

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

August 26, 2010
7:30 p.m.

MEMBERS PRESENT

Adeniyi Aderibigbe, Lafayette County
David Dodge, Bradford County
Alphonso Dowdell, City of Perry
Roy Ellis, Madison County
Sandra Haas, Suwannee County
Donnie Hamlin, Lafayette County
Thomas Hawkins, City of Gainesville
John Hersey, Bradford County
Gene Higginbotham, Dixie County
Robert Krames, Alachua County
Eddie Martin, Alachua County
Charles Maultsby, Taylor County
James Montgomery, Columbia County
Harry Nichols, City of Newberry
Garth Nobles, Jr., City of Live Oak
Lauren Poe, City of Gainesville
Eleanor Randall, City of Hawthorne
Andrew Smith, Union County
Lorene Thomas, Dixie County
Myra Valentine, City of Madison
Lewis Vaughn, Hamilton County
Randy Wells, City of Gainesville
Charles Williams, Hamilton County
Mike Williams, Madison County
Ronald Williams, Columbia County
Stephen Witt, City of Lake City

GUESTS PRESENT

Craig Brashier, Causseaux, Hewett &
Walpole
C. David Coffey, SantaFe Healthcare
George Haas
Ed Regan, Gainesville Regional Utilities
Robert Wilford, City of Alachua

COUNCIL ATTORNEY PRESENT

Jonathan Wershow

MEMBERS ABSENT

Stephen Bailey, Columbia County
David Biddle, Gilchrist County
Ben Boukari, Jr., City of Alachua
Mike Byerly, Alachua County
Thomas Collett, Alachua County
William Coughlin, City of High Springs
Louie Davis, City of Waldo
Paula DeLaney, Alachua County
Jack Donovan, City of Gainesville
Wesley Eubank, Alachua County
Scherwin Henry, City of Gainesville
Ann Lessman, City of Jasper
Rodney Long, Alachua County
Frank Ogborn, City of Archer
Rudolph Parker, Taylor County
Lee Pinkoson, Alachua County
Carolyn Spooner, City of Starke
James Tallman, Union County
Kenrick Thomas, Gilchrist County
Wesley Wainwright, Suwannee County

EX-OFFICIO MEMBER PRESENT

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

STAFF PRESENT

Steve Dopp
Scott Koons
Carol Laine
Marlie Sanderson
Jean Strong

Board Members names are bolded
Gubernatorial Members names are italicized

I. INVOCATION, PLEDGE OF ALLEGIANCE AND INTRODUCTIONS

In the absence of Chair Louie Davis, Vice-Chair Eddie Martin called the meeting to order at 7:30 p.m., with an invocation given by Mayor Harry Nichols and the pledge of allegiance to the flag. Vice-Chair Martin stated that there was a quorum of the Council and all Council members were able to vote.

Vice-Chair Martin introduced and welcomed C. David Coffey, representing SantaFe Healthcare, Ed Regan, Gainesville Regional Utilities, Robert Wilford, City Commissioner from the City of Alachua and George Haas, husband of Council member Sandra Haas.

II. APPROVAL OF MINUTES - July 22, 2010

Vice-Chair Martin asked that the minutes of the July 22, 2010 meeting be approved as written.

ACTION: Ms. Thomas made the motion, with a second by Mr. Dodge, to approve the minutes of the July 22, 2010 meeting as written. The motion carried unanimously.

III. CONSENT AGENDA

- A. Local Government Comprehensive Planning Assistance Services Agreements - Fiscal Year 2010-11
- B. Agreements with Counties to Conduct Hazardous Waste Monitoring Verification and Notification Activities - Fiscal Year 2010-11
- C. Agreement with Florida Division of Emergency Management to Update Hazards Analyses - Fiscal Year 2010-11
- D. Agreement with Florida Division of Emergency Management for Hazardous Materials Emergency Preparedness - Fiscal Year 2010-11
- E. Amendment to Agreement with Florida Division of Emergency Management for Hazardous Materials Emergency Preparedness (Modification No. 2) - Fiscal Year 2009-10
- F. U. S. Economic Development Administration Supplemental Partnership Planning Grant Application - 2008-2010
- G. Revised Council Letterhead

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

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

IV. CHAIR'S REPORT Introduction of New Members

Vice-Chair Martin reported that there were no new members to introduce.

V. COMMITTEE REPORTS

A. Executive Committee - Amendment to Organization Policies Concerning
Removal from Office

Mr. Scott Koons, Executive Director, reported that in order to ensure attendance at Council regular meetings, Section 14 of the Organizational Policies currently provides a process for removal from office of voting representative(s) with three consecutive unexcused absences. He stated that the Executive Committee recommended that the process be amended to provide that the Executive Director annually notify the Council in writing the attendance record of voting representative(s), the Chair annually notify appointing governmental units or the Governor in writing the attendance record of their voting representative(s) and the Chair request an appointing governmental unit or the Governor either encourage their voting representative(s) to attend Council meetings on a regular basis or consider removing from office a voting representative(s) with absences equal to or greater than one-half of regular meetings during a program year and replacing the voting representative(s) with another qualified person.

