendation concerning Item #6, Town of Jennings Comprehensive Plan Adopted Evaluation and Appraisal Report. The motion carried unanimously.

C. Comprehensive Economic Development Strategy Committee - Amendments to Comprehensive Economic Development Strategy - 2008-12

Mr. Jim Poole, Comprehensive Economic Development Strategy Committee Vice-Chair, reported that the Council has been designated by the U. S. Economic Development Administration as an Economic Development District since 1978. As such, the Council is responsible for developing and adopting a Comprehensive Economic Development Strategy. He stated that the purpose of the strategy is to analyze the regional economy and serve as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action and identifying investment priorities and funding sources.

Mr. Poole stated that a Comprehensive Economic Development Strategy Committee was appointed by the Council and is made up of private sector representatives, public officials representatives, community leaders, workforce development boards, higher education and minority and labor groups. He stated that based upon the recommendation of the Committee, the Council adopted the current Comprehensive Economic Development Strategy in September 2007.

Mr. Poole added that the Committee met on July 14, 2009 and October 15, 2009 to review activities conducted during the past year to support the goals and objectives of the Comprehensive Economic Development Strategy. He stated that the Committee has prepared draft amendments which were included in the Council packet. He added that the draft amendments update the infrastructure inventory and review priority projects. Mr. Poole stated that the Committee recommended approval of the draft amendments to the Comprehensive Economic Development Strategy 2008-12.

ACTION: Mr. Smith made the motion, with a second by Mr. Dodge, to approve the Comprehensive Economic Development Strategy Committee recommended draft amendments to the Comprehensive Economic Development Strategy 2008-12. The motion carried unanimously.

D. Enterprise Florida Update

Mr. Jim Poole reported on the activities of Enterprise Florida. He stated that Enterprise Florida focuses on attracting, retaining and expanding Florida businesses, and proactively targets high-growth industries, including aviation/aerospace, clean energy, emerging technologies, financial/professional services, homeland security/defense, information technology, life sciences and manufacturing. He reported that Enterprise Florida also works collaboratively with a statewide network of regional and local economic development organizations to improve Florida's business climate and to create high value, high wage jobs, global trading, promotion of exports, increase inbound investments and increase economic opportunities for Florida. Chair Valentine thanked Mr. Poole for his comments.

VII. EXECUTIVE DIRECTOR'S REPORT

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

Mr. Koons reported that following the denial by Alachua County Board of County Commissioners of a comprehensive plan amendment and development order for the SpringHills Development of Regional Impact Substantial Deviation, the Council was named as a co-defendant along with Alachua County in a lawsuit filed by the developer of the project.

Mr. Koons stated 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 further stated that on November 5, 2008, Judge Roundtree issued an order dismissing the Council from Counts I, III and IV of the lawsuit and vacating protective

orders and that the Council remains a defendant to Count II of the lawsuit. He stated that Council staff and the Council attorney have responded to the plaintiff's request for production of documents and interrogatories and that these documents and interrogatories have been submitted to the plaintiff.

Mr. Koons reported that on March 4, 2009, the plaintiff's attorney sent a letter to the County's attorney stating that the plaintiff has requested a suspension of all discovery concerning the lawsuit until April 13, 2009. The letter further stated that the plaintiff has engaged additional legal counsel to meet with the County attorney and Council attorney to discuss a possible settlement of the lawsuit. Mr. Koons stated that on March 6, 2009, the attorneys for all parties signed a statement agreeing to suspend all action concerning the lawsuit until the next status hearing with Circuit Court Judge Roundtree on April 16, 2009.

Mr. Koons further stated that on March 12, 2009, the attorneys for all parties met for an initial meeting to discuss a possible settlement. On April 10, 2009, the attorneys and representatives for the parties met to continue their discussion concerning a possible settlement. The plaintiff presented the attorneys and representatives for the Council and County a revised conceptual development plan for the project. The attorneys and representatives for the Council and County requested that the plaintiff suspend their lawsuit for six months and continue to work with Council and County staff to review and refine the revised development plan. The plaintiff's attorney and representatives agreed to suspend the lawsuit for a six-month period with a three-month opt out provision.

Mr. Koons stated that on May 12, 2009, the Alachua County Board of County Commissioners voted to authorize their staff to work with the plaintiff to review and refine the revised development plan. He added that at its May 28, 2009 meeting, the Council agreed to suspend the SpringHills Comprehensive Plan Amendments for the Development of Regional Impact lawsuit and authorized staff to work with representatives of Pennsylvania Real Estate Investment Trust to review and refine the revised development plan for the SpringHills development. Mr. Koons further stated that Council staff and Alachua County staff met with the applicant on June 11, 2009 and July 10, 2009 to discuss the revised development plan and that on July 15, 2009, the attorneys for all parties held a status hearing with Circuit Court Judge Roundtree and agreed to continue the lawsuit suspension for an additional 90 days. He added that no meetings have been held between Council staff and the applicant since September 24, 2009.

B. Foley Master Development of Regional Impact

Mr. Koons reported that on September 10, 2009, the applicant for the Foley Master Development of Regional Impact met with Taylor County officials and Council staff to provide a general description of their project. He further reported that subsequent meetings concerning the project were held on September 28, 2009 and October 13, 2009. He stated that the Foley Timber and Land Company intends to submit an application for Master Development Approval for the Foley Master Development of Regional Impact. The project is located in Taylor County and is anticipated to consist of approximately

28,000 residential dwelling units, 2,156,220 square feet of retail commercial, 956,578 square feet of office, 13,179 acres of industrial/warehousing, 900 hotel rooms, 144 golf holes, a 600-bed hospital and 528 acres of educational/institutional uses. The total combined acreage for the development is anticipated to comprise 153,606 acres.

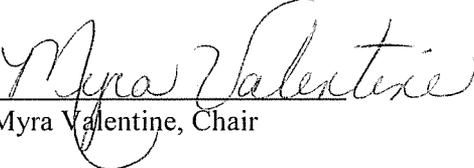
Mr. Koons stated that a Master Development of Regional Impact is intended for projects consisting of multiple Developments of Regional Impact covering an extended period of time. A Master Development Agreement between the Council, the local government, and the Applicant specifies that increments of the project will be reviewed for regional impacts similar to a traditional development of regional impact, ensures that anticipated regional impacts are adequately addressed and clearly defines specific information requirements for the review of subsequent project increments. He stated that a pre-application conference has been scheduled with the applicant and review agencies to be held on November 5, 2009 for the master development of regional impact to begin the review process.

C. North Central Florida Rural Planning Network Meeting

Mr. Koons reported that the fifth meeting of the North Central Florida Rural Planning Network will be held on October 23, 2009. The North Central Florida Rural Planning Network includes the 10 rural counties of the north central Florida region and Baker, Jefferson, Levy and Putnam Counties. Mr. Koons stated that the meeting will be held in Live Oak and is being co-sponsored by the Council and the Florida Department of Community Affairs. He stated that the meeting will consist of the Florida Planning Officials Training Program. The program features basic instruction about planning and growth management in Florida and will be presented by Gene Boles, FAICP, and Gail Easley, FAICP, of the University of Florida.

Mr. Koons stated that the meeting will be held at the Suwannee County Extension Office, 1302 Southwest 11th Street, Live Oak, Florida from 9:00 a.m. to 3:30 p.m.

Chair Valentine informed the Council that the next Council meeting will be held on December 3, 2009 at the Holiday Inn Hotel & Suites in Lake City. The meeting was adjourned at 8:18 p.m.


Myra Valentine, Chair

12/3/09
Date