

MINUTES OF A REGULAR MEETING OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS HELD FEBRUARY 6, 2017

The Gilchrist County Board of County Commissioners, in and for Gilchrist County, Florida, convened in a **Regular Meeting** on **Monday, February 6, 2017**, at **4:00 p.m.**, in the Board of County Commissioners Meeting Facility, located at 210 South Main Street, Trenton, Florida, with the following members' present to-wit:

<i>District I</i>	<i>Commissioner Sharon A. Langford</i>
<i>District II</i>	<i>Commissioner D. Ray Harrison, Jr., Chairman</i>
<i>District III</i>	<i>Commissioner Todd Gray, Vice Chairman</i>
<i>District IV</i>	<i>Commissioner Marion Poitevint</i>
<i>District V</i>	<i>Commissioner Kenrick Thomas</i>

Others in Attendance

Todd Newton, Clerk of Court; Richard Romans, Finance Director; Patty McCagh, Board Secretary/Deputy Clerk; David Lang, County Attorney; Bobby Crosby, County Administrator; Donna Creamer, Administrative Assistant; John Ayers, Gilchrist County Journal; Sheriff Bobby Schultz and Chief Deputy Jeff Manning, GCSO; Chief James Campbell, GC Fire/Rescue; Laura Dedenbach, County Planner; Pastor Chris Ruggles, New Beginning Baptist Church; Chuck Hatcher, FDEP; Lowell Chesborough; Katherine LaBarca; Richard & Leslie Esseck; Adli, Adam & Lisa Elliot; Diane Clifton, GCEDAC; Tom Sturgeon, Ellie Ray's; Rob Davis, Dewberry | Preble-Rish; Lance Jones and Tori Humphries, NFSP, Inc.; Teresa Frost and Fabian Lamenta, All-Out-Bail Bonds; and EJ Johnson, Custom Pine Straw.

Call to Order

Chairman D. Ray Harrison, Jr., called the meeting to order at 4:00 p.m. pastor Chris Ruggles, New Beginning Baptist Church, delivered the invocation and Commissioner Todd Gray led the pledge of allegiance.

Agenda

The Agenda was presented, with NO changes, for the Boards' approval.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Todd Gray, to approve the Agenda, as presented, with NO changes. Motion carried unanimously.

Consent Agenda

Request for Approval

EMS Account Write-Offs	
July – September 2016	\$80,160.36

Motion made by Commissioner Todd Gray, seconded by Commissioner Sharon A. Langford, to approve the Consent Agenda, as presented. Motion carried unanimously.

Public Participation

- Ms. Diane Clifton, GCEDAC, presented recommendations revising the County's Comprehensive Land Use Plan (CLUP) to increase the density of residential development located adjacent to Gilchrist County Municipalities
- Ms. Adli Elliott, Vice President of the Little Farmers 4H Club and Secretary of the Gilchrist County 4H County Council, addressed the Board and thanked them, on behalf of 4H, for all of their support in 4H programs

Constitutional Officers

- Gilchrist County Sheriff Bobby Schultz informed the Board that the City of Trenton has effectively turned the Law Enforcement function over to the Gilchrist County Sheriff's Office with NO reimbursement from the City.

County Administrator's Report

Mr. Crosby, County Administrator, presented the following documents, and/or addressed the following issues:

Parks

- **FDEP Presentation:** Mr. Crosby introduced Mr. Chuck Hatcher, Assistant Director of Florida Park Service for the State of Florida and Department of Environmental Protection, who addressed the Board and presented a FRDAP Grant Award, in the amount of \$435,000.00, to be utilized for both Otter and Hart Springs, making facilities more handicap accessible. Grants funds were distributed to Otter Springs in the amount of \$252,500 and Hart Springs \$183,000. Discussion took place.

The Board graciously accepted the grant award and took time for a photo op receiving the check from Mr. Hatch.

4:30 p.m. Time Certain

Mr. David Lang, County Attorney, stated that this presentation is a quasi judicial hearing and explained the procedures to be followed.

SUP 2017-01: Ms. Laura Dedenbach, County Planner, presented SUP 2017-01, a request by Shannon Young, owner, to amend an existing special use permit (SUP 2015-03 – A Home Occupation for a Nail Salon) to add a hair salon at 7219 SE 78th Place on approximately 0.60 acres in an A-2 district. Tax parcel #11-10-16-0552-0009-0070.

Ms. Dedenbach stated that the proposed use is consistent with the Comprehensive Plan and Land Development Code.

