



# BOARD OF COUNTY COMMISSIONERS

## JEFFERSON COUNTY, FLORIDA

THE KEYSTONE COUNTY-ESTABLISHED 1827

1 COURTHOUSE CIRCLE; MONTICELLO, FLORIDA 32344

PHONE: (850)-342-0287

**Stephen Fulford**

District 1

**Gene Hall**

District 2

**J T Surles**

District 3 Vice-Chair

**Betsy Barfield**

District 4 Chairwoman

**Stephen Walker**

District 5

### Public Meeting - 5:30 P.M.

### Florida Department of Environmental Protection

### FRDAP Grant Program:

This meeting will be to discuss improvements to the Jefferson County Horse Arena using funds provided through Florida Dept. of Environmental Protection FRDAP grant program.

### REGULAR SESSION AGENDA:

October 3, 2019 at the Courthouse Annex

435 W. Walnut Street, Monticello, FL 32344

#### 1. 6 PM CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

#### 2. PUBLIC ANNOUNCEMENTS, PRESENTATIONS & AWARDS

#### 3. CONSENT AGENDA

- a) Approval of Agenda
- b) General Fund/Trans. & Rd. Bond Vouchers For Approval: 9.30 & 10.1.2019
- c) BOCC Minutes For Approval 9.19.2019
- d) Resolution in Support of Agriculture Center - FRDAP Grant Application
- e) Proclamation Dennis Gallon Birthday Celebration October 12, 2019
- f) Industrial Park Property Sale – One Addendum For Each Lot

#### 4. GENERAL BUSINESS:

- a) A - Building Plans for Review and Discussion – Clerk of Courts Kirk Reams
- b) Multi-Use Trail Plan - Planning Dept. / Shannon Metty
- c) Resolution for Disposition of Surplus Lands – T. Buck Bird
- d) Lease Agreement Jefferson County and Anthony L. Russell – T. Buck Bird

#### 5. Citizens Request & Input on Non-Agenda Items (3 Minute Limit Please)

#### 6. CLERK OF COURTS –

#### 7. COUNTY COORDINATOR

#### 8. COUNTY ATTORNEY :

#### 9. COUNTY COMMISSIONER DISCUSSION ITEMS:

### **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

VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY VOUCHER PE NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
CASH CODE-01001		G/L CASH ACCOUNT-011010000				CASH-CHECKING-GEN. FUND		
Advanced Business System	09/30/2019	-	340664	08/23/2019	VR 01093019-048	Mtr#70303,70312,70313	126.92	.00
Advanced Business System	09/30/2019	-	342116	09/14/2019	VR 01093019-057	Mtr#70303,70312,70313	298.04	.00
Advanced Business System	09/30/2019	-	342366	09/18/2019	VR 01093019-026	#70317,70318,70319,70323	154.56	.00
Advanced Business System	09/30/2019	-	342440	09/19/2019	VR 01093019-001	Mtr#71985	52.67	.00
CHECK TO VENDOR==>VENDOR ADVBUSIN Advanced Business Systems TOTALS							632.19	.00
Amazon Business	09/30/2019	-	CW7LMDQR	07/31/2019	VR 01093019-031	#1FJT-CW7L-MDQR AquarFilt	43.98	.00
Amazon Business	09/30/2019	-	FPQH4KVR	08/01/2019	VR 01093019-032	#19Q1-FPQH-4KVR EggShaker	15.99	.00
Amazon Business	09/30/2019	-	HKMTRCKP	08/18/2019	VR 01093019-034	#14WD-HKMT-RCKP Labels	451.79	.00
Amazon Business	09/30/2019	-	JX1H3N3H	08/26/2019	VR 01093019-036	#13WQ-JX1H-3N3H PartyDeco	99.34	.00
Amazon Business	09/30/2019	-	LRTXJQWW	08/29/2019	VR 01093019-037	#1XJJ-LRTX-JQWW PartyFavo	208.42	.00
Amazon Business	09/30/2019	-	LWL1QWQV	08/25/2019	VR 01093019-035	#1YTP-LWL1-QWQV SciencKit	70.83	.00
Amazon Business	09/30/2019	-	PH9MG473	08/16/2019	VR 01093019-033	#1JVV-PH9M-G473 Sequins	50.09	.00
Amazon Business	09/30/2019	-	7JW711WM	08/01/2019	VR 26093019-110	#19NG-7JW7-11WM CraftSupp	217.27	.00
CHECK TO VENDOR==>VENDOR AMAZONBU Amazon Business TOTALS							1157.71	.00
American Express	09/30/2019	-	09101901	09/10/2019	VR 01093019-011	#378298199321005 Batterie	54.85	.00
CHECK TO VENDOR==>VENDOR AMEXPRES American Express TOTALS							54.85	.00
Blue Burro Technology	09/30/2019	-	INV19119	09/16/2019	VR 01093019-013	CaseBox License	660.00	.00
CHECK TO VENDOR==>VENDOR BLUEBURR Blue Burro Technology TOTALS							660.00	.00
Gale/Cengage Learning	09/30/2019	-	67563972	08/08/2019	VR 01093019-052	#213809 Bestseller	76.02	.00
Gale/Cengage Learning	09/30/2019	-	67688662	08/22/2019	VR 01093019-053	#213809 Nonfiction	24.74	.00
Gale/Cengage Learning	09/30/2019	-	67896469	08/29/2019	VR 01093019-054	#213809 LP-YA	132.68	.00
Gale/Cengage Learning	09/30/2019	-	67937703	08/30/2019	VR 01093019-055	#213809 LP-YA	170.15	.00
Gale/Cengage Learning	09/30/2019	-	68148299	09/06/2019	VR 01093019-056	#213809 Bestseller	50.68	.00
CHECK TO VENDOR==>VENDOR CENGAGE Gale/Cengage Learning TOTALS							454.27	.00
CenturyLink	09/30/2019	-	24390919	09/17/2019	VR 01093019-027	Act#438952439	173.34	.00
CenturyLink	09/30/2019	-	37050919	09/17/2019	VR 19093019-113	Act#444093705	75.71	.00
CenturyLink	09/30/2019	-	37050919	09/17/2019	VR 28093019-114	Act#444093705	75.71	.00
CHECK TO VENDOR==>VENDOR CENTLINK CenturyLink TOTALS							324.76	.00
CITY OF MONTICELLO	09/30/2019	-	09251901	09/25/2019	VR 01093019-059	US 19 S Landscape Irrigat	537.90	.00
CHECK TO VENDOR==>VENDOR CITY CITY OF MONTICELLO TOTALS							537.90	.00
City of Monticello	09/30/2019	-	00090919	09/20/2019	VR 01093019-016	Act#00010009	1156.39	.00
City of Monticello	09/30/2019	-	01200919	09/20/2019	VR 22093019-103	Act#00020120	7.88	.00
City of Monticello	09/30/2019	-	01250919	09/20/2019	VR 01093019-021	Act#00050125	7.65	.00
City of Monticello	09/30/2019	-	01330919	09/20/2019	VR 19093019-088	Act#00050133	107.87	.00
City of Monticello	09/30/2019	-	01350919	09/20/2019	VR 19093019-089	Act#00050135	14.21	.00

VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY VOUCHER PE NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
City of Monticello	09/30/2019	-	01500919	09/20/2019	VR 01093019-017	Act#00010150	27.36	.00
City of Monticello	09/30/2019	-	01660919	09/20/2019	VR 01093019-022	Act#00010166	61.90	.00
City of Monticello	09/30/2019	-	02040919	09/20/2019	VR 22093019-104	Act#00050204	64.21	.00
City of Monticello	09/30/2019	-	02060919	09/20/2019	VR 22093019-105	Act#00050206	9.61	.00
City of Monticello	09/30/2019	-	03920919	09/20/2019	VR 01093019-019	Act#00010392	43.01	.00
City of Monticello	09/30/2019	-	04090919	09/20/2019	VR 01093019-018	Act#00010409	107.87	.00
City of Monticello	09/30/2019	-	05810919	09/20/2019	VR 01093019-020	Act#00040581	28.39	.00
CHECK TO VENDOR==>VENDOR CITYMONT City of Monticello							TOTALS	1636.35
CurtisMorganGarageInc	09/30/2019	-	13751	09/18/2019	VR 28093019-119	OilChange,FuelFilter	247.00	.00
CurtisMorganGarageInc	09/30/2019	-	13751	09/18/2019	VR 28093019-120	OilChange,FuelFilter	221.45	.00
CurtisMorganGarageInc	09/30/2019	-	13760	09/24/2019	VR 28093019-117	OilChg,EngOilPan/Gasket	438.59	.00
CurtisMorganGarageInc	09/30/2019	-	13760	09/24/2019	VR 28093019-118	OilChg,EngOilPan/Gasket	304.00	.00
CurtisMorganGarageInc	09/30/2019	-	13773	09/24/2019	VR 28093019-122	OilChange,FuelFilter,Diag	370.50	.00
CurtisMorganGarageInc	09/30/2019	-	13773	09/24/2019	VR 28093019-123	OilChange,FuelFilter,Diag	195.10	.00
CHECK TO VENDOR==>VENDOR CURTISMO CurtisMorganGarageInc							TOTALS	1776.64
Delta Land Surveyors Inc	09/30/2019	-	1919921	08/21/2019	VR 01093019-028	Job#19-199-21 DrainageEas	500.00	.00
CHECK TO VENDOR==>VENDOR DELTA Delta Land Surveyors Inc							TOTALS	500.00
DEMCO	09/30/2019	-	6634536	06/20/2019	VR 01093019-049	#090036800 Chairs(8),Tray	2106.82	.00
CHECK TO VENDOR==>VENDOR DEMCO DEMCO							TOTALS	2106.82
State of Florida	09/30/2019	-	2R-1050	09/18/2019	VR 01093019-003	#215-8844	115.55	.00
State of Florida	09/30/2019	-	2R-1051	09/18/2019	VR 01093019-004	#215-8844	1.81	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-064	#AN2MO01	278.17	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-065	#AN2MO02	112.05	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-069	#AN2MO08	91.49	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-070	#AN2MO09	52.22	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-071	#AN2MO10	89.64	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-072	#AN2MO11	33.61	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-073	#AN2MO11	33.62	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-074	#AN2MO12	44.82	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-075	#AN2MO13	48.52	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-076	#AN2MO15	22.41	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-077	#AN2MO16	67.23	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-078	#AN2MO17	89.64	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-079	#AN2MO18	44.82	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-080	#AN2MO19	22.41	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 01093019-081	#AN2MO21	25.00	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 19093019-063	#AN2AW01	11.21	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 19093019-067	#AN2MO06	46.67	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 22093019-068	#AN2MO07	67.23	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 28093019-062	#AN2AW01	11.20	.00
State of Florida	09/30/2019	-	2R-5392	09/18/2019	VR 28093019-066	#AN2MO05	67.23	.00
State of Florida	09/30/2019	-	2R-5393	09/18/2019	VR 01093019-023	#AN2	71.85	.00
State of Florida	09/30/2019	-	2R-5394	09/18/2019	VR 19093019-087	#AN2-14844	37.25	.00

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State of Florida	09/30/2019	-	2R-5395	09/18/2019	VR 01093019-024	#AN2-10457	16.83	.00
State of Florida	09/30/2019	-	2R-5396	09/18/2019	VR 01093019-025	#AN2-1550	57.45	.00
CHECK TO VENDOR==>VENDOR DEPTMGMT State of Florida							TOTALS 1559.93	.00
Duke Energy	09/30/2019	-	12170819	09/06/2019	VR 01093019-047	Act#4924911217	1251.64	.00
Duke Energy	09/30/2019	-	30570919	09/16/2019	VR 19093019-082	Act#8325563057	38.44	.00
Duke Energy	09/30/2019	-	30570919	09/16/2019	VR 19093019-083	Act#8325563057	190.05	.00
Duke Energy	09/30/2019	-	30570919	09/16/2019	VR 19093019-084	Act#8325563057	196.69	.00
Duke Energy	09/30/2019	-	45190919	09/18/2019	VR 22093019-092	Act#0374194519	466.11	.00
Duke Energy	09/30/2019	-	60800919	09/17/2019	VR 01093019-006	Act#3663516080	44.88	.00
Duke Energy	09/30/2019	-	75780819	09/11/2019	VR 01093019-007	Act#1644507578	245.64	.00
Duke Energy	09/30/2019	-	90640919	09/18/2019	VR 01093019-002	Act#3193189064	771.27	.00
Duke Energy	09/30/2019	-	95940819	09/13/2019	VR 01093019-015	Act#5010229594	576.17	.00
CHECK TO VENDOR==>VENDOR DUKE Duke Energy							TOTALS 3780.89	.00
Duke Energy	09/30/2019	-	F3231618	09/13/2019	VR 01093019-029	#F3231618601 WacissaSprin	2560.65	.00
CHECK TO VENDOR==>VENDOR DUKEENER Duke Energy							TOTALS 2560.65	.00
FourStar Freightliner,In	09/30/2019	-	R1040022	08/26/2019	VR 22093019-107	CheckEngine,Radiator,Comp	3843.91	.00
CHECK TO VENDOR==>VENDOR FOURSTAR FourStar Freightliner,Inc							TOTALS 3843.91	.00
Gulf Coast Lumber/Supply	09/30/2019	-	58815	07/24/2019	VR 01093019-051	#300166 Med Hose	44.99	.00
Gulf Coast Lumber/Supply	09/30/2019	-	61978	09/20/2019	VR 01093019-050	#300166 Saw,Screwdriver	17.08	.00
Gulf Coast Lumber/Supply	09/30/2019	-	62246	09/25/2019	VR 01093019-038	#300166 ElecBallast	113.94	.00
CHECK TO VENDOR==>VENDOR GULFCOLU Gulf Coast Lumber/Supply*							TOTALS 176.01	.00
Ingram Library Services	09/30/2019	-	41266319	08/07/2019	VR 01093019-044	Act#2005054	146.53	.00
Ingram Library Services	09/30/2019	-	41302038	08/09/2019	VR 01093019-043	Act#2005054	10.66	.00
Ingram Library Services	09/30/2019	-	41302039	08/09/2019	VR 01093019-042	Act#2005054	78.67	.00
Ingram Library Services	09/30/2019	-	41604247	08/27/2019	VR 01093019-041	Act#2005054	120.80	.00
Ingram Library Services	09/30/2019	-	41700574	08/31/2019	VR 01093019-040	Act#2005054	38.14	.00
Ingram Library Services	09/30/2019	-	41700575	08/31/2019	VR 01093019-039	Act#2005054	1375.56	.00
CHECK TO VENDOR==>VENDOR INGRAM Ingram Library Services							TOTALS 1770.36	.00
Jeff.Co. Clerk of Courts	09/30/2019	-	09251901	09/25/2019	VR 01093019-058	Filing Fees 09/19	1210.00	.00
CHECK TO VENDOR==>VENDOR JEFCLERK Jeff.Co. Clerk of Courts							TOTALS 1210.00	.00
Jones Welding & Industri	09/30/2019	-	VM37117	09/12/2019	VR 28093019-121	#58675 Oxygen	165.22	.00



