

PORT ST. JOE, FLORIDA

MAY 9, 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, E911 Coordinator Ben Guthrie, G.I.S. Coordinator Scott Warner, Mosquito Control Director Mark Cothran, Planner David Richardson, Public Works Director Joe Danford, and Sheriff's Office Major Bobby Plair.

Chairman Yeager called the meeting to order at 6:00 p.m., E.T.

BID #1011-20 - 30 ACRE SITE – HOWARD CREEK ROAD

Chairman Yeager reported that he and Chief Administrator Butler met with Gulf Rifle & Pistol Club, Inc. concerning the sale of the 30 acre site on the Howard Creek Road. Chief Administrator Butler recommended awarding bid #1011-20 (only bidder) to Gulf Rifle & Pistol Club, Inc., in the amount of \$45,000.00; paying \$15,000.00 down, and \$3,000.00 per year for ten years. Commissioner McLemore motioned to approve this recommendation. Commissioner McDaniel seconded the motion. Upon inquiry by Commissioner Williams, County Attorney Novak reported that the County will finance the property and Gulf Rifle & Pistol, Club, Inc. will hold the title. The motion then passed unanimously. Chairman Yeager instructed County Attorney Novak to proceed with this process.

DEBRIS PICK-UP

Chairman Yeager reported that this was previously addressed at the last Board meeting concerning the issues with this process, stating that this service was cut during the last budget year, and it is currently being handled by the inmate work crews. He reported that the County is spending more money on fuel and labor with the work crews. Commissioner McLemore stated that the public wants this service provided in the county, and he supports putting the two limb trucks back on the road. Chairman Yeager reported that there is no more money in this budget, and that there is going to have to be a priority established, stating that he is requesting direction from the Board. Commissioner McLemore stated that we need to go back to the way it was previously, stating that it needs to be up to the Supervisors to know when the trucks are stopped. Commissioner McDaniel stated that it should not take long to get things cleaned up, and then the County can possibly cut back on this service. Commissioner McLemore stated that there are two options (1) pick-up, or (2) not pick-up at all. Commissioner Williams

discussed that the current way is not efficient; stating that there needs to be a set schedule to make this operate efficiently. Commissioner McLemore motioned to place the two limb trucks back in service under the supervision of the Supervisors. Commissioner Williams seconded the motion, and it passed unanimously.

RECREATIONAL VEHICLE (R.V.) MORATORIUM

Chairman Yeager reported that all the Board members have had a lot of calls and emails concerning this issue, and requested for everyone to keep their comments to a minimum.

Pat Hardman appeared before the Board and thanked the Board for addressing this issue, stating that one size cannot fit all because of the diversity of the County, and the areas have to be addressed individually. She discussed, (1) this is a safety issue; (2) property values lose values when an R.V. moves in next to their home, (3) property owners have the right to have their neighborhood sustained and not turned into an R.V. park, (4) rental homes pay bed taxes and R.V.'s do not, (5) tourist and potential home buyers are turned off by riding through the corridor and seeing multiple R.V.'s or tents on a lot, and (6) R.V.'s on lots for rent are in competition with legitimate lots in campgrounds. Ms. Hardman asked the Board to review what the P.D.R.B. prepared. Ms. Hardman stated that she would like to see (1) no R.V.'s in the 2A expanded tourist corridor, (2) no R.V.'s in the contiguous corridor, (3) removing the term R-O-W from the 2A section; stating that has nothing to do with the geographic location or definition which has been defined, (4) adding to the 2A section a maximum of 30 days non commercial use, (5) no grandfathering, and (6) permitting (code enforcement) for R.V.'s with a fine for non compliant R.V.'s.

Claudia Lewis appeared before the Board and discussed that she owns property in Cape San Blas on the Bay side behind Pig Island, stating that her son purchased the property next to her property (4 acres all together). She reported that her son has an R.V. on his property located at the Cape, stating that this is his home as well as his business. Ms. Lewis stated that the county needs to look at the adverse affects, stating that they need to encourage small businesses and not make it difficult for them, because someone named this area the Forgotten Coast and that is its attraction.

Gina Hale appeared before the Board and stated that she lives in Port Smith, Arkansas but purchased property on C30E, stating that she researched the covenants to make sure she could park her R.V. on this property because they intend to build a home on this property, and with these new regulations she will not be able to come to this property with her R.V. Ms. Hale requested for the Board to consider where the property is located, stating that if your property is purchased before this goes into effect, it should be grandfathered in. Upon inquiry by Commissioner McLemore, Ms. Hale reported that she does not leave her R.V. on the property located in Gulf County.

Ed Doyle appeared before the Board and stated that he owns a travel trailer that is parked on his property, stating that he travels, and he is concerned with these new

regulations. Chairman Yeager stated that this is only for people which are living in their R.V.'s.

Roger Mims appeared before the Board and stated that there are more and more trailers inside St. Joe Beach, and that his home is worth much less now because of this, stating that most are occupied by rentals. Chairman Yeager discussed that this is the main issue and they are trying to set up regulations to handle the issue of having more than one R.V. per lot. Mr. Mims stated that there is an existing ordinance concerning zoning, and the County is delinquent concerning zoning enforcement in this County.

Clay Lewis appeared before the Board and stated that he currently resides in Cape San Blas, stating that the article in The Star concerning his property was mischaracterized.

