

**MINUTES OF THE
BOARD OF COUNTY COMMISSIONERS
BRADFORD COUNTY, FLORIDA
WORKSHOP 5:00 P.M.
REGULAR SCHEDULED MEETING 6:30 P.M.
THURSDAY, MARCH 15, 2007**

**WORKSHOP
5:00 P.M.**

The Bradford County Board of County Commissioners convened in a workshop session on Thursday, March 15, 2007, at 5:00 p.m. in the County Commissioners' Meeting Room, 945 North Temple Avenue, Starke, Florida.

Present were: Commissioner Thomas, Commissioner Hersey, Chairman Thomas, Commissioner Cooper and Commissioner Chandler.

Also present were: Jim Crawford, County Manager; June Neats, Administrative Assistant; Ray Norman, Clerk of Courts; Marlene Stafford, Deputy Clerk; Jim Farrell, Finance Director; Percy Sullivan, Fire Chief; Wilson Whidden, Building Code Administrator; Nora Thompson, Zoning Director; D.Z. Griffis, Facility Maintenance Director; Mike Sweat, Interim Cooperative Extensive Director; Brian Johns, Emergency Management Director; Teila Pearson, Tax Collector; Alex Hinely, County Planner; Nelson Green, Emergency Medical Services; Phalbe Henriksen, Library Director; Mark Crawford, Press; Terry Vaughan, Supervisor of Elections; Angela Macey, Community Development Director; Paul Funderburk, Road Superintendent; Nathan Hines, V.A. Service Officer and Sheriff Milner.

CALL TO ORDER

Chairman Lewis called the workshop to order at 5:08 p.m.

DISCUSSION—PROPERTY TAX REFORM PROPOSALS:

Commissioner Cooper reviewed the various property tax proposals and the impact they will have on Bradford County. ([Referred to chart.](#))

Mr. Crawford addressed options that are available to make up for the loss of revenues caused by the proposed tax reforms. ([Referred to charts.](#))

Discussion developed.

There was consensus to have another workshop in mid-April.

ADJOURN

There being no further business, the workshop adjourned at 6:00 p.m.

**REGULAR SCHEDULED MEETING
6:30 P.M.**

The Bradford County Board of County Commissioners convened in a regular session on Thursday, March 15, 2007, at 6:30 p.m. in the County Commissioners' Meeting Room, 945 North Temple Avenue, Starke, Florida.

Present were: Commissioner Thomas, Commissioner Hersey, Chairman Thomas, Commissioner Cooper and Commissioner Chandler.

Also present were: Jim Crawford, County Manager; June Neats, Administrative Assistant; Marlene Stafford, Deputy Clerk; Jim Farrell, Finance Director; Angela Macey, Community Development Director; Nora Thompson, Zoning Director; Alex Hinely, County Planner; Mark Crawford, Press; Nelson Green, Emergency Services Director; Cheryl Brownlee, Security; Sheriff Milner; John Broling, County Attorney and Brian Johns, Emergency Management Director.

CALL TO ORDER

Chairman Lewis called the meeting to order at 6:30 p.m.

INVOCATION / PLEDGE OF ALLEGIANCE

Commissioner Cooper offered the Invocation and led the Pledge of Allegiance.

PUBLIC HEARINGS

FIRST READING—ORDINANCE

--LAND USE AMENDMENT APPLICATION NO. LDR 07-1 (BOCC)—NORA THOMPSON:

Ms. Thompson read the title into the record:

