

MINUTES OF A REGULAR MEETING OF THE GILCHRIST COUNTY BOARD OF COUNTY COMMISSIONERS HELD JULY 15, 2019

The Gilchrist County Board of County Commissioners, in and for Gilchrist County, Florida, convened in a **Regular Meeting** on **Monday, July 15, 2019 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, Vice Chairman</i>
<i>District II</i>	<i>Commissioner Bill Martin</i>
<i>District III</i>	<i>Commissioner Todd Gray, 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 Assistance; Lou Leone, Road Department Superintendent; Chief James Campbell, GC Fire/EMS; Ralph Smith, Director of Emergency Management; Deputy Bryant Davidson, GCSO; Pat Watson, City of Trenton; Marcus Hall; James Grady Moore; John Maclaren, Nature Chem; Richard & Leslie Esseck; Katherine LaBarca; Ray & Jane Rauscher; Mary Jane Rossi; Kathryn Rogers and Lanie Tuten, NRNA; Ryan Rishel and William Chambers, Black & Veatch; Danny Collins and Nicholas Paseiro, Duke Energy; Patrick Ventre, Burn & McDonnell; Tom Lucas; Brian Pitman, NFPS; Merrilee Malwitz-Jipson, Mike Roth and Jan Tatum, OSFR; Joshua Hough, Haskell/Project Gator; and Newcombe and Trisha Wasson.

Call to Order

Chairman Todd Gray called the meeting to order at 4:01 p.m.

Mr. Bobby Crosby, County Administrator delivered the invocation and Commissioner Bill Martin led the pledge of allegiance.

Agenda

The Agenda was presented for the Boards' approval with the following change(s).

Mr. Todd Newton, Clerk of Court, presented the following change:

- **Addition:** Request *Special Meeting* to review bids on Courthouse Roof and Window project

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Marion Poitevint, to approve the Agenda, as presented, with noted change(s). Motion carried unanimously.

Consent Agenda

Approval of Minutes

Regular Meeting	June 03, 2019
Regular Meeting	June 17, 2019
Regular Meeting	July 01, 2019

Approval of Payment

SHIP/SREC, Inc.

SHIP Home Acquisition Rehab Request for Reimbursement Edwin Brown	\$2,620.00
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Motion made by Commissioner Bill Martin, seconded by Commissioner Sharon A. Langford, to approve the Consent Agenda, as presented. Motion carried unanimously.

Public Participation

- Merrilee Malwitz-Jipson brought attention to the Board about an issue with a horse that is being mistreated and malnourished near Lily Springs. Discussion took place.

BOCC thanked Mrs. Malwitz-Jipson for bringing this issue to their attention.

Constitutional Officers

- None

County Administrator's Report

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

Road Department

- Nature Chem: Mr. Crosby addressed the need for weed control along County roadways. A presentation by Nature Chem was shown, for the Boards consideration of weed control along roadways. Discussion took place.

The Board thanked Mr. John Maclaren for his presentation.

It was the consensus of the Board to ask that comparisons and testimonials be brought back to August 5th meeting regarding Nature Chem vs. Inmate Crew

4:15 p.m. Time Certain

David M. Lang, Jr., County Planner; VAR 2019-06, Farm Star LLC - Marcus Hall as Agent

Mr. Lang presented VAR 2019-06 a request for a variance to allow manufacture of mobile home steps in a Commercial Land Use category located on approximately 2.150 acres located at 1659 SW SR 26, Trenton, Gilchrist County, Florida 32693. Gilchrist County Property Appraiser's Office Tax Parcel Number 17-10-15-0112-0000-0040.

Mr. Lang stated that this is a quasi-judicial hearing and such rules and procedures will be followed. He then asked if there was any ex-parte communications, hearing none, he proceeded with his presentation.

Mr. Lang then presented his Staff Report as follows:

Special Use Permit Analysis

The applicant is requesting a Variance from the Gilchrist County Land Development Code to allow for the manufacture and construction of mobile home steps on a parcel of land that is zoned and has a Commercial Land Use Designation . The property was formerly used for an office and for boat repairs on the premises which was an allowed use of the property.

