

PORT ST. JOE, FLORIDA

NOVEMBER 27, 2007

REGULAR MEETING

The Gulf County Board of County Commissioners met this date in regular session with the following members present: Chairman Bill Williams, Vice Chairman Jerry W. Barnes, and Commissioners Carmen L. McLemore, Billy E. Taylor, and Nathan Peters, Jr.

Others present were: County Attorney Timothy McFarland, Clerk Becky Norris, Clerk Executive Administrator Towan Kopinsky, Clerk Finance Officer Carla Hand, Chief Administrator Don Butler, Deputy Administrator Lynn Lanier, Building Official Lee Collinsworth, E.D.C. Director Alan McNair, Emergency Management Director Marshall Nelson, Grant Writer Loretta Costin, Planner David Richardson, Assistant Planner Sarah White, Road Department Superintendent Bobby Knee, Assistant Road Department Superintendent Chris Wood, Solid Waste Director Joe Danford, and Sheriff's Office Major Bobby Plair.

Major Plair called the meeting to order at 6:00 p.m., E.T.

Commissioner Barnes opened the meeting with prayer, and Chairman Williams led the Pledge of Allegiance to the Flag.

CONSENT AGENDA

Upon motion by Commissioner McLemore, and second by Commissioner Barnes, and unanimous vote, the Board approved the Consent Agenda, as follows:

1. Minutes - November 8, 2007 - Special Meeting
- November 13, 2007 - Regular Meeting
2. Inventory/Bid Advertisement - Public Works (Junk and advertise for bids to sell
- #70-231, #70-392- this item was traded-in on a new tractor,
#295-65, #70-556, #25-154, #75-21, #75-77, #70-471 & #75-26)
3. Invoice - River Sand Project (#6 * \$17,168.61 * to be paid from Account #33537-34000 and reimbursed by Northwest Florida Water Management District)
 - Preble-Rish, Inc. - Courthouse Jail & Roof Project (#65414 * \$3,664.40 * to be paid from Account #26219-62100)
 - Preble-Rish, Inc. - Road Bond Paving Project (#65429 * \$30,366.03 * to be paid from Account #41441-31000)
 - Preble-Rish, Inc. - Honeyville Community Center (#65430 * \$5,955.00 * to be paid from Account #31325-62000)

(End of Consent Agenda)

DEAD LAKES DAM

Chairman Williams recognized Tommy Munford, John Henry Pridgeon, and Charles Peacock, and they appeared before the Board to discuss forming a committee to investigate the possibility of re-installing the Dead Lakes Dam. After further discussion, Commissioner Peters motioned to appoint Tommy Munford, John Henry Pridgeon, Charles Peacock, Robert Nations, and Bo John Lester to serve on the Dead Lakes Dam Committee, and to submit a letter to the Calhoun County Board of County Commissioners to request that they also appoint representatives to serve on this committee. Commissioner McLemore seconded the motion, and it passed unanimously.

PUBLIC HEARING WHITE CITY BOAT RAMP / BASIN ORDINANCE

Pursuant to advertisement to hold a public hearing to consider adoption of a proposed ordinance regulating the White City Boat Ramps and Basin, County Attorney McFarland read the proposed ordinance by title and called for public comment. There being no public comment, Commissioner Traylor motioned to adopt the following-titled ordinance. Commissioner Barnes seconded the motion for discussion, and after discussion regarding also adopting similar ordinances for other boat ramps in the County (i.e.- Gaskin Park, Land's Landing, etc.), the motion passed unanimously.

ORDINANCE NO. 2007-17

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA REGULATING THE WHITE CITY BOAT RAMPS AND BOAT BASIN IMMEDIATELY EAST OF THE WHITE CITY BRIDGE IN GULF COUNTY, FLORIDA; PROVIDING FOR REMOVAL OF OFFENDING VESSELS; PROVIDING FOR PENALTIES FOR VIOLATION; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF ORDINANCE 2005-20.

* Complete Ordinance on file with Clerk *

PUBLIC HEARINGS - P.D.R.B. RECOMMENDATIONS

The Board then considered the following recommendations from the July 17, 2007 meeting of the Planning & Development Review Board:

VARIANCE REQUEST APPROVAL HABBARD

Pursuant to advertisement to hold a public hearing to consider a request for variance of the development regulations by Wilmer and Sarah Hubbard (Parcel ID #01295-000R * S25, T3S, R10W), County Attorney Timothy McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner Traylor motioned to approve this variance request as recommended by the Planning & Development Review Board. Commissioner McLemore seconded the motion, and it passed unanimously.