“AN ORDINANCE OF BRADFORD COUNTY, FLORIDA, AMENDING THE BRADFORD COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PURSUANT TO AN APPLICATION, LRD 07-1, BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR AMENDING SECTION 4.6.2, ENTITLED PERMITTED PRINCIPAL USES AND STRUCTURES IN A RURAL RESIDENTIAL (RR) ZONING DISTRICT, DELETING CHURCHES AND OTHER HOUSES OF WORSHIP AS A PERMITTED PRINCIPAL USE, BY AMENDING SECTION 4.6.5, ENTITLED SPECIAL EXCEPTIONS IN A RURAL RESIDENTIAL (RR) ZONING DISTRICT, ADDING CHURCHES AND OTHER HOUSES OF WORSHIP, AS A USE PERMITTED BY SPECIAL EXCEPTION, BY AMENDING SECTION 4.13.2, ENTITLED PERMITTED PRINCIPAL USES AND STRUCTURES IN A COMMERCIAL, NEIGHBORHOOD (CN) ZONING DISTRICT, ADDING CHURCHES AND OTHER HOUSES OF WORSHIP, AS A PERMITTED PRINCIPAL USE, BY AMENDING SECTION 4.13.5, ENTITLED SPECIAL EXCEPTIONS IN A COMMERCIAL, NEIGHBORHOOD (CN) ZONING DISTRICT, DELETING CHURCHES AND OTHER HOUSES OF WORSHIP, AS A USE PERMITTED BY SPECIAL EXCEPTION, BY AMENDING SECTION 4.14.2, ENTITLED PERMITTED PRINCIPAL USES AND STRUCTURES IN A COMMERCIAL, GENERAL

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(CG) ZONING DISTRICT, ADDING CHURCHES AND OTHER HOUSES OF WORSHIP, AS A PERMITTED PRINCIPAL USE, BY AMENDING SECTION 4.14.5, ENTITLED SPECIAL EXCEPTIONS IN A COMMERCIAL, GENERAL (CG) ZONING DISTRICT, DELETING CHURCHES AND OTHER HOUSES OF WORSHIP, AS A USE PERMITTED BY SPECIAL EXCEPTION AND BY AMENDING SECTION 4.15.5, ENTITLED SPECIAL EXCEPTIONS IN A COMMERCIAL, INTENSIVE (CI) ZONING DISTRICT, DELETING CHURCHES AND OTHER HOUSES OF WORSHIP, AS A USE PERMITTED BY SPECIAL EXCEPTION; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.”

Ms. Thompson explained that the proposed amendment would allow a church in a commercial category as a permitted principal use; in all other zoning categories, churches would be allowed by special exception. Under the current language, a commercial category requires a special exception.

Chairman Lewis opened the public hearing.

Ms. Thompson answered questions and addressed concerns posed by Mr. Lee Mayfield of 1007 S.E. 56th St., Keystone Heights.

There being no further public response, the public hearing was closed.

--ORDINANCE—ADOPTION OF:

REZONING APPLICATION NO. Z 07-3 (BOCC)—NORA THOMPSON:

Ms. Thompson read the title into the record:

“AN ORDINANCE OF BRADFORD COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE BRADFORD COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 07-3, BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR REZONING FROM AGRICULTURAL-2 (A-2) TO RESIDENTIAL, SINGLE FAMILY-1 (RSF-1) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF BRADFORD COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.”

Chairman Lewis opened the public hearing.

Mr. Fred Hodges of 431 S.E. 71st St., Crystal Lake Homesites, spoke in favor of the application.

On Motion of Commissioner Cooper, Seconded by Commissioner Chandler, the Board unanimously adopted the Ordinance approving Rezoning Application No. Z 07-3. ([The Ordinance was assigned No. 07-07.](#))

--PUBLIC HEARING ON APPLICATION CPA 03-1; STIPULATED SETTLEMENT AGREEMENT BETWEEN THE STATE OF FLORIDA, DCA AND BRADFORD COUNTY—NORA THOMPSON:

Ms. Thompson explained that the Commission is considering the acceptance of the Stipulated Settlement Agreement between the County and DCA, which will bring the County's Evaluation and Appraisal Report (EAR) closer to compliance.

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On Motion of Commissioner Thomas, Seconded by Commissioner Hersey, the Board unanimously approved the [Stipulated Settlement Agreement](#).

--FIRST PUBLIC HEARING ON CDBG APPLICATION—MARTHA ORTHOEFER:

Ms. Martha Orthoefer, a Principal Planner with North Central Florida Regional Planning Council, conducted [the public hearing](#). Ms. Orthoefer presented an overview of Community Development Block Grant Application. The application is due April 20. The second public hearing will be held at the April 2 meeting.

Chairman Lewis opened the public hearing. There being no response, the public hearing was closed.

On Motion of Commissioner Cooper, Seconded by Commissioner Thomas, the Board unanimously approved submission of the grant application.