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						CHECK TO VENDOR==>VENDOR JONESWEL Jones Welding & Industria TOTALS	165.22	.00
Madison County	09/30/2019	-	09251901	09/25/2019	VR 01093019-060	VA Shared Costs 09/19	1929.16	.00
						CHECK TO VENDOR==>VENDOR MADISONB Madison County TOTALS	1929.16	.00
Marpan Supply Company	09/30/2019	-	1547097	09/13/2019	VR 22093019-106	#009255 CompactorRepair	370.00	.00
						CHECK TO VENDOR==>VENDOR MARPAN Marpan Supply Company TOTALS	370.00	.00
Matthews Handyman Servic	09/30/2019	-	81901	08/22/2019	VR 01093019-030	Work @ 735 Fourth St	1061.56	.00
						CHECK TO VENDOR==>VENDOR MATTHHAN Matthews Handyman Service TOTALS	1061.56	.00
MunicipalEmergencyServic	09/30/2019	-	1377868	09/17/2019	VR 19093019-086	#C57362 CO Calibration	155.00	.00
						CHECK TO VENDOR==>VENDOR MES MunicipalEmergencyService TOTALS	155.00	.00
Monticello Carquest Inc.	09/30/2019	-	38193947	09/23/2019	VR 19093019-085	Cust#262 WasherFluid	20.13	.00
						CHECK TO VENDOR==>VENDOR MONTCARQ Monticello Carquest Inc. TOTALS	20.13	.00
TMFM-Monticello*	09/30/2019	-	09131901	09/13/2019	VR 01093019-008	#475089980 Kaufman,James	128.00	.00
						CHECK TO VENDOR==>VENDOR MONTIFAM TMFM-Monticello* TOTALS	128.00	.00
Bill Moody	09/30/2019	-	09181901	09/18/2019	VR 01093019-012	Cell Phone 07/09-08/07	45.00	.00
						CHECK TO VENDOR==>VENDOR MOODYBIL Bill Moody TOTALS	45.00	.00
Panhandle Library	09/30/2019	-	5083	09/09/2019	VR 01093019-046	Worldshare ILL Subscripti	986.82	.00
						CHECK TO VENDOR==>VENDOR PANHANLI Panhandle Library TOTALS	986.82	.00
PARKER SERVICES INC	09/30/2019	-	21537	01/11/2019	VR 01093019-045	Library-Replace3CircuitBd	2065.00	.00
						CHECK TO VENDOR==>VENDOR PARKERSE PARKER SERVICES INC TOTALS	2065.00	.00
Piggly Wiggly	09/30/2019	-	3897	09/19/2019	VR 19093019-116	Act#103 Cleaners,TP,Towel	100.63	.00
Piggly Wiggly	09/30/2019	-	3897	09/19/2019	VR 28093019-115	Act#103 Cleaners,TP,Towel	100.63	.00
						CHECK TO VENDOR==>VENDOR PIGGLYWI Piggly Wiggly TOTALS	201.26	.00
Priced Right Services LL	09/30/2019	-	09161901	09/16/2019	VR 22093019-109	SolidWaste-BrakeAirLineRe	250.00	.00
						CHECK TO VENDOR==>VENDOR PRICEDRI Priced Right Services LLC TOTALS	250.00	.00
Artezia	09/30/2019	-	0479425	09/03/2019	VR 01093019-014	Act#302577	30.00	.00

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		CHECK TO VENDOR==>	VENDOR QUALWATE	Artezia		TOTALS	30.00	.00
Keith Roddenberry	09/30/2019	-	706600	09/18/2019	VR 01093019-009	Lawn Service	50.00	.00
		CHECK TO VENDOR==>	VENDOR RODDENBE	Keith Roddenberry		TOTALS	50.00	.00
Rudy Scheese Welding Co.	09/30/2019	-	09191901	09/19/2019	VR 22093019-108	SolidWaste-Repairs	1250.00	.00
		CHECK TO VENDOR==>	VENDOR SCHEESER	Rudy Scheese Welding Co.		TOTALS	1250.00	.00
Shiver Diesel Injection	09/30/2019	-	I006737	09/18/2019	VR 22093019-091	SolidWaste-TransWiringHar	939.61	.00
		CHECK TO VENDOR==>	VENDOR SHIVERDI	Shiver Diesel Injection		TOTALS	939.61	.00
James Skipworth	09/30/2019	-	09191901	09/19/2019	VR 01093019-005	Janitorial Svcs 09/19	420.00	.00
		CHECK TO VENDOR==>	VENDOR SKIPWORJ	James Skipworth		TOTALS	420.00	.00
Toshiba Financial Servic	09/30/2019	-	25557106	09/16/2019	VR 19093019-112	#003-1483084-000	99.00	.00
Toshiba Financial Servic	09/30/2019	-	25557106	09/16/2019	VR 28093019-111	#003-1483084-000	99.00	.00
		CHECK TO VENDOR==>	VENDOR TOSHIBA4	Toshiba Financial Service		TOTALS	198.00	.00
Tri-County Electric Coop	09/30/2019	-	90050819	09/20/2019	VR 22093019-093	Act#72001059005	79.40	.00
Tri-County Electric Coop	09/30/2019	-	90050919	09/20/2019	VR 22093019-094	Act#72001059005	79.16	.00
Tri-County Electric Coop	09/30/2019	-	90080819	09/20/2019	VR 22093019-095	Act#72001059008	53.60	.00
Tri-County Electric Coop	09/30/2019	-	90080919	09/20/2019	VR 22093019-096	Act#72001059008	53.60	.00
Tri-County Electric Coop	09/30/2019	-	90090819	09/20/2019	VR 22093019-097	Act#72001059009	135.02	.00
Tri-County Electric Coop	09/30/2019	-	90090919	09/20/2019	VR 22093019-098	Act#72001059009	118.30	.00
Tri-County Electric Coop	09/30/2019	-	90100819	09/20/2019	VR 22093019-099	Act#72001059010	77.44	.00
Tri-County Electric Coop	09/30/2019	-	90100919	09/20/2019	VR 22093019-100	Act#72001059010	77.44	.00
Tri-County Electric Coop	09/30/2019	-	90110819	09/20/2019	VR 22093019-101	Act#72001059011	127.53	.00
Tri-County Electric Coop	09/30/2019	-	90110919	09/20/2019	VR 22093019-102	Act#72001059011	129.00	.00
		CHECK TO VENDOR==>	VENDOR TRI-CO.	Tri-County Electric Coop.		TOTALS	930.49	.00
UniFirst Corporation	09/30/2019	-	0196302	09/19/2019	VR 22093019-090	Cust#1237569	172.03	.00
UniFirst Corporation	09/30/2019	-	0196311	09/19/2019	VR 01093019-010	Cust#1311916	98.52	.00
UniFirst Corporation	09/30/2019	-	0196749	09/26/2019	VR 01093019-061	Cust#1311916	150.72	.00
		CHECK TO VENDOR==>	VENDOR UNIFIRST	UniFirst Corporation		TOTALS	421.27	.00
			CASH ACCOUNT #	011010000		TOTALS	36359.76	.00
			BANK ACCOUNT #	0101001611		TOTALS	36359.76	.00
						FINAL REPORT TOTALS	36359.76	.00

VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY VOUCHER PE NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
CASH CODE-08008		G/L CASH ACCOUNT-111010000				CASH-CHECKING-CO TRANS		
Advanced Business System	09/30/2019	-	342188	09/16/2019	VR 11093019-005	Mtr#70306,70314	76.02	.00
						CHECK TO VENDOR==>VENDOR ADVBUSIN Advanced Business Systems TOTALS	76.02	.00
Beard Equipment Company	09/30/2019	-	1186324	09/12/2019	VR 11093019-011	#700352 Hy-Gard,Filter	238.37	.00
Beard Equipment Company	09/30/2019	-	1187431	09/16/2019	VR 11093019-012	#700352 Sensor	50.97	.00
						CHECK TO VENDOR==>VENDOR BEARD Beard Equipment Company TOTALS	289.34	.00
Capital Truck, Inc.	09/30/2019	-	317535	09/16/2019	VR 11093019-013	#70222 Latch	71.26	.00
Capital Truck, Inc.	09/30/2019	-	317536	09/12/2019	VR 11093019-009	#70222 Arm,Control,TabWas	167.14	.00
						CHECK TO VENDOR==>VENDOR CAPTRUCK Capital Truck, Inc. TOTALS	238.40	.00
CenturyLink	09/30/2019	-	83040919	09/16/2019	VR 11093019-017	Act#312168304	439.06	.00
						CHECK TO VENDOR==>VENDOR CENTLINK CenturyLink TOTALS	439.06	.00
Duke Energy	09/30/2019	-	33120919	09/12/2019	VR 11093019-004	Act#2070303312	265.15	.00
						CHECK TO VENDOR==>VENDOR DUKE Duke Energy TOTALS	265.15	.00
First Call Truck Parts	09/30/2019	-	53575	09/12/2019	VR 11093019-021	#4505 Bulk Gallon Def	191.78	.00
						CHECK TO VENDOR==>VENDOR FIRSTCAL First Call Truck Parts TOTALS	191.78	.00
Jones Welding & Industri	09/30/2019	-	00554077	08/31/2019	VR 11093019-019	#58688 Cylinder Rental	72.54	.00
						CHECK TO VENDOR==>VENDOR JONESWEL Jones Welding & Industria TOTALS	72.54	.00
Monticello Carquest Inc.	09/30/2019	-	38193515	09/16/2019	VR 11093019-014	Cust#132 HydHose,HydFitti	194.60	.00
						CHECK TO VENDOR==>VENDOR MONTCARQ Monticello Carquest Inc. TOTALS	194.60	.00
MST Sod Equipment	09/30/2019	-	87063	08/30/2019	VR 11093019-010	RoadDept-FuelPump,Gasket	216.70	.00
						CHECK TO VENDOR==>VENDOR MSTSOD MST Sod Equipment TOTALS	216.70	.00
Michael Newton	09/30/2019	-	09181901	09/18/2019	VR 11093019-001	Reimbursement-ClassALicen	383.08	.00
						CHECK TO VENDOR==>VENDOR NEWTONM Michael Newton TOTALS	383.08	.00
Office Depot*	09/30/2019	-	37681244	09/11/2019	VR 11093019-018	#51501858 Paper	70.12	.00
						CHECK TO VENDOR==>VENDOR OFFDEP Office Depot* TOTALS	70.12	.00
O'Reilly Automotive, Inc	09/30/2019	-	5-390913	09/11/2019	VR 11093019-006	#336410 V Belt	10.57	.00
O'Reilly Automotive, Inc	09/30/2019	-	5-390962	09/11/2019	VR 11093019-007	#336410 CREDIT	-21.14	.00
O'Reilly Automotive, Inc	09/30/2019	-	5-391061	09/12/2019	VR 11093019-008	#336410 Hyd Filter	39.32	.00
O'Reilly Automotive, Inc	09/30/2019	-	5-391735	09/17/2019	VR 11093019-015	#336410 Filters,WiperFld	134.06	.00

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JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
LIST OF VOUCHERS TO BE PAID - CASH CODE ORDER

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TIME 09:05:15  
USER KNEWBERRY

VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY VOUCHER PE NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
O'Reilly Automotive, Inc	09/30/2019	-	5-391870	09/18/2019	VR 11093019-016	#336410 WheelNut,WheelStu	20.90	.00
CHECK TO VENDOR==>VENDOR OREILLY O'Reilly Automotive, Inc. TOTALS							183.71	.00
Safety-Kleen Systems, In	09/30/2019	-	09582297	09/07/2019	VR 11093019-020	#JE10809 #CN09582297	755.28	.00
CHECK TO VENDOR==>VENDOR SAFETYKL Safety-Kleen Systems, Inc TOTALS							755.28	.00
UniFirst Corporation	09/30/2019	-	0195877	09/12/2019	VR 11093019-002	Cust#1508769	235.57	.00
UniFirst Corporation	09/30/2019	-	0196333	09/19/2019	VR 11093019-003	Cust#1508769	278.32	.00
CHECK TO VENDOR==>VENDOR UNIFIRST UniFirst Corporation TOTALS							513.89	.00
CASH ACCOUNT # 111010000 TOTALS							3889.67	.00
BANK ACCOUNT # 0101006511 TOTALS							3889.67	.00
FINAL REPORT TOTALS							3889.67	.00

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USER KNEWBERRY

VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY VOUCHER PE NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
CASH CODE-01001		G/L CASH ACCOUNT-011010000				CASH-CHECKING-GEN. FUND		
Conrad Yelvington Distri	09/30/2019	-	1108718	09/10/2019	VR 27093019-003	Limerock Base	342.25	.00
Conrad Yelvington Distri	09/30/2019	-	1113146	09/17/2019	VR 27093019-002	Limerock Base	697.91	.00
		CHECK TO VENDOR==>VENDOR CONRADYE	Conrad Yelvington Distrib			TOTALS	1040.16	.00
Ernie Jaworski Trucking	09/30/2019	-	9551	09/13/2019	VR 27093019-001	Hauling Limerock Base	417.38	.00
		CHECK TO VENDOR==>VENDOR JAWORSKI	Ernie Jaworski Trucking			TOTALS	417.38	.00
		CASH ACCOUNT # 011010000				TOTALS	1457.54	.00
		BANK ACCOUNT # 0101001611				TOTALS	1457.54	.00
						FINAL REPORT TOTALS	1457.54	.00

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JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
LIST OF VOUCHERS TO BE PAID - CASH CODE ORDER

