

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL  
MINUTES

Holiday Inn Hotel & Suites  
Lake City, Florida

December 1, 2011  
7:30 p.m.

MEMBERS PRESENT

LaBarfield Bryant, City of Jasper  
Alphonso Dowdell, City of Perry  
**Roy Ellis, Madison County**  
*Sandra Haas, Suwannee County*  
**Donnie Hamlin, Lafayette County**  
Jordan Marlowe, City of Newberry  
*Charles Maulsby, Taylor County*  
*James Montgomery, Columbia County*  
**Garth Nobles, Jr., City of Live Oak**  
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  
Mark Wiggins, Taylor County  
*Charles Williams, Hamilton County*  
Mike Williams, Madison County  
Stephen Witt, City of Lake City

OTHERS PRESENT

Jack Brown, Taylor County  
George Haas  
Joseph Riddick  
Robert Wilford, City of Alachua

EX-OFFICIO MEMBER PRESENT

Jordan Green, FL Dept. of Transportation

COUNCIL ATTORNEY PRESENT

Jonathan Wershow

MEMBERS ABSENT

**Stephen Bailey, Columbia County**  
Susan Baird, Alachua County  
Susan Bottcher, City of Gainesville  
Ben Boukari, Jr., City of Alachua  
Mike Byerly, Alachua County  
Todd Chase, City of Gainesville  
*Thomas Collett, Alachua County*  
**Louie Davis, City of Waldo**  
Paula DeLaney, Alachua County  
Rusty DePratter, Columbia County  
**Thomas Hawkins, City of Gainesville**  
Scherwin Henry, City of Gainesville  
Jason Holifield, Dixie County  
**Ronny Morgan, Hamilton County**  
Frank Ogborn, City of Archer  
Lee Pinkoson, Alachua County  
James Tallman, Union County  
Randy Wells, City of Gainesville

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 Ellis called the meeting to order at 7:30 p.m. with a pledge of allegiance to the flag and an invocation given by Mayor Pro Tempore Valentine. Chair Ellis stated that there was a quorum of the Council and all Council members were able to vote.

Chair Ellis introduced and welcomed Jack Brown, County Administrator for Taylor County, George Haas, husband of Council member Sandra Haas, former Council member Joseph Riddick, who served as Chair of the Council during 1995-96 and Robert Wilford, City Commissioner for the City of Alachua.

II. APPROVAL OF MINUTES - October 27, 2011

Chair Ellis asked that the minutes of the October 27, 2011 meeting be approved as written.

**ACTION: Commissioner Spooner made the motion, with a second by Councilman Bryant, to approve the minutes of the October 27, 2011 meeting as written. The motion carried unanimously.**

III. CONSENT AGENDA

- A. Florida's Transportation Disadvantaged Program - Board Membership Certifications
- B. Florida's Transportation Disadvantaged Program - Community Transportation Coordinator Selection - Gilchrist County
- C. Florida's Transportation Disadvantaged Program - Community Transportation Coordinator Selection - Madison County
- D. Agreement with Tampa Bay Regional Planning Council for Energy Resiliency Strategy
- E. Purchase Order with Apalachee Regional Planning Council to Assist with Planning a Regional Interoperable Communications Functional Exercise - Operation Simulcast
- F. First Amendment to Foley Application for Master Development Approval Agreement

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

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

IV. CHAIR'S REPORT

- A. Introduction of New Members

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

B. Transportation Disadvantaged Resolution of Appreciation - Carter Bass

Chair Ellis asked that a Resolution of Appreciation for past services be approved for Carter Bass, who served as the Florida Department of Children and Families Representative on the Bradford, Columbia, Dixie, Gilchrist, Hamilton, Lafayette, Suwannee and Union County Transportation Disadvantaged Coordinating Boards since August 1994.

**ACTION: Ms. Thomas made the motion, with a second by Mayor Pro Tempore Valentine, to approve the Resolution of Appreciation for Carter Bass. The motion carried unanimously.**

C. Resolution of Appreciation - Byran Williams

Chair Ellis asked that a Resolution of Appreciation for past services to the Council be approved for former Vice-Mayor Byran Williams, who served as a representative for the City of High Springs since January 2011.

**ACTION: Ms. Haas made the motion, with a second by Commissioner Spooner, to approve the Resolution of Appreciation for former Vice-Mayor Williams. The motion carried unanimously.**

VI. COMMITTEE REPORTS

A. Executive Committee

Chair Ellis stated that there were no items to report.

