

Approved 3/20/06

Board of County Commissioners  
Regular Board Meeting  
March 6, 2006

Present: Maxie Lawhon, Chairman (absent)  
Howard Kessler, Vice-Chairman  
Ed Brimmer, BOCC  
Brian Langston, BOCC  
Henry Vause, BOCC  
Ron Mowrey, County Attorney  
Evelyn Evans, Deputy Clerk

6:05 p.m. Meeting called to order.

Commissioner Kessler opened in prayer and led the pledge of allegiance to the flag.

(CD6:09:49) Approval of Agenda

Commissioner Brimmer made a motion to approve the agenda with the following changes, under Commissioner Kessler item (2) Ethics Ordinance will be withdrawn and add new item (2) DEP Sprayfield negotiations, under Planning and Zoning item (5) will be continued, add item (19) Question regarding Code Enforcement, move Shell Point items 7, 8, 9 and 13 to front of Planning and Zoning items, under Commissioner Brimmer add (1) Nature Base Tourism, under Regular Agenda add Briefing from Health Department regarding Medicaid, under Commissioner Langston add item (2) County Hiring Process, under County Attorney add (1) Nelson MSBU Litigation and (2) Wakulla County vs Sprayfield Administrative Petition. Second by Commissioner Langston. All for. Motion Carried. 4-0

(CD6:17:24) Wakulla County Sheriff's Department – no items

CITIZENS TO BE HEARD

(CD6:18:29) 1. Al Ferrara – YMCA Camp Director and services provided by YMCA

(CD6:22:27) 2. Jimmie Doyle – Receiving anonymous letters and letter sent from a Commissioner regarding a new local hotel

(CD6:26:32) 3. Ron Piasecki – Markers destroyed by storm and need for portable restrooms at Shell Point

(CD6:28:25) 4. Dana Peck – Waste of taxpayer money by Public Official

(CD6:31:24) 5. Sandra Smalley – Wakulla Gardens stormwater run off

(CD6:33:01) 6. Harrison Metcalf – Negotiations with City of Tallahassee and Moratorium on Building

(CD6:36:00) 7. Larry Roberts – Sprayfield negotiations

(CD6:40:27) 8. Rich Johnson – Sprayfield negotiations and need for portable restrooms at Mashers Sands

(CD6:42:11) 9. Tony Cartlidge – Sprayfield negotiations

(CD6:45:20) 10. Vic Lambou – Sprayfield negotiations

(CD6:46:48) 11. John Trice – Letter from Commissioner Brimmer and County Hiring Process

#### CONSENT AGENDA

##### 1. Bills and Vouchers

Commissioner Vause made a motion to approve the Consent Agenda. Second by Commissioner Langston. Voting for: Langston, Brimmer and Vause. Opposed: Kessler. Motion Carried. 3-1

#### GENERAL BUSINESS

(CD6:51:47) 1. Medicaid and Medicare Funding Information

(CD6:59:18) 2. Update of Ochlockonee Bay Bike Trail

(CD7:04:08) 3. Wilderness Coast Library request – Information

(CD7:14:32) 4. Interlocal Agreement with Wakulla County School Board

Commissioner Langston made a motion to approve the revised Interlocal Agreement with the Wakulla County School Board. Second by Commissioner Vause. All for. Motion Carried. 4-0

#### COUNTY ATTORNEY

(CD7:17:18) 1. Nelson MSBU Litigation Report

(CD7:18:18) 2. Wakulla vs Sprayfield Administrative Petition

Commissioner Langston made a motion to direct the County Attorney to file a lawsuit if the negotiations are not successful with City of Tallahassee/DEP regarding the sprayfield

with the panel consisting of County Attorney Ron Mowrey, Commissioner Brimmer and consultant Paul Johnson. Second by Commissioner Vause. Voting for: Langston, Brimmer and Vause. Opposed: Kessler. Motion Carried. 3-1

## PLANNING AND ZONING

### (CD7:56:56) 7. Rezoning Application R05-46

Second of two hearings to rezone a 155.0+/- acre parcel from P-2(Preservation), RSU-1(Semi Rural Residential) and C-2(General Commercial) to PUD(Planned Unit Development), to allow for new developments in Shell Point. This property is located at the end of Shell Point Road, around Beaty Taff Drive. It consists of land which was the previous site of the Inn, Marina and Restaurant. Shell Point Resort is the applicant and Varnum and Associates is the agent.

Commissioner Vause made a motion to approve Rezoning Application R05-46 subject to support documents being provided to staff to substantiate the flood ordinance request for variance. Second by Commissioner Langston. All for. Motion Carried. 4-0

### (CD8:26:43) 8. Preliminary Plat Application PP05-14

Second of two hearings to create a 37 lot Planned Unit Development on a 155.0+/- acre parcel of land. This property is located at the end of Shell Point Road around Beaty Taff Drive. It consists of land which was the previous site of the Inn, Marina and Restaurant. Shell Point Resort, Inc. is the applicant and Varnum and Associates is the agent.

