



Central Florida Regional Planning Council

April 8, 2015

**Chain of Lakes Complex, Poolside Room
210 Cypress Gardens Boulevard, Southwest
Winter Haven, FL 33880**

9:30 a.m.

Meeting Minutes

Chairman Buddy Mansfield called the meeting to order at 9:30 a.m. Norman White led the Council in prayer. The Council Pledged Allegiance to the Flag. Roll was called and the following members were present.

CFRPC Chairman Commissioner Buddy Mansfield, DeSoto County
City Councilman Joe Fink, City of Arcadia
Jackie Tucker, DeSoto County Gubernatorial Appointee
Commissioner Mike Thompson, Hardee County
City Councilwoman Neda Cobb, City of Wauchula
Commissioner Don Elwell, Highlands County
Commissioner Bryant Culpepper, Okeechobee County
City Commissioner, Mike O'Connor, City of Okeechobee
Commissioner Melony Bell, Polk County
City Commissioner Pat Huff, City of Bartow and Ridge League of Cities
City Commissioner, J.P. Powell, Winter Haven
Tom Cookingham, DeSoto County Planning Director, Ex-officio
Todd Miller, Hardee County Planning Director, Ex-officio
Tom Deardorff, Polk County Director of Growth Management, Ex-officio
Jim Golden, Southwest Florida Water Management District, Ex-officio

Members absent:

CFRPC Vice-Chairman, Commissioner Edie Yates, City of Lakeland
Chet Huddleston, Hardee County Gubernatorial Appointee
City Councilman Bud Whitlock, Sebring
Dr. Marshall Goodman, Polk County Gubernatorial Appointee
Bill Royce, Okeechobee County Planning Director, Ex-officio
Jennifer Stults, Florida Department of Transportation, Ex-officio
Gina Reynolds, Florida's Heartland Regional Economic Development Initiative, Ex-officio
William Graf, South Florida Water Management District, Ex-officio
Mary Yeagan, Department of Environmental Protection, Ex-officio



Announcements

Pat Steed thanked Councilmember and Winter Haven Mayor, JP Powell for hosting the Council Meeting in Winter Haven.

Exhibiting an award, Ms. Steed announced that the Council was recently awarded the Heart of Florida American Planning Association Section 2014 Planning Award of Merit, for the Council's Heartland 2060 project.

Ms. Steed asked Councilmember Pat Huff to join her at the podium where she presented him with a plaque recognizing him for the four years he served as Council Chairman. She added that along with serving as Council Chairman for four years, he is the current president of the Florida Regional Councils Association (FRCA). His service as Chairman of the Council was greatly appreciated.

Pat Huff graciously accepted the plaque and stated that he enjoyed the years he served as Council Chairman.

AGENDA ITEM #1 PUBLIC COMMENTS

Chairman Mansfield opened the public comment period. The public comment period was closed with no comments from the public.

AGENDA ITEM #2 COUNCIL ADMINISTRATION

A. February 11, 2015 Council Meeting Minutes

Chairman Mansfield asked if there were any additions, deletions or corrections to the February 11, 2015 Council Meeting Minutes.

MOTION

There being none, Jackie Tucker moved to approve the Council Meeting Minutes as submitted. Pat Huff seconded.

Motion carried unanimously.

B. March Financial Report

Kristen Guy, Finance Director, reviewed the Statement of Activities and Statement of Net Assets for the month ended March 31, 2015.

MOTION

Melony Bell moved to approve the March 2015 Financial Report as presented. Don Elwell seconded.

Motion carried unanimously.

AGENDA ITEM #3 HAZARDOUS MATERIALS (HAZMAT) 160 TRAINING

Ms. Steed stated that staff had issued Requests for Qualifications and Price Proposals from trainers to instruct a HAZMAT 160 Training Course. The objective of this course is to train firefighters from each of the counties. One bid was received and it was from Cutting Edge Planning and Training, Inc. for \$17,400. Since the price came in less than expected and is within the Executive Director's authority, she will execute the contract with that company. Discussion followed.