B. Clearinghouse Committee

Clearinghouse Committee Chair Sandra Haas gave the Clearinghouse Committee report. She stated that the Clearinghouse Committee met on November 21, 2011 with a quorum present to review two local government comprehensive plan amendments for which the comment deadline occurred prior to the next regularly-scheduled Council meeting. She noted that a copy of the Committee comments were included in the Council meeting packet.

#8 - City of Gainesville Comprehensive Plan Draft Amendments  
#9 - City of Live Oak Comprehensive Plan Draft Amendments

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.

#10 - Columbia County Comprehensive Plan Adopted Amendments  
#12 - City of Gainesville Comprehensive Plan Adopted Amendments  
#13 - Columbia County Comprehensive Plan Draft Amendments  
#15 - City of Alachua Comprehensive Plan Draft Amendments

Ms. Haas stated that the Clearinghouse Committee found that for Item #10, Columbia County Comprehensive Plan Adopted Amendments, and Item #12, City of Gainesville Comprehensive Plan Adopted Amendments, the comprehensive plans, as amended, do not create significant adverse impacts to Natural Resources of Regional Significance regional facilities or create significant adverse extrajurisdictional impacts.

She further stated that for Item #13, Columbia County Comprehensive Plan Draft Amendments, the Clearinghouse Committee found that the comprehensive plan, as amended, does not create significant adverse impacts to Natural Resources of Regional Significance or create significant adverse extrajurisdictional impacts. However, the item may result in significant adverse impacts to a segment of the Regional Road Network.

Finally, Ms. Haas stated that for Item #15, City of Alachua Comprehensive Plan Draft Amendments, the Clearinghouse Committee found that the comprehensive plan, as amended, did not create significant adverse impacts to Natural Resources of Regional Significance. However, the item may result in significant adverse impacts to segments of the Regional Road Network and may result in significant adverse extrajurisdictional impacts.

Ms. Haas stated that the Clearinghouse Committee recommended forwarding these findings to the respective local governments and the Florida Department of Economic Opportunity as regional comment.

**ACTION:** Ms. Haas made the motion, with a second by Commissioner Spooner, to approve the Clearinghouse Committee recommendations concerning Item #10, Columbia County Comprehensive Plan Adopted Amendments, Item #12, City of Gainesville Comprehensive Plan Adopted Amendments, Item #13, Columbia County Comprehensive Plan Draft Amendments and Item #15, City of Alachua Comprehensive Plan Draft Amendments. The motion carried unanimously.

## VII. EXECUTIVE DIRECTOR'S REPORT

### A. Legislative Report

Mr. Koons reported that the legislative session begins on January 10, 2012. He stated that the Florida Department of Economic Opportunity budget request for Fiscal Year 2012-13 submitted to the Governor does not include any appropriation request for all 11 regional planning councils.

#### Growth Management

##### Senate Bill 842

Mr. Koons reported that Senate Bill 842, submitted by Senator Bennett, repeals provisions relating to the powers and duties of the Secretary of Community Affairs and functions of the Department of Community Affairs with respect to federal grant-in-aid programs; replaces references to the Department of Community Affairs with state land planning agency; repeals provisions relating to the Urban Infill and Redevelopment Assistance Grant Program; deletes provisions relating to the Coastal Resources

Interagency Management Committee; deletes provisions excluding a municipality that is not a signatory to a certain interlocal agreement from participating in a school concurrency system; replaces references to the Department of Community Affairs with the Department of Economic Opportunity; and deletes requirements for interlocal agreements relating to public education facilities.

Mr. Koons further reported that with regard to the prohibition on referendums for comprehensive plan and map amendments, the bill states that any local government charter provision that was in effect as of June 1, 2011, for an initiative or referendum process in regard to development orders or local comprehensive plan or map amendments, may be retained and implemented. The bill also affects regional planning councils as it requires regional planning councils, before accepting a grant, to determine that the purpose of the grant is in furtherance of its functions; and, it prohibits a regional planning council from providing consulting services to a local government, private developer, or landowner for a project for which the council will serve in a review capacity. He reported that there has not been a companion bill filed in the House.

#### Senate Bill 912/House Bill 603

Mr. Koons stated that Senate Bill 912 filed by Senator Bennett and House Bill 603 filed by Representative Weinstein prohibit a local government from applying transportation or school concurrency or requiring proportionate share contribution or construction for new development for a specified period; provides an exception; provides for an extension of the prohibition under certain conditions, provides application; provides for future expiration; prohibits certain counties, municipalities, and special districts from imposing certain new or existing impact fees for a specified period; provides an exception; provides for an extension of the prohibition under certain conditions; provides application; provides for future expiration.

