



# BOARD OF COUNTY COMMISSIONERS

THE KEYSTONE COUNTY-ESTABLISHED 1827

435 W. Walnut St., Monticello, Florida 32344

**Benjamin "Benny"  
Bishop**

District 1, Chair

**Eugene Hall**

District 2

**Hines F. Boyd**

District 3

**Betsy Barfield**

District 4

**Stephen Walker**

District 5, Vice Chair

**Regular Session Agenda  
October 20, 2015 at the Courthouse Annex  
435 W. Walnut St. Monticello, FL 32344**

- 1. 6:00 P.M. – Call to Order, Invocation, Pledge of Allegiance**
- 2. Public Announcements, Presentations, & Awards**
- 3. Consent Agenda**
  - a) Approval of Agenda**
  - b) Minutes of October 6, 2015 Regular Session**
- 4. Citizens Request & Input on Non-Agenda Items (3 Minute Limit)**
- 5. PUBLIC HEARING – LDC FINAL READING – ORDINANCE NO. 2015-102015-01**
- 6. PUBLIC HEARING – LLOYD INTERCHANGE BROWNFIELD DISTRICT**
- 7. General Business**
  - a) BOCC Top Legislative Priority – Legislative Committee/Dick Bailar**
  - b) Annex Employee Parking Lot Low Bid Recommendation – Kirk Reams/Daryle Gray**
  - c) Request for Stairs at Waukeenah River Park – Comm. Walker/River Committee**
- 8. County Coordinator**
- 9. Commissioner Discussion Items**
- 10. Adjourn**

From the manual "Government in the Sunshine", page 40:

Paragraph C. Each board, commission or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that if a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Kirk Reams**  
Clerk of Courts

**Parrish Barwick**  
County Coordinator

**T. Buckingham Bird**  
County Attorney

**ITEM 3**

**CONSENT AGENDA ITEMS**

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR SESSION  
October 6, 2015

The Board met this date in regular session. Present were Chairperson Benjamin “Benny” Bishop, Commissioners Hines Boyd, Eugene Hall and Stephen Walker. Also present were County Attorney Buck Bird, County Coordinator Parrish Barwick and Clerk of Court Kirk Reams.

**ITEM 1: Invocation & Pledge of Allegiance**

1. Commissioner Boyd led the invocation and pledge of allegiance.

**ITEM 3: Consent Agenda**

2. **On motion by Commissioner Walker, seconded by Commissioner Boyd and unanimously carried (4-0), the consent agenda—consisting of the approval of the amended agenda, the minutes of the September 15<sup>th</sup>, 2015 Regular Session, the minutes of the September 15<sup>th</sup>, 2015 Tentative Budget Hearing, the minutes of the September 28<sup>th</sup>, 2015 Final Budget Hearing, the Small Grant Application and the Health Department Contract and Fee Schedule—was approved.**

**ITEM 4: Citizens Request & Input on Non-Agenda Items**

3. Citizen Paul Henry stated that if Economic Development had so much activity, then they should not keep coming to taxpayers for funding.
4. Citizen Tommy Graham expressed concerns about Tyson Road, particularly the need for striping. He also asked why the road was half-asphalt and half-chip-seal, to which Commissioner Walker stated it was a compromise to do half of the road with a difference surface in order to see the longevity of each material.
5. Kim Albritton, with the Florida Department of Health – Jefferson County, stated that tomorrow (October 7<sup>th</sup>) was Walk to School Day.
6. Citizen John Nelson stated that Clinton Road needed attention.

**ITEM 6: SCRAP/SCOP Projects**

7. Clerk of Court Kirk Reams introduced the SCRAP and SCOP resolutions that were added to the agenda under General Business. The Commissioners and public had no additional questions. **On motion by Commissioner Walker, seconded by Commissioner Boyd and unanimously carried (4-0), the Board approved Resolution No. 2015-100615-01 approving Piney Woods Road for SCRAP. On motion by Commissioner Walker, seconded by Commissioner Boyd and unanimously carried (4-0), the Board approved Resolution No. 2015-100615-02 approving St. Augustine Road for SCRAP. On motion by Commissioner Hall, seconded by Commissioner Walker and unanimously carried (4-0), the**

**Board approved Resolution No. 2015-100615-03 approving Barrington Road for SCOP. On motion by Commissioner Walker, seconded by Commissioner Hall and unanimously carried (4-0), the Board approved Resolution No. 2015-100615-04 approving Big Joe Road for SCOP.**

**ITEM 6a: SHIP Ownership Rule Exemption Discussion**

8. County Coordinator Barwick introduced this item. Jay Mosley, with Government Services Group, stated that a variance would be needed in order to approve an applicant for down payment assistance due to her name being listed on a deed for another residence. He stated the Board had two options: to authorize the exception/variance or to deny the exception/variance. He further stated his recommendation the Board deny the exception. Citizen Juanita Crumity stated she was the applicant in question and commented that her elderly mother added her to her deed unbeknownst to her. Citizen Dick Bailar stated that this type of exemption would “open a can of worms” and recommended the Board stick to the rules and deny the variance. **Commissioner Boyd made a motion to deny the variance. The motion died for lack of a second. On motion by Commissioner Walker, seconded by Commissioner Hall and carried 3 to 1 (Boyd opposed), the Board approved the variance for Juanita Crumity.**

**ITEM 6b: VAB Volunteer Appointment**

9. Clerk of Court stated no volunteer applications had been received for the Value Adjustment Board and he recommended that citizen Paul Michael serve on the VAB, with citizen Dick Bailar as an alternate, since both had past experience. **On motion by Commissioner Walker, seconded by Commissioner Boyd and unanimously carried, the Board approved Mr. Michael and Mr. Bailar per the Clerk’s recommendation.** Clerk of Court Reams stated that the Value Adjustment Board meeting would talk place on October 14<sup>th</sup> at 1:30 pm, with an organization meeting being held on Friday, October 9<sup>th</sup> at 4:00 pm.