Section 2.01.05 of the Land Development Code entitled, DEFINITIONS, states that Commercial Use means an occupation, employment or enterprise associated with the sale, rental or distribution of products, or performance of service.

Section 2.01.05 of the Land Development Code entitled, DEFINITIONS, states that Industrial Use means any industrial. manufacturing, processing, warehouse, distribution, or assembly use.

Section 2.10 of the Gilchrist County Land Development Code entitled, COMMERCIAL, prescribes those uses that are allowed in the COMMERCIAL category without a special use permit and those uses that are allowed in this category only with a special use permit.

By way of example only, retail commercial outlets for sale of various items, service establishments such as beauty and barber shops, business and professional offices such as medical , banks, newspaper offices, dry cleaners, hotels and motels, etcetera, are allowed within COMMERCIAL as a matter of right without a Special Use Permit being required.

Also by way of example only, more intensive uses within the COMMERCIAL category require that a Special Use Permit be first approved by the Planning Commission following proper notice to the public and the opportunity to be heard, including such things as hospitals, vehicular repair shops, public buildings and facilities, private clubs and lodges, day care centers, outdoor displays of large items for sale such as vehicles, boats, trailers, manufactured equipment, etcetera.

Nowhere within the Gilchrist County Land Development Code Commercial Land Use Category list of approved uses is the right given or prescribed which authorizes the manufacture,

construction, or building of items within the COMMERCIAL category, nor is outdoor storage yards for building materials used in conjunction with such construction authorized. HOWEVER, these uses are permitted within the INDUSTRIAL Land Use Category.

Section 2.10.03 of the Land Development Code entitled, PROHIBITED USES, Specifically states that Manufacturing or Industrial uses are prohibited within the Commercial land use district.

Section 12.05.01 of the Land Development Code authorizes the Board of County Commissioners, serving as the Planning Commission, to grant a Variance from the strict application of any provision of the Land Development Code, subject to certain restrictions which includes a prohibition against granting a variance from the consistency requirements of the comprehensive plan.

Based upon the above analysis it would appear that the property which is subject to this Variance Application would not be entitled to a Variance from the application of the Gilchrist County Land Development Code, inasmuch as the proposed use described by the applicant in the application for Variance describes a proposed use of the subject property that is not authorized in the COMMERCIAL Land Use Category under the provisions of the Gilchrist County Land Development Code.

Recommendation:

The proposed use is not consistent with the Gilchrist County Land Development Code.

I recommend denial of the requested Variance.

- 1. The proposed Variance does not arise out of the specific physical conditions specific to this site alone.*
- 2. The requested Variance arises out of conditions either assumed or created by the applicant and are not unique to this specific property, but are similar to other such land use classified property.*
- 3. The proposed Variance may diminish property values in, and may alter the essential character of, the area surrounding the site.*
- 4. The effect of the proposed Variance is not in harmony with the general intent of this Code and the specific intent of the relevant subject areas of the Code.*

For the reasons stated, the Variance Application should not be approved.

Mr. Lang stated that we'll hear comments from the Applicant, then public comments. Mr. Marcus Hall, Applicant spoke on his concerns. There was no public comments.

Chairman Gray called for the pleasure of the Board.

Motion made by Commissioner Kenrick Thomas seconded by Commissioner Bill Martin to approve VAR 2016-06 to allow mobile home step building, on site, with restrictions on hours of building to Monday thru Friday 7:00 am – 7:00 pm, Saturday 7:00 am – 1:00 pm and Closed on Sunday; variance does not continue with land. Motion carried unanimously.

