

MINUTES OF THE GLADES COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING ON TUESDAY, DECEMBER 12, 2017 AT 9:00 A.M. IN THE
COUNTY COMMISSIONERS MEETING ROOM, GLADES COUNTY COURTHOUSE,
MOORE HAVEN, FLORIDA

The Glades County Board of County Commissioners met on Tuesday, December 12, 2017 at 9:00 a.m. with the following Commissioners present:

John Ahern, Chairman
Tim Stanley, Vice Chairman
Donald Strenth
Weston Pryor
Donna Storter Long

Others present:

Julie Mann Braddock, Administrative Secretary
Tiffany Patterson, Finance Director
Richard Pringle, County Attorney
Paul Carlisle, County Manager
Susan Whidden, Administrative Assistant
Keri Vanderhoff, SHIP Administrator
Jerry Randolph, Public Works Director
Chris Felker, Okeechobee News
Bob Jones, Public Safety Director
Inga Williams, Community Service Director
David Hardin, Glades County Sheriff
12 citizens

Chairman Ahern called the meeting to order at 9:00 a.m.

PRAYER

Commissioner Donna Storter Long gave the invocation.

PLEDGE

Vice Chairman Stanley led the Pledge of Allegiance.

AGENDA AMENDMENTS

Note: Unanimous Board Action is required to amend agenda for official vote.
There were none.

PRESENTATIONS / AWARDS

There were none.

PUBLIC HEARINGS

1. Revisions to Chapter 125 – Land Development Regulations regarding Agricultural and Farm Animals

Attorney Pringle swore in the following witnesses who would be testifying during today's proceedings: Alexis Crespo, Inga Williams, and County Manager Carlisle.

Inga Williams, Community Development Director, stated this was the first of two public hearings that were required to change regulations that would change the uses in a zoning district. She stated this public hearing would be for comment only. She requested that the second public hearing be scheduled for January 9, 2018 at 9:00 a.m. She stated this was a land regulation text amendment that had been initiated by the Port LaBelle Ranchettes Property Owners. She stated the property owners would like to be able to keep farm animals in a residential zoning district. She stated this request would create a special exception allowing for farm animals. She stated when she received the request she had decided that the definitions, zoning table, and some of the language in the zoning district description needed to be revised. She stated she had made these revisions. She stated she had also revised the submittal for the special exception. She asked the Board how they would like to proceed. She stated she could go through each section and take comments/suggestions from the Board members. She stated she would start with the definitions and table of uses. She stated there were some uses in the zoning table that had become obsolete or could be combined with others. She stated she had also clarified what a commercial use was as opposed to a personal use. She stated she had placed a 20 animal limit on having animals for personal use. She stated this would make the code enforcement a little easier and would clarify for the definition for the property owner. She stated there were some uses that she felt needed to be added e.g. animal shelters and animal sanctuaries. She stated she had taken the term aviary off of the zoning table because aviaries had been placed under commercial farming use or personal use. She stated agricultural headquarters had been removed because these were basically a commercial use. She stated alligator farm was a bona fide commercial use according to the State and would be considered aquaculture. She stated animal breeding, training, and the boarding of non-exotic and exotic animals had been renamed farming wildlife. She stated aquaculture had been renamed farming aquaculture. She stated she was not sure why fisheries were listed separately. She stated these should fall under aquaculture.

Commissioner Storter Long questioned why alligator farms were listed separately instead of having them listed under aquaculture. She questioned removing the part that defined them as "a captive self-sustaining population for propagation of the species". She stated this sounded like the definition of a sanctuary.

Mrs. Williams stated she had taken the term alligator farm out of the use table because it was now defined as aquaculture. She stated the breeding of alligators would now be considered a bona fide agricultural use.

Commissioner Storter Long asked why it was included if alligator farming was considered aquaculture. She suggested that the term be struck.

Mrs. Williams asked if Commissioner Storter Long wished to strike the definition of “alligator farm”.

Commissioner Storter Long stated this was correct.

Mrs. Williams stated she had changed some of the permitted and conditional uses listed in the table. She asked if there were any questions or concerns on the revisions.

Commissioner Storter Long asked that the revisions be pointed out to the Board.

Mrs. Williams gave an overview of the revisions made. She questioned making Animal Shelter; Veterinary Clinic/Hospital a conditional use under the C-1 zoning use.

The Board agreed that this revision should be made to make the table consistent.

Mrs. Williams stated she had not made any revisions to the Animal Shelter/Zoo use in the table.

Commissioner Storter Long suggested that this use be made conditional as well.

Mrs. Williams stated this use was only permitted in OUF, OUA, and PD at this time.