**ITEM 6c: Mont./Jeff. Co. High School Historic Preservation Grant Bid**

10. Clerk of Court Kirk Reams introduced this item and stated that last year, the County was awarded \$350,000 for the historic preservation grant. He stated the bids for the first phase—which is primarily for structural improvements—were received on October 1<sup>st</sup> and recommended low bidder Riley Palmer at \$542,866, which the additional funding being provided from the \$30 traffic surcharge. **On motion by Commissioner Hall, seconded by Commissioner Walker and unanimously carried (4-0), the Board approved Riley Palmer for the project.**

**ITEM 6d: US-19 Landscaping/Beautification Grant Bid Recommendation**

11. Clerk of Court Kirk Reams stated that no bids were received for this project and that it would be re-advertised.

**ITEM 7: County Coordinator / Equipment Purchase Discussion**

12. County Coordinator Parrish Barwick stated that two graders were ready to go on the “buy back” plan and requested the Board authorize him to lease a Caterpillar grader for the yearly fee of \$9500 for 2 years with 1500 hours per year. **On motion by Commissioner Walker, seconded by Commissioner Hall and unanimously carried (4-0), the Board approved the lease of the Caterpillar grader.** County Coordinator Barwick stated he would be requesting additional equipment—specifically related to mowing—at a future meeting.

**ITEM 8: Commissioner Discussion Items**

13. County Attorney Buck Bird stated he was finalizing the lease for the Glen Bishop Enterprises land at the Industrial Park and would need to work with Commissioner Walker since Chairman Bishop had recused himself. Mr. Bird stated that an appraisal or valuation of the property would have to be completed in order to finalize the agreement. Commissioner Boyd stated there were comparables in the area, but the prices greatly varied.
14. Attorney Bird provided an update on the re-districting lawsuit and stated summary judgment had been applied for but he was still awaiting a response.
15. Tyler McNeill, Chief Deputy at the Clerk’s Office, provided an update on repairs to the Courthouse a result of the vehicle crashing into the south side in August.
16. Commissioner Barfield stated she was approached by a citizen that wanted to purchase land at the closed solid waste site. It was the consensus of the Board to explore the possibility of selling this land.
17. Commissioner Hall inquired about the issue of university logo bumper stickers on county vehicles, to which Citizen Franklin Brooks stated the issue had been addressed.

**ITEM 9: Adjournment**

18. The warrant register was reviewed and bills ordered paid.
19. **On motion by Commissioner Walker, seconded by Commissioner Hall and unanimously carried (4-0), the meeting was adjourned.**

\_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Clerk

**ITEM 5**

**PUBLIC HEARING**

**LDC FINAL READING  
ORDINANCE NO. 2015-102015-01**

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# JEFFERSON COUNTY, FLORIDA

## PLANNING DEPARTMENT

445 W. PALMER MILL ROAD - MONTICELLO, FLORIDA 32345  
Phone (850) 342-0223 - Fax: (850) 342-0225



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### MEMORANDUM

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**TO:** JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
**FROM:** BILL TELLEFSEN, PLANNING OFFICIAL  
**SUBJECT:** 2015 LDC APPROVAL  
**DATE:** 7/14/2015  
**CC:** PARRISH BARWICK; SCOTT SHIRLEY

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Staff has become aware of language regarding the required screening, specific to junkyards only, which is in the existing LDC in Article Seven, but was not included when the sub-section was transferred from Article Seven into Article Five. We have updated and inserted the appropriate language as shown below and will be requesting adoption as part of the final 2015 Land Development Code.

#### **5.3.9. JUNKYARDS, SALVAGE YARDS, AND RECYCLING COLLECTION CENTERS**

**Screening for junk and debris:** Commercial junk and salvage yards, and recycling collection centers shall provide fencing and visual screening along the perimeter of the facility use area. Visual screening shall be a minimum height of eight feet, and shall be hundred percent (100%) opaque. A fence of solid material or a combination of chain link fence and opaque vegetation may be utilized. A natural, heavily-wooded perimeter buffer of a minimum width of 50 feet may be sufficient or supplemented where necessary by fencing or additional planting to meet opacity requirements, provided activities cannot be seen from any road or adjacent properties. New commercial junkyard, salvage yard, and recycling collection center facilities shall approved by the Board of County Commissioners by Special Exception Approval.

- A. All areas in which junk is stored shall be completely enclosed by screening with a minimum height of eight (8) feet. Any constructed fencing (including entrance gates) shall be set back a minimum of twenty-five (25) feet from any road right of way or easement. The screening may be constructed of vegetation, wood, metal, chain link fencing, masonry, or other similar material, provided it is designed, constructed, and maintained so as to obscure the view of the junkyard or automobile wrecking yard from the outside. There may be no more than two (2) entrance gates, which shall be non-transparent when closed. Different screening methods may be used along different property lines and no screening shall exceed a height of fifteen (15) feet, except for vegetative growth.
- B. The Planning Official may, at the request of the applicant, waive the requirement of constructed screening along one or more property lines or parts thereof if the view of the interior will be adequately screened from view by existing natural vegetation. Upon notice to the property owner, such waiver shall always be subject to complete or partial revocation by the Planning Official for any change in circumstances which permits the storage of junk to be viewed from the outside. Following such notice, the owner shall submit a plan for a screening device, for consideration by the Planning Official, within thirty (30) days.
- C. An applicant for Special Exception approval shall include a detailed screening plan, including the materials to be used and manner of construction. No plan may be approved unless it blocks the storage of junk from view, provides for safe and workmanlike construction and presents an exterior finish, which is attractive, not garish or shiny, and non-reflective. Vegetation which dies must be replaced. Vegetation must be planted at a minimum height of four (4) feet and must reach the required height of eight (8) feet

within three (3) years of planting or be replaced with another screening device approved by the Planning Official.