4:30 p.m. Time Certain

David M. Lang, Jr., County Planner; VAR 2019-07 Duke Energy Florida Inc., by Overland Contracting, Inc. and Black and Veatch, &S Agents (Substation)

Mr. Lang presented the request by Duke Energy Florida, Inc. owner, by Overland Contracting, Inc., and Black & Veatch, as agents and applicant, seeking a Variance from Section 7.14 entitled, Nonconformities, and related Code Sections as may be appropriate, of the Gilchrist County Land Development Code, requesting a reduction in required front setback of 30 feet to any structure. at owner's existing Trenton Substation in an Agriculture, A-2 Land Use Category, located on approximately 1.730 acres located at 1509 SW CR 307-A, Trenton Gilchrist County, Florida 32693. Gilchrist County Property Appraiser 's Tax Parcel No. 17-10-15-0000-0004-0000.

Mr. Lang stated that this is a quasi-judicial hearing and such rules and procedures will be followed. He then asked if there was any ex-parte communications. Commissioner Kenrick Thomas abstained from discussion and voting on this matter due to the fact that his employer, Piedmont Farms, owns the property next to the substation. He will submit Form 8B Memorandum of Voting Conflict which will be incorporated in to the official record.

Mr. Lang then proceeded with his Staff Report.

Special Use Permit Analysis

The applicant is requesting a Variance from the Gilchrist County Land Development Code to allow for a reduction in the front building setback line to accommodate an expansion of the existing Control Equipment Enclosure (CEE) presently located on the site.

The existing CEE building located on the site which serves the existing electrical substation is considered a Nonconforming Use in accordance with the Gilchrist County Land Development Code Section 7.14. The applicant states that in an effort to connect the new solar energy farm to be located Northerly across County Road 307A which was previously recently approved by the Board of County Commissioners, the existing DEF substation will require some modifications. The project will include line upgrades, protection and controls, as well as, an expansion of the existing CEE building.

The existing CEE building as a Nonconforming Use, is located within the presently required minimum front setback of 30 feet which is required in an A-2 Land Use District. The applicant states the presently existing building is setback 24 feet-4 inches from the property line. In order to make the physical and electrical connection between the existing CEE building and the proposed expansion, the applicant states that the front face of the existing building must be

expanded and enlarged so that the front face of the building following such expansion of the building would then have a setback of only 20 feet-8 inches from the property line.

The applicant bases its need for the Variance due to the physical constraints with the CEE expansion and the importance of the substation upgrades for the connection and reliability of the new solar energy facility to the DEF power grid.

The Gilchrist County Land Development Code at Section 7.14.02 defines Nonconforming Use as a use of land or structure that does not currently comply with this Land Development Code or the existing Gilchrist County Comprehensive Plan, but, at the time it was established, was in compliance with all then-existing Gilchrist County regulations, including zoning or land development regulations, and was consistent with the then-existing Gilchrist County Comprehensive Plan, and which has continued without any cessation of the use for a period of more than 12 consecutive months. A use shall be considered nonconforming if the characteristics of the use, such as residential density or commercial intensity, do not comply with the current regulations or Comprehensive Plan requirements.

Section 7.14.01 of the Gilchrist County Land Development Code states that it is the intent of this section to permit nonconformities to continue until they are voluntarily removed or removed as required by this section, but not to encourage their survival. It is further the intent of this section that nonconformities shall not be enlarged upon, expanded, intensified, or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Section 12.05.01 of the Land Development Code authorizes the Board of County Commissioners, serving as the Planning Commission, to grant a Variance from the strict application of any provision of the Land Development Code, subject to certain restrictions which includes (1) a prohibition against granting a variance from the concurrency management or consistency requirements of the comprehensive plan; (2) from any provision in the code limiting development in wetlands or other environmentally sensitive lands; (3) from floodplain regulations, except as specifically provided for in such regulations; (4) the parent tract regulations; and (5) the limitations on the size of signs.