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USER KNEWBERRY

VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY PE	VOUCHER NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
CASH CODE-01001	G/L	CASH ACCOUNT-011010000				CASH-CHECKING-GEN.	FUND		
Andy Adamczyk	10/01/2019	-	10011901	10/01/2019	VR	14100119-029	Plans&Perspect-ActiveShoo	15.00	.00
		CHECK TO VENDOR==>	VENDOR ADAMCZYK Andy Adamczyk				TOTALS	15.00	.00
Ard, Shirley & Rudolph,P	10/01/2019	-	12143	09/19/2019	VR	01100119-011 #2-101.1	Plan Rep 10/19	2188.33	.00
		CHECK TO VENDOR==>	VENDOR ARDSHIRL Ard, Shirley & Rudolph,PA				TOTALS	2188.33	.00
Avenu Holdings LLC	10/01/2019	-	VB006847	10/01/2019	VR	01100119-009 #C100468	PACE Annual Fees	13995.46	.00
		CHECK TO VENDOR==>	VENDOR AVENU Avenu Holdings LLC				TOTALS	13995.46	.00
T. Buckingham Bird	10/01/2019	-	10011901	10/01/2019	VR	01100119-001	Monthly Budget 10/19	2500.00	.00
		CHECK TO VENDOR==>	VENDOR BIRDTBUC T. Buckingham Bird				TOTALS	2500.00	.00
Marty Bishop	10/01/2019	-	10011901	10/01/2019	VR	01100119-003	25% FY20 Budget	81240.00	.00
		CHECK TO VENDOR==>	VENDOR BISHOPM Marty Bishop				TOTALS	81240.00	.00
Samuel Carey	10/01/2019	-	10011901	10/01/2019	VR	14100119-032	Plans&Perspect-ActiveShoo	15.00	.00
		CHECK TO VENDOR==>	VENDOR CAREYSAM Samuel Carey				TOTALS	15.00	.00
Chamber of Commerce	10/01/2019	-	10011901	10/01/2019	VR	01100119-036	TDC- 19/20 Membership	125.00	.00
		CHECK TO VENDOR==>	VENDOR CHAMBER Chamber of Commerce				TOTALS	125.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-012	State Attorney	645.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-013	Public Defender	393.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-014	Courthouse	1195.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-015	Property Appraiser	913.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-016	Tax Collector	752.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-017	Probation	93.33	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-018	Annex	563.30	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-019	Public Restrooms	193.50	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-020	Health Dept	1725.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-021	Planning Dept	200.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-022	Building Dept	200.00	.00
Ricardo Fadell	10/01/2019	-	191001JB	10/01/2019	VR	01100119-023	Library	875.00	.00
		CHECK TO VENDOR==>	VENDOR FADELLRI Ricardo Fadell				TOTALS	7748.13	.00

VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY VOUCHER PE NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
FDACS	10/01/2019	-	F64920	10/01/2019	VR 01100119-024	19-20 Fire Ctrl Assessmen	21296.52	.00
FDACS	10/01/2019	-	F64920	10/01/2019	VR 01100119-025	19-20 Cnty Forester Asses	3000.00	.00
CHECK TO VENDOR==>VENDOR FDACSFOR FDACS							TOTALS 24296.52	.00
Jacob Freeman	10/01/2019	-	10011901	10/01/2019	VR 14100119-033	Plans&Perspect-ActiveShoo	15.00	.00
CHECK TO VENDOR==>VENDOR FREEMANJ Jacob Freeman							TOTALS 15.00	.00
Angela Gray	10/01/2019	-	10011901	10/01/2019	VR 01100119-004	Oct-Dec FY20 Budget	163009.75	.00
Angela Gray	10/01/2019	-	10011902	10/01/2019	VR 19100119-005	Oct-Dec FY20 Fire Fees	1661.00	.00
Angela Gray	10/01/2019	-	10011903	10/01/2019	VR 22100119-006	Oct-Dec FY20 SW Fees	2747.00	.00
CHECK TO VENDOR==>VENDOR GRAYANGE Angela Gray							TOTALS 167417.75	.00
Hampton Inn*	10/01/2019	-	10011901	10/01/2019	VR 14100119-028	Conf#93037882	122.00	.00
CHECK TO VENDOR==>VENDOR HAMPINNA Hampton Inn*							TOTALS 122.00	.00
Jeff.Co.Health Departmen	10/01/2019	-	4361165	10/01/2019	VR 01100119-010	#33-BID-4361165	330.00	.00
CHECK TO VENDOR==>VENDOR HEALTH Jeff.Co.Health Department							TOTALS 330.00	.00
Jeff.Co. Clerk of Courts	10/01/2019	-	10011901	10/01/2019	VR 01100119-002	Monthly Budget 10/19	32166.66	.00
CHECK TO VENDOR==>VENDOR JEFCLERK Jeff.Co. Clerk of Courts							TOTALS 32166.66	.00
Jeff Cnty Sheriff's Offi	10/01/2019	-	10011901	10/01/2019	VR 14100119-026	Budget Req. #1	348847.83	.00
CHECK TO VENDOR==>VENDOR JEFFCOSH Jeff Cnty Sheriff's Offic							TOTALS 348847.83	.00
Adam Kalinowski	10/01/2019	-	10011901	10/01/2019	VR 14100119-031	Plans&Perspect-ActiveShoo	15.00	.00
CHECK TO VENDOR==>VENDOR KALINOWS Adam Kalinowski							TOTALS 15.00	.00
Dustin McCoy	10/01/2019	-	10011901	10/01/2019	VR 14100119-030	Plans&Perspect-ActiveShoo	15.00	.00
CHECK TO VENDOR==>VENDOR MCCOYDUS Dustin McCoy							TOTALS 15.00	.00
James Peacock	10/01/2019	-	10011901	10/01/2019	VR 14100119-034	Plans&Perspect-ActiveShoo	15.00	.00
CHECK TO VENDOR==>VENDOR PEACOCKJ James Peacock							TOTALS 15.00	.00
Register's Mini Storage	10/01/2019	-	10011901	10/01/2019	VR 01100119-007	Units B 17,21-22	225.00	.00

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VENDOR NAME	DUE DATE	PURCHASE ORDER NUMBER	INVOICE NUMBER	DUE DATE	TY VOUCHER PE NUMBER	TRANSACTION DESCRIPTION	TRANS AMOUNT	DISC/WITH AMOUNT
			CHECK TO VENDOR==>VENDOR REGISTMI			Register's Mini Storage TOTALS	225.00	.00
Royal Mini Storage, Inc.	10/01/2019	-	10011901	10/01/2019	VR 01100119-008	Unit #47	110.00	.00
			CHECK TO VENDOR==>VENDOR ROYALMIN			Royal Mini Storage, Inc. TOTALS	110.00	.00
The First	10/01/2019	-	10151901	10/15/2019	VR 28100119-035	Loan#4140000376	2366.42	.00
			CHECK TO VENDOR==>VENDOR THEFIRST			The First TOTALS	2366.42	.00
Toby Ward	10/01/2019	-	10011901	10/01/2019	VR 14100119-027	ActiveSchoolThreatsTraini	55.00	.00
			CHECK TO VENDOR==>VENDOR WARDT			Toby Ward TOTALS	55.00	.00
			CASH ACCOUNT # 011010000			TOTALS	683824.10	.00
			BANK ACCOUNT # 0101001611			TOTALS	683824.10	.00
						FINAL REPORT TOTALS	683824.10	.00



# JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session  
Courthouse Annex  
September 19, 2019  
6:00 P.M.

The Board met this date in regular session. Present were Chair Betsy Barfield, Commissioners Stephen Fulford, Eugene Hall, JT Surles and Stephen Walker. Also present were County Attorneys Buck Bird and Scott Shirley, County Coordinator Parrish Barwick and Clerk of Court Kirk Reams.

1. Chair Barfield called the meeting order. Commissioner Gene Hall led the invocation and pledge of allegiance.
2. Citizen Keith Cook addressed the Board regarding an alternate site for the previously discussed gun range. Commissioner Surles stated he and Clerk of Court Kirk Reams would be reaching out to Beau Turner.
3. Ryan Slyter, with the Florida Forestry Council, addressed the Board about proposed roads on state-owned property in the western part of the County. He stated he would bring more detailed plans before the Board at a future meeting.
4. **On motion by Commissioner Walker, seconded by Commissioner Surles and unanimously carried, the Board approved the Consent Agenda consisting of: Approval of Agenda; BOCC Minutes of September 5<sup>th</sup>, 2019 Regular Meeting; General Fund/Transportation Vouchers; Health Department Annual Operating Contract 2019/2020 and Resolution in Support of Agriculture Center Grant Application.**
5. Commissioner Fulford introduced the Gohlke Property Resolution and Grant for the sale of two Industrial Park lots. **On motion by Commissioner Walker, seconded by Commissioner Hall and unanimously carried, the Board approved moving forward with the sale of the first lot. On motion by Commissioner Surles, seconded by Commissioner Fulford and unanimously carried, the Board approved moving forward with the sale of the second lot.**
6. Attorney Bird introduced the disposition of surplus policy. He recommended the Board review the policy and, after revisions from Commissioners, draft a resolution for approval by the Board at a future meeting.
7. County Coordinator Parrish Barwick introduced the Thompson Station Lease Proposal item with Leo Russell. He stated an agreement was being worked and would be brought before the Board at the next meeting.
8. **On motion by Commissioner Surles, seconded by Commissioner Fulford and unanimously carried, the Board approved the Florida EMS County Grant Program (an annual grant), in the amount of \$5,472.**
9. Citizen Paul Henry expressed concerns with restrictions or county requirements on property sales at the Industrial Park.
10. County Engineer Josh Baxley addressed the Board regarding potential FRDAP grants and recommended that the Board pursue the less than \$50,000 grant for bleachers and picnic tables at the horse arena. It was the consensus of the Board to move forward in exploring the FRDAP grant.

11. Clerk of Court Kirk Reams stated he would be meeting with the architects on the estimate to finish the A Building project and that this information would be presented to the Board at a future meeting.
12. Chair Barfield inquired about the county audit, to which Clerk Reams stated the auditors have been notified that all of the pre-audit work has been completed and the information is waiting for them to begin the audit. He further stated that the Constitutional Officers have had their information ready for months but not work has begun.
13. County Coordinator Barwick stated a report on Road Department activities was included in the packet and he would be happy to discuss if the Board had any questions. He also discussed progress at the recreation park, specifically fencing.
14. County Attorney Shirley stated he would be meeting with DEP to discuss the county's responsibilities with regard to the Thompson Gas station site remediation.
15. Commissioner Hall informed the Board of a recent county leadership conference he attended in Chieftain that focused on small county economic development.
16. Commissioner Fulford requested that proceeds from the Industrial Park sales be kept in the restricted Economic Development account, so it could be segregated and used specifically for economic development in the future.
17. Chair Barfield gave an update on the FDOT toll road project.
18. **On motion by Commissioner Surles, seconded by Commissioner Walker and unanimously carried, the meeting was adjourned.**

**Board of County Commissioners  
Jefferson County, Florida**

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Betsy Barfield, Chair

ATTEST:

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Kirk Reams, Clerk of Court

**RESOLUTION NO. 2019-\_\_\_\_\_**

**A RESOLUTION OF JEFFERSON COUNTY, FLORIDA TO APPLY FOR A GRANT FROM THE STATE OF FLORIDA, FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM FOR PRIMARY AND SUPPORT RECREATION AREAS AND FACILITIES AT THE JEFFERSON COUNTY HORSE ARENA.**

**WHEREAS**, Jefferson County desires to apply for a grant for primary and secondary recreation areas and facilities at the Jefferson County Horse Arena, Monticello, Florida; and

**WHEREAS**, this grant will enable the County to provide better recreational facilities; and

**WHEREAS**, there is an intense public demand for recreation and support facilities located at the Jefferson County Recreational Park.

**NOW THEREFORE BE IT RESOLVED BY THE JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS:** that the Board of County Commissioners does support the grant application to the Florida Recreation Development Assistance Program for recreation areas and facilities at the Jefferson County Recreational Park and agrees to amend the currently adopted five year Capital Improvement Plan to include \$50,000.00 of recreational facilities at the Jefferson County Horse Arena for fiscal year 2020-2021. The Board also authorizes Kirk Reams, County Clerk, to act as Project Manager for this project, and he has the authority to apply for and administer the grant on behalf of the Jefferson County Board of County Commissioners.

**DULY PASSED AND ADOPTED** by the Jefferson County Board of County Commissioners, Jefferson County, Florida this 19<sup>th</sup> day of October, 2019.

**JEFFERSON COUNTY BOARD  
OF COUNTY COMMISSIONERS**

**ATTEST:**

\_\_\_\_\_  
**BETSY BARFIELD, CHAIR**

\_\_\_\_\_  
**Kirk Reams, CLERK OF COURTS**

## **ADDENDUM TO CONTRACT FOR SALE AND PURCHASE**

The undersigned parties to the Contract for Sale and Purchase dated September 19, 2019, by and between **SIMPLY CREMATIONS OF TALLAHASSEE, LLC**, a Florida limited liability company, and **HENRY G. GOHLKE** ("Buyers"), and **JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS** ("Sellers"), for the purchase and sale of that certain property located on Industrial Drive, Monticello, Florida 32344 ("Property"), hereby mutually agree to amend said agreement as follows:

The parties agree to an addendum to the purchase contract between Jefferson County and Simply Cremations of Tallahassee, LLC and Henry G. Gohlke for .91 acre of land in the Jefferson County Industrial Park, approved by Resolution 19-09192019-02.

In order to compensate for the reduction in anticipated acreage from 1.00 acre to .91 acre per the final survey, the Jefferson County Road Department will provide 6 dump truck loads of asphalt millings, with a value of \$1800, to the site at a time mutually agreed upon at a later date.

Additionally, the closing date of this purchase shall occur on or before October 30, 2019.

All other terms and conditions of the Contract for Sale and Purchase to remain the same.

Acknowledged and accepted by:

### **BUYERS:**

**SIMPLY CREMATIONS OF TALLAHASSEE, LLC,**  
A Florida limited liability company

\_\_\_\_\_  
**CHRISTOPHER DAYNE PARKER,**  
Authorized Member

Date: \_\_\_\_\_

\_\_\_\_\_  
**MELVIN R. LEADER, III,**  
Authorized Member

Date: \_\_\_\_\_

\_\_\_\_\_  
**HENRY G. GOHLKE**

Date: \_\_\_\_\_

### **SELLERS:**

\_\_\_\_\_  
**JEFFERSON COUNTY BOARD OF  
COUNTY COMMISSIONERS**  
By: Betsy Barfield

Date: \_\_\_\_\_

\_\_\_\_\_  
**PARRISH BARWICK,** County  
Coordinator and Road Department  
Director

Date: \_\_\_\_\_

## **ADDENDUM TO CONTRACT FOR SALE AND PURCHASE**

The undersigned parties to the Contract for Sale and Purchase dated September 19, 2019, by and between **KATHRYN S. GOHLKE and HENRY G. GOHLKE** ("Buyers"), and **JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS** ("Sellers"), for the purchase and sale of that certain property located on Industrial Drive, Monticello, Florida 32344 ("Property"), hereby mutually agree to amend said agreement as follows:

The parties agree to an addendum to the purchase contract between Jefferson County and Simply Cremations of Tallahassee, LLC and Henry G. Gohlke for .92 acre of land in the Jefferson County Industrial Park, approved by Resolution 19-09192019-03.