- D. Any junk or debris that is not enclosed within prescribed screening must be removed and taken to a proper and legally constructed facility.
- E. No junk, vehicles, or other materials may be piled up or stored in any fashion such that the top of such piled or stored material is at an elevation higher than the top of the screening device at its lowest point.
- F. Commercial junk yards in existence before July 19, 1990 may be exempt from complete opaque screening as stated above only for those portions of the property where the topography of the interior cannot be feasibly screened, but all setbacks and other regulations must be observed.
- G. All Commercial junk yards must:
  - 1. Keep all vehicles in rows
  - 2. Keep grass & weeds mowed around vehicles
  - 3. Keep all batteries in a separate and safe storage area
  - 4. Take precautions to insure the environment is not contaminated by oil or other possible contamination by draining, storing and disposing such contaminates by FDEP-approved procedures.



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# JEFFERSON COUNTY, FLORIDA PLANNING DEPARTMENT

445 W. PALMER MILL ROAD - MONTICELLO, FLORIDA 32345  
Phone (850) 342-0223 - Fax: (850) 342-0225



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## MEMORANDUM

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**TO:** JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
**FROM:** BILL TELLEFSEN, PLANNING OFFICIAL  
**SUBJECT:** LDC – SECTION 9.5.0 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)  
**DATE:** 10/8/2015  
**CC:** SCOTT SHIRLEY; PARRISH BARWICK, KIRK REAMS

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I would like to suggest changing the minimum size for submittal of a PUD to 10 or 20 acres. This request is mostly based on recent conversations regarding more than one possibility for future development proposals in the county. The 2025 Comprehensive Plan includes the following language:

**Policy FLU-5-3:**

**Planned Unit Developments,** Cluster Housing, Mixed Land Use Developments, and other innovative Land Development Regulations shall be **permitted and encouraged in all new development applications.**

I highlighted the language that is clearly inclusionary. A very high eligibility threshold would eliminate development of some smaller properties that probably would benefit the community more by being unified mixed-use developments.

***9.5.0. PLANNED UNIT DEVELOPMENT DISTRICT (PUD)***

**9.5.1. REQUIREMENTS.**

**B. Eligibility:** A PUD is designed to allow an applicant to submit a proposal for a mixed-use development in any land use district or any combination of land use districts, excluding existing Conservation land use categories and/or existing conservation easements, that is designed to be consistent with the goals and objectives of the comprehensive plan. PUD internal standards and regulations may differ from the requirements in this Code, provided they are consistent with the goals and objectives of the comprehensive plan and meet all other agency regulations. The Board of County Commissioners could approve any proposal which it determines to be in the best interest of the public health, safety, and welfare, along with any conditions, requirements, or limitations thereon which the Board of County Commissioners deems advisable. Approval of PUD requests will usually result in Board of County Commissioners initiation of a Comprehensive Plan amendment to an appropriate Mixed Use Land Use Category, including the creation of new categories. However, no designation of a PUD shall be eligible for approval unless the following minimum conditions are met:

- 1. Minimum area for a PUD:** The minimum area required for an application to create a PUD is ~~one hundred sixty (160)~~ **ten (10) acres.**

## **NOTICE OF PUBLIC HEARING**

**TUES., OCT. 20, 2015 @ 6:00 PM @ JEFFERSON COUNTY COURTHOUSE ANNEX**

**THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA**, will convene the **SECOND READING PUBLIC HEARING** for the adoption of the following proposed ordinance amending the **JEFFERSON COUNTY LAND DEVELOPMENT CODE** on **OCTOBER 20, 2015, AT 6:00 P.M., OR AS SOON THEREAFTER AS SUCH MATTER MAY BE HEARD**, in the courtroom of the **JEFFERSON COUNTY COURTHOUSE ANNEX** located at **445 WEST WALNUT STREET, MONTICELLO, FLORIDA**. The meeting may be continued as necessary.

**JEFFERSON COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
ORDINANCE NO. 2015-102015-01**

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, RELATING TO THE JEFFERSON COUNTY LAND DEVELOPMENT CODE; ADOPTING AMENDMENTS TO THE JEFFERSON COUNTY LAND DEVELOPMENT CODE CONFORMING TO THE EVALUATION AND APPRAISAL REPORT AMENDMENTS TO THE COMPREHENSIVE PLAN; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; REPEALING THE JEFFERSON COUNTY LAND DEVELOPMENT CODE IN ITS ENTIRETY AND ADOPTING A NEW LAND DEVELOPMENT CODE 2015; ADOPTING A TITLE PAGE AND TABLE OF CONTENTS; ADOPTING ARTICLE ONE, GENERAL PROVISIONS; ADOPTING ARTICLE TWO, LAND USE; ADOPTING ARTICLE THREE, CONCURRENCY; ADOPTING ARTICLE FOUR, RESOURCE PROTECTION; ADOPTING ARTICLE FIVE, DEVELOPMENT DESIGN; ADOPTING ARTICLE SIX, SIGNS; ADOPTING ARTICLE SEVEN, NON-STANDARD DEVELOPMENT; ADOPTING ARTICLE EIGHT, BOARDS AND AGENCIES; ADOPTING ARTICLE NINE, ADMINISTRATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR COPY ON FILE; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

From the Florida "Government in the Sunshine Manual", page 36, paragraph c: Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings, is made, which record includes the testimony and evidence upon which the appeal is to be based.

