



# BOARD OF COUNTY COMMISSIONERS

**THE KEYSTONE COUNTY-ESTABLISHED 1827**

435 W. Walnut St., Monticello, Florida 32344

**Benjamin "Benny"  
Bishop**

District 1, Vice-Chair

**John Nelson, Sr.**

District 2

**Hines F. Boyd**

District 3

**Betsy Barfield**

District 4, Chair

**Stephen Walker**

District 5

**Regular Session Agenda  
September 16, 2014 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**
  - a) Chris Rietow – Apalachee Regional Planning Council**
- 3. Consent Agenda**
  - a) Approval of Agenda**
  - b) Minutes of September 2, 2014 Regular Session**
- 4. Citizens Request & Input on Non-Agenda Items (3 Minute Limit)**
- 5. General Business**
  - a) Mosquito Control State Budget Paperwork – Mark Positano**
  - b) JCI Resolution – Chair Barfield**
  - c) Opera House Proclamation – Chair Barfield**
  - d) Lloyd Historic District/Land Development Code – Attorney Shirley**
- 6. County Coordinator**
  - a) Road Construction Update**
- 7. Commissioner Discussion Items**
- 8. 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**

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JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR SESSION  
September 2, 2014

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

**ITEM 1: Call to Order, Invocation, Pledge of Allegiance**

1. Ron Cichon gave the invocation and led the Pledge of Allegiance.

**ITEM 2: Public Announcements, Presentations & Awards**

2. Dr. George Cole gave a presentation on the Suwannee River Water Management District. He stated this was a “state of the resource” presentation and presented strategic priorities for the SRWMD moving forward. Commissioner Bishop inquired about Amendment I, to which Dr. Cole responded it was a sensitive issue and the SRWMD had not yet taken a stance and he therefore did not have much information at this time. Commissioner Walker inquired as to whether the agricultural cost share program required action from the Board or if it was for individual farmers, to which Dr. Cole responded it was for individual farmers. Commissioner Boyd commented that Sneak Smokehouse Sink had been lower than he had ever seen and now was higher than he had ever seen in the last month and inquired if staff had a chance to look at it as a recharge point. Dr. Ann Shortelle with the SRWMD stated that as a conservation and recharge measure, the Sneak Smokehouse Sink had exceeded expectations.
3. Chairperson Barfield presented and read aloud Resolution No. 14-090214-01 in support of the Jefferson Correction Institute. Assistant Warden Antonio Hudson thanked the Board for their support.

**ITEM 3: Consent Agenda**

4. **On motion by Commissioner Walker, seconded by Commissioner Nelson and unanimously carried, the consent agenda—consisting of the approval of the agenda and the minutes of the August 19<sup>th</sup>, 2014 Regular Session—was approved.**

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

5. Citizen Tanya Johnson stated that Duke Energy trucks had caused damage to her house and that she had come before the Board in January and was still having issues. County Coordinator Parrish Barwick stated he had tried to make contact and will gladly go to her house any time that Ms. Johnson sets an appointment. Chairperson Barfield requested that Mr. Barwick set a date to visit Ms. Johnson’s house and inquired about what activity by Duke Energy was taking place. County Coordinator Barwick stated that a transmission line was being placed and it was activity by Duke Energy, not the County.

**ITEM 5b: Legislative Committee Update**

6. Dick Bailar with the Legislative Committee gave an update on the reorganization of the Jefferson County Kennel Club and stated JCKC now had two years to develop a strategy. He stated that although no one on the committee knew anything about gaming/gambling,

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they did know the process and would be involved as much as the Board wanted them to be. Chairperson Barfield requested Mr. Bailar continue to monitor and reach out to Mr. Andriss and all parties involved with JCKC and also commended the Legislative Committee for their efforts.