PRELIMINARY PLAT APPROVAL PALM ISLES

Pursuant to advertisement to hold a public hearing to consider approval of a preliminary plat for MFH Enterprises, LLC (Parcel ID #06268-240R, #06268-235R, #06268-230R, #0628-225R, and #06268-220R * S20 T9S, R11W * 2 Acres * 6 Units), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the preliminary plat of Palm Isles subdivision as recommended by the Planning & Development Review Board. Commissioner Peters seconded the motion, and it passed unanimously.

OAK GROVE ASSEMBLY OF GOD CHURCH ANNEX APPROVAL

Pursuant to advertisement to hold a public hearing to consider approval of the Oak Grove Assembly of God Church Annex (Parcel ID #06200-000R, #06206-000R, #06203-000R, #06205-000R, #06204-000R, #06205-001R, and #06072-000R * S13, T8S, R11W), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner Barnes motioned to approve the Oak Grove Assembly of God Church Annex as recommended by the Planning & Development Review Board. Commissioner Peters seconded the motion, and it passed unanimously.

SMALL-SCALE MAP AMENDMENT APPROVAL PRICE

Pursuant to advertisement to hold a public hearing to consider approval of a Small-Scale Map Amendment requested by Willard B. Price (Parcel ID #01048-050R * S11, T6S, R9W * 3 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner Traylor motioned to approve the Small-Scale Map Amendment, changing the land use from Agricultural to Residential as recommended by the Planning & Development Review Board. Commissioner Peters seconded the motion, and it passed unanimously.

TABLE SMALL-SCALE MAP AMENDMENT CATHEY

Pursuant to advertisement to hold a public hearing to consider tabling a Small-Scale Map Amendment requested by William B. Cathey (Parcel ID #03488-002R * S6, T6S, R11W * 2 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner Traylor motioned to table the Small-Scale Map Amendment request to change the land use from Residential to Mixed Commercial/Residential as recommended by the Planning & Development Review Board. Commissioner McLemore seconded the motion and it passed unanimously.

SMALL-SCALE MAP AMENDMENT APPROVAL TAUNTON

Pursuant to advertisement to hold a public hearing to consider approval of a Small-Scale Map Amendment requested by Daniel Taunton (Parcel ID #01359-005R * S35, T3S, R10W * .78 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the Small-Scale Map Amendment, changing the land use from Agricultural to Residential as recommended by the

Planning & Development Review Board. Commissioner Barnes seconded the motion, and it passed unanimously.

SMALL-SCALE MAP AMENDMENT APPROVAL BUCCIERI

Pursuant to advertisement to hold a public hearing to consider approval of a Small Scale Map Amendment requested by Samuel and Tammy Buccieri (Parcel ID #01101-050R and #01101-055R * S30, T6S, R9W * 2.25 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner Barnes motioned to approve the Small-Scale Map Amendment, changing the land use from Agricultural to Residential as recommended by the Planning & Development Review Board. Commissioner McLemore seconded the motion, and it passed unanimously.

PUBLIC HEARING - SCHOOL FACILITIES ELEMENT ORDINANCE

Planner Richardson discussed that the School Facilities Element is included the E.A.R., but must be adopted separately. After discussion by Planner Richardson that he only needs permission for transmittal of this Element, Chairman Williams called for public comment. There being no public comment, Commissioner McLemore motioned to transmit the School Facilities Element to D.C.A. Commissioner Peters seconded the motion, and it passed unanimously. _

BEACH RENOURISHMENT PROJECT / CAPE SAN BLAS - LAND PURCHASE

County Attorney McFarland discussed negotiation with the individual who is delaying the Beach Re-nourishment Project at Cape San Blas, stating that the County can purchase the property for approximately \$600,000.00 (includes closing costs). He further reported that the County could then obtain the permit and begin the Beach Nourishment Project on schedule. After discussion by members of the Board, Commissioner McLemore motioned to purchase the proposed property at the negotiated price (to be paid from the Beach Re-Nourishment M.S.T.U. Funds). Commissioner Barnes seconded the motion, and it passed 4 to 1, with Commissioner Peters voting no.

