

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
MINUTES

Holiday Inn Hotel & Suites
Lake City, Florida

July 22, 2010
7:30 p.m.

MEMBERS PRESENT

Stephen Bailey, Columbia County
Ben Boukari, Jr., City of Alachua
Thomas Collett, Alachua County
Louie Davis, City of Waldo
David Dodge, Bradford County
Alphonso Dowdell, City of Perry
Roy Ellis, Madison County
Wesley Eubank, Alachua County
Sandra Haas, Suwannee 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
Rudolph Parker, Taylor County
Lauren Poe, City of Gainesville
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
Randy Wells, City of Gainesville
Charles Williams, Hamilton County
Mike Williams, Madison County
Stephen Witt, City of Lake City

GUESTS PRESENT

None

MEMBERS ABSENT

Adeniyi Aderibigbe, Lafayette County
David Biddle, Gilchrist County
Mike Byerly, Alachua County
William Coughlin, City of High Springs
Paula DeLaney, Alachua County
Jack Donovan, City of Gainesville
Ken Green, City of Archer
Donnie Hamlin, Lafayette County
Scherwin Henry, City of Gainesville
Ann Lessman, City of Jasper
Rodney Long, Alachua County
Lee Pinkoson, Alachua County
Eleanor Randall, City of Hawthorne
James Tallman, Union County
Wesley Wainwright, Suwannee County
Ronald Williams, Columbia County

EX-OFFICIO MEMBER PRESENT

Bill Henderson, FL Dept. of Transportation

COUNCIL ATTORNEY PRESENT

None

STAFF PRESENT

Steve Dopp
Scott Koons
Carol Laine
Jean Strong

Board Members names are bolded
Gubernatorial Members names are italicized

I. INVOCATION, PLEDGE OF ALLEGIANCE AND INTRODUCTIONS

Chair Louie Davis called the meeting to order at 7:32 p.m. with an invocation given by Mayor Harry Nichols, and the pledge of allegiance to the flag. Chair Davis stated that there was a quorum of the Council and all Council members were able to vote.

Scott Koons, Executive Director, asked that Item VI.B.8. - City of Gainesville Comprehensive Plan Draft Amendments and Item VI.B.9. - Alachua County Comprehensive Plan Draft Amendments, which were received by staff after the Council meeting packet had been mailed to Council members, be added to the agenda.

ACTION: Councilman Dowdell made the motion, with a second by Commissioner Bailey, to add Item V.B.8. - City of Gainesville Comprehensive Plan Draft Amendments and Item VI.B.9. - Alachua County Comprehensive Plan Draft Amendments to the agenda. The motion carried unanimously.

II. APPROVAL OF MINUTES - June 24, 2010

Chair Davis asked that the minutes of the June 24, 2010 meeting be approved as written.

ACTION: Mr. Martin made the motion, with a second by Commissioner Bailey, to approve the minutes of the June 24, 2010 meeting as written. The motion carried unanimously.

III. CONSENT AGENDA

- A. Purchase Order with Northeast Regional Council for Homeland Security Exercise Evaluation Program Class
- B. Purchase Order with Northeast Regional Council to Assist with Tactical Interoperable Communications Class
- C. Community Development Block Grant Administrative Services Agreement - Bradford County

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

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

IV. CHAIR'S REPORT

- A. Introduction of New Members

Chair Davis reported that there were no new members to introduce.

- B. Resolution of Appreciation - Gib Coerper

Chair Davis asked that a Resolution of Appreciation for past services to the Council be approved for Mayor Gib Coerper, who served as a representative for the City of Alachua.

ACTION: Mr. Martin made the motion, with a second by Commissioner Valentine, to approve the Resolution of Appreciation for Mayor Coerper. The motion carried unanimously.

V. DEVELOPMENT OF REGIONAL IMPACT REVIEW PROCESS PRESENTATION

Mr. Koons introduced Steven Dopp, Senior Planner for the Council. Mr. Dopp presented a Power Point slide show on the Development of Regional Impact process. He stated that a development of regional impact is any development which, because of its character, magnitude or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county. He then described the Council's role in the development of regional impact process. He stated that the Council identifies potential adverse impacts and develops recommendations to avoid/mitigate adverse impacts to natural resources of regional significance, regional facilities, and other local governments. Chair Davis thanked Mr. Dopp for his presentation.