**ITEM 7: PUBLIC HEARING: Amended Fire Assessment Ordinance**

7. County Coordinator Parrish Barwick introduced this item and provided an overview of the Fire Assessment Ordinance. He stated that the City of Monticello had approved this action and the County was not approving the fees, but rather approving the Board's mechanism to collect these fees. Fire Rescue Chief Mark Matthews provided information on the funding of the Fire Station as well as operational costs and not that costs increased every year but the assessment stays the same. He stated that with the inclusion of city residents' assessments, the next budget will restore volunteer line items to levels of 2007/2008. Citizen Troy Avera stated that the City of Monticello did a great job training and funding their volunteer fire department and urged the board to better fund the volunteer fire departments. He stated that some people could not afford this increase and that the issue could have been approached better. He also stated he did not want the City of Monticello folded into other volunteer fire departments. County Coordinator Barwick stated the new assessment would allow additional funds to go to Monticello volunteers. Chief Matthews noted that the City of Monticello's Volunteer Fire Department had always been included in the budget with other volunteer fire departments. Citizen Gretchen Avera stated she had a question regarding how her apartments were assessed, to which the Board directed her to Property Appraiser Angela Gray. Citizen Betty Russell stated that increases in fees were difficult for people of a certain age and on a fixed income and urged the Board to reconsider. Citizen Winston Lee asked if this amount was in addition to the fire assessment currently being paid, to which City Clerk Emily Anderson stated there is presently no city fire assessment but that nominal amount of money was given from ad valorem revenue to the Monticello Volunteer Fire Department. Mr. Lee also inquired about his building which doubles as a single family residence and a commercial building. Mr. Barwick directed Mr. Lee to speak with Property Appraiser Angela Gray. Mrs. Gray stated that the fee structure set by the Board provided that the square footage was not charged twice. She stated that it was a flat fee for residential and that the commercial building's square footage is what was charged for the commercial assessment. Citizen Tom Dunn stated he had the highest regard for the men and women that worked and volunteered as firefighters. He stated that he was on a fixed income but had no problem paying his fair share. He also stated he would be willing to work with local churches or other groups to assist up to three people that had difficulty paying their assessment. County Coordinator Parrish Barwick also stated he would help one family. Citizen Paul Henry stated people had not been treated equal and that he supported the inter-local agreement. Citizen David Frisby stated he would love to see MVFD and JCFR continue to work together. Citizen Merry Ann Frisby stated that as a city resident, she only pays \$6-\$7 a year for fire protection. She also stated her desire for the Board to address breathing apparatuses for MVFD and all volunteer fire departments. Chief Mark Matthews stated he had applied for air packs for the county firefighters and volunteers. Citizen Thomas Love stated he was wholeheartedly in favor of this but asked if the amount for unincorporated areas had decreased. He stated he did not want the county to have an "overwhelming bonus" of money. Citizen Dan Hamedani inquired about fire hydrants on Casa Bianca Road, to which Fire Chief Mark Matthews stated that Jefferson Communities Water System put in the hydrants, not the County. Property Appraiser Angela Gray stated she would be glad to provide any figures back to the Board at future budget hearings and noted that if the city raised the exemption amount, it would help offset some of the new assessment. Commissioner Walker stated he was glad the county was moving forward. Commissioner Bishop said that like everyone else he did not like

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increase in fees and having to pay but that if he was going to utilize the services, then he needed to pay for it. Commissioner Boyd stated his issue is not with the issue of today but with the issue of the past. He stated he felt the County had a means to solve a lot of the problems discussed today but made decisions that took the County in a different direction. He stated that although the equity issue may have been solved, he questioned whether the Board went about it right. He noted he would not be supporting the ordinance. Commissioner Nelson spoke in support of the ordinance and said that even though he was on a fixed income, he would be paying his fair share. **On motion by Commissioner Walker, seconded by Commissioner Nelson and carried 4 to 1 (Boyd opposed), the Board approved the Amended Fire Assessment Ordinance.**

**ITEM 5a: General Election Canvassing Board Alternate**

8. County Attorney Buck Bird stated that the canvassing board consisted of the Supervisor of Elections, County Judge and Chairman of the Board but if there was a conflict, there is a method to appoint alternates. He stated that since Chairperson Barfield was involved in the General Election, an alternate and backup alternate would need to be appointed. Clerk of Court Kirk Reams stated that the Board had already approved Commissioner Walker as the alternate. **On motion by Commissioner Bishop, seconded by Commissioner Nelson and unanimously carried, Commissioner Walker was approved as the alternate with Commissioner Boyd as the backup alternate.**

