

PORT ST. JOE, FLORIDA

MARCH 3, 2011

SPECIAL MEETING

The Gulf County Board of County Commissioners met this date in a Special Meeting with the following members present: Chairman Warren J. Yeager, Jr., Vice Chairman Bill Williams, and Commissioners Carmen L. McLemore, Ward McDaniel, and Tan Smiley.

Others present were: County Attorney Jeremy Novak, Deputy Clerk Kari Summers, Chief Administrator Don Butler, Assistant Administrator Michael Hammond, Deputy Administrator Lynn Lanier, Building Official Lee Collinsworth, Building Inspector George Knight, Mosquito Control Director Mark Cothran, Planner David Richardson, Public Works Director Joe Danford, Sheriff Joe Nugent, Sheriff's Office Major Bobby Plair, and T.D.C. Director Kerigan.

Chairman Yeager called the meeting to order at 12:00 p.m., E.T.

JAIL MEDICAL DIRECTOR - CONTRACT

County Attorney Novak reported that the Jail Medical Director Dr. Pablo has been provided a proposed professional services contract, stating that it must go through legal review by Sacred Heart, and recommended, subject to legal review, for the Chairman to sign and execute. Commissioner Williams motioned to approve this recommendation. Commissioner Smiley seconded the motion, and it passed unanimously.

RECREATIONAL VEHICLE (RV) MORATORIUM

Chief Administrator Butler reported that there have been a lot of calls concerning RV's going on lots, sometimes multiple RV's on the same location. Planner Richardson discussed the possibility of adopting an RV Moratorium, stating that he and the Building Department have been getting in fluxed with RV's, and there is not a sound policy to deal with this issue. He discussed the possibility of an RV being placed on the Gulf side of St. Joe Beach (Beacon Hill) area, stating that this would be in a VE (velocity elevation) zone and would have to meet flood elevation requirements. Planner Richardson recommended for the Board to adopt a RV Moratorium until some policies are adopted. He stated that this will be under review by the P.D.R.B. in March. Chairman Yeager stated that we have had this issue for some time and the Board sent it to the P.D.R.B. to address. Commissioner Williams discussed that the Comprehensive Plan states that you can have one RV unit per parcel, stating that we do not want Highway 98 to be that billboard for those RV's. Commissioner Williams stated there is a very big difference between someone who owns a home and has an RV they travel in and has an RV adjacent to the home. He stated that a recent request for three (3) RV's on one (1) parcel goes against everything we have. Commissioner Williams motioned to follow staff recommendation and adopt an RV Moratorium along the tourist corridor.

Commissioner McDaniel seconded the motion for discussion. Upon inquiry from Chairman Yeager for clarity, Commissioner Williams stated that the Waste Management Tourist Corridor would be more of a specific description, stating that it was more anchored on a similar issue, and recommended to use the Waste Management description (boundaries). Upon inquiry by Commissioner McDaniel concerning areas along the river, Commissioner Williams stated that this would only be for the South Gulf tourist corridor as defined by Waste Management.

Chairman Yeager called for public comment.

Leonard Costin appeared before the Board and reported that he was asked to attend the meeting by Nancy and Earl Smith to voice opposition to RV's along the Highway 98 Corridor and inquired as to whether the Board will be looking into RV's county wide. Commissioner Williams stated that Nancy Smith spoke loud and clear to him concerning the RV's on the Highway 98 Corridor. He stated that the Land and Development Regulations (L.D.R.) have an existing regulation that allows one RV per parcel of land. Mr. Costin reported that he has an RV located at the (Costin) airport in which he allows the maintenance man for the airport to stay in and asked if this would be exempt. Commissioner Williams stated that if it is in the unincorporated areas of the County, it is in compliance. Commissioner McDaniel reported that the City of Wewahitchka only allows a maximum of six (6) months, and then they have to go before the City Board for an extension.

Henry Hill appeared before the Board and requested for Cape San Blas 30-E to be included in this corridor. Chairman Yeager reported that this is included in the tourist corridor.

Steve Norris appeared before the Board made an inquiry concerning one RV per unit and Commissioner Williams responded that this is in the L.D.R. Chief Administrator Butler stated that they (the Board) have always handled an RV as a unit, a unit being a residential unit. Based on Mr. Norris' inquiry as to a dwelling unit; Chief Administrator Butler stated that it has always been handled as a unit; a residential dwelling unit. Upon inquiry by Mr. Norris concerning the RV's that are out of compliance (four-five RV's on one lot), Chief Administrator Butler acknowledged having places with more than one, stating, not that they were permitted, that they just put them in there. Mr. Norris inquired about future actions that will go back and address those that are out of compliance. Commissioner Williams stated that they do have those happening now and Code Enforcement Officer Mike (Aiken) will continue with those because you can have only one unit per parcel. Mr. Norris asked if this included C-30 and Chairman Yeager affirmed that it did, stating that the Tourist Corridor described in our original plan when talking about Waste Management was included in the Moratorium. Upon inquiry by Mr. Norris about how soon some clarification can be made on what the specifics will be in the future, Chairman Yeager stated that the P.D.R.B. will meet on that issue and asked Planner Richardson for an estimated time frame. Planner Richardson stated that the P.D.R.B. will meet in March and could possibly have a recommendation to bring back to the Board then. Mr. Norris stated that is sounds as if this was on here (the agenda) for a

