

**SEPTEMBER 6, 2016**  
**PORT ST JOE, FLORIDA**  
**SPECIAL MEETING**

The Gulf County Board of County Commissioners met this date in special session with the following members present: Chairman Ward McDaniel, Vice Chairman Carmen L. McLemore, and Commissioners Joanna Bryan, Sandy Quinn, Jr., and Jerry W. Barnes.

Others present were: County Attorney Jeremy Novak, Clerk Rebecca L. Norris, Clerk Director of Finance & Management Rhonda Woodward, Clerk Budget & Finance Officer Sherry Herring, Deputy Clerk Leanna Roberts, Chief Administrator Don Butler, Assistant Administrator Michael L. Hammond, Deputy Administrator Kari Summers, Building Official George Knight, Central Services Director Lynn Lanier, Gulf County E.M.S. Director Houston Whitfield, County Planner Brett Lowry, Assistant Public Works Director Lee Collinsworth, Gulf County RESTORE Act Coordinator Warren Yeager, Jr., T.D.C. Assistant Kellie Jackson, and Veterans' Service Officer & S.H.I.P. Administrator Joe Paul.

Chairman McDaniel called the meeting to order at 4:00 p.m., E.T.

Commissioner Quinn led the Pledge of Allegiance to the Flag.

**PUBLIC HEARING – PROPOSED COMPREHENSIVE PLAN AMENDMENT  
ORDINANCE / GULF COUNTY SCHOOL BOARD**

Pursuant to advertise to hold a public hearing to consider a proposed ordinance for a land use change, County Attorney Novak read the proposed ordinance by title. Commissioner Bryan motioned to adopt the following Ordinance. Commissioner McLemore seconded the motion. Chairman McDaniel called for public comment. There being no public comment, the motion passed 4 to 0, with Commissioner Quinn abstaining due to his employer being the Gulf County School Board <FORM 8B on file with Clerk>, as follows:

**ORDINANCE NO. 2016-04**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF GULF COUNTY, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE LAND USE MAP AMENDMENT PURSUANT TO AUTHORITY UNDER FLORIDA STATUTE 163.3187 AND FLORIDA STATUTE 125; SPECIFICALLY AMENDING PARCEL ID #04272-000R – SECTION 26, TOWNSHIP 7 SOUTH, RANGE 11 WEST – CORNER OF HIGHWAY 98 AND RED FISH STREET, HIGHLAND VIEW, GULF COUNTY, FLORIDA FROM PUBLIC TO MIXED USE COMMERCIAL/RESIDENTIAL; PROVIDING AN EFFECTIVE DATE.**

\*Complete Ordinance on file with Clerk\*

(End)

**PUBLIC HEARING – PROPOSED COMPREHENSIVE PLAN AMENDMENT ORDINANCE / DESERET RANCHES OF NORTH FLORIDA, LLC**

Pursuant to advertise to hold a public hearing to consider a proposed ordinance for a land use change, County Attorney Novak read the proposed ordinance by title. Commissioner Barnes motioned to adopt the following Ordinance. Commissioner McLemore seconded the motion. Chairman McDaniel called for public comment. There being no public comment, the motion passed unanimously, as follows:

**ORDINANCE NO. 2016-05**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF GULF COUNTY, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE LAND USE MAP AMENDMENT PURSUANT TO AUTHORITY UNDER FLORIDA STATUTE 163.3187 AND FLORIDA STATUTE 125; SPECIFICALLY AMENDING PARCEL ID #03301-000R and #03302-000R – SECTIONS 23 AND 24, TOWNSHIP 4 SOUTH, RANGE 11 WEST – JARROTT DANIELS ROAD – 2 ACRES, GULF COUNTY, FLORIDA FROM AGRICULTURE TO RESIDENTIAL; PROVIDING AN EFFECTIVE DATE.**

\*Complete Ordinance on file with Clerk\*

(End)