**ITEM 5c: Lloyd Historic District/Land Development Code**

9. Planning Attorney Scott Shirley gave a briefing on the history of the Lloyd Historic District as it pertained the Land Development Code. He presented a map with corrections that included the eastern part of the historic district. He noted that by historic district standards, these standards were not very onerous. He also stated that the next version of the Land Development Code draft will have the corrected Lloyd Historic District language. Chairperson Barfield requested clarification about the interchange business zoning south of Lloyd. Attorney Shirley stated that all of the area in the historic district is mixed use suburban residential and that the interchange business is just north of the historic district. Chairperson Barfield suggested a display or map to be shown at a future hearing. Citizen Pat Pearson stated there were different regulations and versions of regulations and requested that everything go back to the requirements of the national register. Attorney Shirley stated that the national register designation by itself has no regulatory effect unless the County adopts standards for uses within the historic district. He stated that if the County repealed local regulations, it could threaten the national register status. Ms. Pearson clarified that she would like the same standards to apply to the whole district, to which Attorney Shirley discussed a landowner that took issue with some of the standards when this was originally done. Citizen Santa Hokinson stated she agreed with the provisions that protected the historic district but that if the west and east were separated per the map, then the map did not match the text. Attorney Shirley explained that the ordinance is already in effect but the language was not yet included/codified into the Land Development Code. Chairperson Barfield requested that Attorney Shirley update the map, correct the language in the Land Development Code and identify how the east is different from the west. Attorney Shirley stated that he would place the above requested items on the next agenda.

**ITEM 8: Commissioner Discussion Items**

10. Property Appraiser Angela Gray provided an update on the litigation with Florida Gas Transmission Company and stated that if a judge ruled against the County, we would have to repay \$329,000. Clerk of Court Kirk Reams stated there was ample reserve to

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pull funds from via budget amendment if necessary. Commissioner Boyd commented that one option would be to include enough in contingency to cover this amount just in case. He stated the Clerk and Board might want to look at increasing contingency by drawing down the reserve.

- 11. Commissioner Walker stated he was ready to get started on the Wacissa River Headwaters and noted that Engineer Alan Wise was no longer with Preble-Rish. Clerk of Court Kirk Reams noted that the county had an 18 month window to complete the project.
- 12. Commissioner Boyd stated he would like an agenda item for the next meeting on the status of roads spending and an update on the figures.
- 13. Chairperson Barfield inquired about the Value Adjustment Board, to which Clerk Reams stated he was going to advertise this week for a citizen volunteer and would look back at the minutes from a prior meeting to see if the Board appointee had already been determined.

**ITEM 9: Adjournment**

- 14. The warrant register was reviewed and bills ordered paid.
- 15. **On motion by Commissioner Bishop, seconded by Commissioner Walker and unanimously carried, the meeting was adjourned.**

\_\_\_\_\_  
Chairman

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

**ITEM 5(a): MOSQUITO CONTROL STATE  
BUDGET PAPERWORK**



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services
ANNUAL CERTIFIED BUDGET FOR MOSQUITO CONTROL

Submit to:
Bureau of Entomology and
Pest Control
3125 Conner Blvd, Suite N,
MS C-41
Tallahassee, FL 32399-1650

ADAM H. PUTNAM
COMMISSIONER

Section 388.361, F.S. and 5E-13.027(1), F.A.C.
Telephone: (850) 617-7995; Fax (850) 617-7969

County or District JEFFERSON

FISCAL YEAR: OCTOBER 1, 2014 - SEPTEMBER 30, 2015

RECEIPTS

Table with 5 columns: Acct #, Description, TOTAL, LOCAL, STATE. Rows include Ad Valorem (Current/Delinquent), State Grant, Equipment Rentals, Grants and Donations, Interest Earnings, Equipment and/or Other Sales, Misc./Refunds (prior yr expenditures), Other Sources, Loans, and summary rows for TOTAL RECEIPTS, Beginning Fund Balance, and Total Budgetary Receipts & Balances.