County Manager Carlisle stated he was not sure the Board would want a zoo in a conditional use within a commercial area.

Commissioner Storter Long stated she believed the “zoo” use should be a conditional use anywhere.

There was a discussion regarding animal shelter versus animal sanctuary/zoo.

Mrs. Williams stated she had made one change under the aquaculture use. She stated this use had been listed as a conditional use in the Residential zoning district but only for personal use. She stated she had changed this to a not permitted use. She stated the use of Livestock grazing/ranching was now Farming-livestock. She stated she had added language about swine not being within 1,000 feet of a residence unless the residence was on the property that the swine were being housed.

Vice Chairman Stanley expressed concern with children living in residential areas that were raising swine for 4-H projects. He stated he did not believe the 1,000 foot requirement could be met in some of these residential areas.

Chairman Ahern agreed. He stated most of the properties were smaller.

Commissioner Storter Long asked for clarification of this requirement. She stated if someone owned swine they had to be kept 1,000 feet from their neighbors.

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Chairman Ahern stated 1,000 foot would be way too much in some residential areas.

Mrs. Williams stated she could reduce this number if the Board so desired.

County Manager Carlisle stated the Board could make it so that a person could apply for a special exception and reduce this number to 300 foot.

Mrs. Williams explained that this requirement would not apply to the residential districts. She stated those would go through the special exception process. She stated this requirement would apply to the OUA, OUPF, ARS, and the AR districts.

Commissioner Storter asked who determined the footage. She asked if was based on lot size.

Mrs. Williams stated it would be specific to the property.

Attorney Pringle suggested that between now and the second hearing that this language be looked at a little more and clarified.

Commissioner Storter Long suggested moving the second public hearing out another month or holding a workshop on this matter before proceeding to the next hearing.

Chairman Ahern agreed. He suggested allowing the residents from Port LaBelle to speak.

Alexis Crespo, Planner – Waldrop Engineering, stated she represented the Port LaBelle Ranchettes Property Owners' Association and that a lot of work had gone into this application. She stated she appreciated the staff coming together to get a good set of amendments to resolve an issue for the Port LaBelle Ranchettes. She stated the Ranchettes had been platted in the 1970's and an Equestrian Center had been shown on the original plat. She stated it was intended to be an equestrian community where residents could have horses and other types of non-commercial farm animals. She stated the only aspect of the amendment that applied to the Ranchettes was the RS column in the uses table. She stated the property owners were simply following the County's special exception process to get the residents permitted for their livestock. She stated that she and the property owners had worked with Mrs. Williams to get a good list of regulations. She stated each property owner would have to go through a public hearing process to get their application approved. She stated Waldrop Engineering saw this as a hardship to the community and would be filing these applications on a pro bono basis. She requested that the County waive the application fee for a set period of time.

Commissioner Storter Long stated the residents of the Ranchettes had stepped forward and paid for services. She questioned the requirement for a survey of each property owners' lot.

Mrs. Williams stated a survey sketch and legal description was required as a part of the application. She stated a survey was not required.

County Manager Carlisle stated there were probably surveys already on file for a lot of these properties.

Mrs. Williams clarified that a survey was required for a building permit.

Commissioner Storter Long stated some of the property owners who did not currently have animals were interested in getting animals. She asked what would be required of them.

Mrs. Williams stated this special exception would run with the property owner and not the land. She stated if the residents were just thinking about getting animals or they were not really sure that she would not recommend they go through this process.

Commissioner Storter Long asked if the permit fee was \$500.00 if the resident did not pursue the special exception now while the fee was being waived.

Mrs. Williams stated the process would take approximately a month and a half to get the exception approved. She asked if the Board was going to waive the permit fee in full. She stated she would still need to cover her advertisement costs. She stated mailing costs and attorney fees would need to be covered as well. She asked how waiver of the fee to residents who were merely thinking about obtaining animals could be justified to other residents within the County.

Commissioner Storter Long suggested waiving the fee only if the resident had existing animals and required the exception to keep them.

Attorney Pringle stated whatever the Board did it needed to be done County wide. He stated the waiver could be based on bringing an existing use into compliance or the Board could offer the waiver for a specific period of time.

Attorney Pringle reminded the Board that this was a public hearing and public comment would need to be called for.

Mrs. Crespo stated she would like all of the residents that reside in the Ranchettes to be able to apply for the permit (under the waived fee) even if they do not currently have livestock.

Commissioner Storter Long asked that each of the residents that were present introduce themselves.

Mark Colbert, resident of the Ranchettes, stated he appreciated the Board's efforts in fixing this situation. He stated he also appreciated the wavier of the permit fee.