**PUBLIC HEARING – AMENDED RECREATIONAL VEHICLE ORDINANCE**

Pursuant to advertise to hold a public hearing to consider a proposed ordinance for an amendment to the RV (Recreational Vehicle) Ordinance, County Attorney Novak read the amended language for the Board's consideration. Commissioner McLemore motioned to adopt the Amended RV (Recreational Vehicle) Ordinance. Commissioner Barnes seconded the motion. After discussion by members of the Board, Chairman McDaniel called for public comment. James Mayo, of Beacon Hill appeared before the Board to discuss his concerns regarding the RV Ordinance; stating that it is hard to understand. He inquired whether long-term and short-term rentals are exempt and if they will be able to continue to rent. County Attorney Novak stated that the language would afford those individuals that owned property prior to January, 2015, that has a lawful RV (recreational vehicle) on that property, and had been renting the RV to a third party for more than six (6) months prior to January 27, 2015; providing proof to the County, then the County will provide an exemption that will allow them to continue to rent as long as the property and RV stay there. Chairman McDaniel directed the Clerk to reset the clock to three (3) minutes. Mr. Mayo inquired about his parcels that he rents out; stating that he does not collect bed tax. Upon inquiry by Commissioner McLemore, Mr. Mayo reported that the property has been rented out since he owned the property five (5) years ago. Upon inquiry by Mr. Mayo, County Attorney Novak reported that the Ordinance will not permit it because bed tax has not been collected prior to the adoption of the Ordinance. Commissioner Bryan stated that with a long-term tenant, it is not required to collect bed

tax. Commissioner McLemore requested that the County Attorney Novak explain the RV Ordinance to Mr. Mayo. County Attorney Novak stated that he would sit down with Mr. Mayo and go over the Ordinance. Commissioner McLemore asked Mr. Mayo to collect his documentation and work with the County Attorney, and then County Attorney Novak will bring it back before the Board. Commissioner Quinn so moved. Commissioner McLemore motioned to move on. Commissioner Quinn seconded the motion, and it passed unanimously. Chairman McDaniel directed the Clerk to give Mr. Mayo more time. Mr. Mayo discussed his concerns regarding his lots; requesting a hardship to allow him to sale the property. County Attorney Novak reported that this variance request would go through the P.D.R.B. After discussion, Chairman McDaniel called for additional public comment. There being no further public comment, the motion passed 4 to 1, with Commissioner Bryan voting no, as follows:

### **ORDINANCE NO. 2016-06**

**AN ORDINANCE AMENDMENT TO THE “GULF COUNTY RV ORDINANCE” NO. 2015-03 AND AMENDMENT NO. 2015-06, 2016-02 WHEREBY FURTHER AMENDING THE POLICIES REGULATING RECREATIONAL VEHICLES (RV)’S AND THEIR LOCATION, PLACEMENT, RV’S PER PARCEL, USE AND STORAGE OF RV’S WITHIN BOTH UNINCORPORATED GULF COUNTY AND WITHIN THE COASTAL CORRIDOR; FOR SAID POLICIES TO AMEND, BE CODIFIED AND BECOME PART OF THE GULF COUNTY LAND DEVELOPMENT REGULATIONS (LDR); PROVIDING FOR REPEALER, SEVERABILITY AND MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.**

\*Complete Ordinance on file with Clerk\*

(End)

### **MULTI-YEAR IMPLEMENTATION PLAN 2016 APPLICATION APPROVAL**

Gulf County RESTORE Act Coordinator Yeager appeared before the Board to discuss the 45-day public comment for M.Y.I.P. (Multi-Year Implementation Plan); reporting that the public comment will expire today. He noted Fifty-three (53) public comments were received 53 thus far. He requested Board approval to submit the M.Y.I.P. application to the U.S. Treasury. Stella Wilson, of Dewberry appeared before the Board to state that they are seeking approval from the Board to submit the M.Y.I.P. application to the U.S. Treasury; noting that that plan should met all the requirements of the U.S. Treasury. She reported that once the M.Y.I.P. is submitted to the U.S. Treasury, they have 90-days to review and approve it; stating that all public comments will be submitted as well. After discussion by Ms. Wilson, RESTORE Act Coordinator Yeager requested approval; presenting a memorandum to the Board for consideration <presented to the Clerk for the record>. Commissioner McLemore motioned to approve this request. Commissioner Barnes seconded the motion. After discussion, Chairman McDaniel called for public comment. Christy McElroy, of Port St. Joe appeared before the Board to discuss the document that was submitted, noting she didn’t see the actual ratings or scoring of the