VI. COMMITTEE REPORTS

A. Executive Committee

1. Employee Health Insurance Proposal

Mr. Koons reported that United Healthcare has offered to continue health insurance coverage for the Council with an increase in premiums for the coming year beginning September 1, 2010. The total increase in cost to the Council for the coming year would be \$2,178.46 per month, prior to any previous year savings rebate to participants, or an increase of 20.9 percent. He stated that the resulting total monthly cost to the Council would be \$12,597.49. He further stated that United Healthcare is proposing no change in life insurance premiums for the coming year. United Healthcare is proposing to increase the cost for dental insurance to the Council for the coming year by \$43.43 per month or an increase of 6.0 percent. The resulting total monthly cost to the Council for dental insurance would be \$776.67. Mr. Koons reported that the total combined increase for health, dental and life insurance cost to the Council for the coming year would be \$2,221.89 per month, prior to any previous year savings rebate to participants, or an increase of 19.5 percent. He stated that the Executive Committee recommended that the Council approve the renewal proposal received from United Healthcare Insurance for Plans F1H and F1M for employee health insurance, Plan P3416 for dental insurance and life insurance for the year beginning September 1, 2010.

ACTION: Mr. Dodge made the motion, with a second by Ms. Haas, to approve the renewal proposal received from United Healthcare Insurance for Plans F1H and F1M for employee health insurance, Plan P3416 for dental insurance and life insurance for the year beginning September 1, 2010. The motion carried unanimously.

2. Employee Voluntary Vision Insurance

Mr. Koons stated that United Healthcare has offered voluntary vision insurance coverage for the coming year beginning September 1, 2010. Currently, the Council does not provide vision insurance coverage for employees. Mr. Koons stated that the Executive Committee recommended that the Council approve offering employee voluntary vision insurance from United Healthcare Insurance Plan V0370 to employees and authorize payroll deduction for payment of 100 percent of the vision insurance premium by employees for the year beginning September 1, 2010.

ACTION: Commissioner Wells made the motion, with a second by Mr. Dodge, to approve offering employee voluntary vision insurance from United Healthcare Insurance Plan V0370 to employees and authorize payroll deduction for payment of 100 percent of the vision insurance premium by employees for the year beginning September 1, 2010. The motion carried unanimously.

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 eight 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.

#99 - City of High Springs Comprehensive Plan Adopted Amendment

#100 - Columbia County Comprehensive Plan Adopted Amendment

#104 - City of Live Oak Comprehensive Plan Adopted Amendments

#105 - Taylor County Comprehensive Plan Adopted Evaluation and Appraisal Report-based Amendments

#108 - Gilchrist County Comprehensive Plan Adopted Amendment

Ms. Haas reported that the Clearinghouse Committee found the comprehensive plans, as amended, remained consistent with the regional plan. Nevertheless, the Committee recommended forwarding two objections and one recommendation on the Columbia County item regarding potential adverse impacts to segments of the regional road network. Ms. Haas further stated that, with regards to the Taylor County item, the Committee noted a Development of Regional Impact application had been filed with the Council for some of the subject property and that the Council evaluation of the Development of Regional Impact may reach different findings and conclusions than contained in the staff report. 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 Commissioner Spooner, to approve the Clearinghouse Committee recommendations concerning Item #99, City of High Springs Comprehensive Plan Adopted Amendment, Item #100, Columbia County Comprehensive Plan Adopted Amendment, Item #104, City of Live Oak Comprehensive Plan Adopted Amendments, Item #105, Taylor County Comprehensive Plan Adopted Evaluation and Appraisal Report-based Amendments and Item #108, Gilchrist County Comprehensive Plan Adopted Amendment. The motion carried unanimously.

#101 - City of Gainesville Comprehensive Plan Draft Amendments (added to agenda)

#107 - City of Madison Comprehensive Plan Draft Amendment

#111 - Alachua County Comprehensive Plan Draft Amendments (added to agenda)

Ms. Haas reported that the Clearinghouse Committee found the local government comprehensive plans, if amended as proposed, would remain consistent with the regional plan. She stated that, with regards to the Alachua County item, the Committee noted that subject properties of the amendments may be either a Development of Regional Impact or a Substantial Deviation to an existing Development of Regional Impact and that the Council evaluation of the Development of Regional Impact and/or the Substantial Deviation to an existing Development of Regional Impact may reach different findings and conclusions than contained in the staff report. 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 Commissioner Spooner, to approve the Clearinghouse Committee recommendations concerning Item #101, City of Gainesville Comprehensive Plan Draft Amendments (added to agenda), Item #107, City of Madison Comprehensive Plan Draft Amendment and Item #111, Alachua County Comprehensive Plan Draft Amendments (added to agenda). The motion carried unanimously.