Mike Arndt, resident of the Ranchettes, stated he and his wife Sallie were present today to support the revision. He stated he and everyone else who purchased property in the Ranchettes had done so with the understanding that the property was located in an equestrian community. He asked if making application and obtaining the permit could be grandfathered in so that the next owner would have the right to have livestock on the property as well.

Chairman Ahern explained that the special exception would go with the owner only and not the property.

Mr. Arndt stated it would be foolish for someone who did not have any livestock now to apply.

Chairman Ahern stated this was correct if the property owner had no intent of having any livestock.

Mr. Arndt expressed concern with real estate agents offering property in the Ranchettes as an equestrian community when it was not so.

Diane Penn, resident of the Ranchettes, stated she had been a part of the committee that worked on this application and was the current President of the Homeowners' Association.

Mike Arnwell stated he was also a part the committee that had put all of this application together.

Donna Hull, resident of the Ranchettes, stated she raises miniature horses in the subdivision.

Jerry Hull, resident of the Ranchettes, expressed concern with the expensive accessory buildings that had been constructed for these animals and if there was a way to guarantee that the exception would be granted to the next owner should the property ever be sold.

Chairman Ahern stated the permit process for the special exception would be available to the new owner.

Diane McCullough, resident of the Ranchettes, stated she had purchased her property as an equestrian property. She explained that the brochure for the property had actually included pictures of horses. She stated she was stunned to learn that there was an issue. She stated should would do whatever was necessary to comply.

Sallie Arndt, resident of the Ranchettes, stated she had horses on her property. She stated she had also purchased her property with the understanding that it was an equestrian property. She stated the property was advertised as such and her realtor had told her that she could have her horses on the property.

Janet Colbert, resident of the Ranchettes, stated she did not have horses but did own some very large dogs.

Chairman Ahern stated he appreciated all of the hard work the committee and residents had done in helping the County with this process.

ON MOTION of Commissioner Pryor seconded by Commissioner Starter Long the Board set a workshop regarding this matter for January 9, 2018 following the regular meeting that morning and set the second public hearing for the Land Development Regulations Text Amendment to Chapter 125 for January 22, 2018 at 9:00 a.m., or as soon thereafter as it may be heard.

Motion carried by 5 – 0 vote.

CONSENT AGENDA

- 2. Approve County Warrants (See Exhibit A)**
General Fund: 82316 – 82384
SHIP: 1698 – 1699
Small Cities CDBG: 0106 – 0108
Intergovernmental Radio: 10342
- 3. Approved Minutes of the November 14, 2017 Regular Meeting**

ON MOTION of Vice Chairman Stanley seconded by Commissioner Strenth the Board approved the Consent Agenda items.

Motion carried by 5 – 0 vote.

PUBLIC COMMENT ON BUSINESS AGENDA ITEMS

Anyone wishing to provide public comment on an Agenda Item please fill out a comment card on the table at the entrance to the Commission Chambers.

Chairman Ahern asked if there was any public input on any of the Business Agenda items. There was none.

BUSINESS AGENDA

- 4. Glades County Resolution No. 2017- acknowledging the State of Florida DOT Debris Removal on State Roads within Glades County**

County Manager Carlisle stated he had received an email and a phone call last week from the Department of Transportation's Secretary advising him that they were looking to do a second round of debris pickup in Glades County. He stated this debris pickup would be from state roads only. He stated he and Attorney Pringle had worked on the draft resolution that DOT had provided. He stated there had been some concerns about making the County responsible if the tasks was not completed. He stated the anticipated date for the pickup would be December 17th and was included in the resolution. He stated he driven all of the state roads within Glades County yesterday and there were 5 piles of debris ready for pickup.

Vice Chairman Stanley asked if the County would be responsible for the pickup of any additional debris that was placed on the roadways after this second pickup.

County Manager Carlisle stated the County would not be responsible for additional pickup.

Commissioner Storter Long commended County Manager Carlisle on his efforts with the debris pickup.

County Manager Carlisle stated Hendry County had adopted a resolution with FDOT as well and pickup had already started there.

Attorney Pringle stated he wanted to make sure that whatever was presented to the Board for consideration and adoption did not add any obligation to the County at all and that the resolution did not give FDOT the opportunity to argue that they were not responsible for any road maintenance. He stated there were quite a few revisions made to the resolution prior to submission to the Board.

County Manager Carlisle read the title of the Resolution into the record.