Turning to the requested Variance, the existing Control Equipment Enclosure (CEE) that is presently on site constitutes a Nonconforming use of the premises inasmuch as the building currently encroaches into the current front building setback requirements for the A-2 land use district by some 6 feet, more or less, (30 feet minus 24 feet = 6 feet), while the requested Variance would allow for an encroachment into the existing front setback requirement of some 9 feet, more or less, (30 feet minus 21 feet = 9 feet). The difference of some 3 feet between the existing encroachment and the proposed encroachment appears to represent a minimal change or impact upon the currently required front building setback should the board choose to grant the requested Variance. Additionally, the Board recently approved the Special Use Permit and Site and Development Plan for the Solar Farm directly across County Road No. 307A for which the instant substation is intended to serve and as a public utility, the applicants requested usage would tend to serve the general public as a whole.

Based upon the above analysis it would appear that the property which is subject to this Variance Application would be entitled to a Variance from the strict application of the Gilchrist County Land Development Code, to be issued in the sound discretion of the Gilchrist County Board of County Commissioners, subject to professional confirmation that the proposed expansion into the front building setback area will have no impact on public traffic safety on County Road No. 307A if granted.

Recommendation:

The proposed use is consistent with the Gilchrist County Land Development Code. I recommend approval of the requested Variance.

- 1. The proposed Variance arises out of the specific physical conditions specific to this site alone.*
- 2. The requested Variance arises out of conditions that are unique to this specific property , and not similar to other such land use classified property .*
- 3. The proposed Variance will not diminish property values in, nor alter the essential character of, the area surrounding the site.*
- 4. The effect of the proposed Variance is in harmony with the general intent of this Code and the specific intent of the relevant subject areas of the Code.*
- 5. The granting of the Variance shall be made subject to review of the site plan and written confirmation from the County Engineer that approval of the Variance and encroachment into the front 30 feet setback area shall not affect traffic safety on County Road 307A at the subject property location.*

For the reasons stated, the Variance Application should be approved.

Mr. Lang stated that we'll hear comments from the Applicant, then public comments.

Danny Collins, Duke Energy, applicant, addressed the Board. There was no public comments.

Chairman Gray called for the pleasure of the Board.

Motion made by Commissioner Bill Martin, seconded by Commissioner Sharon A. Langford to approve VAR 2019-07 to allow the increase to existing building with Staff recommendations. Motion carried 4-0, with Commissioner Kenrick Thomas abstaining.

4:45 p.m. Time Certain

David M. Lang, Jr., County Planner; SP 2019-08 Duke Energy Florida Inc., by Overland Contracting, Inc., and Black and Veatch, as Agents.

Mr. Lang presented the request by Duke Energy Florida, Inc., owner, by Overland Contracting, Inc., and Black & Veatch, as agents and applicant, seeking Preliminary Site and Development Plan approval for modification to an existing electrical substation; in an Agriculture, A-2 Land Use Category located on approximately 1.730 acres, located at 1509 SW CR 307-A, Trenton, Gilchrist County, Florida. Gilchrist County Tax Parcel Number 17-10-15-0000-0004-0000. The property is currently being used for an electrical substation.

Mr. Lang stated that this is a quasi-judicial hearing and such rules and procedures will be followed. He then asked if there was any ex-parte communications. Commissioner Kenrick Thomas abstained from discussion and voting on this matter due to the fact that his employer, Piedmont Farms, owns the property next to the site. He will submit Form 8B Memorandum of Voting Conflict which will be incorporated in to the official record.

Mr. Lang then proceeded with his Staff Report.

Site and Development Plan Analysis

The applicants and owner are seeking approval of the design plans for modification to the existing Duke Energy Trenton Substation consisting of line upgrades, protection and controls, as well as, an expansion of the existing Control Equipment Enclosure (CEE).

In conjunction herewith, the applicants and owner are also seeking a Variance from the front building setback requirements required in the A-2 Land Use District in order to expand and modify the existing Control Equipment Enclosure (CEE). Accordingly, this Site and Development Plan approval is specifically contingent upon approval of the requested Variance.

The Preliminary Site and Development Plan complies with the general requirements set forth in Section 12.02 of the Gilchrist County Land Development Regulations.

Recommendation

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code.