ACTION: Mayor Nichols made the motion, with a second by Ms. Haas, to amend Section 14 of the Organization Policies concerning removal from office of voting representatives to provide that the Executive Director annually notify the Council in writing by September 1st of each year the attendance record of voting representative(s), the Chair annually notify appointing governmental units or the Governor in writing by October 1st of each year the attendance record of their voting representative(s) and the Chair request an appointing governmental unit or the Governor either encourage their voting representative(s) to attend Council meetings on a regular basis or consider removing from office a voting representative(s) with absences equal to or greater than one-half of regular meetings during a program year and replacing the voting representative(s) with another qualified person. The motion carried unanimously.

B. Clearinghouse Committee

Sandra Haas, Clearinghouse Committee Chair, gave the Clearinghouse Committee report. She stated that the Clearinghouse Committee met on August 18, 2010 to review the SantaFe Village Development of Regional Impact Substantial Deviation. She further stated that the order of presentations and action on the Substantial Deviation would consist of the following six steps.

1. Presentation of the Clearinghouse Committee report and recommendation by Council staff;
2. Opportunity for presentation by applicant;
3. Floor opened for questions from Council members;
4. Opportunity for public comment;
5. Opportunity for discussion by Council members; and
6. Vote by Council members on the SantaFe Village Development of Regional Impact Substantial Deviation.

Mr. Koons introduced Steven Dopp, Senior Planner for the Council. Mr. Dopp presented a PowerPoint slide show on the SantaFe Village Development of Regional Impact Substantial Deviation Evaluation Report prepared by Council staff and recommended by the Clearinghouse Committee. He described the project, including the proposed land uses for the development. He then reviewed the regional impacts of the project with regard to Housing, Public Facilities, Natural Resources and the Economy.

Marlie Sanderson, Director of Transportation Planning for the Council then discussed the regional impacts with regard to Transportation. He reviewed the roadway levels of service for intersections projected to fail on State Road 222, I-75 ramp at State Road 26 and I-75 ramp at State Road 222. Mr. Sanderson reported that the proposed project would produce significant adverse impacts on the regional transportation network. He then reviewed the applicant commitments to create dedicated transit lanes from the project site, south along NW 83rd Street to NW 23rd Avenue, create a transit corridor through the project site from NW 83rd Street West to the adjacent SpringHills property and fund a proportionate share of bus rapid transit service for 20 years through a Community Development District or other funding mechanism.

Mr. Dopp then reported that the Clearinghouse Committee recommended that the Alachua County Board of County Commissioners approve the SantaFe Village Development of Regional Impact Substantial Deviation with a condition added to the Development Order requiring Affordable Housing impact analysis of Phase II of the project as per the Affordable Housing Agreement executed by the Council, applicant and Alachua County, include all applicant commitments identified in the Regional Evaluation Report in the Local Government Development Order, and add the August 18, 2010 Florida Department of Transportation District 2 letter to Appendix A of the Evaluation Report.

Ms. Haas then introduced Mr. David Coffey, representative for the applicant, SantaFe Village Healthcare. Mr. Coffey discussed the proposed bus rapid transit service mitigation strategy for the project.

Ms. Haas then opened the floor for questions from Council members.

There was no public comment concerning the SantaFe Village Development of Regional Impact Substantial Deviation.

ACTION: Ms. Haas made the motion, with a second by Commissioner Poe, to approve the Clearinghouse Committee SantaFe Village Development of Regional Impact Substantial Deviation Evaluation Report and recommendations, as amended to include in Appendix A of the report, the Florida Department of Transportation letter dated August 18, 2010. The motion carried with 23 yeas to 3 nays.

Ms. Haas further reported that the Clearinghouse Committee met earlier in the evening with a quorum present and reviewed four local government comprehensive plan amendments as well as one local government Evaluation and Appraisal Report. Ms. Haas stated that the items have been grouped for purposes of presentation.

#136 - Town of Branford Comprehensive Plan Adopted Amendment
#141 - City of Madison Comprehensive Plan Adopted Amendment

Ms. Haas reported that the Clearinghouse Committee found the comprehensive plans, as amended, remained consistent with the regional plan. Ms. Haas 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. Maultsby, to approve the Clearinghouse Committee recommendations concerning Item #136, Town of Branford Comprehensive Plan Adopted Amendment and Item #141, City of Madison Comprehensive Plan Adopted Amendment. The motion carried unanimously.

#129 - City of Gainesville Comprehensive Plan Draft Amendment
#142 - Alachua County Comprehensive Plan Draft Amendment

Ms. Haas reported that the Clearinghouse Committee found the local government comprehensive plans, if amended as proposed, would remain consistent with the regional plan. Ms. Haas 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 Mayor Witt, to approve the Clearinghouse Committee recommendations concerning Item #129, City of Gainesville Comprehensive Plan Draft Amendment and Item #142, Alachua County Comprehensive Plan Draft Amendment. The motion carried unanimously.