ON MOTION of Commissioner Storter Long seconded by Commissioner Pryor the Board adopted Glades County Resolution No. 2017- 34, Acknowledging the State of Florida DOT's Debris Removal on State Roads within Glades County for Hurricane Irma debris placed on State Road right-of-ways; providing for scrivener's errors; providing for conflicts; providing for liberal construction; providing for severability; providing an effective date; and authorized the Chairman to sign on behalf of the Board.

Motion carried by 5 – 0 vote.

5. Glades County Resolution No. 2017- amending Resolution 2013-19 Adopting a Revised Purchasing Policy

County Manager Carlisle stated that back in September the Board had authorized the delay of the County's Purchasing Policy revisions that were required as a part of the audit. He stated the provisions pertained to grants and how the County followed grant policies. He stated this revision had been made and he had also updated some of the descriptions and definitions. He stated he had removed all acknowledgment of a purchasing agent, which the County does not have. He stated he had not changed any dollar amounts, authorization amounts, or bidding policies or procedures.

Chairman Ahern read the title of the Resolution into the record.

ON MOTION of Commissioner Pryor seconded by Commissioner Storter Long the Board adopted Glades County Resolution No. 2017- 35, Amended Resolution 2013-19 Adopting a Revised Purchasing Policy; provided for scrivener's errors; providing for conflicts; providing for liberal construction; providing for severability; providing an effective date; and authorized the Chairman to sign on behalf of the Board.

Motion carried by 5 – 0 vote.

6. Records Disposition

County Manager Carlisle stated this was a standard records disposition request.

Commissioner Storter Long asked if these documents were scanned so that the County had a digital copy.

County Manager Carlisle stated some of these documents may be scanned. He stated he would recommend deleting the documents when the retention schedule dictated due to the amount of time staff would have to spend on researching these documents if they were still available. He stated if the documents were not available staff would not have to provide the documents.

Commissioner Storter Long questioned the retention of construction documents for County owned buildings.

County Manager Carlisle stated the plans would be kept for County owned buildings.

ON MOTION of Commissioner Storter Long seconded by Commissioner Pryor the Board approved the Records Disposition request by the Community Development Department. (See Exhibit B)

Motion carried by 5 – 0 vote.

7. EMS Repair Transfer

County Manager Carlisle stated several necessary repairs had been made to the one of the ambulances which had depleted the EMS Maintenance and Repair line item. He asked the Board to consider the transfer of \$30,000.00 from the General Fund – Contingencies to EMS Repair and Maintenance to cover any future repair costs that could be accrued throughout the 17/18 Fiscal Year.

ON MOTION of Vice Chairman Stanley seconded by Commissioner Strenth the Board approved the transfer of \$30,000.00 from General Fund Contingencies to EMS Repair & Maintenance to cover any future repair & maintenance costs.

Motion carried by 5 – 0 vote.

8. Discuss payment of 16-County Coalition dues

County Manager Carlisle stated this item had been continued from the November 27th meeting to give him an opportunity to review any interlocal agreements or memorandums of understanding with the 16-County Coalition. He stated he and Ms. Brown had searched the County's records and could not locate any such documents. He stated they had found the by-laws for the 10-County Coalition. He stated he would continue to research this item. He stated he had still not received the formal request for the \$1,000.00

membership dues. He stated it was pretty clear that the Board had agreed to be a member of the coalition and had paid dues in the past. He asked for direction from the Board.

Commissioner Pryor stated he felt the Board was a member and needed to pay its dues. He stated he believed the Coalition provided a great service to Glades County.

ON MOTION of Commissioner Pryor seconded by Commissioner Storter Long the Board authorized the payment of the 16-County Coalition dues in an amount up to \$1,000.00 upon receipt of a formal request.

Vice Chairman Stanley stated he agreed with what the Board was doing and that they should continue to be a member of the Coalition; however, if the Coalition hired a lobbyist, the Board should be very careful in monitoring what the lobbyist was lobbying for.

Chairman Ahern stated the concerns expressed by this Board were being conveyed to the Coalition by Commissioner Pryor.

Motion carried by 5 – 0 vote.

9. Authorize Chairman to sign Warrants

County Manager Carlisle stated the Board had neglected to authorize the Chairman to sign the end of year warrants at the last night meeting.

ON MOTION of Commissioner Storter Long seconded by Commissioner Pryor the Board authorized the Chairman to sign warrants that would normally be paid at the December night meeting.

Motion carried by 5 – 0 vote.

11. Demolition of the Building located at 1163 Latum Bell Street

County Manager Carlisle stated this building had escheated to the County and was located in front of the Washington Park Community Center on Latum Bell Street. He stated the building was currently leased to the New Life Bible Learning Center. He stated the building was in a state of disrepair and needed to be demolished. He stated part of the building was also located within the road right-of-way.