I recommend approval for proposed improvements on-site in accordance with the site and development plan submitted, subject to the following specific conditions:

- 1. The applicant shall limit development on the site to that which is proposed on the site plan submitted with this application and shall locate the proposed improvements in accordance with the site plan submitted for approval by the Board of County Commissioners.*
- 2. The applicant shall obtain all applicable county, state, or federal permits required, and shall provide approval from the Suwannee River Water Management District or approved self-certification by the District that stormwater management will be accommodated on site, prior to construction. Approval is specifically contingent upon the applicant providing the county with approval of any required stormwater management plan from the Suwannee River Water Management District, or appropriate waiver or letter of waiver of*

the same from the District or set f-certification, as applicable, and meeting all requirements of the Gilchrist County Health Department concerning well and septic systems on-site, as well as, any and all permits and requirements of the Florida Department of Environmental Protection.

3. *The applicant shall remove the American wire fencing along the front of the property along County Road No. 307A, (described as hog wire per applicant's survey) and replace the same with a minimum 6 feet high opaque vinyl style slatted privacy style chain link fencing material along the entire front portion of the site. The Board shall in its discretion at the public hearing determine whether additional slatted privacy fencing should be required along the sides of the owner's property. The owner shall at all times maintain the fencing in the future in a clean and aesthetically appealing condition.*
4. *The applicant shall file a Final Site and Development Plan pursuant to section 12.02 of the Land Development Code for approval by the Planning Director prior to the commencement of any construction activities on the site.*
5. *Approval of this Preliminary Site and Development Plan does not alleviate the applicants' obligation to obtain all other applicable county, state, and federal permits.*
6. *No improvements shall be made in wetland areas on the site, if any.*
7. *Driveway permits, as applicable, must be obtained from Gilchrist County in accordance with county requirements for access to the subject property.*

Subject to compliance with the conditions herein, and for the reasons stated, the Preliminary Site and Development Plan should be approved.

Mr. Lang stated that we'll hear comments from the Applicant, then public comments.

Danny Collins, Duke Energy, applicant, addressed the Board. There was no public comments. Chairman Gray called for the pleasure of the Board.

Motion made by Commissioner Marion Poitevint, seconded by Commissioner Bill Martin, to approve SP 2019-08 recommendations off Staff and conditions stated by Staff Engineer (no public safety/right-of-way issues) and 8' fencing requirement on CR 307A. Motion carried 4-0, with Commissioner Kenrick Thomas abstaining.

5:00 p.m. Time Certain

David M. Lang, Jr., County Planner; *Continuance of Public Hearing* regarding VAR 2019-05, James Moore, request to construct Storage Building on vacant lot.

Mr. Lang brought the Board current on the continuance of VAR 2019-05. He stated that this variance request was scheduled for July 1, 2019 but due to some miscommunication on the sign on the premises we continued it until today.

Mr. Lang presented the request by James Grady Moore, seeking a Variance to construct a metal storage building on a vacant lot in an ESA-2 land use category located on approximately 0.50 acre located at NW 38th CT, Branford, Gilchrist County, Florida 32008. Gilchrist County Property Appraiser's Tax Parcel No. 13-07-14-0012-000C-0120. Described as: Lot 12, Block C, Two Rivers Estates, a subdivision as per the plat on file and of record in the Office of the Clerk of the Circuit Court, Gilchrist County Florida.

Mr. Lang then presented his Staff Report, as follows:

Special Use Permit Analysis

The applicant is requesting a Variance from the Gilchrist County Land Development Code to allow for the construction of a metal storage building as a stand-alone accessory building on a vacant lot to be located on the premises. The proposed use is located across the street from the applicant and owner's principal residential house.

The Gilchrist County Land Development Code does not provide for accessory structures to be constructed as a stand-alone improvement on vacant property and are only allowed where they are accessory to a primary or principal residential dwelling also located on the same lot. The only exception to this of which I am aware is for agriculture barns which may be allowed for bona fide agriculture purposes.

