

**MINUTES OF A SPECIAL MEETING OF THE GILCHRIST COUNTY BOARD OF  
COUNTY COMMISSIONERS HELD MAY 31, 2012**

The Gilchrist County Board of County Commissioners, in and for Gilchrist County, Florida, convened in a *Special Meeting* on **Thursday, May 31, 2012**, at **10:00 a.m.**, in the Board of County Commissioners Meeting Facility, located at 210 South Main Street, Trenton, Florida, with the following members' present to-wit:

<b>District I</b>	<b>Commissioner Sharon A. Langford, Vice Chairman</b>
<b>District II</b>	<b>Commissioner D. Ray Harrison, Jr.</b>
<b>District III</b>	<b>Commissioner Randy Durden</b>
<b>District IV</b>	<b>Commissioner Tommy Langford, Chairman</b>
<b>District IV</b>	<b>Commissioner Kenrick Thomas</b>

**Others in Attendance:** Jacki Johnson, Finance Director; Patty McCagh, Board Secretary; John K. McPherson, County Attorney; Bobby Crosby, County Administrator; Julee Brideson, Administrative Assistant; Laura Dedenbach, County Planner; Phil Bishop; Tom Sturgeon; and Buddy Vickers.

**Call to Order**

Chairman Tommy Langford called this Special Meeting to order at 10:05 a.m.

**Special Use Permit: SUP 12-04**

Ms. Laura Dedenbach, AICP, County Planner, presented SUP 12-04, an application by Phil Bishop, agent for Tom Sturgeon and Eloise Pearce, requesting a special use permit to allow the expansion of an existing Overnight Recreational Park, including a new clubhouse/restaurant, swimming facility, picnic pavilions, and a new access road. Overnight Recreational Parks are allowed by special use permit in Section 8.04, Land Development Code (LDC). On April 16, 2012, the Board of County Commissioners approved an amendment to Section 8.04, LDC, to add Ellie Ray's to the list of existing Overnight Recreational Parks, to increase the minimum parcel size to 80 acres, and to increase the number of RV sites to 20 sites counting as one dwelling unit.

Ms. Dedenbach stated that the proposed uses are consistent with the Comprehensive Plan and Land Development Code. Ms. Dedenbach **recommended approval** of the requested Special Use Permit for an expansion of an existing Overnight Recreational Park on Parcels 12-07-14-0000-0001-0000, 12-07-14-0000-0002-0000, 12-07-14-0000-0002-0010, and 12-07-14-0000-0002-0020 (approximately 80.03 acres) subject to the following conditions:

1. This Special Use Permit (SUP) is hereby issued to Mr. Tom Sturgeon, his successors, or assigns. If Tom Sturgeon does not become the owner of the property subject to this SUP within 1 year of the date of approval of this SUP, the SUP shall automatically expire. If all or a portion of the property subject to this SUP is conveyed to another a party other than Tom Sturgeon, notice of the new ownership shall be sent to the County Administrator.

2. This SUP shall automatically expire if construction on the improvements scheduled for the first year in the attached phasing schedule has not commenced within 1 year of the date of approval of this SUP.
3. If construction of the improvements authorized by this SUP does not proceed in substantial conformity to the attached phasing schedule, the County Administrator shall notify the owner that the SUP will be brought before the County Commission for a hearing on whether the SUP should be amended or terminated. The foregoing shall not be construed as prohibiting the owner from constructing improvements at date earlier than that set forth in the phasing schedule, nor as preventing the owner from at any time requesting an amendment to this SUP and/or the attached phasing schedule.
4. The Overnight Recreational Park shall be limited to a maximum combined total of 160 RV sites (existing and new) and the following accessory uses: new clubhouse/restaurant, swimming facility, pavilions, and a new access road. Additional RV sites will not be allowed without increasing the acreage of the Overnight Recreational Park. Increases in acreage, number of RV sites, or additional accessory uses shall require amendment to this Special Use Permit.
5. The location of uses shall occur in the general locations as depicted on the Conceptual Plan dated May 22, 2012.
6. The new access road connection to US 129 will be planned to provide safe separation distance from the intersection of US 129 and NW 110<sup>th</sup> Street in accordance with the rules and regulations of the Florida Department of Transportation (FDOT). Also, the new access road connection will be designed to either provide shared driveway access to the eastern property owner (Parcel #12-07-14-0000-0003-0000) or provide safe and adequate separation distance in accordance with the rules and regulations of FDOT.
7. Maximum impervious surface ratio shall not exceed 0.25.
8. All new RV sites shall be located outside of any floodplain area on the subject property.
9. Sanitary sewer facilities for the new RV sites shall be located outside of any floodplain area on the subject property.
10. Site plan approval shall be required for each of the uses, structures, and roadways contained in the application and depicted on the Conceptual Plan dated May 22, 2012. Alterations to existing uses, structures, and roadways may necessitate site plan approval and conformance with the regulations of the LDC.
11. A 25-foot buffer shall be provided along the southern and eastern property lines. The buffer may consist of existing vegetation or may be augmented to provide conformance with the vegetation density required by Section 6.05.03, LDC.

12. Approval of this Special Use Permit does not alleviate the applicant's obligation to obtain all other applicable state and federal permits.

As conditioned the proposed uses and associated development contained within this Special Use Permit:

- 1) Is consistent with the Gilchrist County Comprehensive Plan, Land Development Code, and other applicable regulations.
- 2) Is generally compatible and harmonious with the uses and structures on adjacent and nearby property.
- 3) Has the necessary public infrastructure available to the site and the requirements of concurrency management have been met. A concurrency reservation is not being given with this Special Use Permit.
- 4) Will have screening and buffers of the dimension, type, and character to improve the compatibility and harmony with adjacent and nearby properties.

At this time, Ms. Dedenbach opened the floor for discussion.

***Motion made by Commissioner Randy Durden, seconded by Commissioner D. ray Harrison, Jr., to approve SUP12-04.*** Chairman Langford called for any further discussion and public participation... none noted. He then called for a vote. ***Motion carried unanimously.***

Mr. McPherson stated that he will prepare a Final Order and requested that the Chairman be allowed.

***Motion made by Commissioner Randy Durden, seconded by Commissioner Sharon A. Langford, to direct the County Attorney to prepare the Final Order for SUP12-04 and to allow the Chairman to sign. Motion carried unanimously.***

Chairman Langford asked if there was any further business to be addressed at this time...

Commissioner Kenrick Thomas asked the County Administrator to meet with the County Volunteer Firefighters to discuss any issues/concerns that that may have and report back for consideration during the replacement process of the Fire Chief.

Commissioner D. Ray Harrison, Jr., addressed the issue of *crowd control* on the sandbar down river from Hart Springs. He requested that the Board make an effort to contact the FWC and Dixie County for their support, to monitor and control the activities taken place on the sandbar. Discussion took place.

***Motion made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Randy Durden to instruct the County Administrator to contact FWC asking for their support with the out of control crowd and activities on the sandbar down river from Hart Springs and Rock***

*Bluff, along the Suwannee River; and to contact Mike Cassidy, Manager of Dixie County for their support as well. Motion carried unanimously.*

With there being no further business, *a motion was made by Commissioner D. Ray Harrison, Jr., seconded by Commissioner Sharon A. Langford to adjourn; motion carried unanimously.* Chairman Langford adjourned the special meeting at **10:30 a.m.**

Board of County Commissioners  
Gilchrist County, Florida

Attest:

Approved:

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Joseph W. Gilliam, Clerk of Court

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Tommy Langford, Chairman