In order to compensate for the reduction in anticipated acreage from 1.00 acre to .92 acre per the final survey, the Jefferson County Road Department will provide 6 dump truck loads of asphalt millings, with a value of \$1800, to the site at a time mutually agreed upon at a later date.

Additionally, the closing date of this purchase shall occur on or before October 30, 2019.

All other terms and conditions of the Contract for Sale and Purchase to remain the same.

Acknowledged and accepted by:

### **BUYERS:**

\_\_\_\_\_  
**KATHRYN S. GOHLKE,**

Date: \_\_\_\_\_

\_\_\_\_\_  
**HENRY G. GOHLKE**

Date: \_\_\_\_\_

### **SELLERS:**

\_\_\_\_\_  
**JEFFERSON COUNTY BOARD OF  
COUNTY COMMISSIONERS**

By: Betsy Barfield

Date: \_\_\_\_\_

\_\_\_\_\_  
**PARRISH BARWICK,** County  
Coordinator and Road Department  
Director

Date: \_\_\_\_\_



# BOARD OF COUNTY COMMISSIONERS

## JEFFERSON COUNTY, FLORIDA

THE KEYSTONE COUNTY-ESTABLISHED 1827

1 COURTHOUSE CIRCLE; MONTICELLO, FLORIDA 32344

PHONE: (850)-342-0287

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**Stephen Fulford**

District 1

**Gene Hall**

District 2

**J T Surles**

District 3 Vice-Chair

**Betsy Barfield**

District 4 Chairwoman

**Stephen Walker**

District 5

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### General Business:

Item A) A-Building Plans Review and Discussion – Plans will be presented at the Board Meeting for Review of remaining work to be completed through the grant process that has been ongoing for many years with the Jefferson County School Board and the Board of County Commissioners.

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**Kirk Reams**

Clerk of Courts

**Parrish Barwick**

County Coordinator

**T. Buckingham Bird**

County Attorney

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# JEFFERSON COUNTY PLANNING DEPARTMENT

445 W. PALMER MILL ROAD - MONTICELLO, FLORIDA 32344  
Phone (850) 342-0223 - Fax: (850) 342-0225



## APPLICATION MAJOR DEVELOPMENT SITE PLAN NON-RESIDENTIAL OVER 25,000 SQ.FT. MULTI-FAMILY RESIDENTIAL OVER 10 UNITS

Date of application \_\_\_\_\_

September 27, 2019

Property Owner's Name \_\_\_\_\_

Duke-Energy

Applicant's Phone Number \_\_\_\_\_

\*Date approved \_\_\_\_\_

Jefferson County BOCC  
Applicant

Cell Phone Number \_\_\_\_\_

Property to be considered: Duke-Energy Old Rail Bed Easement

Tax ID Number \_\_\_\_\_

Location: From US 90 North to the Georgia State line

Signature of Applicant \_\_\_\_\_

Signature of Owner if different \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

\*This permit is good for one (1) year from the date approved. Extension(s) can be granted upon written request.

A public hearing will be conducted by the Jefferson County Planning Commission on:

Date \_\_\_\_\_

Time \_\_\_\_\_

Place \_\_\_\_\_

The items required in Section 9 of the Jefferson County Land Development Code shall be submitted with this application.

1. Fill out form as complete as you can.
2. Dates for public hearings will be supplied when you return the form.
3. Attach a copy of the certified list of all property owners within 500 feet of the perimeter of the development site for mailed notification. The certified list be obtained from the Property Appraiser's Office.
4. The Planning Department will review the application and determine that is complete before formal notification to property owners.

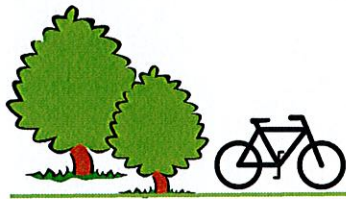


## Development Review Checklist

The requirements found in Article 9 of the Jefferson County LDC are included for your benefit. Please use this checklist as a reference. Failure to include any requirements in your application may result in a processing delay.

<b>General Plan Requirements</b>		✓
1. Project/Subdivision Name: (Note: Every subdivision must have a legal name different from any other recorded plat in the County)		
2. Plans: Plans must be submitted in conformance with Sec. 9.02.03 C: 2-4 of the LDC.		✓
3. Cover Sheet: The front cover sheet of each plan must include the following		✓
A. Vicinity or Location Map: Position of the proposed developed in section(s), township, and range, with roads, city limits, and other pertinent information.		✓
B. Boundary Survey: F.S. Chapter 177, part I; incl. metes/bounds legal description.		✓
C. Name, Address and Telephone Number of Owner(s).		✓
D. Name, Address and Telephone Number of Developer (if different from owner).		✓
E. Title Block: Each sheet must contain name of development, date & north arrow		✓
F. Area of Property: shown in square feet & acres.		✓
4. Residential Units: The number & type of residential units, gross density & FAR		N/A
5. Office, Commercial, or Industrial Units: Floor area, height and type.		N/A
6. Restrictions: Deed restrictions or restrictive covenants must be submitted & approved by the Planning Attorney prior to the Public Hearing.		N/A
7. List of Land Owners within 500 feet: Certified list from the Property Appraiser must be submitted with the application.		✓
<b>Development Review Requirements</b>		
1. Vegetation Cover Map: Location and identity by common name of all protected trees on the site (refer to Article 2.05.04B of the county Land Development Code).		
2. Tree Removal: A statement must be submitted describing which protected trees are to be removed and why.		
3. Environmentally Sensitive Areas Map: A map must be submitted depicting all land within 500 feet containing environmentally sensitive areas. Environmentally sensitive areas include shoreline protection zones, lakes, streams, and wetlands. If proposed development is within 100 feet of any of these areas, see LDC Sec. 2.05.05		
4. Topographic Map		
5. Soils Map		
6. Area Map: Existing hydrology/runoff of the site & the size, location, topography, and land use of any off-site areas that drain onto, through, or around the project area		N/A
7. Existing Surface Waters: All surface waters not included in other required submittals.		✓
8. FIRM Map Location		✓
9. Engineering Agreement: A written agreement with a certified engineer for the preparation of a storm water management plan must be included. The plan must be included for final plat approval.		N/A
10. Erosion and Sedimentation Control Plan		N/A
11. Location of Off-Site Water Resource Facilities		N/A
12. Impervious surface ratio.		N/A
13. Grading Plans.		
14. Construction Phases: Schedule, acreage and intensity of each phase.		✓
15. Building Plans.		N/A
16. Building Setbacks.		N/A
17. Water System Information: Submit proposed system for water & wastewater		N/A
18. Location of Existing/Proposed Fire Hydrants, if applicable		N/A
19. Location of Utilities, Culverts and Drains within 500 feet		
20. Streets, Parking and Loading plan		✓
21. Landscaping: Buffer zones and plant materials		N/A
22. Signs: See LDC Article 6 & Sec.9.02.03 D. 15: a-c		N/A
23. Amount and Location of Proposed Land Uses.		✓
<b>Additional Major Review Requirements</b>		
1. Public Recreation, Open Space and All Phasing Requirements		✓
2. Streets, Pedestrian/Bike Routes and Ingress and Egress		✓
3. Public Uses.		✓





## Jefferson County Multi-Use Trail



In 2012 Jefferson County received a grant through the Florida Greenways and Trails to do a study to create a Jefferson County Bicycle and Pedestrian Master Plan. Jefferson County worked with Renaissance Planning Group as well as the citizens of Jefferson County, the Jefferson County Board of County Commissioners, FDEP, Office of Greenways and Trails, FDOT, and the Capital Regional Transportation Planning Agency, all the County Departments, the City of Monticello, and Capital City Cyclist to create a map of locations throughout the county that would be the best locations for Multi-Use Trails. One of the trails highlighted was the old rail corridor now owned by Duke Energy. The old rail corridor was also highlighted in the Jefferson County Vision Plan as a possible Multi-Use Trail. This application is to move forward with these plans to develop a Multi-Use Trail in the old rail corridor. The development of the Multi-Use Trail will follow all the guidelines set forth by the Florida Greenways and Trails standards for Unpaved Non-Motorized Trail Guidelines 2017.

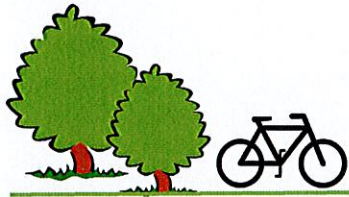
The main portion of The Multi-Use Trail, which will be referenced to as the Trail throughout this document, will be done in five phases, please see the attached map. The first phase will start the Trail at New Monticello Road. Waste receptacles, Port-a-Lets, as well as an informational kiosk about The Trail and where it goes will be installed. The Trail will travel north, across West Lake Road to Lake Road for phase two. Phase Three is from Lake Road to the Georgia Forks. The fourth phase is from Georgia Forks to the Georgia Line as shown on the attached map. The fifth phase will link the trailhead at New Monticello Road to the City of Monticello by way of Highway 90. The first four phases of The Trail will be approximately 10 miles one way.

Highway 90 is listed with FDOT as a Bicycle Friendly Road. FDOT is currently working with the City of Monticello to add signage. One type of sign will be the upright road signs and the others will be painted on the road called "Share-ows" (share the road arrows).

The City of Monticello has several options for parking and restrooms for cyclists. One option will be to use the existing restrooms at the County offices located between the Tax Collector's Office and the Property Appraiser's Office. Another option would connect cyclists to the existing Ike Anderson Trail on the eastside of the city. The Ike Anderson Trail takes cyclists to the Chase Street Park where there are restroom facilities as well as a playground and plenty of parking. Throughout the city there are also bicycle racks for cyclists to park their bicycles and visit any of the local shops.

Should cyclists or horseback riders prefer not to begin in Monticello, they can park at the trailhead located off New Monticello Road. This parking area will be very minimal and as cost effective as possible by using gravel parking and the natural resources already available. An example of this type of lot is below.





## Jefferson County Multi-Use Trail



The kiosk located at the trailhead would be a general information sign informing visitors about the area, possibly giving some history, a list of wildlife that may be seen, as well as trail difficulty, length, and information on hunting seasons. During hunting seasons, cyclists will be encouraged to wear orange vests for their safety. Signs will also be placed throughout the trail to remind cyclists not to trespass on private property and to stay on The Trail. Additional signage will also be placed on the trail, as well as along road intersections, to let riders know of upcoming public road intersections, and signage on the public road will inform drivers of the approaching trail intersection. All signage will be compliant with the standards in Florida Greenways and Trails Guide for Unpaved Non-Motorized Trail Guidelines 2017.

As stated previously, along The Trail, cyclists will be directed with signage. Additionally, at road crossings, bollards will be across The Trail to keep motorized vehicles from driving The Trail. The bollards will have locks that the county Sheriff, Fire Chief, and Duke Energy officials will have a key to in case of emergencies or trail maintenance. The road crossing will be constructed to FDOT standards for road crossings.

As cyclists continue north on The Trail, they will continue through a cleared easement that is raised above natural grade which was the old railroad bed. Cyclists will encounter three bridges along The Trail. I have attached an assessment that has been prepared by Preble Engineering, Inc. The scope of work for each bridge is outlined in this document. The exact cost to make the bridges





## Jefferson County Multi-Use Trail



safe and bring them to Florida Greenways and Trails Unpaved Multi-Use standards with railings, has not been finalized. There are many grant opportunities available for funding of Multi-Use Trails.

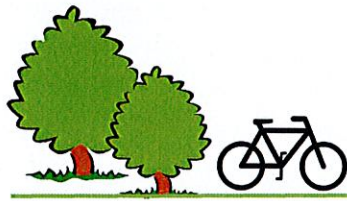
The Trail has areas in need of clearing and once cleared, that will need to be maintained. At this time a verbal agreement is in place with a group led by Rick Zelznak, named The Trail Advocates, to help with the work that is needed on The Trail. This agreement will outline what is needed to keep The Trail in safe working condition for public use. The agreement will be available for review at a later date and will be a condition of approval. This arrangement has been utilized in other counties with other support trail groups. An example of other trails that have agreements with a county that may not have the means to maintain a trail would be the Florida's Palatka to Lake Butler Trail. A group called the Putnam Blueways and Trails Citizen Support Organization assists the county in maintaining the Lake Butler Trail. They have also applied for grant funding and being an organized 501c3 were able to receive the funding to make improvements to that trail. By forming an agreement with The Trail Advocates, this will relieve the county of much of the continuing maintenance of The Trail.

The County can purchase additional Liability Insurance for The Trail that will cost approximately \$5,000 per year. An additional option would be to designate The Trail as a Florida Greenways and Trails Multi-Use Trail. By doing so the County could be eligible for liability insurance through their system. All those who use The Trail would be covered, along with the county. A brief description of the designation process with a question and answer page for further information is included in this packet. This Liability coverage through the Florida Greenways and Trails will be at no cost to the county and no coverage is binding until the application has been submitted and proved.

As an example of another rural community that has developed a Multi-Use Trail, please look at the Palatka to Lake Butler Trail. This trail runs through Putnam, Baker, Clay, and Union Counties. Most of these counties are very similar to Jefferson in population with Putnam County having a population of about 10,500 as of 2016, Baker with 28,000, and Union County with just over 15,000. The City of Lake Butler only has a population of about 1,800 as of 2016. All these numbers were taken from the US Census website. In the July 2019 addition of Trail of the Month published by Rails-to-Trail, residents of these counties said, we are a rural area and no one will ever come, but they did and still do. A little restaurant in Hastings, just off the trail went from having a handful of customers to having a packed house at lunch. Cyclists want to be out in nature and explore new areas. Business might not boom at first, but people will come.

Attached are two general economic impacts studies. One is from Florida Greenways and Trails and the other from Rails-to-Trail Conservancy, that express the benefits of trails not only to a community's economy, but the community's property values as well.

Below you will also find a list of Trails that run through or along hunting properties, along with a list of grants to help fund this project, should the need arise.