AGENDA ITEM #4 MULTI-FUNCTION COPIER/PRINTER LEASE AND MAINTENANCE SERVICES

Pat Steed stated that the five year lease with Ricoh USA for the office copy machines will expire in May, 2015. Bids were solicited for two multi-functional copy machines along with lease and maintenance services. She referred to a summary of the bids that were received and stated that Boring Business Systems' bid was significantly lower than the others and they are a local, well established company.

MOTION

Don Elwell moved to authorize staff to enter into a three-year lease agreement with Boring Business Systems, Inc. for two multi-functional copy machines, with maintenance services. Melony Bell seconded.

Motion carried unanimously.

AGENDA ITEM #5 10:00 A.M. PUBLIC HEARING - RIDGEWOOD LAKES DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSTANTIAL DEVIATION

Norman White, Council Attorney, reviewed the role of the Regional Planning Council members in this DRI hearing and reviewed the Public Hearing procedures that would be followed at this hearing. The Council will consider whether, and to what extent the proposed development will impact state and regional resources. Local issues will be considered at the local level. The Council's recommendation regarding regional issues will be forwarded to the Polk County Board of County Commissioners who will make the final decision regarding this development.

Chairman Buddy Mansfield opened the Public Hearing for the Ridgewood Lakes Development of Regional Impact (DRI).

Mr. White asked anyone who intended to present factual material to stand and be sworn in.

CFRPC Staff Overview

Pat Steed, Executive Director of the Central Florida Regional Planning Council, reiterated that the Council is to review the development and consider its impacts on regional or State resources. Also, the Council is to consider the development's impacts on adjacent jurisdictions. It is the Council's responsibility to determine if the development order conditions being recommended in the staff report will provide appropriate mitigation of any identified impacts, other than local.

Ms. Steed stated that this DRI is a Substantial Deviation, which means the development has already gone through the DRI process and has received approval for Phase 1. This Substantial Deviation will add Phases 2 and 3.

Jennifer Codo-Salisbury, Planning and Administrative Director of the Central Florida Regional Planning Council, summarized the review process leading to the public hearing. She stated that the applicant is requesting approval of Phases 2 and 3, including the addition of approximately 2,320 acres to the original development. Phase 2 is approximately 2,137 acres located along the east side of Horse Creek and is proposed to contain a total of 5,571 residential units, 381,388 square feet of commercial/retail, and a school site, with final build-out in 2035. Phase 3 is approximately 183 acres and is proposed to contain 400 residential units with a five year build-out. Final build-out of all phases is proposed for 2040.

Ms. Codo-Salisbury presented PowerPoint slides showing the location of Phase 1 of the Ridgewood Lakes development. She stated that staff and the reviewing agencies evaluated the DRI application for issues that would impact resources of regional or State significance.

Applicant's Presentation

Mark Jacobson, Planning and Development Manager for Walton Development and Management, Inc., introduced his project team and presented general information about Walton Development.

Michael Holbrook, Dewberry Engineering, provided a detailed overview of the Ridgewood Lakes proposed Phases 2 and 3. Since the original DRI development order in 1985, there have been several amendments to the project, including the Polk County Selected Area Plan (SAP), called the North Ridge SAP, which encompasses this project. He added that a permit was obtained to excavate dirt from a portion of the development site. Since Walton Development acquired the property in 2013, extensive studies to reconfirm the validity of the original project have been conducted. Mr. Holbrook showed slides of the proposed Land Use Plan.

CFRPC Staff Presentation

Jennifer Codo-Salisbury stated that after a comprehensive review of the Ridgewood Lakes Substantial Deviation Application, with the recommended conditions of approval, the application was found to be consistent with the State Comprehensive Plan and the CFRPC Strategic Regional Policy Plan. The conditions were developed based upon input from the reviewing agencies and

their recommended conditions. Ms. Codo-Salisbury reviewed the list of DRI questions that were addressed by the applicant in their application, after all parties agreeing to them at the March, 2014 Pre-application Meeting. She then reviewed the list of major issues found through the review of the DRI application, which were then addressed in the Recommended Development Order Conditions contained in the staff report.