It was Ms. Dedenbach's recommendation that the Board approve the requested Special Use Permit subject to the following conditions:

1. The Special Use Permit is issued to Shannon Young for a home occupation for a nail salon and a hair salon at 7219 SE 78th Place, Trenton, FL, located on Parcel ID 11-10- 66-0552-0009-0070. The business shall be conducted in the home as depicted on the site plan sketch. Any alteration of the business location, including to an accessory building on the property, shall require an amendment to the special use permit.
2. The addition of employees living outside the residence shall require an amendment to the special use permit.
3. There will be one sign on the residence or at the driveway indicating that a home occupation is located on the subject property. The sign shall be no larger than 4 square feet.
4. Any violation of this SUP or conditions thereof, shall cause the revocation of this SUP by the Board of County Commissioners. The Board of County Commissioners shall hold a public hearing on the proposed revocation with the notice of public hearing provided by certified mail to the property owner. Evidence of violation of the SUP may be presented by any person including a resident, the County Code Enforcement Officer, or other County official. Once the SUP has been revoked pursuant to this provision, the owner shall be prohibited from re-applying for a SUP to allow home occupation uses.
5. Approval of this SUP does not alleviate the applicant's obligation to obtain all other applicable County, state, and federal permits.

Ms. Shannon Young, Owner, was present for discussion.

Motion made by Commissioner Todd Gray, seconded by Commissioner Sharon A. Langford, to approve SUP 2017-01, a request for a hair salon at 7219 SE 79th Place, as a Home Occupation, as presented. Chairman Harrison called for any public comment, none noted. Motion carried unanimously.

County Administrator's Report continues...

Fire

- Fire Course: Mr. Crosby requested the Boards' permission to allow James Campbell to attend Fire Inspector 1 Course to be held in Ocala. The approximate cost is not to exceed \$1,000.00 and funds are budgeted.

Motion made by Commissioner Kenrick Thomas seconded by Commissioner Marion Poitevint to approve request for James Campbell to attend Fire Inspector 1 Course being held in Ocala,

with the cost not to exceed \$1,000.00; funds are budgeted. Motion carried unanimously.

4:45 p.m. Time Certain

SP 2017-01, Fabian Lamenta dba All Out Bail Bonds: Ms. Laura Dedenbach, County Planner, presented SP 2017-01, A request by Fabian Lamenta, Owner, for preliminary Site Plan approval for a Bail Bonds Office, at 9299 South US Highway 129, on approximately 2.95 acres in an A-1 District. Tax parcel #21-10-15-0000-0010-0010. (SUP 05-15).

Ms. Dedenbach stated that the proposed Preliminary Development Plan, as conditioned, is consistent with the Comprehensive Plan and Land Development Code.

It was Ms. Dedenbach's recommendation that the Board approve the requested Preliminary Development Plan subject to the following conditions:

The application for a Preliminary Development Plan by Fabian Lamenta, dba All Out Bail Bonds, for a bail bonds office in an A-1 land use district is granted subject to the following conditions:

1. The applicant shall file a final development plan pursuant to Section 12.02, LDC, for approval prior to the commencement of any business activities or site construction activities on the site.
2. The preliminary development plan shall be revised to show a 20-foot wide landscape along the south and west property lines. Pursuant to Section 6.05.03, LDC, the buffer shall contain 4 canopy trees, 1.6 understory trees, and 16 shrubs per 100 linear feet. All landscaping shall meet the standards for landscape design, materials, and maintenance contained in Section 6.05, LDC.
3. Any violation of this approval or conditions thereof, shall cause the revocation of this approval by the Board of County Commissioners. The Board of County Commissioners shall hold a public hearing on the proposed revocation with the notice of public hearing provided by certified mail to the property owner. Evidence of violation of the approval may be presented by any person including a resident, the County Code Enforcement Officer, or other County official. Once the approval has been revoked pursuant to this provision, the owner shall be prohibited from re-applying for a preliminary development plan to allow a bail bonds office.
4. Approval of this preliminary development plan does not alleviate the applicant's obligation to obtain all other applicable state and federal permits.

As conditioned the proposed use and design contained within this preliminary development plan 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. Has screening and buffers of the dimension, type, and character to maintain the compatibility and harmony with adjacent and nearby properties.

Motion made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas to approve SP 2017-01 with revised buffer of 15 foot wide landscaping and fencing provided by applicant based on recommendation of Staff & subject to FDOT and SRWMD approval. Motion carried unanimously.

County Administrator's Report continues...