## Jefferson County Multi-Use Trail



### **Trails along Hunting Areas:**

Caravella Ranch Wildlife Management Area

- In Central Florida
- Features Biking, Hiking, Camping, Bird watching, and Hunting

Georgia Florida and Alabama Trail

- Along the Apalachicola National Forest
- Features Biking, Hiking, and Hunting

### **Funding Opportunities:**

Florida Greenways and Trails, DEP Grants

- Florida Recreation Development Assistance Program
- Transportation Alternatives Program
- Shared-Use Nonmotorized (SUN) Trail Network

Rails to Trails Grants

- Doppelt Family Trail Development Fund

People for Bikes has various Grant opportunities

### **Trails along Utility Lines:**

Fred Marquis Pinellas Trail, Pinellas County Florida

Power Trail, Fort Collins, Colorado

Albertson Parkway San Jose, California



# BIKE TRAIL JEFFERSON COUNTY

END

SEGMENT 3

SEGMENT 2

SEGMENT 1

## Legend

- Converted\_Graphics
- NEW\_CENTERLINES
- PARCEL\_LINES
- bike\_south
- edit
- PARCELS

0 4,250 8,500 17,000 Feet

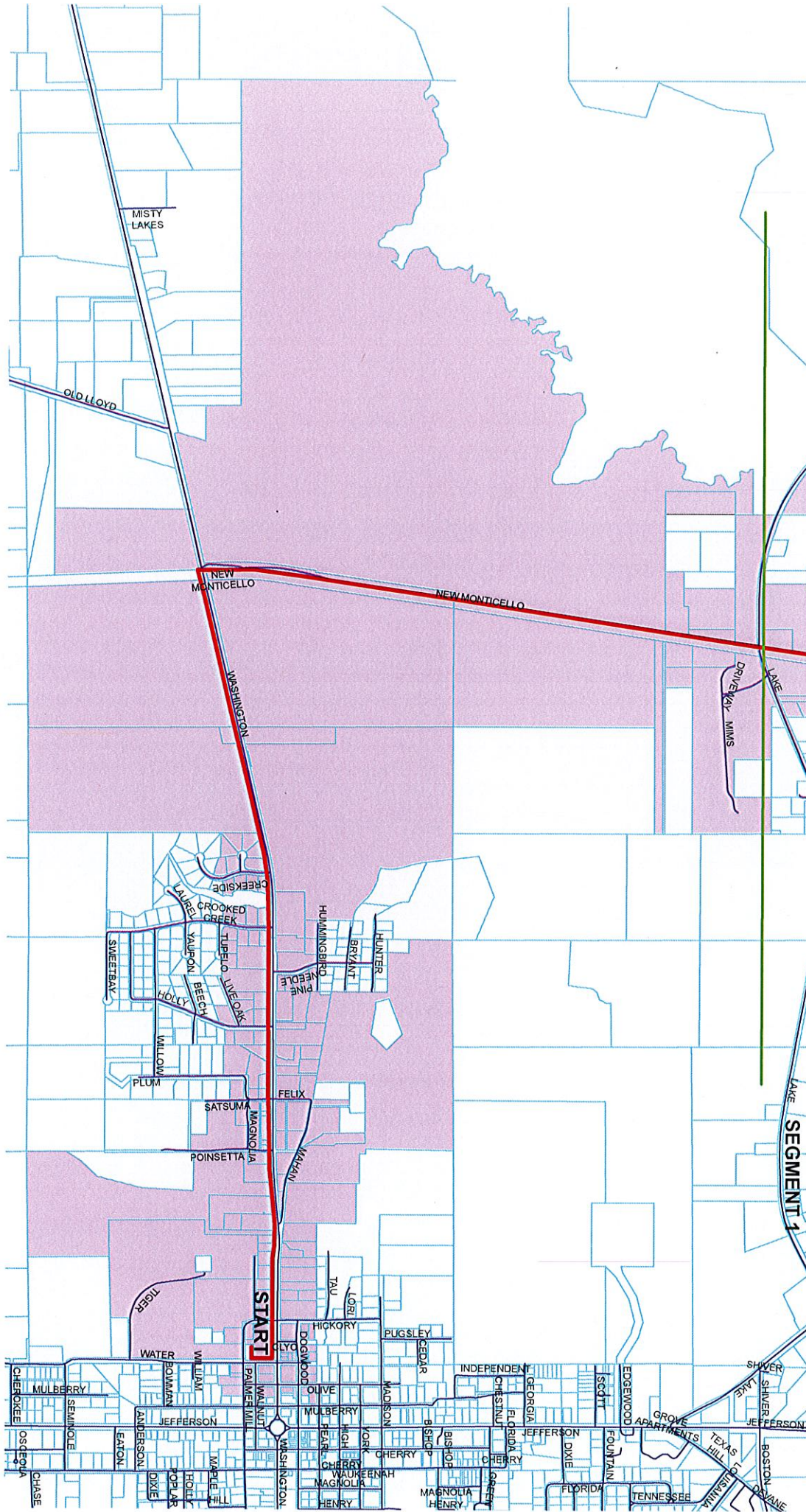


Angela Gray CFA  
Jefferson County  
Property Appraiser  
480 W. Walnut St.  
Monticello, Florida 32344

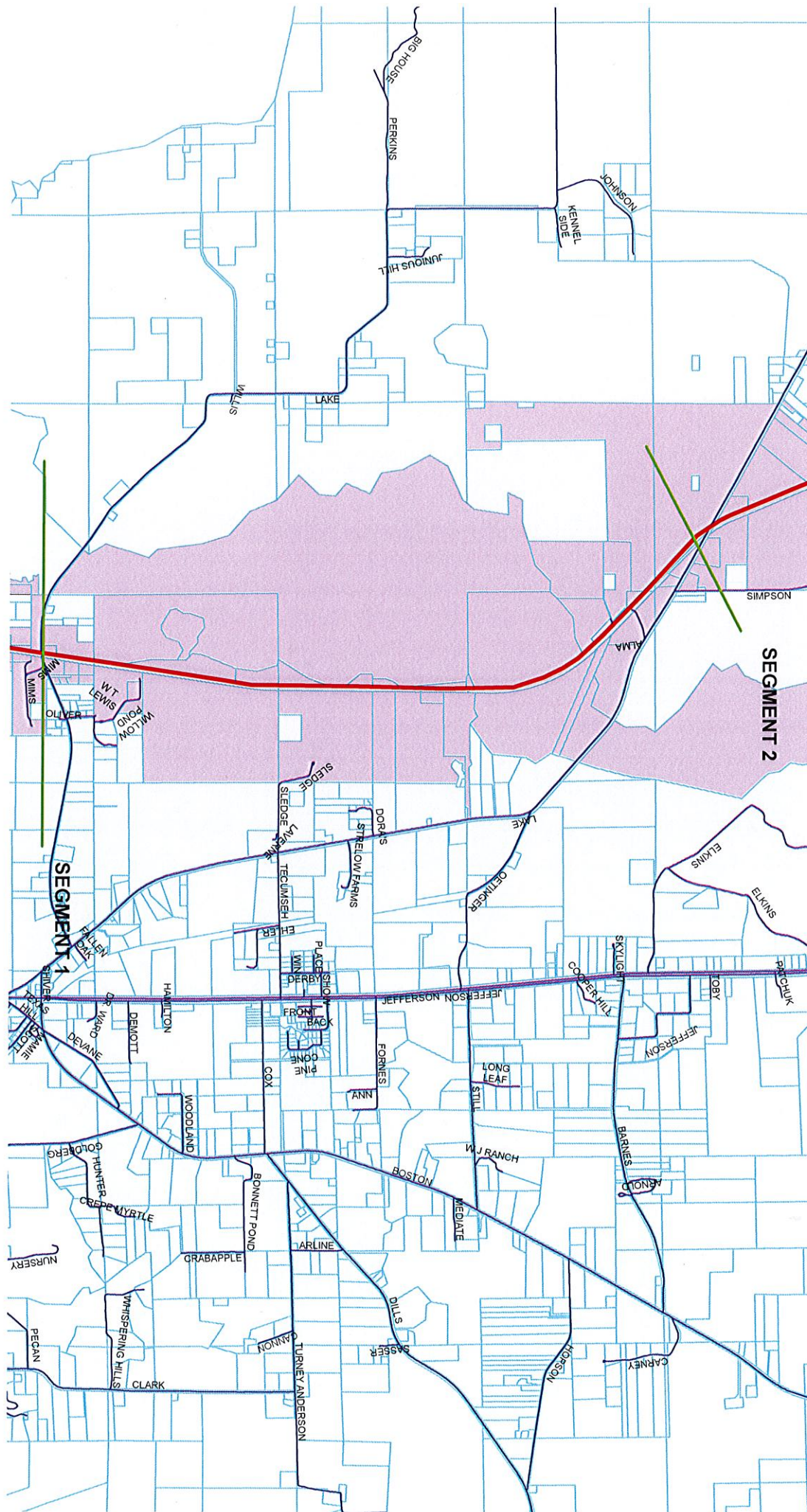
It is the policy of the Property Appraiser's Office to provide the best possible service to the public. The information contained herein is for informational purposes only and should not be used as a basis for any legal action. The Property Appraiser's Office is not responsible for any errors or omissions in this document.

Angela Gray  
Jefferson County Property Appraiser  
480 W. Walnut St.  
Monticello, Florida 32344

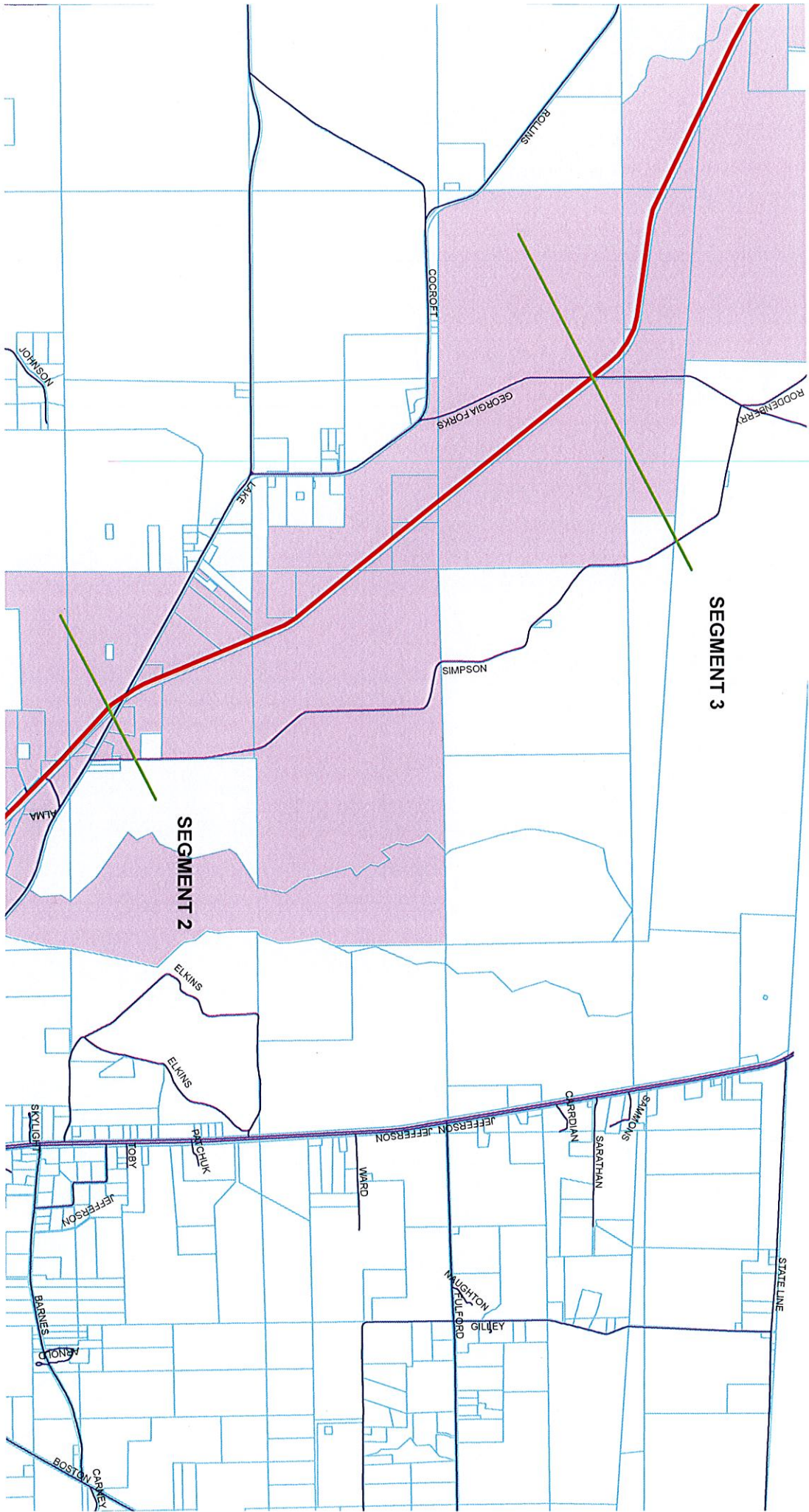




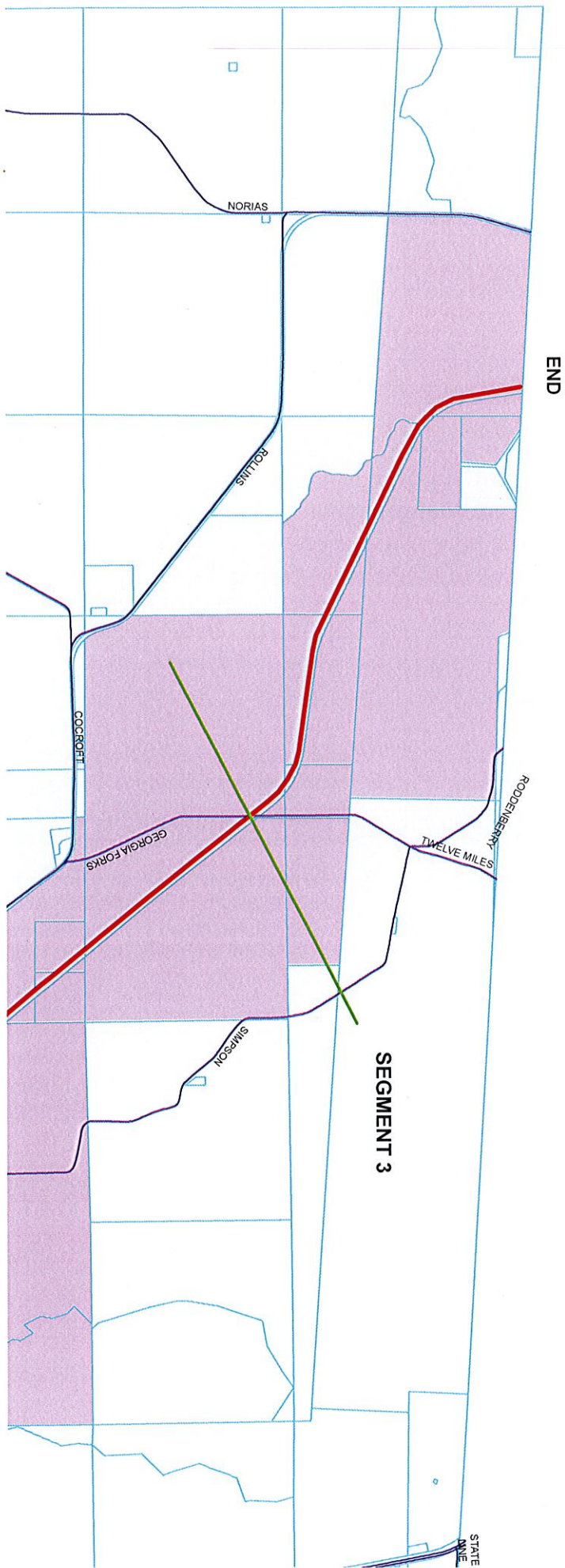












# Designation

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## At a Glance

- *Program History and Background*
- *Frequently Asked Questions*
- *Applying for Designation*