**JEFFERSON COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS**

**ORDINANCE NO. 2015-102015-01**

AN ORDINANCE OF JEFFERSON COUNTY FLORIDA, RELATING TO THE JEFFERSON COUNTY LAND DEVELOPMENT CODE; ADOPTING AMENDMENTS TO THE JEFFERSON COUNTY LAND DEVELOPMENT CODE CONFORMING TO THE EVALUATION AND APPRAISAL REPORT AMENDMENTS TO THE COMPREHENSIVE PLAN; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; REPEALING THE JEFFERSON COUNTY LAND DEVELOPMENT CODE IN ITS ENTIRETY AND ADOPTING A NEW LAND DEVELOPMENT CODE 2015; ADOPTING A TITLE PAGE AND TABLE OF CONTENTS; ADOPTING ARTICLE ONE, GENERAL PROVISIONS; ADOPTING ARTICLE TWO, LAND USE; ADOPTING ARTICLE THREE, CONCURRENCY; ADOPTING ARTICLE FOUR, RESOURCE PROTECTION; ADOPTING ARTICLE FIVE, DEVELOPMENT DESIGN; ADOPTING ARTICLE SIX, SIGNS; ADOPTING ARTICLE SEVEN, NON-STANDARD DEVELOPMENT; ADOPTING ARTICLE EIGHT, BOARDS AND AGENCIES; ADOPTING ARTICLE NINE, ADMINISTRATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR COPY ON FILE; PROVIDING FOR AUTHORITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Florida, as follows:

**SECTION 1: FINDINGS OF FACT**

**WHEREAS**, pursuant to the requirements of the Community Planning Act, Chapter 163, Part II, Florida Statutes, (formerly the Local Government Comprehensive Planning and Land Development Regulation Act of Chapter 163, Part II, Florida Statutes, and former Chapter 9J-5, Florida Administrative Code) (hereinafter “Community Planning Act”) Jefferson County has adopted and has in effect a Comprehensive Land Use Plan and a Land Development Code; and

**WHEREAS**, pursuant to the requirements of the Community Planning Act, Jefferson County has adopted the 2010 Final Evaluation and Appraisal Report (hereinafter “EAR”) which was transmitted to, and was reviewed by, the State of Florida Department of Community Affairs, the former State Land Planning Agency, and the EAR was determined to be sufficient; and

**WHEREAS**, in order to implement the EAR, Jefferson County prepared and adopted certain amendments to the Jefferson County Comprehensive Plan, which amendments were entitled “Comprehensive Plan 2025 Jefferson County Florida” (hereinafter “Plan Amendments”); and

**WHEREAS**, pursuant to Section 163.3202, Florida Statutes, Jefferson County is required to adopt amendments to its Land Development Code in order to implement the adopted Plan Amendments; and

**WHEREAS**, in order to implement the Plan Amendments, Jefferson County has prepared amendments to the Land Development Code, entitled the “Jefferson County Land Development Code 2015” which are to be adopted by repealing and replacing the previous Land Development Code in its entirety; and

**WHEREAS**, a public hearing has been conducted after due public notice by the Jefferson County Planning Commission which has recommended adoption of the Land Development Code 2015 by the Board of County Commissioners; and

**WHEREAS**, the Jefferson County Board of County Commissioners has determined that this ordinance is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

**NOW, THEREFORE, BE IT ORDAINED** by the Jefferson County Board of County Commissioners as follows:

**SECTION 2: PURPOSE OF ORDINANCE**

The purpose of this Ordinance is to repeal the Jefferson County Land Development Code and adopt the “Jefferson County Land Development Code 2015 replacing said previous code in its entirety with the new land development code adopted hereby.

**SECTION 3: REPEAL OF THE JEFFERSON COUNTY LAND DEVELOPMENT CODE IN ITS ENTIRETY.**

The Jefferson County Land Development Code, as may have been amended from time to time, is hereby repealed in its entirety. See “Exhibit B.”

**SECTION 4: ADOPTION OF JEFFERSON COUNTY LAND DEVELOPMENT CODE 2015.**

The Jefferson County Land Development Code 2015 is hereby adopted as follows:

Title Page and Table of Contents, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article One, General Provisions, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Two, Land Use, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Three, Concurrency, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Four, Resource Protection, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Five, Development Design, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Six, Signs, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Seven, Non-standard Development, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Eight, Boards and Agencies, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

Article Nine, Administration, as reflected in “Exhibit A” attached hereto and incorporated herein by reference.

**SECTION 5: SEVERABILITY**

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and affect.

**SECTION 6: CONFLICT**

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

**SECTION 7: COPY ON FILE**

A certified copy of this enacting ordinance shall be filed with the Clerk of the Circuit Court.

**SECTION 8: EFFECTIVE DATE**

This Ordinance shall be filed with the Office of the Secretary of the State of Florida and shall immediately take effect upon receipt of official acknowledgment from the Department of State that the same has been filed.

**SECTION 9: AUTHORITY**

This ordinance is adopted pursuant to the authority granted by Chapter 125.01 and Chapter 163.3161 through 163.3215, Florida Statutes.

PASSED on first reading May 19, 2015.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County upon second and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA

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Benjamin Bishop, Chair

ATTESTED BY:

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Kirk Reams, Clerk of the Circuit Court

APPROVED as to FORM & SUBSTANCE:

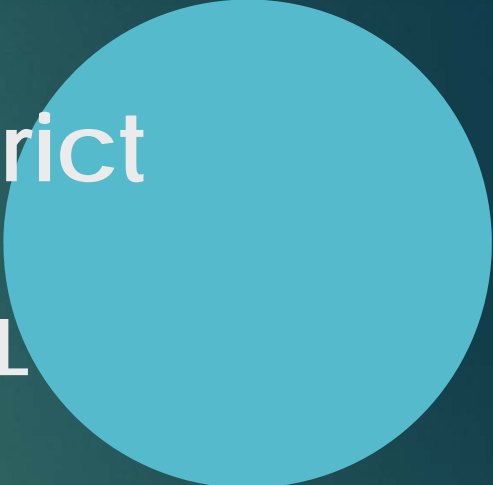

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Scott Shirley, County Planning Commission Attorney

**ITEM 6**

**PUBLIC HEARING**

**LLOYD INTERCHANGE  
BROWNFIELD DISTRICT**



# First Designation Hearing Jefferson County Lloyd Interchange Brownfield District Aug. 27, 2015, 6:30 p.m. 2716 Gamble Road, Monticello, FL