projects. She reported that she worked on a project that had the highest rating/scoring; suggesting that the score sheets be submitted to the U.S. Treasury as well. Pat Hardman, Coastal Community Association President appeared before the Board to discuss the project (beach/habitat restoration); stating that it has a seven (7) to one (1) match in terms of the money, along with comment letters for State agencies. She requested that the Board move this project forward. Chairman McDaniel called for public comment. There being no further public comment, Chairman McDaniel closed public comment. The motion then passed 4 to 1, with Commissioner Bryan voting no. RESTORE Act Coordinator Yeager appeared before the Board to request approval to advertise to receive sealed bids for a consultant for a federal grant writing portion. Commissioner McLemore motioned to approve this request. Commissioner Barnes seconded the motion. Chairman McDaniel called for public comment. There being no public comment, the motion passed unanimously.

### **MSTU BOND RESOLUTION**

After discussion by County Attorney Novak, he read the proposed resolution by title. Upon inquiry by Commissioner Bryan, County Attorney Novak stated that this proposed resolution is for the general County, not the MSTU for the Cape. Commissioner McLemore motioned to adopt the following Resolution. Commissioner Barnes seconded the motion. Chairman McDaniel called for public comment. There being no public comment, the motion passed 4 to 1, with Commissioner Bryan voting no, as follows:

#### **RESOLUTION NO. 2016-20**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA, AMENDING AND SUPPLEMENTING RESOLUTION NO. 2016-08 OF THE COUNTY; AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$4,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF LIMITED AD VALOREM TAX BONDS, SERIES 2016 (CAPE SAN BLAS BEACH RENOURISHMENT PROJECT – BAYSIDE, GULFSIDE BEACHFRONT, AND GULFSIDE INTERIOR MSTUs), IN ORDER TO FINANCE CERTAIN BEACH IMPROVEMENTS; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS; PROVIDING CERTAIN TERMS AND DETAILS OF SUCH BONDS, INCLUDING AUTHORIZING A NEGOTIATED SALE OF SAID BONDS AND THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT THERETO UPON COMPLIANCE WITH CERTAIN PARAMETERS; APPOINTING THE PAYING AGENT AND REGISTRAR WITH RESPECT TO SAID BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT WITH RESPECT THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INSURANCE AGREEMENT AND A CONTINUING DISCLOSURE CERTIFICATE; AND PROVIDING AN EFFECTIVE DATE.**

\*Complete Resolution on file with Clerk\*

(End)

County Attorney Novak read the proposed resolution regarding the non-ad valorem revenue bond, series 2016 by title calling for public comment. Commissioner Bryan requested clarification; stating she believes this proposed resolution is the County at-large and the previous resolution was the MSTU for the Cape. After clarification by County Attorney Novak, Commissioner Bryan stated for the record that she does not want to vote against what the residents on the Cape voted to tax themselves; requesting that the Board go back to the previous vote and she would vote in favor. Chairman McDaniel noted that Commissioner Bryan is changing her vote to yes to the previous motion (adoption of Resolution No. 2016-20). Commissioner McLemore motioned to adopt the following Resolution. Commissioner Barnes seconded the motion. Chairman McDaniel called for public comment. There being no public comment, the motion passed 4 to 1, with Commissioner Bryan voting no, as follows:

#### **RESOLUTION NO. 2016-21**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA, AMENDING AND SUPPLEMENTING RESOLUTION NO. 2016-09 OF THE COUNTY; AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$4,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF NON-AD VALOREM REVENUE BONDS, SERIES 2016, IN ORDER TO FINANCE CERTAIN BEACH IMPROVEMENTS; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS; PROVIDING CERTAIN TERMS AND DETAILS OF SUCH BONDS, INCLUDING AUTHORIZING A NEGOTIATED SALE OF SAID BONDS AND THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT THERETO UPON COMPLIANCE WITH CERTAIN PARAMETERS; APPOINTING THE PAYING AGENT AND REGISTRAR WITH RESPECT TO SAID BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT WITH RESPECT THERETO; AUTHORIZING THE EXECUTION AND DELIVERY OF AN INSURANCE AGREEMENT AND A CONTINUING DISCLOSURE CERTIFICATE; AND PROVIDING AN EFFECTIVE DATE.**

\*Complete Resolution on file with Clerk\*

(End)