Commissioner Langston made a motion to approve Preliminary Plat Application PP05-14, subject to support documents being provided to staff to substantiate the flood ordinance request for variance. Second by Commissioner Brimmer. All for. Motion Carried. 4-0

### (CD8:28:28) 9. Site Plan Application SP05-022

Site plan application to construct multi-family residential sites, commercial inn, boat slips and marina on 14.76+/- acres in Shell Point. This property is located between Shell Point Road and the boat basin. Shell Point Resort is the applicant and Varnum and Associates is the agent.

Commissioner Langston made a motion to approve Site Plan Application SP05-022. Second by Commissioner Brimmer. All for. Motion Carried. 4-0

### (CD8:34:00) 13. Final Plat Application FP05-22

Final plat signature hearing in front of the board of County Commissioners on a 3.96+/- acre parcel of land known as the Shell Point Resort (PUD). This property is located South of and adjoining Walker Creek Drive. Shell Point Resort, Inc. is the applicant and Varnum and Associates is the agent.

Commissioner Langston made a motion to approve Final Plat Application RP05-22. Second by Commissioner Vause. All for. Motion Carried. 4-0

### (CD8:50:18) 1. Comprehensive Plan Amendment Application CP05-29

Redesignate the Future Land Use on a 7.6+/- acre parcel from Rural 1 to Rural. This property is located at the east side of Crawfordville Highway, across from H. R. Linzy Lane. Victor and Sara Steyerma are the applicants and Sara Steyerma is the agent.

Commissioner Vause made a motion to approve Comprehensive Plan Amendment Application CP05-29 for Transmittal to DCA. Second by Commissioner Langston. Voting for: Langston, Brimner and Vause. Opposed: Kessler. Motion Carried. 3-1

(CD9:00:04) 2. Rezoning Application R05-61

Rezone a 7.6+/- acre parcel from RR1 (Rural Residential) to C2 (General Commercial). This property is located at the east side of Crawfordville Highway, across from H. R. Linzy Lane. Victor and Sara Steyerman are the applicants and Sara Steyerman is the agent. Commissioner Vause made a motion to approve Rezoning Application R05-61. Second by Commissioner Langston. Voting for: Langston, Brimner and Vause. Opposed: Kessler. Motion Carried. 3-1

(CD9:04:14) 3. Rezoning Application R05-56

Final of two hearings to rezone a 34.2+/- acre parcel from AG (Agriculture) to PUD (Planned Unit Development) to allow for a residential subdivision. This property is located on the south side of Harvey Mill Road across from Cynthia Street. Dennis Carlton Tucker is the applicant and Moore Bass is the agent. Commissioner Brimner made a motion to approve Rezoning Application R05-56. Second by Commissioner Langston. All for. Motion Carried. 4-0

(CD9:16:18) 4. Preliminary Plat Application PP05-20

Final of two hearings to create a 47 lot residential subdivision. This property is located on the south side of Harvey Mill Road across from Cynthia Street. Dennis Carlton Tucker is the applicant and Moore Bass is the agent. Commissioner Langston made a motion to approve Preliminary Plat Application PP05-20. Second by Commissioner Vause. Voting for: Langston, Brimner and Vause. Opposed: Kessler. Motion Carried. 3-1

Item 5 was continued at the beginning of meeting.

(CD9:26:14) 6. Final Plat Application FP05-24

Final plat signature hearing in front of the board of County Commissioners on 3.0+/- acre parcel now called The Farm Phase 2 Subdivision. This property is located at the northeast corner of Lower Bridge Road and Cajer Posey Road. Guy Revell is the applicant and Edwin G. Brown and Associates is the agent. Commissioner Brimner made a motion to approve Final Plat Application FP05-24. Second by Commissioner Langston. All for. Motion Carried. 4-0

(CD9:27:40) 10. Site Plan Application SP05-26

Site plan application to construct a two story office building on a 1.54+/- acre parcel zoned C2 (General Commercial). This property is located on Crawfordville Highway south of the CVS Drugstore. Crawfordville Financial Partners, LLC, applicants and Varnum and Associates are the agents. Commissioner Vause made a motion to approve Site Plan Application SP05-26. Second by Commissioner Langston. All for. Motion Carried. 4-0

(CD9:33:44) 11. Site Plan Application SP05-27

Site plan application to construct an automobile filling station on a 0.55+/- acre parcel zoned PUD (Planned Unit Development). This property is located at the southwest corner of the Walmart Site. Murphy Oil USA is the applicant and CEI Engineering is the agent.