## Program History and Background

The mission of the Florida Greenways and Trails System is to create a network of greenways and trails throughout Florida, connecting one end of the state to the other, from Key West to Pensacola. The Florida

Greenways and Trails System has its roots in the Florida Canoe Trails System, the Florida Recreational Trails System, and Florida's public parks, forests, refuges, wildlife management areas and water management areas. The Florida Greenways and Trails Designation Program provides for the designation of public lands and waterways and private lands. The designated system currently consists of a combination of "grandfathered" designations, which were established prior to May 30, 1998, and recent designations established under the new program. For designation forms and a list of currently designated greenways and trails please visit our Designation website, [www.dep.state.fl.us/gwt/designation/](http://www.dep.state.fl.us/gwt/designation/).

### The purpose of the designation program is to:

- Further the purposes, goals, and objectives of the Florida Greenways and Trails System;
- Ensure an inclusive and interconnected system of greenways and trails;
- Encourage voluntary partnerships in conservation, development, management and coordination of the system's many pieces;
- Provide recognition for individual pieces of the system and those partners involved;
- Raise public awareness of the conservation and recreation benefits of the system.

### Designation Criteria:

1. A designated land or waterway must protect and/or enhance natural, recreational, cultural or historic resources; and
2. Provide linear open space, a hub or a site; or
3. Promote connectivity between or among conservation lands, communities, parks, other recreational facilities, cultural sites, or historic sites.



## Frequently Asked Questions

### *Q. Who can apply for designation?*

The application process can be initiated by any interested person, organization, government agency or coalition acting as the sponsor. The most important thing to remember is that **voluntary participation** by the landowner is required for designation. A written form, included in the application packet, expressing a willingness to proceed with designation, is required from all private and public landowners on whose land designation is proposed.

### *Q. What is the process for designation?*

1. The project sponsor submits an application for designation to the Office of Greenways and Trails (OGT). OGT will accept applications for designation throughout the year.
2. OGT staff will evaluate the application for completeness and to ensure designation criteria are satisfied and then develop a designation agreement through negotiation with the landowner(s).
3. OGT will transmit the application and proposed designation agreement to the Florida Greenways and Trails Council. The Council, which meets four times a year, will consider the application and the public will be invited to comment on the application. The Council will recommend approval or disapproval of the designation application to the Secretary of the Department of Environmental Protection.
4. The DEP Secretary will consider the recommendation of the Florida Greenways and Trails Council and public comments prior to making the final determination to approve a proposed designation agreement. Official designation into the Florida Greenways and Trails System will become effective through the signing of a designation agreement by the DEP Secretary, the landowner(s), land managers(s) and other parties, as appropriate.
5. DEP will monitor the designated components of the system by requiring reports to document that the natural, recreational, cultural or historic resources identified in the designation agreement are being maintained. Local, regional, state or federal agencies can certify that those resources identified in the designation agreement are being maintained by signing a Resource Certification.

### *Q. What are the primary incentives for designating a project into the statewide system?*

- Designation brings public recognition to local and regional greenway and trail projects.
- As resources allow, DEP may enter into management, patrol and protection agreements, and into leases if so stipulated in the designation agreement. DEP will also identify sources of funding for management and restoration needs.

- Designation into the Florida Greenways and Trails System gives private landowners liability protection (see "Frequently Asked Questions" for more information).
- Designation into the Florida Greenways and Trails System will give lands and waterways additional consideration in certain public land acquisition and grant programs, such as the Florida Communities Trust Land Acquisition Program, the Recreational Trails Grant Program, and the Florida Recreation Development Assistance Program.

*Q. If I designate my private land into the system, do I have to allow public access?*

No, designation into the greenways and trails system does not require that the landowner allow public access. The negotiated designation agreement would outline all of the terms of the designation. While some lands would be appropriate for public access, many private lands would be suitable as ecological connectors in the greenways and trails system.

*Q. How do I remove my lands from designation?*

At any time, a landowner has a statutory right to remove lands or waterways from designation by providing the Department with a written request that contains an adequate description of the lands being removed.

*Q. When my private land is designated as part of the statewide system of greenways and trails, am I expected to keep the land safe for entry or use by others?*

No, section 260.0125, Florida Statutes (2000), provides protection for landowners whose land is designated according to section 260.016(2)(d). You are not expected to keep designated land safe for entry or use by others, nor are you required to provide warnings of any hazardous conditions, structures, or activities on the designated land.

*Q. Can I be held responsible for injuries to people or property that occur on my private land, which is designated as a greenway or trail?*

No, unless the injury was caused by a willful, deliberate or malicious act by you or your agent. Section 260.0125(1), F.S., limits your potential liability. You will not be presumed to extend any assurances that the designated land is safe for any purpose, you will not incur any duty or care toward those who enter your land, and you will not be responsible for any injuries to persons or property caused by a person who goes onto the designated land. These protections apply regardless of whether the person using the land is an invited guest or a trespasser.



*Q. Do the protections described above apply to my land, which is adjacent to the land designated as a greenway or trail?*

Yes, section 260.0125(1), F.S., applies to your adjacent land when it is accessed through the designated land.

*Q. Do these protections apply if I charge a fee for entering and using the land designated as a greenway or trail?*

No, the protections provided by section 260.0125(1), F.S., do not apply if there is a charge made or usually made for entering or using the land designated as a greenway or trail, or if any commercial or other activity which brings profit by patronage of the general public is conducted on any part of the designated land.

*Q. Are tax incentives, grants and other financial considerations specific to the development for management of designated greenways and trails considered a charge for use of or profit derived from patronage?*

No, incentives granted by any unit of government, including those incentives described above, are not considered a charge for use of or profit derived from patronage. If you accept these incentives you are still protected from liability by section 260.0125, F.S.

*Q. How will the public who uses the designated greenway or trail know that my adjacent land is private property?*

When you agree to make land available for use as a designated greenway or trail, the Department of Environmental Protection is responsible for posting notices along the boundary of the trail, which inform the public that the adjacent land is private upon which unauthorized entry is prohibited and constitutes trespassing.

*Q. Do I have any protection if someone does get injured on the designated land or adjacent land and that person attempts to hold me responsible?*

Yes, the designation agreement between yourself and the Department of Environmental Protection can have a provision providing that the Department will indemnify you for any injury or damage incurred by a third party arising out of the use of the designated greenway or trail and any injury or damage incurred by a third party on your lands adjacent to and accessed through the designated greenway or trail. In addition, you are covered by section 768.28(9) Florida Statutes, which prohibits those injured from holding you personally liable for that injury or from filing suit against you unless you acted "in bad faith or with malicious purposes, or in a manner exhibiting wanton and willful disregard of human rights, safety or property." If a complaint is filed against you personally and alleges that you acted in bad faith or with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety or property, you

will be provided with counsel and a defense by the State of Florida so long as no credible evidence supports the allegation.

*Q. What if my property, designated or adjacent, is damaged by someone using the trail or greenway?*

The indemnification clause or the designation agreement can also provide for any damage to your property, including your adjacent land accessed through the designated greenway or trail, caused by an act or omission of a third person resulting from any use of the designated land.

## **Applying for Designation**

1. All responses on the application must be typed or legibly printed (see sample applications attached). If a particular item does not apply to the project, the proper response is "Not Applicable". Please do not leave a response area blank.
2. If additional space is needed for a response, check the box on the application form to indicate that additional sheet(s) are attached and identify the information contained within each additional sheet by noting the application item number to which it relates.
3. Please provide a management plan or a similar document, which describes the current management and use of the property being proposed for designation. If a management plan is not available, please provide a "Use Plan" which, at a minimum, describes the types and intensities of uses permitted on the property and the public safety regulations and methods of enforcement. If necessary, the Office of Greenways and Trails can provide an example of a "Use Plan".
4. The following items must be submitted in order for the application to be considered:

### **Public Lands:**

Application for Designation (Public)

Owner Consent Form

Management Form

Management Plan or Use Plan

Accurate Map\*

### **Private Lands:**

Application for Designation (Private)

Owner Consent Form

Management Form

Use Plan

Accurate Map\*

5. Do not fax any portion of the application or attachments to the Office of Greenways and Trails. No faxed items will be considered as part of the application.
6. In addition to the required materials, applicants may submit photographs of various sites and features within the project that show typical landscape characteristics, labeled with location and orientation and cross referenced to the location map.



7. Applications, together with supporting attachments and documentation, must be mailed or delivered to the following address:

Office of Greenways and Trails  
Department of Environmental Protection  
3900 Commonwealth Blvd., Mail Station 795  
Tallahassee, FL 32399-3000  
ATTN: Christine Small

\* An accurate location map of sufficient scale and detail to clearly delineate all project property boundaries in relation to other greenways and trails, county roadways, major topographic features (such as rivers, lakes and power lines), and local government boundaries (if any). The location map must state the length of trails and total project acreage and should indicate points of interest or special features. When the project provides for public access to existing or proposed trails, the location map must identify the trail alignment, public access points, trailheads and facilities to accommodate the proposed types of public uses over the extent of the trails. If GIS coverage is available, please provide the appropriate shape files to OGT, along with the application.

# The Florida Senate

## 2019 Florida Statutes

<u>Title XVIII</u> PUBLIC LANDS AND PROPERTY	<u>Chapter 260</u> FLORIDA GREENWAYS AND TRAILS ACT  <u>Entire Chapter</u>	<b>SECTION 0125</b> <b>Limitation on liability of private landowners whose property is designated as part of the statewide system of greenways and trails.</b>
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**260.0125 Limitation on liability of private landowners whose property is designated as part of the statewide system of greenways and trails.—**

(1)(a) A private landowner whose land is designated as part of the statewide system of greenways and trails pursuant to s. [260.016](#)(2)(d), including a person holding a subservient interest, owes no duty of care to keep that land safe for entry or use by others or to give warning to persons entering that land of any hazardous conditions, structures, or activities thereon. Such landowner shall not:

1. Be presumed to extend any assurance that such land is safe for any purpose;
2. Incur any duty of care toward a person who goes on the land; or
3. Become liable or responsible for any injury to persons or property caused by the act or omission of a person who goes on the land.

(b) The provisions of paragraph (a) apply whether the person going on the designated greenway or trail is an invitee, licensee, trespasser, or otherwise.

(2) Any private landowner who consents to designation of his or her land as part of the statewide system of greenways and trails pursuant to s. [260.016](#)(2)(d) without compensation shall be considered a volunteer, as defined in s. [110.501](#), and shall be covered by state liability protection pursuant to s. [768.28](#), including s. [768.28](#)(9).

(3)(a) The provisions of subsection (1) shall not apply if there is any charge made or usually made by the landowner for entering or using the land designated as a greenway or trail, or any part thereof, or if any commercial or other activity whereby profit is derived by the landowner from the patronage of the general public is conducted on the land so designated or any part thereof.

(b) Incentives granted by any unit of government to the private landowner, including tax incentives, grants, or other financial consideration specific to the development or management of designated greenways and trails, shall not be construed as a charge for use or profit derived from patronage for purposes of this subsection and shall not be construed as monetary or material compensation for purposes of subsection (2).

(4) The provisions of subsection (1) shall also apply to adjacent land owned by the private landowner who consents to designation of a greenway or trail where such adjacent land is accessed through the land so designated.

(5)(a) When a private landowner agrees to make his or her land available for public use as a designated greenway or trail, the department or its designee shall post notices along the boundary of the designated greenway or trail which inform the public that the land adjacent to the greenway or trail is private property upon which unauthorized entry for any purpose is prohibited and constitutes trespassing.

(b) Such notices must comply with s. [810.011](#)(5) and shall constitute a warning to unauthorized persons to remain off the private property and not to depart from the designated greenway or trail. Any person who commits such an unauthorized entry commits a trespass as provided in s. [810.09](#).

(6) If agreed to by the department and the landowner in the designation agreement, a landowner whose land is designated as part of the statewide system of greenways and trails pursuant to s. [260.016](#)(2)(d) shall be indemnified for:

- (a) Any injury or damage incurred by a third party arising out of the use of the designated greenway or trail;
- (b) Any injury or damage incurred by a third party on lands adjacent to and accessed through the designated greenway or trail; and



(c) Any damage to the landowner's property, including land adjacent to and accessed through the designated greenway or trail, caused by the act or omission of a third person resulting from any use of the land so designated.

(7) This section does not relieve any person of liability that would otherwise exist for deliberate, willful, or malicious injury to persons or property. The provisions of this section shall not be deemed to create or increase the liability of any person.

**History.**—s. 4, ch. 98-336; s. 3, ch. 2001-182; s. 48, ch. 2001-279.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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# G. S. Preble Engineering, Inc.

2822 Remington Green Circle ♦ Suite 201 ♦ Tallahassee ♦ Florida ♦ 32308

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September 5, 2019

Mrs. Betsy Barfield  
Jefferson County Commission Chairman  
387 De Sercey Lane  
Monticello Florida 32344

RE: Duke Rail-To-Trail Bridges Jefferson County  
Our Project # 095.001

Dear Commissioner Barfield:

As you requested, here is a report of our findings and conclusions regarding the above referenced project.