#### **AWARD BID #1516-31 – PURCHASE TYPE III AMBULANCE**

E.M.S. Director Whitfield appeared before the Board to recommend the award of Bid #1516-31 for the purchase of a Type III Ambulance to Excellence, Inc., Option 1 (demo option), in the amount of \$148,127.77. He reported that he received separate bids for the cot and accessories for the ambulance; stating that Stryker is a sole-source provider, in the amount of \$22,966.99. E.M.S. Director Whitfield discussed the need for new radios

for the ambulance; stating he received a price from First Communications, which services all of the current radios in stock, in the amount of \$2,217.51 (to be paid from grant funds). E.M.S. Director Whitfield recommended that the Board approve the whole package. Commissioner McLemore motioned to approve this request. Commissioner Bryan seconded the motion. Chairman McDaniel reported that this ambulance will be housed at the Port St. Joe Station. Chairman McDaniel called for public comment. There was no public comment. Chief Administrator Butler stated that the Board will need to make certain the money is in this year's budget, if not it will need to come out of next year's budget. Assistant Administrator Hammond stated that the County has to fund what is in the Capital Improvement Plan in order to match the \$43,333.00. Chief Administrator Butler inquired whether the money is available in the current budget. E.M.S. Director Whitfield stated that the County has the grant funds from the State and the matching money will be in this upcoming budget. Upon inquiry by Clerk Budget & Finance Officer Herring, E.M.S. Director Whitfield reported that the equipment will not be received until after October 1, 2016. Assistant Administrator Hammond stated that in order to award the bid, the County must fund the Capital Improvement budget that will be voted on later today. Upon inquiry by Commissioner McLemore, E.M.S. Director Whitfield stated that this project is outlined in the Capital Improvement budget. Commissioner McLemore then amended his motion to approve this request, contingent upon the matching funds being available in the Capital Improvement budget. After discussion, Clerk Budget & Finance Officer Herring discussed her concerns regarding the radios being in the grant. E.M.S. Director Whitfield reported that the radios are included in the grant. Clerk Budget & Finance Officer Herring requested that it be contingent upon being approved within the grant and budget. Upon inquiry by Chairman McDaniel, Commissioner McLemore stated that his motion is to approve E.M.S. Director Whitfield request, contingent upon the matching funds are in the budget that passes at tonight public hearing. Upon inquiry by Chairman McDaniel, Commissioner Barnes stated that his second stands. Chairman McDaniel called for public comment. There being no public comment, the motion passed unanimously.

### **TROPICAL STORM HERMINE**

Chairman McDaniel called Emergency Management Director Nelson to appear before the Board to discuss Tropical Storm/Hurricane Hermine. Emergency Management Director Nelson was not present.

### **PUBLIC DISCUSSION**

Pat Hardman, of Port St. Joe appeared before the Board to discuss the first F.E.M.A. Flood Map Committee meeting that was held on August 31, 2016 <Commissioner McLemore left the meeting at 4:50 p.m., E.T.>. She reported that Dewberry and N.W.F.W.M.D. (Northwest Florida Water Management District) does not have the ability to change what F.E.M.A. has proposed, but is willing to help Gulf County challenge these changes. Ms. Hardman discussed the model that is being used to determine the property designation and the option of a survey to be performed by the property owner; stating that it is being reviewed whether there is available funding to allow low income or moderate income property owners to obtain this evidence. She reported that F.E.M.A./N.W.F.W.M.D. are not going to start the 90-day challenge period until the issues of reevaluation are completed. Ms. Hardman stated that the County needs to move

forward and stay on it; reporting that the recommendations were to expand the committee, adding Bo Springs, Representative of Northwest Florida Water Management for Gulf County and representatives from the Cities of Port St. Joe and Wewahitchka <Commissioner McLemore returned to the meeting at 4:55 p.m., E.T.>. After discussion, Ms. Hardman stated that it is worth the effort to continue; suggesting the need to at some point schedule a meeting with the Governor and State Representatives.

**TROPICAL STORM HERMINE**

Commissioner Barnes thanked Roberts and Roberts, Inc.; stating that they had an end-loader and an operator down at the Stumphole.

There being no further business, the meeting did then adjourn at 4:57 p.m., E.T.

**WARD MCDANIEL  
CHAIRMAN**

**ATTEST:**

**REBECCA L. NORRIS  
CLERK OF COURT**