Sue Marley appeared before the Board and stated that she lives on Cape San Blas, and periodically her family visits with their R.V. and this will now be prohibited. She stated that the governments' purpose is to protect, not necessarily to regulate the esthetics of the area, and the County should not get involved on what her place looks like. Ms. Marley stated that as long as we live within the density regulations that the County has in place, she sees no need in regulating how many R.V.'s are allowed on each individual lot, as long as they comply with the County ordinances already in place.

Chuck Messer appeared before the Board and stated that he lives at St. Joe Beach and that he has several R.V.'s on lots, stating that it is permitted by the County, and that boats sitting on trailers are much more dangerous than an R.V.

Diane Cummings Nevell appeared before the Board and reported that she made flyers for the Dead Lakes Campground and has distributed them in the areas of Indian Pass, Cape San Blas, and Highland View, stating that since she distributed the flyers she has had two R.V.'s move to the Dead Lakes Campground, and two individuals to inquire about the campground.

Mary Ann Tiller appeared before the Board and reported that she lives in the St. Joe Beach area, stating that she pays a lot of property taxes and R.V.'s moving in three and four to the lot is going to decrease the value of the property.

Sheila Stone appeared before the Board and stated that she lives in the St. Joe Beach area and several of the R.V.'s in this area are occupied by snow birds, and they bring money into the local economy; stating that if they are evicted from this County they will not build permanent residences here and will look for other places to live, which will take money away from the local economy.

Chairman Yeager stated that Gulf County is late on addressing this issue because the surrounding counties have already addressed it and are regulating R.V.'s in their County.

Barbara Radcliff appeared before the Board and stated that she lives in the Indian Pass area, stating that she has not heard anything concerning enforcement of these regulations on R.V.'s, and there will have to be enforcement of the regulations.

Louis C. "Red" Carter appeared before the Board and inquired about the description of an R.V., stating that there are two different kinds of R.V.'s. on wheels. He reported that one is called a park model, which is self contained and one that someone rents. Mr. Carter stated that there used to be a tax on mobile homes but is no longer in place, and suggested charging a tax for R.V.'s.

Skip Griffes appeared before the Board and stated that he lives in the St. Joe Beach area, and requested for the Board to look at the future and look where the property is located, stating that this issue needs to be addressed further back off Highway 98 and the residential/commercial zoning.

Sandy Christie appeared before the Board and stated that she lives in the Cape San Blas area and is the Vice President of the South Beach Homeowners Association, stating that the issue of R.V.'s has caused serious problems throughout the County and the P.D.R.B. has had to take this issue. She stated that a tremendous amount of time, effort and research has gone into these proposed regulations. Ms. Christie reported that an R.V. has been placed on a lot near their subdivision and homeowners have been unable to sell their property. She requested for the Board to do something about the indiscriminate R.V.'s throughout this County along the tourist corridor.

Jeanette Palmer appeared before the Board and stated that she lives in the Highland View area, stating that she pays her fair share of taxes in this county, and some of the R.V.'s that come to Highland View are better maintained than the mobile homes in the area occupied by fulltime residents.

Bob Sutton appeared before the Board and stated that he lives in Wewahitchka, stating that he has spent a lot of time and money building a legal R.V. park off of Highway 71 in Wewahitchka, and if he has to follow the rules everyone else should too. He reported that he has to report to the Gulf County Health Department quarterly and pays taxes monthly to have more than one R.V. per lot. Upon inquiry by Commissioner Williams, Mr. Sutton stated that he is approved for 40 lots on 6 acres.

Rich Brenner appeared before the Board and stated that he lives in the St. Joe Beach area, and questioned the proposed ordinance concerning the tourist corridor and the restrictive zones. Chairman Yeager discussed the expansion areas on C30A and C30E, stating that the expansion would go from the Bay to the Gulf. Discussion followed.

Ron Scheffer appeared before the Board and stated that her lives at Cape San Blas, and stated that the wind does slow down as it comes ashore, and there are two different kinds of storms (1) water storm and (2) wind storm.

Julian Rabon appeared before the Board and stated that he lives at St. Joe Beach, and there are a lot of people in this County that own R.V.'s but do not live in them, and there are people that live in R.V.'s fulltime. He stated that the land values have depreciated in this County as well as the entire Country because of the economy, not because of R.V.'s.

Commissioner McDaniel thanked the voters and tax payers for being very professional during these public hearings.

Commissioner Williams discussed that the one parcel per unit is very critical and needs to be enforced, stating that the State R.V. process is 25 units per acre of land, and the County needs to consider a minimum number of acres to be considered to open an R.V. park.

Commissioner McLemore discussed that he agrees with one R.V. per lot throughout the entire County, and that the P.D.R.B. has done an excellent job on this issue, stating that he supports them.

Chairman Yeager stated that it sounds like this Board is supporting one R.V. per lot County wide, and 30 days along the tourist corridor with no commercial use, and instructed County Attorney Novak to prepare the proposed ordinance. Commissioner Williams requested for County Attorney Novak to define District 3 as Gulf front and one parcel contiguous on Highway 98 from Highland View to Beacon Hill. Chairman Yeager reported that the County will have another public hearing before this ordinance is adopted.

Frank Pate appeared before the Board and requested clarification of the exceptions. County Attorney Novak reported that the P.D.R.B. drafted the language and presented it to the Board, stating that nothing has been defined at this time.

There being no further business, and upon motion by Commissioner McLemore, the meeting did then adjourn at 7:34 p.m., E.T.

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

**ATTEST:
REBECCA L. NORRIS
CLERK**