PRESENTED BY: JEFFERSON COUNTY EDC; APALACHEE REGIONAL  
PLANNING COUNCIL, AND LOCAL STAKEHOLDER REPRESENTATIVES



# MEETING OUTLINE/AGENDA

- ▶ INTRODUCTIONS
- ▶ MODIFICATIONS TO THE AGENDA
- ▶ WHAT IS A BROWNFIELD?
- ▶ CURRENT AND HISTORIC AREA USE
- ▶ PUBLIC RESPONSE SO FAR
- ▶ REDEVELOPMENT PLANS
- ▶ BROWNFIELD ADVISORY COMMITTEE
- ▶ COMMISSIONER AND PUBLIC COMMENTS

# WHAT IS A BROWNFIELD?

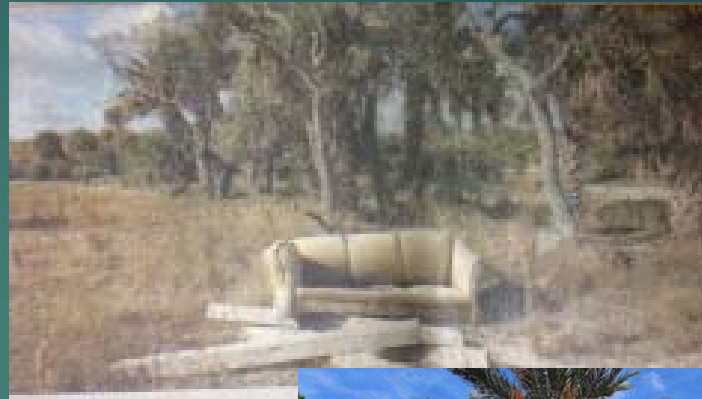
- ▶ **Brownfield site** means real property, the expansion, redevelopment or reuse of which may be complicated by **actual or perceived** environmental contamination. 376.79(3) F.S.
- ▶ **Brownfield area** means a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. 376.79(4) F.S.

# WHAT IS A BROWNFIELD?

- ▶ Redevelopment tool that results in:
  - ▶ Economic development
  - ▶ Community development
  - ▶ Residential projects, and
  - ▶ Open-Space/ Green-Space projects

and

- ▶ Reduction of public health and environmental hazards
- ▶ Removal of stigma
- ▶ Promoting effective use of community resources



# BROWNFIELD EXAMPLES

- ▶ BRUCE BALLISTER – APALACHEE REGIONAL PLANNING COUNCIL
- ▶ BOB FINGAR – GUILDAY, SCHWARTZ, SIMPSON, WEST, HATCH & LOWE, P.A.

# DESIGNATING A BROWNFIELD AREA

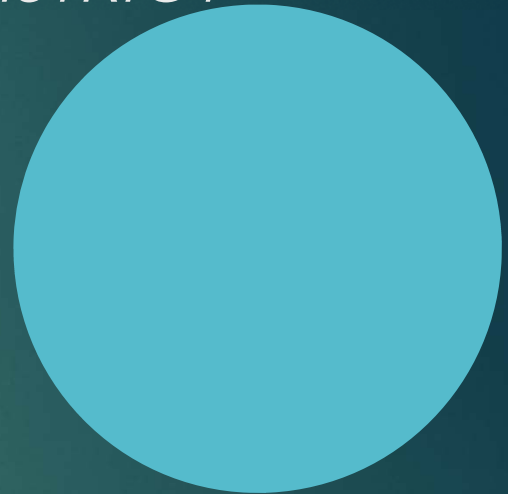
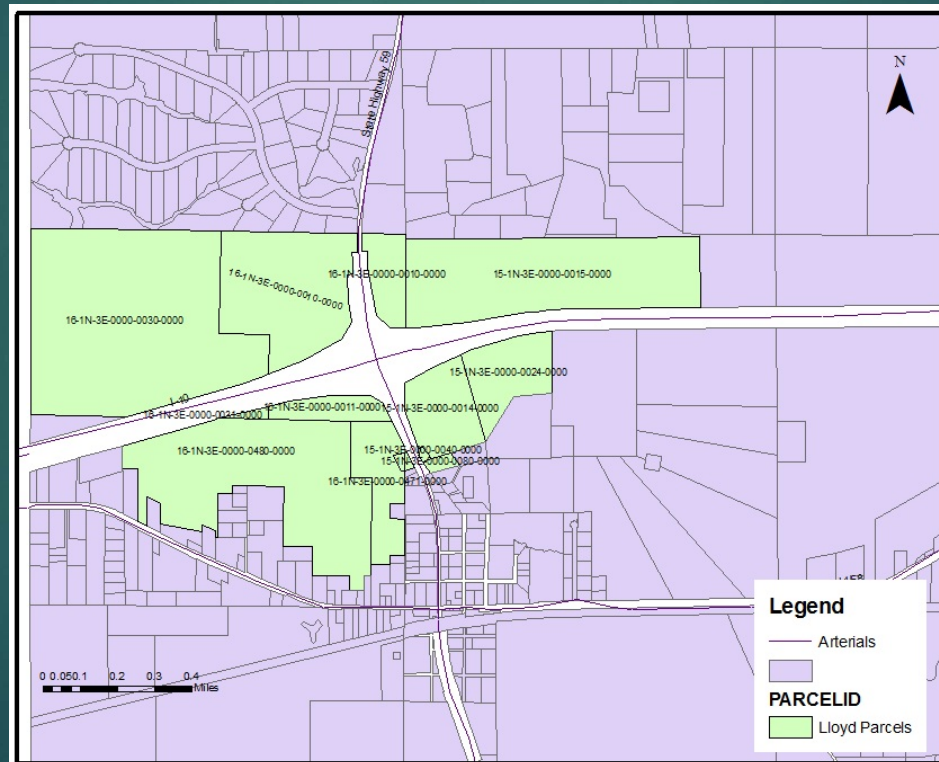


Local government must consider whether the Brownfield area:

