

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
MINUTES

Holiday Inn Hotel & Suites  
Lake City, Florida

August 25, 2011  
7:30 p.m.

MEMBERS PRESENT

**Stephen Bailey, Columbia County**  
Susan Baird, Alachua County  
Susan Bottcher, City of Gainesville  
Ben Boukari, Jr., City of Alachua  
LaBarfield Bryant, City of Jasper  
Todd Chase, City of Gainesville  
**Louie Davis, City of Waldo**  
Rusty DePratter, Columbia County  
Alphonso Dowdell, City of Perry  
**Roy Ellis, Madison County**  
*Sandra Haas, Suwannee County*  
**Donnie Hamlin, Lafayette County**  
Jason Holifield, Dixie County  
Jordan Marlowe, City of Newberry  
*Charles Maulsby, Taylor County*  
*James Montgomery, Columbia County*  
**Garth Nobles, Jr., City of Live Oak**  
Frank Ogborn, City of Archer  
Eleanor Randall, City of Hawthorne  
Daniel Riddick, Bradford County  
**Carolyn Spooner, City of Starke**  
**Kenrick Thomas, Gilchrist County**  
*Lorene Thomas, Dixie County*  
**Myra Valentine, City of Madison**  
Wesley Wainwright, Suwannee County  
Randy Wells, City of Gainesville  
*Charles Williams, Hamilton County*  
Mike Williams, Madison County  
Stephen Witt, City of Lake City

COUNCIL ATTORNEY PRESENT

Jonathan Wershow

MEMBERS ABSENT

Mike Byerly, Alachua County  
*Thomas Collett, Alachua County*  
Paula DeLaney, Alachua County  
**Thomas Hawkins, City of Gainesville**  
Scherwin Henry, City of Gainesville  
Ronny Morgan, Hamilton County  
Lee Pinkoson, Alachua County  
James Tallman, Union County  
Mark Wiggins, Taylor County  
Byran Williams, City of High Springs

EX-OFFICIO MEMBERS PRESENT

Bill Henderson, FL Dept. of Transportation

OTHERS PRESENT

Diana Davis  
George Haas  
Hon. Elizabeth Porter, Florida House of  
Representatives, District 11  
Joseph Riddick

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

Chair Ellis introduced and welcomed George Haas, husband of Council member Sandra Haas, Diana Davis, wife of Council member Louie Davis and former Council member Joseph Riddick, who served as Chair of the Council during 1995-96.

II. LEGISLATIVE GUEST SPEAKER - Honorable Elizabeth Porter,  
Florida House of Representatives, District 11

Chair Ellis introduced Elizabeth Porter, representing District 11, of the Florida House of Representatives, including Gilchrist, Lafayette and Suwannee Counties and portions of Alachua, Columbia and Dixie Counties. Representative Porter 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 issues important to north central Florida in the future. Chair Ellis thanked Representative Porter for her presentation.

III. APPROVAL OF MINUTES - July 28, 2011

Chair Ellis asked that the minutes of the July 28, 2011 meeting be approved as written.

**ACTION: Mayor Ogborn made the motion, with a second by Commissioner Wainwright, to approve the minutes of the July 28, 2011 meeting as written. The motion carried unanimously.**

IV. CONSENT AGENDA

- A. Local Government Comprehensive Planning Assistance Services Agreements - Fiscal Year 2011-12
- B. Agreements with Counties to Conduct Hazardous Waste Monitoring Verification and Notification Activities - Fiscal Year 2011-12
- C. Agreement with Florida Division of Emergency Management to Update Hazards Analyses - Fiscal Year 2011-12
- D. Revised Purchase Order with Northeast Florida Regional Council to Assist with Tactical Interoperable Communications Summit

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

**ACTION: Commissioner Wainwright made the motion, with a second by Mayor Ogborn, to approve the items on the Consent Agenda. The motion carried unanimously.**

V. CHAIR'S REPORT

- A. Introduction of New Members

Chair Ellis introduced and welcomed new Council member, Commissioner Todd Chase from the City of Gainesville.

B. Resolution of Appreciation - Adeniyi Aderibigbe

Chair Ellis asked that a Resolution of Appreciation for past services to the Council be approved for Adeniyi Aderibigbe, who served as a gubernatorial representative for Lafayette County since January 2010.

**ACTION: Commissioner Baird made the motion, with a second by Commissioner Hamlin, to approve the Resolution of Appreciation for Mr. Adeniyi Aderibigbe. The motion carried unanimously.**

C. 2011-12 Committee Appointments

Chair Ellis asked that the appointments to the Comprehensive Economic Development Strategy Committee, Finance Committee, Clearinghouse Committee, Nominating Committee, Program Committee, Regional Planning Committee and Representatives to the Florida Regional Councils Association be approved as recommended by the Chair.