Chairman Ahern questioned the lease terms.

County Manager Carlisle stated the lease did have a 90 day termination clause.

ON MOTION of Commissioner Storter Long seconded by Commissioner Pryor the Board approved demolition of the building located at 1163 Latum Bell Street and to give official notice of the termination of the lease.

Vice Chairman Stanley asked if this was something the County Road Department staff could take care of or if a contractor would be hired.

County Manager Carlisle stated he would have the Public Works Department handle the demolition of the building.

Motion carried by 5 – 0 vote.

CONSTITUTIONAL OFFICERS

Sheriff Hardin stated there were currently 464 total being housed at the jail facility. He stated of that total, 37 were local inmates. He stated he was also temporarily housing several Somalis inmates due to their plane being grounded.

COUNTY ATTORNEY

There was no discussion.

COUNTY MANAGER

County Manager Carlisle stated he had met with Commissioner McKinlay of Palm Beach County to discuss the reservoir and to express the concerns Glades County had with it being located on the north end of the Lake. He stated he was trying to gain support from the coastal communities and Mrs. McKinlay served on the 16-County Coalition and had a good grasp on the concerns of the Glades communities. He stated she was willing to help with these issues. He stated she had asked that he attend the Palm Beach County Commission meeting in March to discuss the water storage issues, payment in lieu of taxes, and other challenges facing the rural communities in Florida. He reminded everyone of the Joint Meeting with Hendry County that would be held on January 11, 2018 at the Training Center. He stated this meeting would focus mainly on how the two counties could work together to make the Training Center viable. He stated he had attended a good meeting with the Seminole Tribe and the Army Corps of Engineers. He the Hendry Glades Leadership Program would meet at the Training Center on December 20th.

Vice Chairman Stanley asked when the new recording system would be installed.

County Manager Carlisle stated a kick-off meeting would be held on December 15th and then the installation would begin.

PUBLIC INPUT ON NON-AGENDA ITEMS

There was none.

COMMISSIONERS ITEMS AND COMMENTS

Commissioner Strenth wished everyone a Merry Christmas and Happy and safe New Year.

Vice Chairman Stanley commented on the meeting with the Corps of Engineers held at the Seminole Tribe in Brighton. He stated the Tribe was against the reservoir being

located on their property. He stated there were burial grounds located on the proposed reservoir site. He stated it did seem that the Army Corps of Engineers was open to change. He commented on an email he received from Echo Monitor regarding environmental news for the State of Florida. He stated he was hopeful that this project would be scaled down and consist of several reservoirs instead of one large one. He wished everyone a Merry Christmas and Happy New Year.

Chairman Ahern stated he appreciated Vice Chairman Stanley's efforts with this issue. He stated he believe Vice Chairman Stanley and County Manager Carlisle had done a great job expressing the County's concerns.

Commissioner Storter Long asked if the old B & B building was being demolished or refurbished.

County Manager Carlisle stated when he last talked with the owner it was his understanding that they were removing the coolers and anything that had suffered water damage from the storm. He stated the roof had leaked and there was a lot of mold in the building. He stated he was told that the next step would depend on what the insurance company did.

Commissioner Storter Long stated she had attended a very nice Muse Community Association meeting last night. She thanked the Board for the past year and commented how well the members worked together. She stated she was thankful for all of the County employees who worked so hard for the County. She wished everyone a Merry Christmas. She commended County Manager Carlisle on all of his hard work representing the County in Tallahassee.

Commissioner Pryor wished everyone a Merry Christmas and Happy New Year. He thanked the staff and Board members for the great job they had done this past year. He commended the EMS Department and Fire Departments on their efforts during and after the storm this year.

Chairman Ahern echoed Commissioner Pryor's comments. He stated it had been a tough year but everyone had worked together and pulled through. He stated the Glades Youth Livestock Association had been working on the renovations to the Doyle Conner Building. He wished everyone a Merry Christmas and Happy New Year.

ADJOURN

ON MOTION of Commissioner Pryor seconded by Vice Chairman Stanley the Board adjourned the meeting.

Motion carried by 5 – 0 vote.

There being no further discussion, Chairman Ahern adjourned the meeting at 10:25 a.m.

John Ahern, Chairman

ATTEST:

Sandra H. Brown, Clerk of the Circuit Court

Approved: January 22, 2018

THESE MINUTES ARE NOT A VERBATIM RECORD. TAPES ARE AVAILABLE FOR ANYONE INTERESTED IN LISTENING TO THE ENTIRE MEETING.