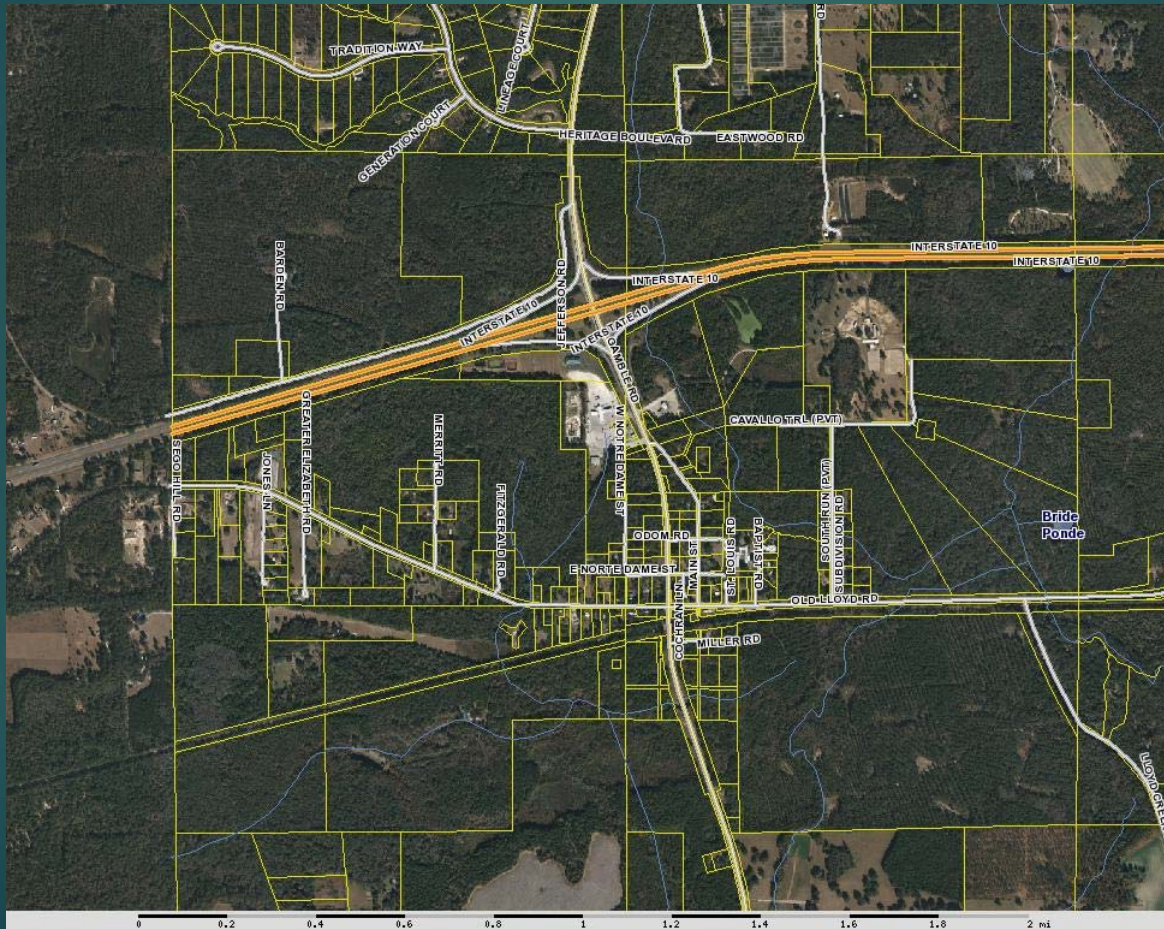
- ▶ Warrants economic development
- ▶ Is reasonably focused, not overly large
- ▶ Has potential interest to the private sector
- ▶ Is suitable for recreation or preservation

# THE BROWNFIELD AREA

## -- LLOYD INTERCHANGE BROWNFIELD DISTRICT



# CURRENT AND HISTORIC USES



# REDEVELOPMENT/DEVELOPMENT CONSIDERATIONS

- ▶ Human Health & Environmental Preservation
- ▶ Economic Stimulus and Jobs
- ▶ Commercial and Recreational Land Uses
- ▶ Local Community Involvement



# BROWNFIELD ADVISORY COMMITTEE

- ▶ Committee formally expresses its intent to address redevelopment in the specific brownfield area.
- ▶ Improves the public participation and receipt of public comments
- ▶ To include:
  - ▶ Residents within or adjacent to the area;
  - ▶ Businesses in the brownfield area;
  - ▶ Other appropriate persons.
- ▶ Involved at the redevelopment/BSRA Stage

Section 376.80(4) F.S.

# Q&A AND PUBLIC COMMENT

- ▶ Brownfields on the web:

<http://www.dep.state.fl.us/waste/categories/brownfields/default.htm>

<http://www.floridabrownfields.org/>

- ▶ Julie Conley

- ▶ 850.997.7999

- ▶ [JCEDC@embarqmail.com](mailto:JCEDC@embarqmail.com)



St. Marks, 1972



St. Marks, 2015



Gaines @ Woodward  
Tallahassee, 1972



Gaines @ Woodward  
Tallahassee, 2015



## Lloyd Crossing, 2015



Lloyd Crossing, 2025



<b>General Tasks for Development</b>	<b>Sector</b>	<b>Cost</b>	<b>Employment</b>
<b>Application</b>		<b>-</b>	
<b>Remediation</b>		<b>\$1,500,000</b>	
<b>Construct new access Rd and utilities</b>	<b>Construction</b>	<b>\$700,000</b>	
<b>Construct 75 room Hotel</b>	<b>Accomodation &amp; Food Service</b>	<b>6,500,000</b>	<b>60</b>
<b>Construct New Fuel Facility</b>	<b>Retail Trade</b>	<b>\$350,000</b>	<b>10</b>
<b>Construct 10,000 sf Retail</b>	<b>Retail Trade</b>	<b>\$500,000</b>	<b>18</b>
<b>Construct 1ac fast food site</b>	<b>Accomodation &amp; Food Service</b>	<b>\$1,000,000</b>	<b>24</b>
<b>Construct 20,000 sf Retail</b>	<b>Retail Trade</b>	<b>\$90,000</b>	<b>36</b>
<b>Construct 1ac fast food site</b>	<b>Accomodation &amp; Food Service</b>	<b>\$1,000,000</b>	<b>24</b>
<b>Construct 1ac fast food site</b>	<b>Accommodation &amp; Food Service</b>	<b>\$1,000,000</b>	<b>24</b>