Fire

- Call Stats: Chief James Campbell presented the Call Status Report, for this fiscal year; informational purposes only.
- Medicare Rates: Chief James Campbell updated the Board on increases to the Medicare Rates; informational purposes only.
- Florida Forest Service Annual Fire Report: For informational purposes, Chief Campbell informed the Board of the receipt of the Annual Fire report from Florida Forest Services.

Road Department

- SE 64th Street Bids: Mr. Crosby stated that bids were received for the SE 64th Street road project. After reviewing bids he recommend that all bids be rejected and REBID with modified road requirements. Discussion took place.

Motion made by Commissioner Todd Gray, seconded by Commissioner Marion Poitevint, to reject all bids received for the SE 64th Street project and go out for bids with modified road requirements. Motion carried unanimously.

Human Resources

- Employee Salary Workshop: Mr. Crosby requested a date be set for the Employee Salary Workshop; he recommended March 6, 2017. Discussion took place.

It was the consensus of the Board to have the Employee Salary Workshop on March 6th at 3:00 p.m., prior to regular meeting at 4:00 p.m.

5:00 p.m. Time Certain

At this time, Commissioner Todd Gray filed a Conflict of Interest on this issue. This document will be incorporated into the official minutes.

SP 2017-02, EJ Johnson/Custom Pine Straw: Ms. Laura Dedenbach, County Planner, presented SP 2017-02, A request by Custom Pine Straw, Inc., owner, for preliminary Site Plan approval for an agricultural business that processes, sells, and ships agricultural products that are not raised on the property (pine straw) on CR 340 near the intersection of CR 340 and SR 47 on 18 acres in an A-2 district. Tax parcel #07-08-16-0000-0001-0035; (SUP 2016-05).

Ms. Dedenbach stated that the preliminary development plan, as conditioned, is consistent with the Comprehensive Plan and Land Development Code.

It was Ms. Dedenbach's recommendation for the Board to approve the requested Special Use Permit and the Application for a Preliminary Development Plan is granted, both subject to the following conditions:

1. The applicant shall file a final development plan pursuant to Section 12.02, LDC, for approval prior to the commencement of any business activities or site construction activities on the site.
2. The preliminary development plan shall be revised to be consistent with Condition #3 of the approved special use permit:

Existing vegetation on site shall be preserved in order to provide buffers for the surrounding properties. In addition, buffers of at least 15 feet in width shall be provided along the north and west property boundaries and shall include the landscaping mix as prescribed by Section 6.05.03, LDC.

3. Approval of this Preliminary Development Plan does not alleviate the applicant's obligation to obtain all other applicable County, state, and federal permits.

As conditioned, the proposed use contained within this Preliminary Development Plan:

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. Has screening and buffers of the dimension, type, and character to maintain the

compatibility and harmony with adjacent and nearby properties.

Motion made by Commissioner Kenrick Thomas seconded by Commissioner Sharon A. Langford, to approve SP2017-02 subject to conditions based on Staff recommendations. Motion carried unanimously.

County Administrator's Report continues...

Veterans Services

- **Overnight Travel Request:** Mr. Crosby requested the Boards' approval for Jim Mash to attend the CVSOA 2017 during the week of May 7-11, 2017, in Safety Harbor, FL. The approximate cost is not to exceed \$1,000.00; funds are budgeted. Mr. Mash has also requested to use his own vehicle due to personal reasons. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Marion Poitevint to approve the overnight travel request for Mr. Jim Mash, as presented. Motion carried unanimously.

Tourist Development Council

- **Travel Approval for Donna Creamer:** Mr. Crosby stated that because of time frame needed to book travel arrangements this issue will be presented to the TDC Committee at their meeting scheduled for February 13, 2017, requesting their approval of the following:
 - i. Permission for Donna Creamer travel to Berlin, Germany to attend the ITB Travel Show(March 4 - 13, 2017) promote Gilchrist County (*) Note – Berlin, Germany Travel Expenses will be reimbursed by Natural North Florida & VISIT FL
 - ii. Permission for Donna Creamer travel to Dallas Texas to attend the Dallas Travel & Adventure Show (March 30 – April 3, 2017) promote Gilchrist County (*) Note – Dallas, Texas Travel Expenses will be reimbursed by Natural North Florida & VISIT FL

Motion made by Commissioner Todd Gray, seconded by Commissioner Marion Poitevint, to approve travel for Donna Creamer to attend the ITB Travel Show in Berlin, Germany, March 4-13, 2017 and then to Dallas, TX to attend the Dallas Travel & Adventure Show, March 30-April 3, 2017; ALL expenses for both trips will be reimbursed by Natural North Florida & VISIT FL. Motion carried unanimously.