In some cases where the property owner owns two contiguous (adjacent) lots, one of which contains a principal dwelling unit, the owner may choose to combine both lots by way of a lot combination application followed by a properly executed and recorded Unity of Title document which allows both lots to be treated as one unit and this will allow for an accessory building to be constructed on the adjacent lot. In the case of a Unity of Title, the lots may not thereafter be split and must be utilized or conveyed for purposes of future usage as one unit. Here, however, the separate lots are not contiguous to the principal residential dwelling but are separated by a public roadway.

The word "accessory" is defined to mean something that can be added to something else in order to make it more useful; additional; extra; supplementary; and subsidiary to the main thing.

Section 12.05.01 authorizes the Board of County Commissioners, serving as the Planning Commission, to grant a variance from the strict application of any provision of the Land Development Code, subject to certain restrictions which includes a prohibition against granting a variance from the consistency requirements of the comprehensive plan.

Based upon the above analysis it would appear that the property which is subject to this Variance Application would not be entitled to a Variance from the application of the Gilchrist County Land Development Code, inasmuch as the lot is not contiguous or adjacent to the owner and applicant's primary principal dwelling, and construction of the metal storage building as a stand-alone accessory building is not authorized under the Code.

Recommendation

The proposed use is not consistent with the Gilchrist County Land Development Code. I recommend denial of the requested Variance.

1. *The proposed variance does not arise out of the specific physical conditions specific to this site alone.*
2. *The requested variance arises out of conditions either assumed or created by the applicant and are not unique to this specific property but are similar to other such land use classified property.*
3. *The proposed variance may diminish property values in and may alter the essential character of the area surrounding the site.*
4. *The effect of the proposed variance is not in harmony with the general intent of this Code and the specific intent of the relevant subject areas of the Code.*

For the reasons stated, the Variance Application should not be approved.

Chairman Gray asked if the Board had any questions. Hearing none Chairman Gray asked if the applicant would like to address the Board.

Mr. James Grady Moore, applicant, addressed the Board with his intentions. Discussion took place.

Mr. Lang suggested that if the Board was inclined to grant the variance is that we do accept a Unity of Title.

Chairman Gray called for any further discussion, none noted.

Motion made by Commissioner Bill Martin, seconded by Commissioner Kenrick Thomas to approve VAR 2019-05 with contingency of providing Unity of Title, for both parcels. Motion carried unanimously.

5:15 p.m. Time Certain

David M. Lang, Jr., County Planner; SP 2019-07, Nestle Waters North America Inc., Site Plan Review.

Mr. Lang stated that this is a quasi-judicial hearing and such rules and procedures will be followed. He then asked if there was any ex-parte communications, hearing none, he proceeded with his presentation.

Mr. Lang presented the request by Kathryn Rogers, as agent and applicant for owner, Nestle Waters North America, Inc., for Preliminary Site and Development Plan approval for the

reconstruction of the driveways into the existing facility to separate auto and truck traffic. It also includes a spring water loading area and a process wastewater loading area; in an Industrial land use category located on approximately 39.89 acres, located at 7100 NE CR 340, High Springs, Florida 32643. Gilchrist County Tax Parcel Number 02-08-16-0000-0003-0010. The property is currently being used for water bottling.

Mr. Lang presented his Staff Report, as follows:

Site and Development Plan Analysis

The applicants and owner are seeking approval of the design plans for the Nestle Waters North America, Inc., Phase 3-Site Improvements. The project entails the reconstruction of the driveways into the facility to separate auto and truck traffic. It also includes a spring water loading area and a process wastewater loading area. The applicants submitted Civil Engineering Plans to provide detailed design of these areas, as well as the Gilchrist County Site Plan Application.

The Civil Engineering plans submitted by the applicant were reviewed on the County's behalf by its engineer, Mr. Brian Pittman, P.E., of North Florida Professional Services, Inc.. Mr. Pittman via email correspondence to the County dated May 29, 2019 advised that the plans for the Nestle Plant "Project Gator" -Phase 3 were acceptable to him, with the exception that the applicant should provide supplemental information on the plan concerning the stormwater calculations for Drainage Area 1 and 3. Each had an increase in impervious area, but do not show an increase in pond storage. The ponds could very well be able to hold this additional runoff created, but his preference would be to have the applicant show calculations or run a model showing such.