ADVERTISE MEETING SOWELL

Upon discussion by County Attorney McFarland, Commissioner Barnes motioned to allow County Attorney McFarland to advertise to hold a public meeting to discuss issues that Joe Sowell has regarding his land exchange with the County (property near Wetappo Landfill was given to Mr. Sowell in exchange for property he owned adjacent to Gaskin Park). Commissioner McLemore seconded the motion, and it passed unanimously.

GRANT ROAD PAVING OF 22-A

County Grant Writer Costin reported to the Board that the County has received the Notice to Proceed to pave County Road 22-A (S.C.O.P. Grant), stating that it is a \$1.3 million project. Commissioner McLemore stated that the official name is Lake Grove Road. Upon motion by Commissioner McLemore, second by Commissioner Taylor and unanimous vote, the Board approved a Change Order with G.A.C. to the Road Bond Paving Project to pave Lake Grove Road (County Road 22-A), contingent on the total costs not exceeding the grant amount.

SLUDGE OVERSIGHT COMMITTEE

Deputy Administrator Lanier reported that she has received notification that Suzanne Stein is resigning as the Secretary/Minute Taker of the Sludge Oversight Committee. After discussion by members by the Board that Elinor Cunningham and Tim Stein have also discussed resigning from the committee, Mrs. Cunningham appeared before the Board to report that she will continue to serve until January, 2008 and make her final decision at that time. Chairman Williams requested that Mr. Stein submit his resignation in writing to the Board.

FUNDING EARLY LEARNING COALITION

Upon discussion by Deputy Administrator Lanier regarding a request for funding from the Early Learning Coalition of Northwest Florida, Commissioner Barnes motioned for the Chairman to submit a letter to Early Learning Coalition, notifying them that Gulf County will not be able to provide financial support for matching funds this year due to significant budget cuts. Commissioner Peters seconded the motion, and it passed unanimously.

LETTER OF SUPPORT FRIENDS OF GOVERNOR STONE

Upon discussion by Deputy Administrator Lanier, Commissioner McLemore motioned to submit a letter of support to assist "Friends of Governor Stone" in applying for a Historical Resources Preservation Grant. Commissioner Peters seconded the motion, and it passed unanimously.

J.A.G. GRANT CERTIFICATION SHERIFF'S OFFICE

Upon request by Major Plair, Commissioner Peters motioned for the Chairman to execute the J.A.G. Grant final certification for the Gulf County Sheriff's Office. Commissioner Traylor seconded the motion, and it passed unanimously.

ECONOMIC DEVELOPMENT GRANT

Planner Richardson discussed that he received a letter from D.C.A. regarding the proposed Small County Technical Assistance Grant that could be used for economic development and, after meeting with Chief Administrator Butler and County Attorney McFarland, he is recommending that the Board not accept this grant funding. Commissioner Traylor motioned to approve this recommendation. Commissioner McLemore seconded the motion, and it passed unanimously.

DIVISION OF FORESTRY

Kenny Thomas, of the Division of Forestry, appeared before the Board to discuss the Division of Forestry Annual Report. He stated that the County had 48 wildfires due to drought conditions (91 acres were burned). After further discussion regarding the report, Planner Richardson thanked the Division of Forestry for assisting with various fires, including the one in the Wetappo area. County Forester Jeff Cummings also appeared before the Board to discuss his services within the County, stating that he had 36 requests for "tree" services in Gulf County.

ST. JOE COMPANY LAND USE CHANGE / ST. JOE BEACH

Commissioner Traylor discussed the Windmark Beach D.R.I. at St. Joe Beach (U.S. Highway 98 was moved inland from the coast) and the Board's approval to change the land use from Agriculture to Mixed Commercial/Residential. He discussed that there are 2,000 acres of property in that area that is being assessed at \$5,000.00 per acre. Chief Administrator Butler discussed the various parcels at Windmark Beach (owned by the St. Joe Company) that are being assessed at \$5,000.00 per acre, stating that adjacent property located on Butler Bay Road (3.47 acres) is assessed at \$275,000.00 per acre. Commissioner McLemore discussed his concerns regarding other parcels within the County that may be assessed too low. After further discussion, Commissioner Traylor motioned to allow Commissioner McLemore to work with Chief Administrator Butler and the Building Department to review this issue further and report back to the Board. Commissioner Peters seconded the motion, and it passed unanimously. Commissioner Traylor then motioned to allow County Attorney McFarland to investigate this matter in reference to D.R.I. land use changes and report to the Board by the next meeting. Commissioner McLemore seconded the motion, and it passed unanimously.

