

**WITHLACOOCHEE REGIONAL PLANNING COUNCIL
BOARD OF DIRECTORS MEETING**

DATE: August 19, 2010
TIME: 7:00 P.M.
PLACE: Withlacoochee Regional Planning Council
1241 S. W. 10th Street
Ocala, FL 34471-0323

MEMBERS PRESENT:

Maureen McNiff, Municipal Representative
Winn Webb, Citrus County Commissioner
Bill Murray, Citrus County Governor's Appointee
Avis Craig, Citrus County Governor's Appointee
Joe Johnston, III, Hernando County Municipal Representative
Buddy "Walter" Selph, Hernando County Governor's Appointee
Pat O'Neal, Levy County Municipal Representative
Barbara Fitos, Marion County Commissioner
Fred Ward, Marion County Municipal Representative
Martha Hanson, Marion County Governor's Appointee
Ed Kelly, Marion County Governor's Appointee
Richard Hoffman, Sumter County Commissioner
Ed Nowe, Sumter County Governor's Appointee

MEMBERS ABSENT:

Dennis Damato, Citrus County Commissioner
Joe Meek, Citrus County Commissioner
James Adkins, Hernando County Commissioner
Rose Rocco, Hernando County Commissioner
John Druzbeck, Hernando County Commissioner
Nancy Bell, Levy County Commissioner
Danny Stevens, Levy County Commissioner
Stan McClain, Marion County Commissioner
Mike Amsden, Marion County Commissioner
Charlie Stone, Marion County Commissioner
Ed Abshier, Marion County Governor's Appointee
Ronald Allen, Sumter County Municipal Representative
Mary Sue Rich, City of Ocala Municipal Representative
Garry Breeden, Sumter County Commissioner
Richard S. Owen, Non-Voting Ex-Officio Member representing SWFWMD
Glenn Horvath, Non-Voting Ex-Officio Member representing SRWMD

Deborah Getzoff, Non-Voting Ex-Officio Member representing DEP
Randy Welker, Non-Voting Ex-Officio Member representing DOC

OTHERS PRESENT:

Fred Landt, WRPC Attorney
Chuck Dixon, Citrus County Schools
John Joseph, E-5 Solutions, Sumter County EDC
Joe Quinn, SWFWMD
Pat Chisholm, MLC
Melanie Peavy, City of Wildwood
Preston Hage, Murray Development
John Moore, FDOT
Greg Belliveau, LPG Planning
Justin Bansen, K. Helson
R. Duke Woodson, Attorney

STAFF PRESENT:

Bruce Day, Planning Director
B.J. Fowler, Administrative Assistant II
Jason Garcia, Principal Planner

AGENDA ITEM #1 - CALL TO ORDER

The meeting was called to order at 7:05 p.m. by the Vice-Chairman, Joe Johnston, III.

AGENDA ITEM #2 - INVOCATION AND PLEDGE OF ALLEGIANCE

The Invocation was given by Mr. Selph and the Pledge of Allegiance followed.

AGENDA ITEM #3 - WELCOME, INTRODUCTIONS & ANNOUNCEMENTS

Vice-Chairman Johnston welcomed everyone to the meeting and asked that the Board Members state their names when making a motion or second to a motion for the benefit of Ms. Fowler who was filling in for Ms. Roberts. He also reminded everyone in the audience to sign in for a record of their attendance.

AGENDA ITEM #4 - ROLL CALL

Ms. Fowler called the roll and a quorum was present.

AGENDA ITEM #5 - ADOPTION OF AGENDA

A motion was made by Ms. McNiff and seconded by Mr. O’Neal to adopt the agenda as presented. Motion carried unanimously.

MOTION TO ADOPT
AGENDA

AGENDA ITEM #6 - APPROVAL OF MINUTES OF THE JULY 15, 2010 BOARD OF DIRECTORS MEETING

A motion was made by Mr. Kelly and seconded by Mr. Selph to approve the minutes of the July 15, 2010, Board of Directors Meeting. Motion carried unanimously.

MOTION TO
APPROVE MINUTES

AGENDA ITEM #7 - REGULAR BUSINESS

A. Southern Oaks DRI

Developer Presentation:

Mr. Greg Belliveau, LPG Planning, introduced himself and thanked the Board for the opportunity to speak to them about Southern Oaks. He explained that this process had started in the Fall of 2008 and that this particular DRI is most unique in the fact that it is not heavy residential. He then went on to briefly give an overview of the proposed development and explained that the Board Members had an updated map that had been provided when they arrived at the meeting. The new Map H was to replace the Map H that was included in the Regional Review and Recommendations Report that had been mailed to them in advance of this meeting. He pointed out that this DRI was in full compliance with the new City of Wildwood Comprehensive Plan and a new Business Use Category. Transit and trails systems and road specifics have all been coordinated with the City of Wildwood and FDOT. A large eagles’ nest has been protected and land set aside for a preserved park which complies with the Florida Fish and Wildlife Conservation Commission. He went on to review job creation information which included both temporary and on-going job opportunities within the development. Approximately 2.3 jobs would be created per development household. At the conclusion of his presentation he asked if there were any questions. Questions received included where sewer and potable water service was coming from. Mr. Belliveau explained that both of those items would be coming from the City of Wildwood and that the development would be utilizing seven wells throughout the site

until another system came online. Another question was asked about planning for schools and he explained that they have been working closely with the Sumter County School Board and will continue to do so when a need arises.