5:15 p.m. Time Certain

At this time, Mr. David Lang, County Attorney, filed a Conflict of Interest on this issue. This document will be incorporated into the official minutes.

SUP 2017-02, Tom Sturgeon – Ellie Ray’s: A request by Thomas R. Sturgeon, Owner, to amend the **Phasing Schedule** for an Existing Special Use Permit (SUP 2012-04, an Overnight Recreational Campground) at 3349 NW 110th Street in an ESA-2 district. Tax parcel # 12-07-14-0000-0002-0010.

Ms. Laura Dedenbach, stated that Mr. Sturgeon has filed an application to amend the Special Use Permit approval for Ellie Ray's (SUP 2012-04). The BOCC approved the Special Use Permit for an Overnight Recreational Park in May 2012. One extension of the Special Use Permit was granted in April 2013. The request that is before the BOCC is to amend the Phasing Schedule adopted as part of the Special Use Permit. A copy of the original special use permit package, the phasing schedule, the memo of extension, and the applicant's current request was provided.

Ms. Dedenbach stated that she does not have a presentation or recommendation on this item. Instead, the applicant will present the revised phasing schedule and justification for the change.

Although she did state that if the Board so chooses to amend the Special Use permit and the Phasing Schedule Staff is in support of that.

Mr. Tom Sturgeon, Owner of Ellie Ray’s, addressed the Board requesting the Boards’ approval of the amendment of the Phasing Schedule for an additional five (5) years and deleting the paving the of 110th Street. Discussion took place.

Chairman Harrison called for any public comment, none noted.

Motion made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas to approve the request for SUP 2017-02 extending Phasing Schedule and removing Paving of 110th Street, as presented. Motion carried unanimously.

Attorney’s Report

Mr. David M. Lang, Jr., County Attorney, presented the following documents, and/or addressed the following issues:

Resolution Number 2017-04: Mr. Lang presented Resolution 2017-04 authorizing the County to enter into the Small County Outreach Program of the State of Florida, with the Department of Transportation. He read the short title as follows, for the record:

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GILCHRIST COUNTY, FLORIDA, AUTHORIZING THE COUNTY TO ENTER INTO THE SMALL COUNTY OUTREACH PROGRAM OF THE STATE OF FLORIDA, WITH THE DEPARTMENT OF TRANSPORTATION FOR FUNDS FOR ROAD RECONSTRUCTION OF NE 2nd WAY FROM CR 138 TO NE 120th LOOP IN GILCHRIST COUNTY, FLORIDA; AUTHORIZING THE CHAIRMAN OF THE BOARD OF

**COUNTY COMMISSIONERS TO EXECUTE SUCH AGREEMENT; AND
PROVIDING AN IMMEDIATE EFFECTIVE DATE.**

Mr. Lang explained the purpose of this resolution.

Commissioner Marion Poitevint abstained from voting on this issue due to the fact that CR 138 is access to her home although this is not a personal benefit.

Motion made by Commissioner Todd Gray, seconded by Commissioner Kenrick Thomas to approve Resolution 2017-04, as presented. Motion carried 4-0.

Miscellaneous: Mr. Lang addressed the issue pertaining to a request made by Mr. Steve Meador from January 5, 2017 meeting, regarding the Gilchrist County Noise Ordinance. Discussion took place and it was his intent and that of the Board for the ordinance currently in place, continue to be utilized and enforced, when a complaint arises.

Clerk's Report

Mr. Todd Newton, Clerk of Court, presented the following documents, and/or addressed the following issues:

Budget Recap: For the Boards' information, Mr. Newton presented and reviewed a Budget Recap for FY 2017, Period Ending February 3, 2017.

Commissioners Reports

- Commissioner D. Ray Harrison, Jr., requested that the County Administrator contact Commissioner Hale regarding letter to Valdosta about spill issue
- Commissioner Sharon A. Langford asked about Mildred Culpepper Road; it is currently in planning phase

Old/New Business/Public Participation: None

Adjourn

With there being no further business... a ***Motion was made by Commissioner Sharon A. Langford, seconded by Commissioner Todd Gray, to adjourn. Motion carried unanimously.*** Chairman Harrison adjourned the meeting at **5:39 p.m.**

***Board of County Commissioners
Gilchrist County, Florida***

Attest:

Approved:

Todd Newton, Clerk of Court

D. Ray Harrison, Jr., Chairman