Mike Gurr, Gurr Professional Services, consultant to the Central Florida Regional Planning Council, reviewed the environmental issues which were addressed in the recommended Development Order Conditions. The issues included vegetation, wildlife, water and stormwater.

Pat Steed, Executive Director of the Central Florida Regional Planning Council, reviewed the transportation issues that were addressed in the Recommended Development Order Conditions. She identified each location and reviewed the roadway and intersection improvements and explained the related conditions being recommended.

Jennifer Codo-Salisbury reviewed the education, historical and archeological sites and waste management issues that were addressed in the Recommended Development Order Conditions. She also reviewed the general conditions and the biennial report requirement proposed conditions.

Applicant's Response to the Staff Report

Ron Weaver, attorney for the applicant, stated that the applicant and their project team have worked diligently and cooperatively to successfully complete the DRI review process, and provide feedback regarding the draft Recommended Development Order Conditions prepared by CFRPC staff. The applicant's team met with CFRPC staff regarding various Recommended Development Order Conditions on several occasions and has worked to insure that the conditions provide for appropriate mitigation to all regionally significant issues. Mr. Weaver added that while all the applicant's concerns have not been resolved, they are confident that those limited issues remaining will be further addressed and refined during the Polk County review process. In that regard, the applicant and the project team concurs with the Ridgewood Lakes DRI Staff Report and its Recommended Development Order Conditions. Mr. Weaver stated that he and the project team were available for questions.

J.P. Powell asked if the planned Polk Parkway extension would interfere with the Ridgewood Lakes project.

Mr. Weaver responded that they have not received any official notification that it would affect their project.

Pat Huff asked if the planned golf course on the project was originally a Walton Development project.

Mark Jacobson, Walton Development and Management, stated that it was not originally a Walton Development project and is not currently.

With no more questions from the Council, Chairman Mansfield asked if there were any Agency Comments.

There were none.

Pat Steed stated, for clarification, that in the Recommended Development Order Conditions, CFRPC staff was not asking the applicant to produce any documentation or reports that they would not already be required to produce. The Council is requesting to be copied on certain reports, in order to fulfill its monitoring requirements.

Chairman Mansfield asked if there were any Public Comments.

There were none.

Chairman Mansfield closed the Ridgewood Lake DRI Public Hearing.

Pat Huff asked if the mining operation that was previously mentioned as taking place on the project site, was a sand mine, and if it would be closed prior to development.

Melony Bell stated that she served on the board that permitted the sand mine and the mining would be complete by the time development begins.

Pat Huff asked about the annual prescribed burns and how it would affect nearby residents of the golf course.

Matthew Miller, consultant for the applicant, responded that prescribed burns is one method of management listed. However, the largest component of managing the area would be mechanical, such as mowing and chemical treatment.

MOTION

With no more discussion, Jackie Tucker moved to approve the Ridgewood Lakes Development of Regional Impact Substantial Deviation with Recommended Development Order Conditions as presented, and submit to the Polk County Board of County Commissioners. Bryant Culpepper seconded.

Motion carried unanimously.

The Council recessed for five minutes.

Chairman Mansfield called the meeting back to order.

AGENDA ITEM #6 TRANSPORTATION ITEMS

A. Transit Grants Update

Pat Steed distributed a chart showing the Council's public transit grants with estimated end dates. She stated that funds for Federal Transit Administration (FTA) Section 5311 Rural funds will continue through June of 2015 in Highlands County. Also FTA Section 5316 is expected to end by the first of May. The FTA Section 5310 funds will continue through the end of 2015. FTA Section 5307 funds are tied to the formation of the new Heartland Regional Transportation Planning Organization (HRTPO). Once formation occurs, funds will be eligible. She stated that staff has continued working with FDOT to secure State Transit Discretionary Funds for the Highlands County Urbanized Area.

B. Status of Transportation Disadvantaged (TD) Request for Proposals (RFP)

Ms. Steed stated that the RFP process was restarted, as reported at the last meeting, and is now on schedule. She reviewed the timeline for the selection of a TD Community Transportation Coordinator (CTC).