**ACTION: Commissioner Wells made the motion, with a second by Commissioner Spooner, to approve the appointments to the Comprehensive Economic Development Strategy Committee, Finance Committee, Clearinghouse Committee, Nominating Committee, Program Committee, Regional Planning Committee and Representatives to the Florida Regional Councils Association as recommended by the Chair. The motion carried unanimously.**

D. Executive Director Re-elected Chairman of Florida Regional Councils Association Executive Directors Advisory Committee

Chair Ellis reported that the executive directors of the 11 regional planning councils in Florida recently re-elected our executive director, Scott Koons, for a third term as Chairman of the Florida Regional Councils Association Executive Directors Advisory Committee. He stated that Mr. Koons would serve another one year term in this position. Chair Davis stated that the executive directors meet on a regular basis throughout the year to coordinate statewide initiatives, exchange information on best practices for regional planning councils, meet with senior officials of state agencies and develop recommendations for consideration by the Policy Board of the Association.

VI. COMMITTEE REPORTS

A. Executive Committee

Chair Ellis reported that there were no items requiring action at this time.

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 one local government comprehensive plan amendment.

#106 - Columbia County Comprehensive Plan Draft Amendment

Ms. Haas stated that the Clearinghouse Committee found that the comprehensive plan amendment does not result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities, or result in adverse extra jurisdictional impacts. She further stated that the Clearinghouse Committee recommended forwarding these findings to the County and 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 #106, Columbia County Comprehensive Plan Draft Amendment. The motion carried unanimously.**

C. Regional Planning Committee

Mayor Garth Nobles, Jr., Chair of the Regional Planning Committee reported that subsequent to the March 24, 2011 Council meeting, and in accordance with Chapter 120, Florida Statutes, three Public Workshops regarding the proposed Evaluation and Appraisal Report-based Proposed Amendments to the North Central Florida Strategic Regional Policy Plan were held on May 9, 2011 in Perry, May 10, 2011 in Lake City and May 12, 2011 in Gainesville. He stated that comments were received from the Florida Department of Agriculture and Consumer Services, the Florida Fish and Wildlife Conservation Commission, the Alachua County Growth Management Department and the St. Johns River Water Management District.

Mayor Nobles reported that the Regional Planning Committee reviewed these comments and has proposed several additional amendments to the Evaluation and Appraisal Report-based Amendments to the Regional Plan as a result of comments received. Additionally, he reported that the Committee proposed several new amendments to reflect changes in State growth management law as a result of House Bill 7207.

Mayor Nobles stated that the Regional Planning Committee recommended that the Council authorize the advertising of a public hearing pursuant to Chapter 120, Florida Statutes, to adopt the proposed Evaluation and Appraisal Report-based amendments to the North Central Florida Strategic Regional Policy Plan as recommended by the Regional Planning Committee. It is anticipated that the public hearing, as well as the adoption proceedings, will be held during the October 27, 2011 Council meeting.

**ACTION: Mayor Nobles made the motion, with a second by Mr. Maultsby, to authorize advertising a public hearing pursuant to Chapter 120, Florida Statutes, to adopt the proposed Evaluation and Appraisal Report-based amendments to the North Central Florida Strategic Regional Policy Plan as recommended by the Regional Planning Committee. The motion carried unanimously.**

VII. EXECUTIVE DIRECTOR'S REPORT

A. Quarterly Financial Report - Quarter Ending June 30, 2011

Mr. Koons reviewed the Financial Report for the period ending June 30, 2011. He noted that the financial condition of the Council is sound and that the expenditure pattern for the past nine months is within budget, with 74.0 percent expended at the end of 75.0 percent of the year.

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. The project is located in Taylor County and is designed to implement the Taylor County Vision 2060.

Mr. Koons reported the revised development is anticipated to consist of 32,710 residential dwelling units, 2,686,400 square feet of retail commercial, 1,318,900 square feet of office, 650,000 square feet of industrial/warehousing, 1,250 hotel rooms, a 600-bed hospital and educational/institutional uses.

Mr. Koons stated transportation methodology meetings were held with the applicant and review agencies on December 1, 2009 and December 17, 2009. Following the December 17, 2009 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. The final transportation methodology meeting was held on September 8, 2010. The Master Development Agreement among the applicant, County and Council concerning the review process was approved by the Council on October 28, 2010.

Mr. Koons further reported on December 8, 2010, in accordance with the transportation methodology, a meeting attended by the applicant, County representatives, state agencies and Council staff was held to review pass-by trips, background traffic and modeling for trip distribution and assignment of project trips.

Mr. Koons reported that on June 14, 2011, a meeting was held between the applicant and Council staff to discuss a proposed development of regional impact related Comprehensive Plan amendment for the project. He stated that both the development of regional impact Comprehensive Plan amendment and the Application for Master Development Approval were submitted to the Council by the applicant for sufficiency review on July 25, 2011.

Mr. Koons stated that Council staff, along with other state and regional review agencies, reviewed the Application for Master Development Approval for sufficiency to determine whether adequate information had been submitted by the applicant to determine the impacts on regional resources and facilities. He added that as a result of the sufficiency review, Council staff and review agencies have requested additional information. The applicant has 120 days to provide the additional information.