#102 - Gilchrist County Adopted Evaluation and Appraisal Report

Ms. Haas reported that the Clearinghouse Committee found the local government comprehensive plan, if amended as recommended by the County Evaluation and Appraisal Report, was anticipated to remain consistent with the regional plan. Nevertheless, she reported that the 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 County plan. Ms. Haas stated that the Clearinghouse Committee recommended forwarding these findings to the County and the Florida Department of Community Affairs as regional comment.

ACTION: Ms. Haas made the motion, with a second by Commissioner Spooner, to approve the Clearinghouse Committee recommendations concerning Item #102, Gilchrist County Adopted Evaluation and Appraisal Report. The motion carried unanimously.

VII. EXECUTIVE DIRECTOR'S REPORT

Mr. Koons asked for a moment of silence for underwater photographer and cinematographer Wesley Skiles, a native Floridian and resident of High Springs who lost his life during a dive off the coast of Florida near Palm Beach earlier in the day. Mr. Koons stated that the region and state lost a great champion of Florida springs and the Floridian Aquifer.

A. Santa Fe Village Development of Regional Impact Status Report

Mr. Koons stated that the Santa Fe Village Development of Regional Impact is located near the interchange of I-75 and State Road 222 (Northwest 39th Avenue) in Alachua County and is adjacent to the SpringHills Development of Regional Impact. He stated that a development of regional impact for a hospital satellite campus of Alachua General Hospital for the site was reviewed by the Council on October 24, 1985 and approved by the Alachua County Board of County Commissioners on January 9, 1986. He stated that the first Substantial Deviation to the approved Santa Fe Healthcare Development of

Regional Impact to expand the development by adding additional land area and life care housing, assisted living and long-term care facilities was reviewed by the Council on June 24, 1993 and approved by the Alachua County Board of County Commissioners on December 15, 1993.

Mr. Koons further reported that the second Substantial Deviation to the Santa Fe Village, formerly Healthcare, Development of Regional Impact proposes to change the development plan to a mixed use transit-oriented development consisting of 1,473 multi-family dwelling units, 443,720 square feet of general office, 209,700 square feet of retail commercial, 38,250 square feet of medical office, 10,000 square feet of restaurant, 250 hotel rooms and 238 hospital beds. Mr. Koons reported that the second Santa Fe Village Development of Regional Impact Substantial Deviation has been found sufficient for review and is scheduled to be reviewed by the Clearinghouse Committee on August 18, 2010, by the Council at the August 26, 2010 meeting and be considered by the Alachua County Board of County Commissioners on September 14, 2010.

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 reinitiated 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. Statewide Regional Evacuation Study

Mr. Koons stated that in 2007, the Florida Division of Emergency Management contracted with the Northeast Florida Regional Council to coordinate the multi-year statewide update of regional evacuation studies and that these studies focused on hurricane evacuation needs. He stated that each of the 11 regional planning councils was responsible for updating the regional evacuation study for their respective region. In January 2007, the Council entered into a contract with the Northeast Florida Regional Council to update the North Central Florida Regional Evacuation Study as part of the statewide project.

He reported that Council staff completed the update of the North Central Florida Regional Evacuation Study last month on schedule. Following acceptance of the update by the Florida Division of Emergency Management, Council staff will present the results of the update to emergency management staff in each of the counties in the north central Florida region. He added that a copy of the update will be posted on the Council website at www.ncfrpc.org.

D. Regional Directory

Mr. Koons stated that, pursuant to Council authorization, staff prepared a regional directory of local governments in the region and state and federal agencies. He reported that during the first part of July, the 2010 Regional Directory was mailed to local, regional, state and federal officials, and planning and related agencies. He added that a downloadable version of the 2010 Regional Directory in pdf format is also available on the Council website at www.ncfrpc.org.

E. North Central Florida Rural Planner Network Meeting

Mr. Koons reported that the next meeting of the North Central Florida Rural Planning Network will be held on July 23, 2010. He stated that 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 reported that the meeting will be held at the Cedar Key Public Library in Cedar Key, Florida and is being hosted by Levy County and co-sponsored by the Council. He stated that the guest speakers participating in the workshop are Elisabeth Salinas, Planner II, Florida Department of Community Affairs, Greg Lang, Director, Cedar Key Community Redevelopment Agency, and Dr. Earl Starnes, Professor Emeritus, University of Florida, Department of Urban and Regional Planning

Chair Davis informed the Council that the next Council meeting will be held on August 26, 2010 at the Holiday Inn Hotel & Suites in Lake City. The meeting was adjourned at 8:30 p.m.



Louie Davis, Chair

8/26/10

Date