EXPENDITURES

Table with 5 columns: Acct #, Uniform Accounting System Transaction, TOTAL, LOCAL, STATE. Rows include Personal Services, Personal Services Benefits, Operating Expense, Travel & Per Diem, Communication Serv, Freight Services, Utility Service, Rentals & Leases, Insurance, Repairs & Maintenance, Printing and Binding, Promotional Activities, Other Charges, Office Supplies, Gasoline/Oil/Lube, Chemicals, Protective Clothing, Misc. Supplies, Tools & Implements, Publications & Dues, Training, Capital Outlay, Principal, Interest, Aids to Government Agencies, Other Grants and Aids, Contingency (Current Year), Payment of Prior Year Accounts, and summary rows for TOTAL BUDGET AND CHANGES, Reserves, and TOTAL BUDGETARY EXPENDITURES AND RESERVES BALANCES.

I certify that the budget shown was adopted on this \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_

SIGNED: \_\_\_\_\_
Chairman of the Board, or Clerk of Circuit Court

APPROVED: State of Florida Department of Agriculture and Consumer Services, Bureau of Entomology and Pest Control

SIGNED: \_\_\_\_\_
Bureau of Entomology and Pest Control



## **ITEM 5(a): JCI RESOLUTION**

**DRAFT**

**RESOLUTION NO. 2014-09-02-**

**A RESOLUTION IN SUPPORT OF THE  
JEFFERSON CORRECTIONAL INSTITUTION**

**WHEREAS**, the Jefferson Correctional Institution has been providing quality supervision to persons ordered incarcerated by the State of Florida since 1989; and

**WHEREAS**, the Jefferson Correctional Institution is one of the County's largest employers, with approximately 250 employees residing in Jefferson and surrounding counties; and

**WHEREAS**, according to the Apalachee Regional Planning Council's economic modeling of the impacts of the Jefferson Correctional Institution, it is responsible for approximately \$8.2 million in annual personal income in Jefferson County; and

**WHEREAS**, the inmates and employees of Jefferson Correctional Institution make up approximately 10% of the County's population; and

**WHEREAS**, the inmates at Jefferson Correctional Institution provide valuable labor to the County's recycling, recreation and transportation programs and maintenance of public areas both City and County; and

**WHEREAS**, the Jefferson County Correctional Institution is a model of public efficiency, effectiveness and accountability among the correctional institutions of the State of Florida

**NOW, THEREFORE, BE IT RESOLVED BY THE JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:**

1. That the Jefferson County Correctional Institution is critical to the economic well-being of Jefferson County, its environs and the region it serves.
2. That the Jefferson County Correctional Institution is a model of efficiency, effectiveness and accountability and is deserving of emulation and reward.
3. That the Jefferson County Correctional Institution, the Jefferson County Board of County Commissioners and City of Monticello Council Members should continue working together to make positive impacts on the community.
4. That the week of September 1, 2014, be declared "Correctional Officers Awareness Week" in Jefferson County, Florida, in recognition of the contributions they make to our community.

**PASSED AND APPROVED IN OPEN SESSION THIS 2<sup>ND</sup> DAY OF SEPTEMBER, 2014.**

## **ITEM 5(c): OPERA HOUSE PROCLAMATION**

## PROCLAMATION

### Board of County Commissioners Jefferson County, Florida

**Whereas:** The Monticello Opera House, a historical treasure, originally built in 1890, is one of the oldest surviving theaters in the State of Florida, and the only of its kind in the region.

**Whereas:** The Monticello Opera House contributes greatly to the continuing economic growth of Jefferson County and the City of Monticello.

**Whereas:** The Monticello Opera House has attracted tourists from around the country and around the world to visit Monticello and Jefferson County.

**Whereas:** The Monticello Opera House serves as the civic center for all of Jefferson County and has hosted countless proms, weddings, family reunions, festivals, and other civic events such as election voting.

**Whereas:** The Monticello Opera House provides year round arts programming including concerts, plays, musicals, and dinner theater productions which enrich the lives of our community members.

**Whereas:** the Monticello Opera House is a nationally recognized arts venue by the National Register of Historic Places and as a "Landmark of American Music" by the National Music Council.

**Whereas,** in honor of the 125<sup>th</sup> anniversary of this historical, national treasure, we recognize and honor the Monticello Opera House....

**NOW THEREFORE, the Jefferson County, Florida, Board of County Commissioners,** do hereby proclaim Tuesday, September 16, 2014 as:

#### **"Monticello Opera House Day"**

In Jefferson County and urge all citizens to join the County Commission in recognizing this outstanding community center for its service to this county.