number of reasons but has become obvious it is this one issue, as the point was made earlier, that has caused this. Commissioner Williams stated that this was not exactly correct, that it is one over-arching issue but this first came to our attention as to the multiple units on one parcel, not Gulf side – not this particular project, stating that this was referred to Planning and Review a month ago because of other issues but now it has taken a heightened step. Chairman Yeager stated that he had one issue on the Cape that specifically needed to be addressed and that's when he got involved. He stated that the P.D.R.B. needs to look at it closely and intelligently, establish some guidelines, and come back to the Board with a recommendation that all of us can live with; stating that there will be a public hearing when this will be decided and adopted. Mr. Norris stated that we are here today due to laxness in the past of allowing three or four and asked the Board to consider the homeowner, as we move forward, in being able to bring his RV and stay over the weekend, even on the Tourist Corridor, as can be done along the river. There being no further discussion, the motion then passed unanimously.

LOW INCOME POOL (L.I.P.)

Deputy Administrator Lanier reported that the L.I.P. agreement before them was brought before the Board several months ago, stating that after meeting with County Attorney Novak concerning the availability of funds from the ½ cent sales tax (Hospital Tax), found that there was a second L.I.P. agreement. She stated that she inadvertently got the wrong agreement signed at the last meeting, stating that the additional \$246,000.00 Primary Care L.I.P. agreement was approved contingent upon approval by County Attorney Novak, Chief Administrator Butler and herself, and the availability of funds. She stated that the original L.I.P. agreement, in the amount of \$814,200.00 needs to be approved and so recommended. Commissioner Williams explained the 2 agreements, and the program then motioned to approve this recommendation. Commissioner McDaniel seconded the motion. Deputy Administrator Lanier reported that \$2.3 million has been paid back to Sacred Heart Hospital toward the County's obligation. The motion then passed unanimously.

UNIFIED VOICE & DATA COMMUNICATIONS SYSTEM (V.O.I.P.) – BID #1011-10

Chief Administrator Butler reported that we received three proposals (AT&T, FairPoint Communications, & Ronco Communications) for the V.O.I.P. bid #1011-10, stating that Chuck Edwards will make the recommendation. Chuck Edwards, of Bluemanta Technology, appeared before the Board and discussed the three bids, stating that AT&T submitted a bid for an upfront cost of installation, in the amount of \$2,321.20 with a monthly recurring cost of \$5,805.00 (annually \$69,660.00). He reported that FairPoint Communications submitted an upfront cost of \$80,190.00 (equipment, installation & labor). Deputy Administrator Lanier reported that the \$2,321.20 from AT&T is a purchase of equipment, but the equipment installed will be leased, and the FairPoint bid was a purchase in the amount of \$80,190.97. Upon inquiry by Commissioner Williams, Chuck Edwards stated that the \$2,321.20 for AT&T is installation and labor, and the monthly recurring cost of \$5,805.00 combines the monthly voice and data service plus the cost of leasing the equipment on a monthly basis for 36 months. He reported that the \$80,190.00 for FairPoint is basically for the installation and equipment, and the

\$7,710.00 is the monthly service. Chuck Edward recommended awarding Bid #1011-10 to AT&T, in the amount of \$69,660.00. Commissioner Williams motioned to approve this recommendation. Commissioner McDaniel seconded the motion, and it passed unanimously.

HONEYVILLE COMMUNITY CENTER – FEE WAIVER

Commissioner McDaniel requested a fee waiver for the Honeyville Community Center for the Northwest Florida Bass Federation. Commissioner Williams motioned to approve this request. Commissioner McLemore seconded the motion, and it passed unanimously.

AVENUE “A” SEWER PROJECT – BID #1011-12

Chief Administrator Butler reported that there were 4 bids received for the Avenue “A” sewer project, and recommended awarding bid #1011-12 to GAC Contractors (low bidder), in the amount of \$421,889.10. Commissioner Williams motioned to approve this recommendation. Commissioner McLemore seconded the motion, and it passed unanimously.

There being no further business, and upon motion by Commissioner Williams, the meeting did then adjourn at 12:29 p.m., E.T.

**WARREN J. YEAGER, JR.
CHAIRMAN**

**ATTEST:
REBECCA L. NORRIS
CLERK**