## General Information:

This project is the conversion of three existing rail road bridges for use as public bicycle/pedestrian trail bridges. It is our opinion that these bridges are safe for the intended purpose provided that certain repair/improvements are made as noted below.

## Background:

On Saturday Dec 5<sup>th</sup> 2018 along with Mr. Rick Ashton and yourself we visited the site of the three bridges to determine if they are suitable for use as pedestrian/bicycle bridges. At the time of our visit the train rails had been removed. The bridge we reviewed are at the locations noted below:

- North Bridge - across an un-named tributary of Ward Creek and consisting of eight twelve foot spans
- Middle Bridge - across an un-named tributary of Ward Creek and consisting of eight twelve foot spans
- South Bridge - across an un-named tributary of Ward Creek and consisting of four twelve foot spans

Each bridge was similarly constructed of treated timber as follows - 6x8 timber cross ties spaced 14" apart were supported by two 16" wide, 33" deep timber beams spaced 5 feet apart, these in turn were supported by large timber pile caps and timber piling. Each end of the bridges included earth retaining walls also constructed of timber.

With the exception of the cross ties, the bridges are in excellent condition and certainly capable of supporting the loads associated with a pedestrian/bicycle trail bridge. However, some repairs and modifications will be required as depicted on the attached drawings and generally described below:

- Approximately  $\frac{1}{4}$  of the existing cross ties will need to be removed and replaced with new double 2x10 timber beams. Other cross ties may be abandoned in place and yet others will need to be augmented with double 2x10 timber beams.
- A new timber deck constructed of 2x6 lumber will be required for the walking/travel surface
- New guardrails will be required on each side of the bridges for safety purposes.

With these improvement the bridges will be suitable for the traffic usually associated with these types of facilities (pedestrians, bicycles, horses etc.) as well as light duty vehicles such as pick-up trucks and all-terrain vehicles.

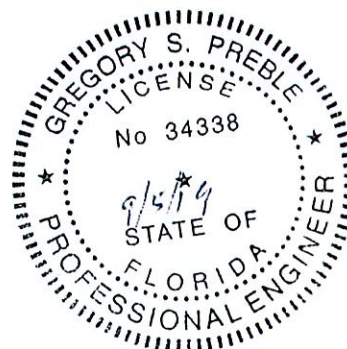
All new lumber should be pressure treated and all new hardware should be galvanized steel. We recommend that the work be done by a professional Contractor who is experienced in this type of construction.

We hope this report has been helpful and as always, please feel free to call if you have any questions or need any additional information.

Sincerely



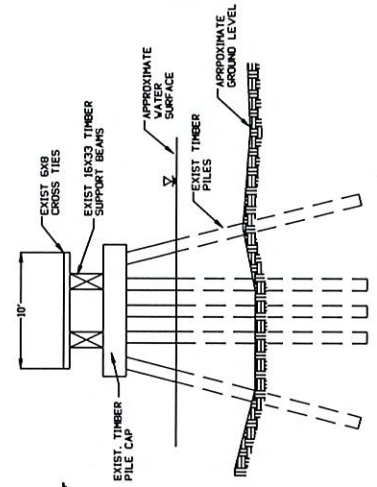
Gregory S. Preble P.E.



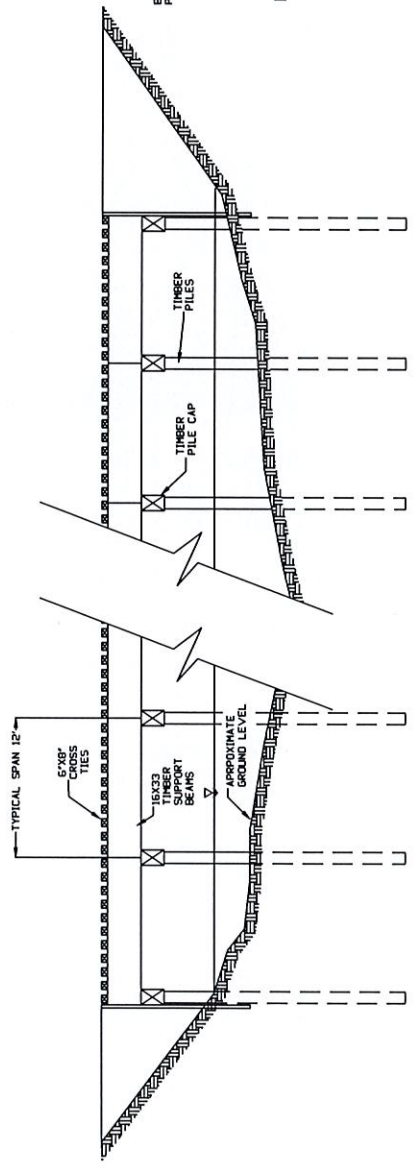


# EXISTING CONDITIONS

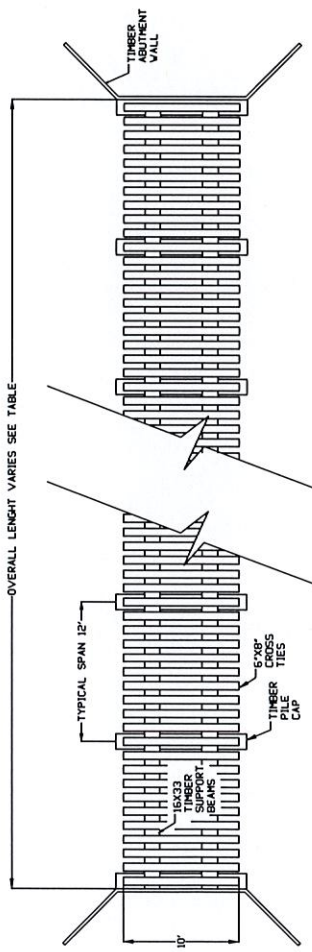
TYPICAL SECTION



BASIC ELEVATION



BASIC PLAN



OVERALL LENGTH VARIES SEE TABLE

NOT FOR CONSTRUCTION

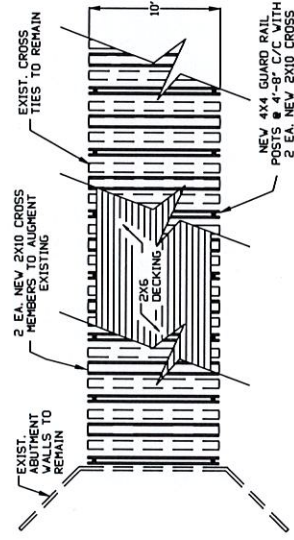
Existing Conditions

Duke Jefferson Co Rail to Trail Bridges

G.S. Preble Engineering, Inc.  
2822 Remington Green Cir., Suite 201  
Tallahassee, FL 32308  
Phone: (850) 509-7522, greg@gspevil.com

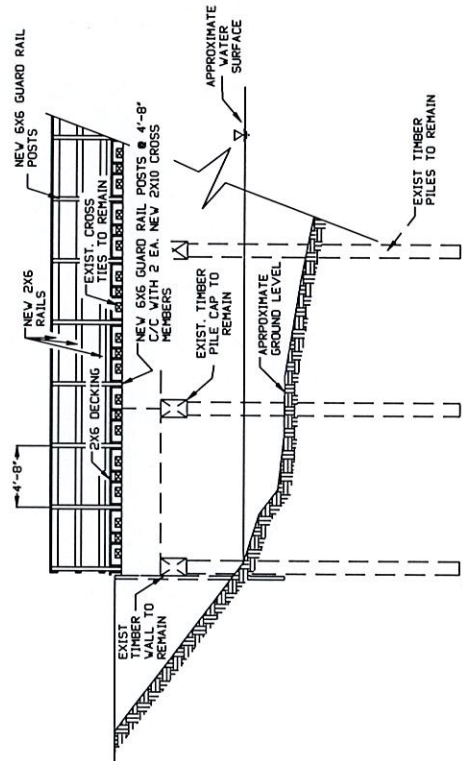
SCALE	DATE
AS SHOWN	12/27/2014

PROJECT NO 095.001  
SHEET 1 of 2

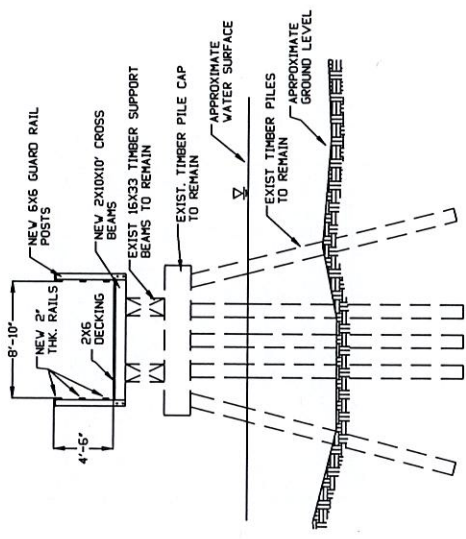


**BASIC PLAN**

SUPPORT BEAMS, RAILS AND PILE CAPS NOT SHOWN FOR CLARITY



**BASIC ELEVATION**



**TABLE OF APPROXIMATE QUANTITIES**

BRIDGE ID.	NUMBER OF SPANS	OVERALL LENGTH (FT)	NEW DECKING (SF)	NEW GUARD RAIL POSTS (EA)	NEW 2X6 RAILS (LF)	NEW 2X10X10' CROSS BEAMS (EA)
NORTH	8	96	840	44	768	88
MIDDLE	8	96	840	44	768	88
SOUTH	4	48	420	22	384	44

NOT FOR CONSTRUCTION

Proposed Improvements

Duke Jefferson Co. Rail to Trail Bridges

G.S. Preble Engineering, Inc.  
2822 Remington Green Cir., Suite 201  
Tallahassee, FL 32308  
Phone: (850) 509-7522, greg@gspeivil.com

PROJECT NO. 089.001  
SHEET 2 OF 2





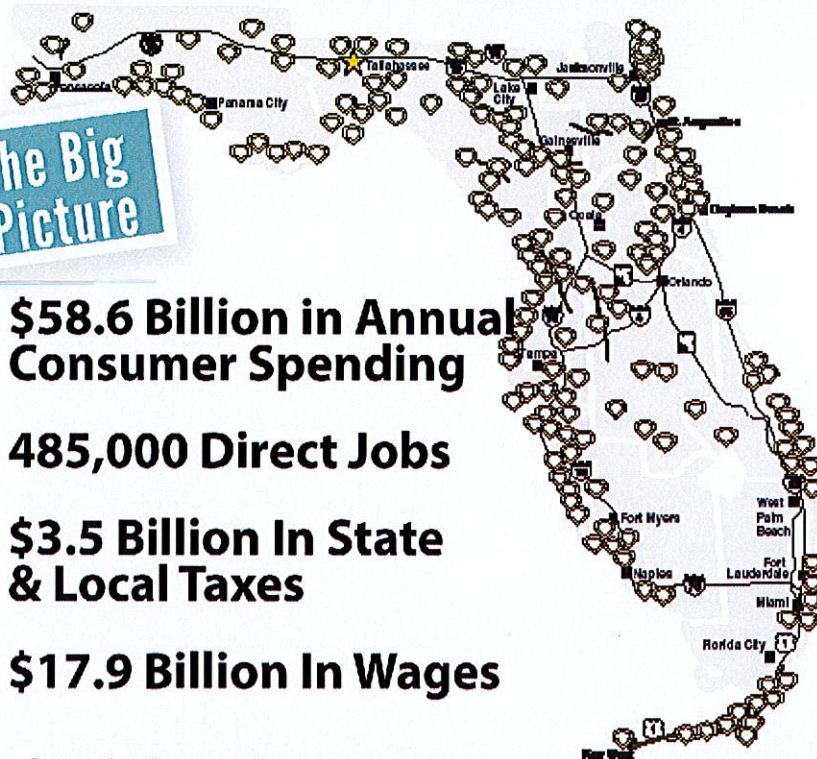
# OUTDOOR RECREATION PLAN, PROMOTE AND PROVIDE ACCESS

## OUTDOOR RECREATION GENERATES BIG ECONOMIC IMPACTS FOR FLORIDA

Recreation has long served as an economic driver in Florida, as the state remains a major destination for national and international tourism.

### The Big Picture

- > **\$58.6 Billion in Annual Consumer Spending**
- > **485,000 Direct Jobs**
- > **\$3.5 Billion In State & Local Taxes**
- > **\$17.9 Billion In Wages**



Outdoor Industries Association, 2017. The Florida Outdoor Recreation Economy Report



## FLORIDA STATE PARK VISITATION GENERATES \$2.7 BILLION TO LOCAL ECONOMIES

With more than **1,600 miles of multi-use trails**, Florida State Parks receive over **28 million visitors annually**, creating **33,587 jobs**.

**The Cross Florida Greenway** had the greatest local economic impact totaling \$220 million.

$$\text{Person icon} \times 1,000 \text{ VISITORS} = \sim \$101,000 \text{ DIRECT LOCAL IMPACT}$$

<sup>2</sup>ibid

**"The West Orange, Little Econ, and Cady Way trails in Orange County supported 516 jobs and an estimated economic impact of \$42.6 million in 2010."**

East Central Florida Regional Planning Council (2011)

### Trail Facts

- > **Every \$1 spent on walking paths and programs could save approximately \$3 in medical expenses** (American Heart Association)

- > **Every \$1 million spent on trails yields 9.6 jobs**  
(University of Massachusetts, 2011)



## Trail Facts



> Trails add value to new homes and consistently remain the number one community amenity sought by prospective homeowners

(National Association of Homebuilders, 2008).

A 2011 study by the University of Cincinnati found that homes within 1000 ft. access to the Little Miami Scenic Trail increased in value by \$9K. The scenic, multipurpose trail beckons walkers, hikers, skaters and bicycle enthusiasts and also has horseback riding paths.

## WHAT ARE FLORIDA VISITORS & RESIDENTS DOING OUTDOORS?

### VIEWING WILDLIFE

The second most popular outdoor activity for both residents and visitors (SCORP 2017) and brings in almost **\$5 billion annually** to the state's economy.

Florida's rich diversity of wildlife attracts millions of visitors to public lands such as Florida's 175 State Parks, of which 96 are included as sites on the **Great Florida Birding and Wildlife Viewing Trail**.

### TRAILS

**4,517,582 residents and visitors** enjoyed healthy outdoor activities on Florida's eight state trails and Cross Florida Greenway in 2017/18.