**RESOLUTION NO. 2015- 102015-02**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, DESIGNATING AN AREA WITHIN THE BOUNDARIES OF JEFFERSON COUNTY, FLORIDA, FURTHER DESCRIBED BELOW, AS A BROWNFIELD AREA FOR ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Brownfields Redevelopment Act, F.S. 376.77-376.86, provides for local governments to designate by resolution certain County parcels as “Brownfield Areas” for purposes of environmental remediation, rehabilitation and economic redevelopment.

**WHEREAS**, the Jefferson County Board of County Commissioners desires to designate, pursuant to the Act, the following parcels of land:

<b><u>Parcel No.</u></b>	<b><u>Owner</u></b>	<b><u>Parcel ID No.</u></b>
1)	Parcel 1- Barden Properties LLC	16-1N-3E-0000-0030-0000
2)	Parcel 1a – Barden Properties LLC	16-1N-3E-0000-0032-0000
3)	Parcel 2 – Jamaro, Inc.	16-1N-3E-0000-0010-0000
4)	Parcel 3 – Richmond Baker	15-1N-3E-0000-0015-0000
5)	Parcel 4 – Robert Stewart	15-1N-3E-0000-0024-0000
6)	Parcel 5 – David A. Barrett	15-1N-3E-0000-0014-0000
7)	Parcel 6 – Mt. Zion Church	15-1N-3E-0000-0040-0000
8)	Parcel 7 – Michael F. Joyner	15-1N-3E-0000-0080-0000
9)	Parcel 8 – Big Bend Petroleum, Inc.	15-1N-3E-0000-0030-0000
10)	Parcel 9 – Big Bend Petroleum, Inc.	16-1N-3E-0000-0472-0000
11)	Parcel 10 – Eshden Partners, LLC	16-1N-3E-0000-0471-0000
12)	Parcel 11 – Eshden Partners, LLC	16-1N-3E-0000-0011-0000
13)	Parcel 12- Eshden Partners, LLC	16-1N-3E-0000-0031-0000
14)	Parcel 13 – Eshden Partners, LLC	16-1N-3E-0000-0480-0000
15)	Parcel 14 – Eshden Partners, LLC	16-1N-3E-0000-0440-0000
16)	Parcel 15 – Jack L. & Marceline S. Hamilton	15-1N-3E-0000-0012-0000
17)	Parcel 16 – Erick David Land Corp.	15-1N-3E-0000-0025-0000
18)	Parcel 17 – Jared Joyner & Jesslyn Joyner JTWROS	15-1N-3E-0000-0050-0000
19)	Parcel 18 – Jared Joyner	15-1N-3E-0000-006A-0000
20)	Parcel 19 – Barden Properties, LLC	16-1N-3E-0000-0070-0000
21)	Parcel 20 – Lawrence Roberts	16-1N-3E-0000-0053-0000
22)	Parcel 21 – Ed Keaton II Et Al	15-1N-3E-0000-0090-0000
23)	Parcel 22 – Big Bend Petroleum, Inc.	15-1N-3E-0000-0032-0000
24)	Parcel 23 – Eshden Partners, LLC	15-1N-3E-0000-0031-0000

(hereinafter the properties), and further illustrated in the attached Exhibit “5”, as a Brownfield Area to secure benefits accruing under the Act.

**WHEREAS**, the area warrants economic redevelopment and has a reasonable potential for such activities. The area currently includes a truck stop including fueling and maintenance facilities which were developed in 1973, a motor lodge hotel which was constructed in 1980, a cement plant; a waste water treatment plant; a former freight truck parking, storage and equipment area; one active and one closed gas station; and former and current agriculture and silviculture lands. Following many decades of use, there is a demand for redevelopment projects that more effectively utilize the properties for the benefit of the entire Jefferson County area by providing a diverse offering of uses including but not limited to restaurants, lodging, office and research facilities, athletic and recreational facilities, and updated fueling facilities.

**WHEREAS**, the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage. The redevelopment of the area proposed for designation may be complicated by actual or perceived environmental contamination based on the historical uses.

**WHEREAS**, the area has potential to interest the private sector in participating in redevelopment and site rehabilitation. As large properties with excellent access to Interstate 10 and State Highway 59, the properties have great potential for future development with benefits to the entire area, including the city of Monticello.

**WHEREAS**, the area is suitable for limited recreational open space and the County has plans for a large recreational complex on one of the properties. The area has very little cultural or historical importance. However the area can be redeveloped to compliment other County redevelopment projects in the immediate vicinity.

**WHEREAS**, the current properties and owners may be eligible to participate in brownfield redevelopment with the Florida Department of Environmental Protection (“FDEP”) because:

1. The proposed brownfield area is underutilized as a result of perceived or actual contamination.
2. The County has consulted with the current property owner(s) and supports the concept of the redevelopment plans proposed.
3. The County is appointing a local advisory committee to work with the property owner, the County and the FDEP in implementing the brownfields process. That advisory committee is to be determined and agreed upon by the property owner and the County.

**WHEREAS**, the County has complied with procedures outlined in the act and provided notice as required by F.S. 376.80(1) and 125.66(4)(b).

