

PORT ST. JOE, FLORIDA

MAY 8, 2007

WORKSHOP

The Gulf County Board of County Commissioners met this date in workshop session with the following members present: Chairman Bill Williams, Vice Chairman Jerry W. Barnes, and Commissioners Carmen L. McLemore, Billy E. Traylor and Nathan Peters, Jr.

Others present were: County Attorney Timothy McFarland, Clerk Executive Administrator Towan Kopinsky, Chief Administrator Don Butler, Deputy Administrator Lynn Lanier, Human Resources Director Denise Manuel, Planner David Richardson, Assistant Road Department Superintendent Chris Wood, and Sheriff's Office Major Joe Nugent.

Chairman Williams called the workshop to order at 5:10 p.m., E.T.

THREE CREEKS COMMUNITY DEVELOPMENT DISTRICT / THE ST. JOE COMPANY

Attorney McFarland discussed a petition that has been filed by The St. Joe Company to create a Community Development District in the Windmark Beach area. He stated that this development will affect the City of Port St. Joe, and reported that creation of this district will allow special taxing in that area. Attorney Brian Crumbaker appeared before the Board on behalf of The St. Joe Company to report that there will be an Administrative Hearing held on June 1st, and he discussed the rules related to Community Development Districts. Tom Panaseny, of The St. Joe Company, appeared before the Board to discuss that all infrastructure installed with the district tax funds will be accessible to the public (piers, boardwalks, parks, etc.), and the district must also be financially accountable. Upon inquiry by members of the Board, Mr. Panaseny stated that the infrastructure built with tax funds must always remain open to the public. He discussed that there will be a 5-member board which will regulate the district. Commissioner McLemore stated that he feels one of the worst mistakes he has made as a Commissioner was supporting relocation of U.S. Highway 98. Chairman Williams discussed that the residents of that area would pay County taxes, City taxes, homeowner dues, and the additional taxes generated by creation of the Community Development District. County Attorney McFarland stated that it will not affect the County's taxes, it will be an additional tax to the homeowners in that area. After further discussion by Commissioner Traylor about double taxation, Attorney Crumbaker stated that most people who are in the current development districts go to the District boards with complaints regarding taxes, etc., and they know the financial requirements before they buy the property.

There being no further discussion, the workshop did then adjourn at 5:33 p.m., E.T.

BILL WILLIAMS
CHAIRMAN

ATTEST:

REBECCA L. NORRIS
CLERK