C. Florida Transportation Vision for the 21st Century

Mr. Koons reported that Florida Department of Transportation Secretary Ananth Prasad recently unveiled the Florida Transportation Vision for the 21st Century. He stated that while speaking to the Florida Transportation Builders Association Annual Convention in Marco Island, Secretary Prasad outlined goals to spur private sector job creation and economic growth by having the best transportation and infrastructure system in the nation.

Mr. Koons stated that the Transportation Vision for the 21st Century, based upon the recently completed 2060 Florida Transportation Plan, proposes to use creative financing alternatives, offer transportation choices, place strong emphasis on port development, reduce bureaucracy and streamline decision making, plan and develop future corridors, and provide faster project delivery. He added that the Department plans to use innovative financing tools to advance nearly \$1.0 billion of construction projects into the current Fiscal Year 2011-12 work program.

D. Florida Senate Committee on Community Affairs  
Development of Regional Impact Interim Project

Mr. Koons stated that Section 380.06, Florida Statutes, provides for state and regional review of local land use decisions regarding large developments that, because of their character, magnitude, or location, would have a substantial effect on the health, safety, or welfare of the citizens of more than one local government. He stated that these developments, which meet certain specified statutory criteria, are known as developments of regional impact. He added that over the years, the statutory criteria have been changed and numerous exemptions have been created. During the 2011 session, House Bill 7129 again expanded these exemptions and provided for developments of regional impact permit extensions.

Mr. Koons reported that the Senate Committee on Community Affairs is preparing an interim report on the development of regional impact process to examine whether it continues to serve its intended purpose or whether it is a duplicative process that the state may want to reduce or eliminate. He stated that Senate interim reports are staff evaluations of existing statutes and programs and the result of an interim report may be no change to existing statutes, revisions to existing statutes or enactment of new legislation.

Mr. Koons further reported that he, serving as Chairman of the Florida Regional Councils Association Executive Directors Advisory Committee and Brian Teeple, Executive Director of the Northeast Florida Regional Council, serving as Vice-Chairman of the Executive Directors Advisory Committee, met on August 2, 2011 with the Senate Committee on Community Affairs Staff Director Tom Yeatman, Staff Attorney Ellen Wolfgang, Florida House of Representatives Community and Military Affairs Subcommittee Policy Chief Barbara Hoagland and Staff Attorney Ben Gibson to discuss the Committee's interim project.

He stated that, pursuant to a request for comments by Committee staff, the Executive Directors Advisory Committee prepared a single statewide coordinated response that stated the developments of regional impact process as a development review impact mitigation program is unique and non-duplicative of the land use planning decision process provided through local government comprehensive planning.

Mr. Koons stated that the developments of regional impact process on the other hand, as a development review impact mitigation program, appropriately focuses on impacts to regional resources and facilities as contained in the regional planning council of jurisdiction's strategic regional policy plan. He stated that in the process, the regional planning council coordinates the input of the reviewing agencies and makes recommendations to the local government concerning the appropriate mitigation measures that should be contained in the development order issued by the local government.

Mr. Koons reported that the exchange of ideas and expertise that occurs during the developments of regional impact process results in final project designs that are significantly improved relative to the initial submitted proposal. He added that this has resulted in new innovative development that serves the quality of life for the community, protects the resources that make Florida an attractive place for investors and residents and provides a sustainable landscape that generates employment, tax revenues and an increased standard of living.

F. U.S. Census Public Use Microdata Sample Areas

Mr. Koons stated that the U.S. Census Bureau has established a network of State Data Centers and local Census Affiliate agencies and the goal of the network is to provide an effective vehicle for the dissemination of information and data produced by the U.S. Census Bureau to state and local governments and the data user community and to provide user feedback to the U.S. Census Bureau on data use and operations. He added that Census Affiliate agencies provide comments to the State Data Centers and U.S. Census Bureau on data products, user needs and the functioning of the program. The Council is a designated Census Affiliate agency.

Mr. Koons stated that after each decennial census, the U.S. Census Bureau delineates areas with a population of at least 100,000 persons by aggregating census tracts. These geographic areas are known as Public Use Microdata Areas. He stated that the U.S. Census Bureau will then use these geographic areas to report sample data from the decennial census and from the annual American Community Survey through 2021. The data will be in the form of actual questionnaire responses with all personal identifying information removed and that this data will make possible statistical cross-tabulations that are not part of the standard tabulated data released by the U.S. Census Bureau.

Mr. Koons further stated that the Florida State Data Center is located at the Florida Agency for Workforce Innovation, which will now be housed in the newly created Florida Department of Economic Opportunity. He reported that the Center has asked all 11 regional planning councils, serving as Census Affiliate agencies, to be local partners in the Public Use Microdata Areas delineation process and each regional planning council will coordinate the process with local governments and other interested parties on a regional basis using U.S. Census Bureau software.

Chair Ellis presented former Chair Davis with a framed print, and thanked him for his leadership during the past year. Mayor Davis thanked the Council for allowing him to serve as Chair.

Chair Ellis informed the Council that the next Council meeting will be held on September 22, 2011 at the Holiday Inn Hotel & Suites in Lake City. The meeting was adjourned at 8:20 p.m.

  
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Roy Ellis, Chair

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9/22/11  
Date