

JANUARY 10, 2012

PORT ST. JOE, FLORIDA

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, Clerk Rebecca L. Norris, Deputy Clerk Kari Summers, Chief Administrator Don Butler, Deputy Administrator Lynn Lanier, Building Official Lee Collinsworth, Mosquito Control Director Mark Cothran, Planner David Richardson, Public Works Director Joe Danford, Sheriff Joe Nugent, and T.D.C. Director Tim Kerigan.

Chairman Yeager called the meeting to order at 5:30 p.m., E.T.

FIVE (5) YEAR CAPITAL IMPROVEMENT SCHEDULE

Planner Richardson reported on changes in the 2011 growth management laws, noting the Department of Community Affairs is no longer an independent department but is now merged with the Department of Economic Opportunity. He reported Capital Improvements Schedules are no longer considered amendments to the Comprehensive Plan requiring State review, but can now be adopted through ordinance. Of importance, Planner Richardson reported that the financial feasibility aspect was deleted thereby eliminating the requirement to have the C.I.S. adopted by December 1st, and removing sanctions for such failure. He advised the Board there are no limits to changes as long as they are adopted by ordinance. Water, sewer, drainage, and solid waste are still a State-wide mandate that must be addressed, advised Planner Richardson. He pointed out that transportation, recreation open space, and schools are optional but an amendment is required to remove them from the concurrency issue currently in place, stating it is staff recommendation to leave these elements in at this time. Planner Richardson discussed the Capital Improvement Schedule presented to the Board, noting it is expected that years one (1) through three (3) be funded, and years four (4) and five (5) be funded or planned. He noted for the Boards information that an improvement under the funding years can be moved to a planned year by ordinance only. Planner Richardson advised the Board of a new requirement to rank projects, noting he ranked them by high, low, and medium but welcomed suggestions or changes from the Board for systems of ranking. Planner Richardson noted the water and sewer

elements fall under other agencies, requiring the County to only reference and support them. He brought to the Boards attention the required drainage element on page 2, briefly discussing Doc Whitfield road and Americus Avenue ditch as the two (2) projects. Planner Richardson addressed the solid waste, expressing this to be a very serious concurrency issue. He discussed the landfill projects, escrow obligations, permitting, and future landfill capacity issues. Under the recreation open space category, Planner Richardson stated the Beacon Hill/Veteran's Memorial Park, and Saul's Creek Boat ramp is being moved to year five (5) due to funding. He noted there are no issues with school concurrency but requires the Board to reference and support the schools. Planner Richardson referenced transportation on page four (4), stating he would need to get with Grant Writer Kopinsky to verify the accuracy, asking the Board to let him know of any desired changes to the roads on the schedule. He addressed page six (6), noting it to be for enhancements and multi-agency projects. On page one (1) of the Bond and Escrow summary, Planner Richardson called the Board's attention to page one (1), Bond and Escrow summary, noting some relief to tax payers in the 2012-2013 fiscal year due to the retirement of one of those bonds. Commissioner Williams noted the critical nature of the C.I.S. and all the hard work that goes into it. Commissioner Williams discussed the landfill scenario and the strategies of the life cycles with the different things implemented, stating the biggest issue is the permitting of the landfill. Planner Richardson then went over the concurrency schedule as presented to the Board, highlighting trends and statistics relative to solid waste and landfills, recreation, transportation, population, water and sewer capacities, and schools. Commissioner McLemore stated the biggest issue facing the County is the landfill, noting the County may need to look at the eighty (80) acres the County purchased on the north end. Upon inquiry by Commissioner Williams, Public Works Director Danford stated it takes three (3) to eight (8) years to permit a landfill. Upon inquiry by Commissioner McLemore, Public Works Director Danford stated the ground water is too close to the surface and it is doubtful the 80-acre site could be permitted under the current regulations. Upon inquiry by Chairman Yeager, Planner Richardson reported the 1st public hearing is tonight during the regular board meeting and the 2nd public hearing and adoption will be at the January 24th regular board meeting.

There being no further business, and upon motion by Commissioner Williams, the meeting did then adjourn at 5:53 p.m., E.T.

WARREN J. YEAGER, JR.
CHAIRMAN

ATTEST:
REBECCA L. NORRIS
CLERK