**NOW, THEREFORE**, be it resolved by the Board of County Commissioners of Jefferson County, as follows:

1. The foregoing recitals are hereby adopted as legislative findings of fact and incorporated herein.
2. The area depicted in the attached Exhibit “5” is hereby designated as a Brownfield Area and shall be referred to as the Lloyd Interchange Brownfield District.

3. Making this designation shall not render the County liable for the cost of site rehabilitation or source removal as defined in F.S. 376.79.
4. This resolution shall become effective upon adoption.
5. The County shall notify the State of Florida, Department of Environmental Protection, of the decision to designate the aforementioned properties as a Brownfield Area.

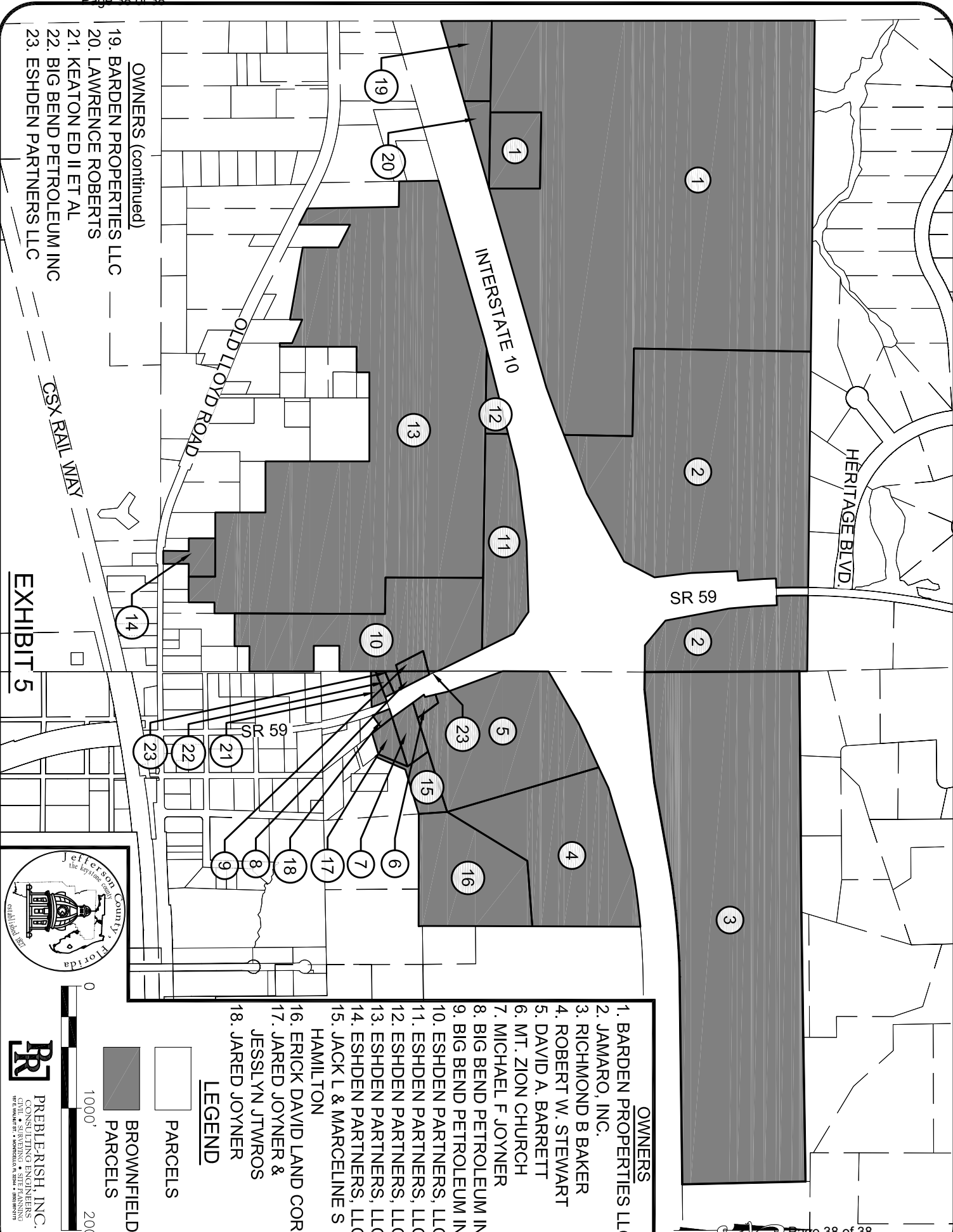
**PASSED AND APPROVED** in open session this \_\_\_\_ day of \_\_\_\_\_, 2015.

JEFFERSON COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: \_\_\_\_\_  
BENJAMIN BISHOP  
Chair

ATTEST:

\_\_\_\_\_  
KIRK REAMS  
Clerk of Courts



- OWNERS (continued)**
- 19. BARDEN PROPERTIES LLC
  - 20. LAWRENCE ROBERTS
  - 21. KEATON ED II ET AL
  - 22. BIG BEND PETROLEUM INC
  - 23. ESHDEN PARTNERS LLC

- OWNERS**
- 1. BARDEN PROPERTIES LLC
  - 2. JAMARO, INC.
  - 3. RICHMOND B BAKER
  - 4. ROBERT W. STEWART
  - 5. DAVID A. BARRETT
  - 6. MT. ZION CHURCH
  - 7. MICHAEL F JOYNER
  - 8. BIG BEND PETROLEUM INC.
  - 9. BIG BEND PETROLEUM INC.
  - 10. ESHDEN PARTNERS, LLC.
  - 11. ESHDEN PARTNERS, LLC.
  - 12. ESHDEN PARTNERS, LLC.
  - 13. ESHDEN PARTNERS, LLC.
  - 14. ESHDEN PARTNERS, LLC.
  - 15. JACK L & MARCELINE S HAMILTON
  - 16. ERICK DAVID LAND CORP
  - 17. JARED JOYNER & JESSLYN JTWROS
  - 18. JARED JOYNER

**LEGEND**

- PARCELS
- BROWNFIELD PARCELS