#### Senate Bill 188

Mr. Koons reported that Senate Bill 188 filed by Senator Flores repeals provisions relating to the Urban Infill and Redevelopment Assistance Grant Program, to terminate the program; and conforms cross-references to changes made by the act. The bill repeals Section 163.2523, Florida Statutes, which provides for the establishment of the Urban Infill and Redevelopment Assistance Grant Program.

#### Water Management Districts

#### Senate Bill 560/House Bill 157

Mr. Koons stated that Senate Bill 560 filed by Senator Dean and House Bill 157 filed by Representative Porter authorizes water management districts to enter into interagency agreements for resource management activities under specified conditions; provides applicability; requires districts to apply specified reservations, minimum flows and levels, and recovery and prevention strategies in determining certain effects of proposed consumptive uses of water; prohibits districts from authorizing certain consumptive uses of water; provides an exception; provides requirements for the challenge of specified rules.

Mr. Koons stated that the interagency agreements only apply to resource projects for which a measurable water resource benefit can be demonstrated for the geographic area of a local government or regional water supply authority. The consumptive use language applies in determining the effect of a proposed consumptive use of water on the water resources of an adjoining water management district.

B. Senate Committee on Community Affairs Development of Regional Impact Interim Report

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

Mr. Koons stated that, as previously reported, on August 2, 2011, 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 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 development of regional impact project.

He stated that pursuant to a request for comments by Committee staff, the Florida Regional Councils Association 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. The land use decision remains where it belongs with the local government with oversight by the state land planning agency.

Mr. Koons further reported that the Committee interim report stated that the development of regional impact program helps to improve large-scale developments. The quality of these large developments could affect the State of Florida for many decades to come and that the Committee professional staff recommended retaining the development of regional impact process at this time.

C. 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. On August 22, 2011 Council staff requested additional information from the applicant and on October 25, 2011, the applicant responded to the first sufficiency request.

Mr. Koons reported that on November 17, 2011, based upon the applicant's response to the first sufficiency request, Council staff issued a second request for additional information from the applicant. On November 23, 2011, the applicant responded to the second sufficiency request. He added that state and regional review agencies comments are due December 2, 2011. He further added that a Clearinghouse Committee meeting will be held in Taylor County on January 5, 2012 to review the staff report on the impacts on regional resources and facilities, and to make a recommendation concerning the development for Council action on January 26, 2012.

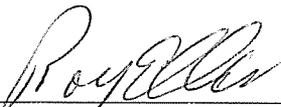
Mr. Koons stated that on November 29, 2011, he and Council staff Bryan Thomas, Economic Development Program Director, attended a Statewide Strategic Planning Launch meeting in St. Petersburg, Florida which was held by the Division of Strategic Business Development of the Florida

Department of Economic Opportunity. He stated that over 100 individuals from around the state, including state, regional and local agencies, the private sector and nonprofit organizations were invited to attend this meeting to assist in the development of the Department's Five Year Strategic Plan for Business Development which is to be completed in April 2012.

Mr. Koons stated that the executive directors of the regional planning councils also met with Michelle Dennard, Division Director and Barbara Foster, Planning and Program Evaluation Coordinator of the Division of Strategic Business Development. He stated that the Division will be relying heavily on the Comprehensive Economic Development Strategies which each of the regional planning councils have adopted to guide the development of the Department's strategic plan. Mr. Koons further stated that the executive directors of the regional planning councils have also discussed the coordination of updating the strategies using a standard format such as the Six Pillars process developed by the Florida Chambers Foundation. He stated that the executive directors would be meeting again next week with Ms. Foster.

Mr. Koons stated that Columbia County hosted a tri-county public meeting and forum with Suwannee County and Hamilton County to discuss water issues in north Florida. He reviewed the discussions held at the meeting and stated that Columbia County took action to establish a multi-county work group to engage a hydrologist and discuss what steps need to be taken and what studies need to be conducted to potentially challenge the consumptive water use permit issued to Jacksonville Electric Authority by St. Johns River Water Management District in May 2011. They also took action to appropriate \$250,000 to fund the work group and pay for environmental monitoring services and other needed services. He stated that Columbia County is asking other counties and local governments in the region to join in this effort.

Chair Ellis informed the Council that the next Council meeting will be held on January 26, 2012 at the Holiday Inn Hotel & Suites in Lake City. The meeting was adjourned at 8:04 p.m.

  
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Roy Ellis, Chair

1/26/12  
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Date