CONSENT AGENDA

- A. S.H.I.P. LOANS**
- B. SATISFACTION OF MORTGAGE—TINDALL**

On Motion of Commissioner Thomas, Seconded by Commissioner Cooper, the Board unanimously approved the [Consent Agenda](#) in its entirety.

SURPLUS INVENTORY ITEMS TO BE SOLD AT AUCTION—JIM CRAWFORD:

Chairman Lewis said that item #4 is to be pulled from the list.

Mr. Crawford said that these items have already been surplus. The Commission is approving the items for sale.

Chairman Lewis announced that the auction is scheduled for March 24.

Mr. Crawford said that two items were submitted late. They need to be surplus and added to the list for sale at the auction. They are: 1979 Ford Fire Truck (Asset #3100) and a 1989 Peterbuilt Roll-Off Truck (Asset #3790.)

On Motion of Commissioner Cooper, Seconded by Commissioner Hersey, the Board unanimously approved to surplus the two vehicles and approved the list for sale at auction.

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SUWANNEE RIVER WATER MANAGEMENT PERMIT APPLICATION FOR SOLID WASTE COLLECTION FACILITY—JIM CRAWFORD:

Mr. Crawford explained that the permit is to expand the Starke solid waste collection facilities. The expansion should meet the County's needs for 10-15 years. The permit must be approved before an RFP can be advertised. Should it be realized that there are not enough funds to complete the project, it will be put off for another year.

On Motion of Commissioner Chandler, Seconded by Commissioner Thomas, the Board unanimously approved the submission of the [permit application](#).

DISCUSS RENEWAL OF INTERLOCAL AGREEMENT WITH THE CITY OF STARKE—JIM CRAWFORD:

Mr. Crawford said that the next three items are renewals of interlocal agreements between the County and the municipalities. The first interlocal agreement is with the [City of Starke](#). He does not see a need for any changes. He would like to submit the agreement to the city of Starke for their review. If they agree, it will be brought back to the Board for final approval. There would have been some changes to the agreement if joint impact fees had been implemented.

On Motion of Commissioner Hersey, Seconded by Commissioner Thomas, the Board unanimously approved to move forward as requested.

DISCUSS RENEWAL OF INTERLOCAL AGREEMENT WITH THE CITY OF LAWTEY CONCERNING BUILDING PERMITS—JIM CRAWFORD:

On Motion of Commissioner Chandler, Seconded by Commissioner Cooper, the Board unanimously approved the [Interlocal Agreement](#) as presented.

DISCUSS RENEWAL OF INTERLOCAL AGREEMENT WITH THE TOWN OF BROOKER CONCERNING BUILDING PERMITS—JIM CRAWFORD:

On Motion of Commissioner Cooper, Seconded by Commissioner Chandler, the Board unanimously approved the [Interlocal Agreement](#) as presented.

REQUEST TO PURCHASE MAP DISPLAY SOFTWARE—NELSON GREEN:

Mr. Green requested approval to [purchase the software](#). The Wireless 9-1-1 Grant will provide \$24,165.00; the balance will be paid from rollover 911 funds from last year.

Mr. Green explained what the software would accomplish.

On Motion of Commissioner Thomas, Seconded by Commissioner Cooper, the Board unanimously approved the purchase as presented.

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PAYMENT OF BILLS—COMMISSIONER CHANDLER:

On Motion of Commissioner Chandler, Seconded by Commissioner Hersey, the Board unanimously approved payment of the bills as reviewed. (A list of the bills is available in the Finance Department of the Office of the Clerk.)

PUBLIC COMMENTS:

Mr. Thomas Williams, 917 S.E. 56th Street, Starke—Bedford Lake Access:

Mr. Williams explained that the Salvation Army has placed a bobbed wire fence through the dry lakebed, which fences off Little Lake Bedford from Big Lake Bedford. The residents can no longer access the lake. Being denied lake access means a huge drop in the value of his property.

Mr. Crawford said that he has written letters to water management and D.E.P. and has not been given any real answers. He has received a [legal opinion](#) from the County Attorney. The Salvation Army has a survey showing their property lines running across the dry lakebed, which excludes the residents from the lake.