**Dated this 16<sup>th</sup> day of September, A.D. 2014**

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Commissioner Betsy Barfield, Chair  
Jefferson County, Florida

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September 16, 2014

**ITEM 5(d): LLOYD HISTORIC  
DISTRICT/LAND DEVELOPMENT CODE**

### ***2.8.0. LLOYD HISTORIC DISTRICT***

(Corrected to show amendments adopted by Ordinance 02-06, August 15, 2002. Underline and ~~struck through~~ version.)

This district has been designated as historic on the National Registrar and determined to have historical significance by the County.

- A. Generally.**<sup>1</sup> ~~This overlay district shall consist of all areas shown as the County Lloyd Historical District in the Mixed Use Suburban Residential designation of the Lloyd area.. The purpose of this overlay is to provide for additional protection to the Lloyd National Register District by creating a County Lloyd Historical District. This district can be enlarged by adjoining property owners who have received National Historical status and then apply to the County for inclusion. To be removed from this overlay a property must be removed from the National Historical list. See end of this section for a map of the National Registrar Historical District of Lloyd and the County Historical District. The purpose of the overlay district is to establish, and provide development regulations for, the County Historic District in the Village of Lloyd. This overlay district shall, at a minimum, include all areas included in the National Register Lloyd Historic District, including any future expansions thereof. At the request of the affected property owner, the County may enlarge this overlay district to include additional historically significant properties even though such property is not included in the National Register Lloyd Historic District. The overlay district is composed of two parts for purposes of several of the regulatory measures stated herein. The western part is the area of the overlay district located south and west of a line beginning at the intersection of the western segment of Odom Street and the overlay district boundary, then proceeding east to the intersection of Odom Street and Main Street, then proceeding south to the intersection of Main Street and Lloyd Highway. The east part of the overlay district is that part located north and east of the above described line. See end of this section for a map of the overlay district.~~
- B. Permitted and Prohibited Uses.** Uses allowed within the Lloyd Overlay shall be the same as the underlying land use district provided that the special provisions contained in (e) below are adhered to.
- C. Density and Intensity.** The density and intensity of a development site shall be that of the underlying land use district.

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<sup>1</sup> Original struck through language of Ordinance 02-06 (Amending LDC Section 2-03.03B.1.a) was as follows: ~~This overlay district shall consist of all areas shown as the County Lloyd Historical District in the Mixed Use Suburban Residential designation of Lloyd area. The purpose of this overlay is to provide for additional protection for certain designated areas of the Lloyd National Register District by creating a County Lloyd Historical District. This district can be enlarged by adjoining property owners who have received National Historical status and then apply to the County for inclusion, and can be enlarged to include historic areas or properties not included in the National Register District. A property may be removed or excluded from the County Historic District if the property or area has been removed from the National Register District, has lost its individual National Register Designation, or otherwise lacks sufficient historic significance so as to justify continued inclusion in the County District. See end of this section for a map of the National Register Historical District of Lloyd and the County Historical District.~~

**D. Access Management.** At the time of these Code revisions access management within the Historical District is not an issue. Should development occur that would impact access in this area, access management will be addressed at that time.