#130 - Town of Fort White Adopted Evaluation and Appraisal Report

Ms. Haas reported that the Clearinghouse Committee found the local government comprehensive plan, if amended as recommended by the Evaluation and Appraisal Report, is anticipated to remain consistent with the regional plan. However, she reported that the Clearinghouse Committee also found that the Council may reach different conclusions for the specific comprehensive plan amendments contained as part of any evaluation and appraisal report-based amendments to the comprehensive plan. Ms. Haas stated that the Clearinghouse Committee recommended forwarding the findings contained in the staff report to the Town and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Haas made the motion, with a second by Mr. Dodge, to approve the Clearinghouse Committee recommendations concerning Item #130, Town of Fort White Adopted Evaluation and Appraisal Report. The motion carried unanimously.

C. Finance Committee - Budget Amendment for Fiscal Year 2009-10

Commissioner John Hersey, Secretary-Treasurer and Finance Committee Chairman, reported that the Finance Committee met on August 17, 2010 and agreed upon a budget amendment for Fiscal Year 2009-10. He stated that this budget amendment takes into account action taken by the Council during the past year to accept work under contracts and additional grants which were not anticipated when the original budget was prepared

as well as reductions in anticipated revenues. He reviewed the proposed budget amendment and noted that it contained an overall decrease of (\$238,800), which represents a (10.8 percent) overall change. Commissioner Hersey stated that the Finance Committee recommended that the Council approve the proposed amended Fiscal Year 2009-10 budget.

ACTION: Commissioner Hersey made the motion, with a second by Commissioner Poe, to approve the amendment to the Fiscal Year 2009-10 budget as recommended by the Finance Committee. The motion carried unanimously.

D. Comprehensive Economic Development Strategy Committee Report

Jim Poole, Vice-Chairman of the Comprehensive Economic Development Strategy Committee, reported that since 1978, the Council has been designated by the U. S. Economic Development Administration as an Economic Development District and as such, the Council is responsible for developing and adopting a Comprehensive Economic Development Strategy. He further 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 the Committee met on July 19, 2010 to review activities conducted during the past year to support the goals and objectives of the Comprehensive Economic Development Strategy.

VI. EXECUTIVE DIRECTOR'S REPORT

A. Financial Report for Period Ending June 30, 2010

Mr. Koons reviewed the Financial Report for the period ending June 30, 2010. He noted that the financial condition of the Council is sound and that, when taking into account all of the decisions made during the year with respect to additional contracts and programs, the expenditure pattern for the past nine months is within budget, with 72.0% expended at the end of 75.0% of the year. He added that it is anticipated that by fiscal year end expenditures will be less than budgeted revenue.

B. Foley Master Development of Regional Impact Status Report

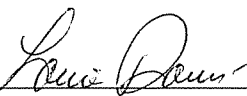
Mr. Koons stated that on November 5 and November 12, 2009, a pre-application conference was held with the applicant and review agencies for the master development of regional impact to begin the review process. The Foley Timber and Land Company intend to submit an application for Master Development Approval for the Foley Master Development of Regional Impact. He stated that the project is located in Taylor County and is designed to implement the Taylor County Vision 2060. Mr. Koons reported 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.

Mr. Koons further reported that the development 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. He stated that transportation methodology meetings were held with the applicant and review agencies on December 1, 2009 and December 17, 2009. Since the last transportation methodology meeting, the County had received from the Florida Department of Community Affairs the Objections, Recommendations and Comment Report concerning the County Evaluation and Appraisal Report amendments which include portions of the Taylor County Vision 2060. Based upon the Objections, Recommendations and Comment Report, the applicant had requested that future transportation methodology meetings not be scheduled until the County responds to the objections raised by the Florida Department of Community Affairs in the Objections, Recommendations and Comment Report. The County recently responded to the Objections, Recommendations and Comment Report and adopted Evaluation and Appraisal Report amendments. He added that the applicant recently requested that transportation methodology meetings be reinstated on September 8 and 9, 2010. Thus, it is now anticipated that the Master Development Agreement among the applicant, County and Council concerning the review process will be considered by the Council later this year.

C. Florida Department of Transportation Workshop
Aviation, Airport and Land Use Compatibility

Mr. Koons stated that to help better address airports and land uses around airports in Florida, the Florida Department of Transportation, in coordination with the Florida Department of Community Affairs and the Florida Airports Council, developed the Airport Compatibility Land Use Guidebook. He stated that a series of workshops are currently being scheduled across the state to inform local planners and policy decision makers of this planning tool. He added that a workshop has been scheduled on September 22, 2010 from 10:00 a.m. to 11:30 a.m. at the Holiday Inn Hotel & Suites, 213 Southwest Commerce Boulevard, Lake City, Florida by the Florida Department of Transportation, in coordination with the North Central Florida Regional Planning Council.

Vice-Chair Martin informed the Council that the next Council meeting will be held on September 23, 2010 at the Holiday Inn Hotel & Suites in Lake City. The meeting was adjourned at 8:50 p.m.



Louie Davis, Chair

9/23/10

Date