Mr. Broling advised that based on the information they were provided and the research they have conducted, they conclude that this case hinges on the doctrine of reliction. Reliction is the legal theory that essentially says that when a lake is bordered by a number of parcels of private property and that lake dries up, that the lakebed becomes the property of the landowners out to the center of the lake. The County does not have any legal interest in what happens. It is a matter for the landowners to take up with the courts.

There was some discussion.

Chairman Lewis asked that Mr. Crawford, Commissioner Cooper and the County Attorney research what action needs to be taken. Mr. Crawford said that he would keep pressing D.E.P. for answers.

Mr. Lee Mayfield, 1007 S.E. 56th St., Keystone Heights, also commented on the Lake Bedford Issue and problems with the Salvation Army.

Mr. Jerry Kahn, 9418 S.E. 51st Loop, Starke—Condition of Roads:

--Commented on the dangerous condition of 51st Loop, a private road, and requested periodic grading of the road.

Mr. Crawford said that by law, the County cannot grade a private road outside an MSTU. He addressed the MSTU process and how it works. The difficult part of the process is developing a fee schedule for services. He suggested a workshop to discuss it further.

This spurred some discussion.

Chairman Lewis asked Mr. Crawford to work on the problem and to keep in touch with Mr. Kahn.

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COUNTY ATTORNEY REPORTS—TERRY BROWN: None.

COUNTY MANAGER REPORTS—JIM CRAWFORD:

--Requested authority to waive the permit requirements for the mobile home replacement for the Theresa Emergency Services.

On Motion of Commissioner Cooper, Seconded by Commissioner Thomas, the Board unanimously approved to waive the permit requirements.

--Requested permission to let for bid the resurfacing of N.E .17th Avenue, a/k/a Flume Road and N.E. 173rd Street, a/k/a Market Road. These are both SCRAP roads.

Commissioner Cooper said that he would like to see the plans for Flume Road.

On Motion of Commissioner Cooper, Seconded by Commissioner Thomas, the Board unanimously approved to let bids for the resurfacing of the roads requested.

--Requested authority to move forward with developing ordinances for each one of the categories of impact fees. The rates will be those previously approved by the Commission and provided on a [handout](#). The draft ordinances will be provided to the Commission for review before adoption. He hopes to have the ordinances ready for advertisement by May.

Commissioner Cooper said that before final adoption, the Board needs to see the result of the property tax debate. The County may be forced to rely more heavily on impact fees. A June timetable should work.

After brief discussion, there was a consensus for Mr. Crawford to move forward with drafting the ordinances.

CLERK REPORTS—RAY NORMAN: None.

COMMISSIONER'S COMMENTS:

Commissioner Chandler commented on the following:

--Ms. Curtis Jones contacted him with concern about the placement of old trailers at SR16 and Market Road, the former site of the Nazarene Church. He has checked with the Zoning Department, all requirements have been met, and nothing can be done about this particular instance. However, for the future, he would like the Commission to review the types and the age of mobile homes that are being placed in residential areas.

There was some discussion.

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Commissioner Thomas commented on the following:

--Requested the Commission to close the collection sites on Easter Sunday.

There was consensus to close the sites.

Sheriff Milner said that closing the sites would cause a problem. Good Friday is already a holiday and a four-day weekend will make it even worse. He asked the Commission to leave the sites open one of the two days.

Commissioner Thomas said that he believes in the past they worked Good Friday in order to be off on Easter Sunday.

Chairman Lewis asked that Mr. Wise attend the next Commission meeting.

CHAIRMAN COMMENTS—EDDIE J. LEWIS:

--The City of Brooker is requesting assistance in purchasing a fire truck. They are proposing that they pay half and the County pay half. The newest truck they have is a 1968. Chairman Lewis asked the Commission to consider the request.

ADJOURN

There being no further business, the meeting adjourned at 7:45 p.m.

**BOARD OF COUNTY COMMISSIONERS
BRADFORD COUNTY, FLORIDA**

EDDIE J. LEWIS, CHAIRMAN

ATTEST: _____
RAY NORMAN, CLERK OF COURTS

Minutes prepared by Marlene K. Stafford, Deputy Clerk