**E. Special Provisions.** These regulations are set to protect the County Historical District in Lloyd

1. Within the Mixed Use - Interchange Business land use district, south of I-10, no Heavy Industrial activities are allowed and a minimum setback of one-hundred (100) feet from the edge of the right-of-way shall be required. All efforts shall be made to incorporate required open space within this setback and to avoid the use of the area for unnecessary impervious surfaces. A class C buffer shall be used where the Interchange/Business adjoins the Suburban/Residential area.
2. New buildings and accessory structures in the Historical district will be compatible with aesthetically appropriate and similar in size to historic buildings in the district, including commercial buildings. New buildings and accessory structures in areas of the western part of the district shall harmonize aesthetically and architecturally with the existing historic structures. No new buildings in the District shall be over 38 feet high and shall have a floor area to parcel size ratio no greater than 1 to 3. Additional requirements for development in the Suburban Residential Land Use Category are also established in the Jefferson County Comprehensive Plan, and include, but are not limited to, the provisions of Policy FLU 6-4 Policy 1-2. The provisions in the Suburban Residential Land Use Category, as adopted in the Jefferson County Comprehensive Plan on February 2, 2012, November 18, 1999, will remain an integral part of this regulation. (Policy and effective date in last two sentences updated to reflect current provisions).
3. Dumpsters, metal sheds, and other types of commercial or light industrial support equipment or machinery on the exterior should be shielded from view by appropriate fencing or buffering high enough to prohibit view from the street.
4. Signage will comply with Article Six with the following exceptions. No billboards, neon signs or signs lit from the inside are allowed. Permanent accessory signs shall be 25% less in size than those allowed in Article Six.
5. Setbacks from the street for all new buildings will be a minimum of 25 feet throughout the entire district and a maximum of 45 35 feet in the western part of the district for all new buildings.
6. No new businesses where the sale of alcoholic beverages exceeds 50% of gross sales ~~cocktail lounges~~ or fuel stations will be allowed to open in the district. (Note: This change resulted from the 2014 proposed revisions and not from the Ordinance 02-06 corrections).

### ***2.8.0. LLOYD HISTORIC DISTRICT***

(Corrected to show amendments adopted by Ordinance 02-06, August 15, 2002. CLEAN version.)

This district has been designated as historic on the National Registrar and determined to have historical significance by the County.

- A. Generally.** The purpose of the overlay district is to establish, and provide development regulations for, the County Historic District in the Village of Lloyd. This overlay district shall, at a minimum, include all areas included in the National Register Lloyd Historic District, including any future expansions thereof. At the request of the affected property owner, the County may enlarge this overlay district to include additional historically significant properties even though such property is not included in the National Register Lloyd Historic District. The overlay district is composed of two parts for purposes of several of the regulatory measures stated herein. The western part is the area of the overlay district located south and west of a line beginning at the intersection of the western segment of Odom Street and the overlay district boundary, then proceeding east to the intersection of Odom Street and Main Street, then proceeding south to the intersection of Main Street and Lloyd Highway. The east part of the overlay district is that part located north and east of the above described line. See end of this section for a map of the overlay district.
- B. Permitted and Prohibited Uses.** Uses allowed within the Lloyd Overlay shall be the same as the underlying land use district provided that the special provisions contained in (e) below are adhered to.
- C. Density and Intensity.** The density and intensity of a development site shall be that of the underlying land use district.
- D. Access Management.** At the time of these Code revisions access management within the Historical District is not an issue. Should development occur that would impact access in this area, access management will be addressed at that time.
- E. Special Provisions.** These regulations are set to protect the County Historical District in Lloyd
1. Within the Mixed Use - Interchange Business land use district, south of I-10, no Heavy Industrial activities are allowed and a minimum setback of one-hundred (100) feet from the edge of the right-of-way shall be required. All efforts shall be made to incorporate required open space within this setback and to avoid the use of the area for unnecessary impervious surfaces. A class C buffer shall be used where the Interchange/Business adjoins the Suburban/Residential area.
  2. New buildings and accessory structures in the Historical district will be compatible with and similar in size to historic buildings in the district, including commercial buildings. New buildings and accessory structures in areas of the western part of the district shall harmonize aesthetically and architecturally with the existing historic structures. No new buildings in the District shall be over 38 feet high. Additional requirements for development in the Suburban Residential Land Use Category are also established in the Jefferson County Comprehensive Plan, and include, but are not limited to, the provisions of Policy FLU 6-4. The provisions in the Suburban Residential Land Use Category, as adopted in the Jefferson County Comprehensive Plan on February 2, 2012, will remain an integral part of this regulation.



3. Dumpsters, metal sheds, and other types of commercial or light industrial support equipment or machinery on the exterior should be shielded from view by appropriate fencing or buffering high enough to prohibit view from the street.
4. Signage will comply with Article Six with the following exceptions. No billboards, neon signs or signs lit from the inside are allowed. Permanent accessory signs shall be 25% less in size than those allowed in Article Six.
5. Setbacks from the street for all new buildings will be a minimum of 25 feet throughout the entire district and a maximum of 45 feet in the western part of the district.
6. No new businesses where the sale of alcoholic beverages exceeds 50% of gross sales or fuel stations will be allowed to open in the district.