Staff Presentation:

Jason Garcia, WRPC Principal Planner, thanked Mr. Belliveau for giving such a complete presentation. Mr. Garcia then gave an overview of the DRI process and explained that there was some confusion as to the role of RPCs in the process from members of the audience at the April Board of Directors Meeting held in April for the Quarry Preserve DRI. Mr. Garcia then read into the record wording that explains the WRPC's role in DRI reviews:

“The recommendations contained herein include conditions for mitigating impacts and are intended to assist the City of Wildwood in reaching its final decision regarding approval or denial of the proposed development. Conclusions regarding conditions for mitigating impacts have been assessed through the multi-agency DRI review process. It should be noted that, in accordance with the Florida Statutes, this report and its recommendations are generally concerned with regional impacts.”

Mr. Garcia referenced the new Map H that had been handed out to the Board and explained the differences reflected were to address certain densities requested by DCA. He mentioned that the developer is reducing their single family and multi-family residential units, changing a section to “Civic” designation, and changing a portion of a section containing town homes to business park designation. In addition, Mr. Garcia pointed out a few corrections that needed to be made to the Report and Recommendations document on pages 12 and 16 that made references to utilizing Audubon International Standards. These references needed to be deleted because they refer to golf courses and Southern Oaks does not have any golf courses. Mr. Garcia asked if there were any questions. The question was asked what other DRIs (as mentioned by Mr. Belliveau) were being proposed in this area. Mr. Garcia stated that Landstone DRI and Wildwood Springs DRI are both in process and are located in the City of Wildwood. No other questions at this time.

Citizen's Input:

There was no citizen input.

Board Discussion & Disposition:

Mr. Johnston asked the Board if they had any other questions or discussion. None received.

A motion was made by Mr. Kelly and seconded by Mr. Selph to approve the Regional Review and Recommendations Report with the inclusion of the new Map H and changes noted as presented for submission to the City of Wildwood City Commission. Motion carried unanimously.

MOTION FOR APPROVAL OF SOUTHERN OAKS DRI REGIONAL REVIEW AND RECOMMENDATION REPORT FOR SUBMISSION TO CITY OF WILDWOOD

B. Microsoft Office 2010 Software Purchase

Mr. Day explained that staff are working with varying versions of software and it becomes an issue when sharing projects. This is a start to bring everyone up to a more current starting point when dealing with software and documents.

A motion was made by Mr. O’Neal and seconded by Mr. Kelly to approve the purchase of the Microsoft Office 2010 Software as presented. Motion carried unanimously.

MOTION TO PURCHASE SOFTWARE

C. Computers to be Declared Surplus

Mr. Day stated that there are several outdated and/or non-working computers that are no longer being depreciated and need to be removed from inventory. Many of them are so old or completely non-working they will need to be turned in on amnesty day when it arrives. A motion is needed to remove these computers from the WRPC inventory. The question was asked if any of the computers that do work are good enough to give to anyplace like the Boys and Girls Club or somewhere like that. Mr. Day explained that the WRPC staff supports several charitable organizations and that could be an option, however he believed that most of the computers being referenced here are so outdated those organizations probably wouldn’t be able to utilize them.

A motion was made by Ms. Craig and seconded by Ms. McNiff to declare the outdatedand/or non-working computers surplus to be removed from inventory and disposed of however deemed appropriate. Motion carried unanimously.

MOTION TO DECLARE OLD COMPUTERS AS SURPLUS AND REMOVE FROM INVENTORY

AGENDA ITEM #8 - CITIZENS’ INPUT

Mr. Johnston asked if there was anyone wishing to address the board.

Mr. Joseph Quinn, SWFWMD, announced an upcoming event being sponsored by SWFWMD. The Get Outside Campaign will be held on October 23rd at Pott’s Preserve and was being promoted as a way to understand various recreational

opportunities on district lands. This would be an event for families and friends and flyers were being made available to help promote the event.

AGENDA ITEM #9 - CHAIR'S REPORT

The next meeting of the WRPC Board of Directors was announced for Thursday, September 16th, at 7:00 p.m. at the WRPC office in Ocala.

AGENDA ITEM #10 - DIRECTOR'S REPORT

Mr. Day explained that Mr. Moehlman was currently attending the Florida Regional Councils Association meeting and unable to attend this board meeting. Mr. Day also expressed his thanks to the board for their support in the removal of the WRPC's large trees that had been such an issue to damaging the building's roof. He also pointed out that the new trees have been planted and will fill in nicely.

AGENDA ITEM #11 - OTHER BUSINESS

There was no other business at this time.

AGENDA ITEM #12 - ADJOURNMENT

The meeting was adjourned at 7:40 p.m. by the Vice-Chairman, Mr. Joe Johnston III.

Ronald B. Allen