Commissioner Langston made a motion to approve Site Plan Application SP05-25, contingent upon 3 1/2 inch live oaks being planted on the site. Second by Commissioner Vause. All for. Motion Carried. 4-0 \*\*revised landscape plan will be submitted\*\*

(CD9:39:19) 12. Road Closing Application RC06-01

Hearing to determine whether to close a portion of the road on Chickasaw Street in Agua De Vida Subdivision in Panacea. Proposing to close the southernmost portion of Chickasaw Street. The Charlotte Phillips Estate is the applicant.

Commissioner Langston made a motion to approve Road Closing Application RC06-01. Second Commissioner Vause. All for. Motion Carried. 4-0

(CD9:43:56) 14. Proposed Road Closing Application

Hearing to determine whether to advertise a road closing application for a 60' strip for right of way (never constructed) on Bob Miller Road in Woodville South. Ross Hannon is the applicant.

Commissioner Langston made a motion to advertise the proposed Road Closing Application for a 60' strip for right of way on Bob Miller Road in Woodville South. Second by Commissioner Brimner. All for. Motion Carried. 4-0

(CD9:48:44) 15. Comprehensive Plan Amendment Application CP05-27

Redesignate the Future Land Use on a 158+/- acre parcel from Rural 2 and Agriculture to Rural 3. This property is located on the North side of Wakulla Arran Road, West of Spring Creek Highway. Paul Kreager is the applicant and Robert Routa is the agent.

Commissioner Vause made a motion to approve Comprehensive Plan Amendment Application CP05-27 for Transmittal to DCA. Second by Commissioner Langston. Voting for: Langston, Brimner and Vause. Opposed: Kessler. Motion Carried. 3-1

(CD9:59:27) 16. Comprehensive Plan Text Amendment Application CP05-28

Revise Special Area Plan #2 text of the Wakulla County Comprehensive Plan. Phillip Spencer is the applicant and Varnum & Associates, Inc. is the agent.

Commissioner Langston made a motion to approve Comprehensive Plan Text Amendment Application CP05-28 for Transmittal to DCA. Second by Commissioner Vause. Voting for: Langston, Brimner and Vause. Opposed: Kessler. Motion Carried. 3-1

(CD10:07:31) 17. Comprehensive Plan Amendment Application CP05-30

Redesignate the Future Land Use on a 156.47+/- acre parcel from Agriculture and Rural 2 to Rural 3 and Conservation. This property is located at the east side of Spring Creek Highway south of Wakulla Arran Road and north of State Road 61. Linderand, Inc., is the applicant and Wilson Miller is the agent.

Commissioner Langston made a motion to approve Comprehensive Plan Amendment Application CP05-30 for transmittal to DCA. Second by Commissioner Vause. Voting for: Langston, Brimner and Vause. Opposed: Kessler. Motion Carried. 3-1

(CD10:29:10) 18. Comprehensive Plan Amendment Application CP06-01  
Redesignate the Future Land Use on a 20.0+/- acre parcel from Agriculture and Rural 1. This property is located at the southernmost end of Iroquois Road and Wakulla Gardens Unit 1. John and Sandra Heys are the applicants and Kathy Shirah is the agent.

\*\*gavel passed to Commissioner Langston

Commissioner Kessler made a motion to approve Comprehensive Plan Amendment Application CP06-01 for Transmittal to DCA. Second by Commissioner Vause. All for. Motion Carried. 4-0

(CD10:36:22) 19. Code Enforcement Board

Commissioner Brimner made a motion to hold a Workshop on Code Enforcement Board on March 20, 2006 at 5:00 p.m. Second by Commissioner Vause. All for. Motion Carried. 4-0

COMMISSIONER KESSLER

(CD10:41:31) 1. Reassessment of Planning

Commissioner Brimner made a motion to hold a Workshop on Tuesday, March 14, 2006 at 7:00 p.m. to discuss Wakulla Gardens, Magnolia Gardens and Greiner's Addition. Second by Commissioner Langston. All for. Motion Carried. 4-0

COMMISSIONER LANGSTON

(CD10:49:54) 1. CHAT Program – next meeting

(CD10:57:01) 2. Hiring Process for Wakulla County

Commissioner Langston made a motion to form a committee to review the County hiring process with Commissioner Langston being the board representative. Second by Commissioner Brimner. All for. Motion Carried. 4-0

COMMISSIONER BRIMNER

(CD11:03:04) 1. Nature based tourism resolution – next meeting

APPROVAL OF MINUTES

(CD11:04:09) Commissioner Vause made a motion to approve the minutes from the February 21, 2006 Board Meeting and the February 23, 2006 Emergency Board Meeting. Second by Commissioner Langston. All for. Motion Carried. 4-0

Commissioner Langston made a motion to adjourn. Second by Commissioner Vause. All for. Motion Carried. 4-0

11:05 p.m. Meeting adjourned.