The Preliminary Site and Development Plan complies with the general requirements set forth in Section 12.02 of the Gilchrist County Land Development Regulations.

Recommendation

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code.

I recommend approval for proposed improvements on-site in accordance with the amended site and development plan submitted, subject to the following specific conditions:

1. *The applicant shall limit development on the site to that which is proposed on the site plan submitted with this application and shall locate the proposed improvements in accordance with the site plan submitted for approval by the Board of County Commissioners.*
2. *The applicant shall obtain all applicable county, state, or federal permits required, and shall provide approval from the Suwannee River Water Management District or approved self-certification by the District that stormwater management will be accommodated on site, prior to construction. Approval is specifically contingent upon the applicant providing the county with approval of any required stormwater management plan from the Suwannee River Water Management District, or appropriate waiver or letter of waiver of the same from the District or self-certification, as applicable, and meeting all requirements of the*

Gilchrist County Health Department concerning well and septic systems on-site, as well as, any and all perm its and requirements of the Florida Department of Environmental Protection.

3. *The applicant shall provide on the Civil Engineering Plans the stormwater calculations for Drainage Area 1 and Drainage Area 3, to be approved and acceptable by the County's Engineer, Brian Pittman, P.E. as described above and filed with the County.*
4. *The applicant shall file a Final Site and Development Plan pursuant to section 12.02 of the Land Development Code for approval by the Planning Director prior to the commencement of any construction activities on the site.*
5. *Approval of this Preliminary Site and Development Plan does not alleviate the applicants' obligation to obtain all other applicable county, state, and federal permits .*
6. *No improvements shall be made in wetland areas on the site, if any.*
7. *Driveway permits, as applicable, must be obtained from Gilchrist County in accordance with county requirements for access to the subject property.*

Subject to compliance with the conditions herein, and for the reasons stated, the Preliminary Site and Development Plan should be approved.

Chairman Gray called for any questions from the Board, none noted. He then called upon the applicant.

Mr. Joshua Hough, of Haskell Architects and Engineers, as agent, for owner Nestle Waters North America. Inc. addressed the Board for discussion.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Bill Martin to approve SP 2019-07 for water bottling plant, with Staff recommendations. Motion carried unanimously.

County Administrator's Report continues...

Road Department

- **Request for Tree Trimming:** Mr. Crosby presented a request made by Mr. Edward Schroeder asking permission to trim trees on East Suwannee Street, for mobile home to be installed. Mr. Crosby explained this request and the procedures to be followed as in the County's policies. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Kenrick Thomas to approve trees being trimmed by company chosen by Edward Schroeder, allowing mobile home to be installed. Motion carried unanimously.

Tourist Development Council

- Mr. Crosby presented, for the Boards' approval, the following items that were approved by the TDC at their July 8, 2019 meeting:
 - i. Place (1) one ¼ page TDC ad one in the USA Today Go Escape Gulf Coast Edition (Not to exceed \$2,000); funds are budgeted
 - ii. Permission for TDC Member to attend the 10th Annual – 2019 Florida Water Forum (August 29-30, 2019) in Orlando (Not to exceed \$750); funds are budgeted

Motion made by Commissioner Marion Poitevint, seconded by Commissioner Kenrick Thomas to approve the noted items as presented and approved by the TDC. Motion carried unanimously.

General

- Amendment #1 to FWC Santa Fe River Park & Boat Ramp Grant: Mr. Crosby presented the Amendment #1 to the FWC Santa Fe River park & Boat Ramp Grant, for the Boards' approval. This amendment is requesting an extended time frame to March 31, 2020. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Marion Poitevint to approve Amendment #1 to FWC Santa Fe River Park & Boat Ramp Grant to extend time frame to 3/31/2020. Motion carried unanimously.