PROPERTY ENCROACHMENT HANLON

Commissioner Peters discussed a letter received from Gene Hanlon regarding encroachment of a County road on his property (located in District II). Commissioner Traylor discussed this issue, stating that this road has been in place and maintained by the County for many years. County Attorney McFarland stated that if the road has been in place and maintained by the County for twenty years or more, then the property owner would have to go through the Courts to attempt to have the road closed now. Upon inquiry by Commissioner Traylor, Road Department Superintendent Knee reported that the County paved the road fifteen years ago and maintained/graded it many years before that. Commissioner Traylor stated that County Attorney McFarland should handle this matter.

ECONOMIC DEVELOPMENT COUNCIL / BUDGET

Commissioner Peters discussed his concerns regarding E.D.C., stating that he has not seen any progress from this office in 2 years. He discussed amending the budget to transfer E.D.C.'s 2007-08 budgeted funds to the County's General Fund. Clerk Norris reported that E.D.C. has already requested and received this funding (\$25,000.00). Upon inquiry by Commissioner Peters, E.D.C. Director McNair appeared before the Board to discuss the department's progress over the last two years, stating that reports have been submitted to the Board for their review. He stated that E.D.C. has helped to establish 300 jobs each year for the last 2 years in Gulf County. He also discussed various incentives (available through the State) that are available for business owners to open/operate businesses within the County, and his concerns regarding limited property being available for new business. E.D.C. Director McNair stated that there is approximately \$20,000.00 (of the \$25,000.00) left in the E.D.C Budget which the County can take back, and he will resign as E.D.C. Director. After discussion by members of the Board, Commissioner Peters motioned to obtain the remaining funds from the E.D.C., and to accept E.D.C. Director McNair's resignation. Commissioner Peters also discussed using these funds for the new Interagency Task Force. Commissioner Traylor discussed his concerns regarding this agency. Grant Writer Costin discussed the Interagency Task Force and their responsibilities. After further discussion, Commissioner Peters withdrew his motion to allow the Board members to research this matter, and to place this topic on the Special Meeting scheduled for Monday, December 03, 2007. Upon inquiry by Chairman Williams, E.D.C. Director McNair stated that he is resigning from this position, but will stay for 30 days to help with the transition.

MILITARY SERVICE PETERS

Commissioner Peters recognized his son, Specialist Joey Peters and his daughter-in-law Major Mary Peters. Upon his request, they appeared before the Board to discuss their military ranks and services in the Army. The Board thanked them for their dedicated service to the people of this country.

STUMPHOLE REVETMENT PROJECT

Upon inquiry by Commissioner Barnes, Chief Administrator Butler reported that the County should receive the Notice to Proceed letter for the Stumphole Revetment Project this week.

SACRED HEART HOSPITAL GULF COUNTY

Upon inquiry by Commissioner Barnes, Chairman Williams reported that he met with the contractors hired for the Sacred Heart Hospital construction, and they should begin working on the foundation and footers in January, 2008.

ECONOMIC ISSUES

Chairman Williams discussed his concerns regarding economic issues within Gulf County. He discussed the County working together with the Cities, local Merchants, and State Agencies to resolve the economic problems facing Gulf County.

SPECIAL MEETING

Upon discussion by Chairman Williams, the Board agreed to hold a Special Meeting on Monday, December 03, 2007 at 11:00 a.m., E.T. to discuss Property Taxes, Economic Development, Americus Avenue Ditch Project, and Highland View Park Bids. Chairman Williams requested that County Attorney McFarland contact Property Appraiser Colbert and the St. Joe Company to request their attendance at this meeting.

CHANGE ORDER #8 ROAD BOND

Michael Hammond, of Preble-Rish, Inc., appeared before the Board to present and discuss Change Order #8 to the Road Bond Project, in the amount of \$141,293.29, for projects in District III. After discussion regarding the Americus Avenue Ditch Project, Chairman Williams tabled this change order for further review, and stated that he will add it to the special meeting agenda for Monday, December 3rd.