C. Status of the Heartland Regional Transportation Planning Organization (HRTPO) Formation

Ms. Steed announced that the first meeting of the HRTPO has been scheduled for April 29, 2015, at 1:30 p.m. at the Bert J. Harris, Jr. Agricultural Center in Sebring. All six counties and two cities that will compose the HRTPO have approved their Interlocal Agreements and have appointed their representative to serve on the HRTPO Board. Meeting notices will be forthcoming. Ms. Steed stated that the CFRPC has submitted a proposed Staff Services Agreement to Highlands County that would allow the RPC to staff the HRTPO. That decision will be made by the HRTPO Board. Staff hopes to have the opportunity to provide staffing based upon work done in the six counties over the years. A HRTPO website is under construction and may be accessed at: heartlandregionaltpo.org.

D. Status of Long Range Transportation Plan (LRTP) for the Heartland

Ms. Steed reported that the CFRPC has a Joint Participation Agreement with FDOT to develop the LRTP for the Heartland area. The technical work on this plan is about a year behind, so CFRPC staff has begun the process using Cambridge Systematics, who is a Continuing Consulting to the Council, for consulting services. The first meeting of the Working Group took place on March 30, 2015 in Sebring. This process usually takes two years or more but this effort must be completed within 12 months.

E. Florida Transportation Plan (FTP) and Strategic Intermodal System (SIS) Plan

Ms. Steed reported that the State is updating its Florida Transportation Plan, which is a long range vision plan, as well as their Strategic Intermodal Systems(SIS) Plan. She stated that she serves on the Steering Committee for the SIS, as well as a technical committee on Innovation and Economic

Development, representing the Florida Regional Councils Association, in order to give regions a voice in those decisions.

AGENDA ITEM #7 EXECUTIVE DIRECTOR'S REPORT

A. Legislative Update

Pat Steed stated that a Senate Bill she reported on at the last Council meeting, which would have taken all reference to Regional Planning Councils out of Florida Statutes, has been amended. The amended Bill now recommends reducing the number of RPCs from eleven to ten. The counties in the Withlacoochee Regional Planning Council would be absorbed into neighboring RPCs. Also, the allocation of \$2.5 million to the RPCs has been removed from the proposed Bill. Ms. Steed stated that in this proposed legislation, it states that the RPCs were created by State Statute in 1980-81, which is correct. However, the CFRPC was organized and created by its five member counties by way of Interlocal Agreements officially in 1974, before the State began to fund RPCs. She added that most of what the CFRPC does is not funded by the State. It is funded by its local governments through direct planning services agreements and various federal grants. Ms. Steed also reported on the House Bill companion and stated she would keep members apprised of matters involving the CFRPC.

B. Florida Regional Councils Association (FRCA) Activities

Ms. Steed highlighted the FRCA Monthly Activity Report for March, 2015. She announced that Sheri Coven, Director of Intergovernmental Affairs, is leaving FRCA for another job opportunity. FRCA will start looking for her replacement, but meanwhile, the executive directors will take on some of those duties.

C. Grants Update

Ms. Steed stated that staff will be presenting detailed information on the status of the Brownfields Grants at the next Council meeting. She mentioned that the Environmental Protection Agency (EPA) selected the Council's Mulberry Health Clinic Brownfields project as one of three projects to showcase in the Southeastern Region. Also, CFRPC was awarded an implementation grant from the Department of Defense for continued work relating to the Joint Land Use Study for the Avon Park Air Force Range. The work will involve ensuring full disclosure of the Air Force Range is made prior to the sale of property adjacent or near the Range.

AGENDA ITEM #8 OTHER BUSINESS

Jim Golden, Southwest Florida Water Management District, announced that the Water Management District's Land Management Rules were recently amended, and can be found on their website for anyone who would like to make public comment.

The next meeting was scheduled for May 13, 2015, in Wauchula at the Hardee County Commission Chambers at 9:30 a.m.

There being no further business, the meeting adjourned.

Respectfully submitted,



Commissioner Buddy Mansfield, Chairman
April 8, 2015 Council Meeting Minutes