FYI

- Monthly Reports: For the Boards' information, Mr. Crosby presented the Monthly Reports for Animal Control and Library, as submitted by the Department Heads.

Attorney's Report

Mr. David M. Lang, Jr., County Attorney, presented issues as *Time Certain* items.

Clerk's Report

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

- Request to go out for Bid for EMS Loan: Mr. Newton presented a request asking permission to go out for bid for a five (5) year loan in the amount of \$191,000.00, for remount and County portion of New Ambulance. Discussion took place.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Marion Poitevint, to approve going out to bid for a five (5) year \$191,000.00 loan, for remount and match on new ambulance. Motion carried unanimously.

- EMS/Fire: Mr. Newton discussed issues on EMS and Fire allocations as well as EMS Billing.

The Board **was informed** that current allocations are being kept for EMS and Fire; also EMS billing is still being monitored and will be brought back for discussion at future meeting, if needed.

- Health Insurance Discussion: Mr. Newton stated that the Insurance Committee had met and discussed the Committee recommendations on Health, Dental and Vision. Discussion took place.

Mr. Newton also stated that on the Dental and Vision Plans we received continuation rates on both of those and it was the recommendation of the Committee to stick with what we have as well.

Motion made by Commissioner Bill Martin, seconded by Commissioner Kenrick Thomas to approve the Health Insurance Committee's recommendation to continue with current plans and add Plan 3359 for Employee Choice; they also approved continuing Dental and Vision Plans. Motion carried unanimously.

- 2019 Value Adjustment Board: Mr. Newton stated that we received confirmation that Mr. Gary Rexroat has agreed to serve as Homestead Member and we are still waiting on the Schoolboard to reply on its member and Business Owner.

Motion made by Commissioner Bill Martin, seconded by Commissioner Marion Poitevint to approve Gary Rexroat as Homestead Member of the 2019 VAB. Motion carried unanimously.

- Set Budget Workshop Dates: Mr. Newton presented potential recommendations for Budget Work Shop dates. Discussion took place. The following dates have been set for Budget Workshops:

Thursday	August 1 st	3:00 pm
Tuesday	August 6 th	3:30 pm
Tuesday	August 13 th	3:30 pm
Monday	August 19 th	3:30 pm (tentatively)

Mr. Newton also requested Board approval on Tentative/Final Budget Hearing Dates as follows: Tentative – September 5th at 5:15 pm and Final – September 16th 5:15 pm.

Motion made by Commissioner Sharon A. Langford, seconded by Commissioner Kenrick Thomas to approve the Budget Workshop Schedule and the Tentative/Final Budget Hearing dates, as presented. Motion carried unanimously.

Mr. Newton also requested Board approval on Tentative Millage Rate. Discussion took place.

Motion made by Commissioner Kenrick Thomas, seconded by Commissioner Bill Martin to approve using the rollback rate of 9.6283 and 1.076 for MSTU, on the TRIM Notices. Motion carried unanimously.

- FYI: For the Boards' information, Mr. Newton presented the Quarterly Fuel Costs Report and the Report of Discounts, Errors, Double Assessments, and Insolvencies as prepared by the tax Collector.

Agenda Change

- Special Meeting: Mr. Newton requested a *Special Meeting* to review Courthouse Roof and Window bids. Discussion took place.

It was the consensus of the Board to hold a Special Meeting to review Courthouse Roof and Window bids on July 22nd at 9:00 am.

Commissioners Reports: None

Old Business: None

New Business: None

Public Participation

- Mike Roth, Our Santa Fe River: Mr. Roth shared his concerns on the water bottling plant issue asking them to be pro-active and also reminded the Board of his request that they revisit the County's Comprehensive Plan.

Adjourn

With there being no further business... a *Motion was made by Commissioner Bill Martin, seconded by Commissioner Sharon A. Langford, to adjourn. Motion carried unanimously.* Chairman Gray adjourned the meeting at **6:34 p.m.**

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

Attest:

Approved:

Todd Newton, Clerk of Court

Todd Gray, Chairman