INVOICE BAY CARES

Gulf County Health Department Administrator Kent appeared before the Board to discuss an invoice from Bay Cares, stating that the County has only paid half of the total invoice. He recommended that the Board pay the remaining balance from H.C.R.A. Funds. County Attorney McFarland discussed his concerns regarding spending these funds because there may be additional H.C.R.A. invoices submitted for payment for 2006-07. After discussion, Chairman Williams tabled this issue until the special meeting on Monday, December 3rd.

GULF COUNTY HEALTH DEPARTMENT / ST. JOSEPH CARE

Gulf County Health Department Administrator Kent appeared before the Board to report that the Gulf County Health Department and St. Joseph Care are "accredited" facilities. Upon motion by Commissioner Traylor, second by Commissioner Peters, and unanimous vote, the Board agreed to submit a letter of commendation to the Gulf County Health Department for receiving this designation.

E.C.L. COASTLINE BEACH RENOURISHMENT PROJECT

Upon recommendation by Chief Administrator Butler, Commissioner Peters motioned to adopt the Erosion Control Line (E.C.L.) Plats approved by D.E.P. in conjunction with the Beach Renourishment Project. Commissioner Traylor seconded the motion, and it passed unanimously.

FINAL PLAT APPROVAL OVATION, PHASE II

Upon recommendation by Chief Administrator Butler, Commissioner Barnes motioned to approve the final plat of Ovation, Phase II subdivision, contingent upon them signing and recording an agreement with the County (approved by County Attorney McFarland) to provide 55 public parking spaces. Commissioner Peters seconded the motion, and it passed unanimously.

ADVERTISE FOR SEALED BIDS DESIGN/BUILD FIRE STATIONS

Upon discussion by Chief Administrator Butler regarding specifications for the design/build fire stations for Highland View and South Gulf County fire departments, Commissioner Peters motioned to advertise to receive sealed bids for design/build of the fire stations based on the criteria presented by Chief Administrator Butler. Commissioner Barnes seconded the motion, and it passed unanimously.

SMALL COUNTY COALITION

Upon discussion by Chief Administrator Butler, Commissioner Peters motioned to re-appoint Chairman Williams, Vice Chairman Barnes and Chief Administrator Butler (as liaison) to serve as Gulf County's representatives on the Small County Coalition. Commissioner Traylor seconded the motion, and it passed unanimously.

GULF COUNTY COURTHOUSE ROOF

Upon inquiry by Chairman Williams, Building Official Collinsworth discussed a meeting held today with the engineers, contractor, etc., involved in the Courthouse Roof Project, and stated that he will have a full report next week for the Board to review. After discussion, Chairman Williams placed the Courthouse Roof topic on the agenda for the Special Meeting on Monday, December 3rd.

SPECIAL MEETING ROAD BOND PAVING PROJECT

Upon inquiry by Road Department Superintendent Knee, Chairman Williams stated that the Road Bond Paving Project topic will be on the agenda for the Special Meeting on Monday, December

3rd.

ROAD SIGNS / MAINTENANCE CAPE SAN BLAS AREA

Patricia Hardman, President of the Coastal Community Association, appeared before the Board to discuss distribution of information regarding placement/replacement of street name signs on private roads.

Ms. Hardman also thanked the Board for installing speed bumps on C. R. 30A near Dead Man's Curve. She also requested that the Board consider striping and shoulder work on C. R. 30A from Dead Man's Curve to the Gulf/Franklin line. Chairman Williams recommended that this issue be discussed with Road Department Superintendent Knee, and discussed his concerns regarding large rock material placed on the shoulder of the road on C. R. 386. Commissioner Peters reported that he has also received complaints from residents of Indian Pass and Cape San Blas regarding C. R. 30A from Dead Man's Curve to the County line. He stated that the lines have been painted, but the paint fades out quickly. After further discussion, Commissioner Barnes stated that he would review this issue and report back to the Board.

There being no further discussion, and upon motion by Commissioner Peters, second by Commissioner Traylor, and unanimous vote, the meeting did then adjourn at 7:05 p.m.

**BILL WILLIAMS
CHAIRMAN**

ATTEST:

**REBECCA L. NORRIS
CLERK**