### EQUESTRIAN ACTIVITIES

According to the Florida Department of Agriculture and Consumer Services, the **equestrian industry's economic impact on the gross state product is \$6.5**

**billion.** Florida's State Parks offer 1,889 miles of equestrian trails.

### BIKING

Bicycle riding on paved roads and trails brings in more than **\$6 billion in Florida annually** and riding on unpaved trails brings in almost **\$2 billion** (Balmoral 2017).

Outdoor fitness walking/jogging brings in **\$13.5 billion annually** and paddling activities bring in almost **\$3 billion annually**.

**98%**

of Florida's tourists believe that outdoor recreation is important to them.

**97%**

of tourists are satisfied with outdoor recreation opportunities in the state.

**75%**

of all Florida visitors participate in nature-based activities during their visit (Visit Florida, 2012).

**Trails boost fitness and well-being, a connection with the outdoors and economic growth.**

Visit [www.dep.state.fl.us/gwt/](http://www.dep.state.fl.us/gwt/) to find trail near you.

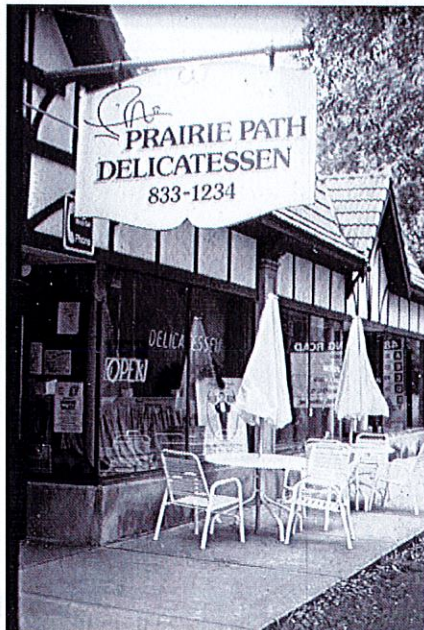




# ECONOMIC BENEFITS OF TRAILS AND GREENWAYS

## COMMUNITY GEMS

Like a magnificent gem on display, trails and greenways attract visitors from near and far. Many communities realize the economic potential of these highly desirable recreation destinations. Trails and greenways bring job growth in construction and maintenance as well as tourism-related opportunities like river rafting tours, bike rentals, restaurants and lodging. A National Park Service study revealed that the economic impact of a trail involves a combination of newly created trail-related jobs and the expansion of existing businesses related to travel, equipment, clothes, food, souvenirs and maps.<sup>1</sup> That is only the beginning of the importance these amenities can have for a community's economy. The ecological benefits of greenways can help communities mitigate costs associated with the control of water and air pollution and flood management. Dedicated trail and greenway corridors can also play a valuable role in preserving linear space for future infrastructure needs. Trails and greenways can increase perceived quality of life in a community, and consequently attract new businesses.



*Service-related businesses such as equipment rental and gift shops, and cafes like the Prairie Path Delicatessen in Illinois, spring up near trails and greenways to take advantage of their popularity. (Photo: Jean Mooring)*

Americans living in rural, suburban and urban communities are demanding that green places be protected as a way to maintain their quality of life. Local governments are finding they can no longer permit poorly planned development if they are to compete for residents and businesses and pay for the infrastructure costs associated with sprawling growth. Many companies seeking to relocate or establish a corporate headquarters have cited the availability of trails as a significant factor in their decision to choose one locale over another. Cities such as Providence, Rhode Island and Chattanooga, Tennessee, transformed industrial blight into beautiful and useful riverfront greenways and

## WHAT ARE TRAILS AND GREENWAYS?

Greenways are corridors of protected open space managed for conservation and recreation purposes. Greenways often follow natural land or water features, and link nature reserves, parks, cultural features and historic sites with each other and with populated areas. Greenways can be publicly or privately owned, and some are the result of public/private partnerships. Trails are paths used for walking, bicycling, horseback riding and other forms of recreation or transportation. Some greenways include trails, while others do not. Some appeal to people, while others exist primarily as a habitat for wildlife. From the hills and plains of inland America to the beaches and barrier islands of the coast, greenways provide a vast network linking America's special places.

**"I** N THE LAST 12 MONTHS, WE'VE HAD MORE TOURISTS THAN IN THE LAST 30 YEARS. BEFORE, THERE WASN'T ANYTHING TO BRING THEM HERE."

— ROCKMART, GEORGIA MAYOR  
CURTIS LEWIS SPEAKING OF THE  
SILVER COMET TRAIL, MAY 6, 2002,  
ATLANTA JOURNAL-CONSTITUTION



trails as part of strategic plans to attract businesses and residents. Many cities have sought to emulate the success of the San Antonio Riverwalk in Texas, the anchor of the city's tourism economy by virtue of its links to popular stores, restaurants and other destinations. While the Riverwalk is a truly unique urban environment that would be difficult to emulate, many communities find that trails and greenways provide the tools to turn geographic resources into community trademarks that become focal points of civic pride and key attractors of new residents and businesses.

- Pittsburgh Mayor Tom Murphy, testifying at a Congressional hearing, credited trail construction for contributing significantly to a dramatic downtown revitalization. Miles of trails now connect millions of dollars of economic development, including new stadiums, housing, office space and riverfront parks.<sup>2</sup>
- A 1998 report by the Center for the Continuing Study of the California Economy found that conservation of open space and higher density development were essential to preserve a higher quality of life, an important factor in attracting employers and employees to California localities.<sup>3</sup>
- After considering several cities, Ruby Tuesday, Inc., moved its Restaurant Support Center to a site adjacent to the Greenway Trail in Maryville, Tennessee. Samuel E. Beall, III, chairman and CEO, stated, "I was very impressed with the beauty of the park, which helps provide a sense of community to this area, as well as the many benefits it provides to our more than 300 employees."<sup>4</sup>

**"P**ROPERTIES ALONG THE TRAIL HAVE TAKEN OFF...I'VE GOT A LIST OF 300 PROSPECTIVE BUYERS WAITING FOR PROPERTY ALONG THE RIVER AND TRAIL, AND THEY'RE WILLING TO WAIT JUST FOR THOSE PROPERTIES."

— SUZAN BEAL, A SALES ASSOCIATE WITH  
COLDWELL BANKER REAL ESTATE



*Cyclists stop at the Hartsburg Cafe and General Store while traveling along the Katy Trail State Park, Missouri. (Photo: Rails-to-Trails Conservancy)*

## AN ECONOMIC BOON FOR COMMUNITIES

The body of academic work regarding the economic benefits of trails and greenways is quite substantial. The methodology of such studies varies greatly, just as different trails vary in characteristics such as length, populations served, and the nature of adjacent residential and commercial areas. Therefore, it is difficult to apply the conclusions of one or two studies to every trail or greenway and predict what impact a new greenway might have on a given community. The fact that most greenways are multi-objective and can be viewed at different scales also makes economic evaluation more complex and difficult.<sup>5</sup> However, the evidence supporting the conclusion that trails and greenways improve local economies grows greater by the day. Across the United States, trails and greenways are stimulating tourism and recreation-related spending. Trail and greenway systems have become the central focus of tourist activities in some communities and the impetus for kick-starting a stagnating economy.

- According to a 1998 study, the direct economic impact of the Great Allegheny Passage exceeded \$14 million a year—even though the trail was only half-finished at that time.<sup>6</sup> In Confluence, Pennsylvania, one of the project's first trailhead towns, the trail has encouraged the development of several new businesses and a rise in real estate values.<sup>7</sup>
- In the months following the opening of the Mineral Belt Trail in Leadville, Colorado, the city reported a 19 percent increase in sales tax revenues.



Owners of restaurants and lodging facilities report that they are serving customers who have come into town specifically to ride the trail. The trail has helped Leadville recover from the economic blow of a mine closure in 1999.<sup>8</sup>

- The Mineral Wells to Weatherford Rail-Trail near Dallas, Texas attracts approximately 300,000 people annually and generates local revenues of \$2 million.<sup>9</sup>
- Visitors to Ohio's Little Miami Scenic Trail spend an average of \$13.54 per visit just on food, beverages and transportation to the trail. In addition, they spend an estimated \$277 per person each year on clothing, equipment and accessories to use during these trail trips. The total economic benefit is impressive considering there are an estimated 150,000 trail users per year.<sup>10</sup>
- The Mispillion River Greenway in Milford, Delaware, is credited with inspiring downtown reinvestment and a net gain in new businesses, with more than 250 people now working in a downtown that was nearly vacant 10 years ago.<sup>11</sup>

## IMPACTS ON PROPERTY VALUES

Trails and greenways increase the natural beauty of communities. They also have been shown to bolster property values and make adjacent properties easier to sell. Perhaps the most famous example of the ability of dedicated greenspace to have such an impact is New York City's Central Park. Within 15 years of its completion, property values doubled and the city raised millions of dollars through taxes.<sup>12</sup> These economic impacts are seen across the country:

- A 1998 study of property values along the Mountain Bay Trail in Brown County, Wisconsin shows that lots adjacent to the trail sold faster and for an average of 9 percent more than similar property not located next to the trail.<sup>13</sup>
- In a 2002 survey of recent home buyers sponsored by the National Association of Realtors and the National Association of Home Builders, trails ranked as the second most important community amenity out of a list of 18 choices.<sup>14</sup>
- Realizing the selling power of greenways, developers of the Shepherd's Vineyard housing development in Apex, North Carolina added \$5,000 to the price of 40 homes adjacent to the regional greenway. Those homes were still the first to sell.<sup>15</sup>

## COMBINING ENVIRONMENTAL AND ECONOMIC BENEFITS

Trails and greenways can play an important role in improving water quality and mitigating flood damage. Greenways preserve critical open space that provides natural buffer zones to protect streams, rivers and lakes from pollution run-off caused by fertilizer and pesticide use on yards and farms. They also can serve as flood plains that absorb excess water and mitigate damage caused by floods. Such conservation efforts make good sense because they save communities money in the long run.

- The estimated annual value of the water filtration attributed to wetlands along a three-mile stretch of Georgia's Alchey River is \$3 million.<sup>16</sup>
- The lowest cost estimate for a water treatment alternative to natural water filtration created by wetlands in the Congaree Bottomland Swamp in South Carolina was \$5 million.<sup>17</sup>
- Approximately 10 million homes are located in flood plains across America. The Federal Emergency Management Agency estimates that flooding causes more than \$1 billion in property damages every year.<sup>18</sup> Converting these areas to greenways would free that money to be spent on other needed projects. After years of devastating losses from flooding, Tulsa, Oklahoma, designed a greenway along Mingo Creek that preserved and enhanced the floodplain to include woodlands, wetlands, parks and trails. As a result of this and other important measures, flood insurance rates in Tulsa dropped by 25 percent.<sup>19</sup>

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“THE TRAIL IS ALREADY ATTRACTING A LOT OF PEOPLE, AND WE'RE JUST STARTING TO MARKET IT. IT'S A MAJOR ASSET FOR OUR REGION, NOT ONLY BECAUSE OF THE TOURIST DOLLARS IT'S ATTRACTING, BUT ALSO BECAUSE IT'S A KEY PIECE OF OUR ECONOMIC REBUILDING EFFORTS.”

—U.S. CONGRESSMAN JOHN P. MURTHA (D-PENN.)  
SPEAKING OF THE GREAT ALLEGHENY PASSAGE

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## HELPFUL RESOURCES

Steve Lerner and William Poole, "The Economic Benefits of Parks and Open Space," San Francisco: The Trust for Public Land, 1999. Available on the TPL Web site at [www.tpl.org/tier2\\_cl.cfm?folder\\_id=725](http://www.tpl.org/tier2_cl.cfm?folder_id=725).

Roger L. Moore, Ph.D., and Kelly Barthlow, *The Economic Impacts and Uses of Long-Distance Trails*. Washington, D.C.: National Park Service, 1998.

Pennsylvania Economy League, Inc., and Stephen Farber, Ph.D., *An Economic Impact Study for the Allegheny Trail Alliance*, Pittsburgh: January 1999. Available from the Pennsylvania Economy League, Inc., (412) 471-1477.

*The Impacts of Rail-Trails, A Study of Users and Nearby Property Owners from Three Trails*, Washington, D.C.: U.S. Department of the Interior, National Park Service, Rivers, Trails, and Conservation Assistance Program, February 1992. For sale by the U.S. Government Printing Office, Supt. of Documents, Mail Stop: SSOP, Washington, D.C. 20402-9328, ISBN 0-16-041677-9.

Greg Lindsey and Michael Przybylski, *Economic Considerations in Planning Urban Greenways: A Brief Review*, Indiana University Purdue University at Indianapolis, Center for Urban Policy and the Environment, June 1998. Available online at [www.urbancenter.iupui.edu/reports/Grnwy%20PDF%20Files/98-C14%20EconConUrGrwy.pdf](http://www.urbancenter.iupui.edu/reports/Grnwy%20PDF%20Files/98-C14%20EconConUrGrwy.pdf).

## ENDNOTES

1 *The Impacts of Rail-Trails, A Study of Users and Nearby Property Owners from Three Trails*, National Park Service, Rivers, Trails and Conservation Assistance Program, 1992.

2 Testimony before the Committee on the Judiciary of the U.S. House of Representatives, June 20, 2002.

3 Steve Lerner and William Poole, *The Economic Benefits of Parks and Open Space*, The Trust for Public Land, p. 4.

4 *Enhancing America's Communities: A Guide to Transportation Enhancements*, National Transportation Enhancements Clearinghouse, November 2002, p. 11.

5 Greg Lindsey and Michael Przybylski, *Economic Considerations in Planning Urban Greenways: A Brief Review*, Indiana University Purdue University at Indianapolis, Center for Urban Policy and the Environment, June 1998.

6 Stephen Farber, University of Pittsburgh and Pennsylvania Economy League, Inc., *An Economic Impact study for the Allegheny Trail Alliance*, January 1999, i-ii.

7 *Enhancing America's Communities*, p. 17.

8 *Ibid.*, p. 11.

9 *A Guide to Transportation Enhancements*, National Transportation Enhancements Clearinghouse, 1999, p. 11.

10 Ohio-Kentucky-Indiana Regional Council of Governments, *Trail Users Study, Little Miami Scenic Trail*, 1999, p. 15-32.

11 *Enhancing America's Communities*, p. 14.

12 Neighborhood Open Space Coalition, *Urban Open Space: An Investment that Pays*, New York City, 1990.

13 *Recreation trails, Crime, and Property Values: Brown County's Mountain-Bay Trail and the Proposed Fox River Trail*, Brown County Planning Commission, Green Bay, July 6, 1998.

14 *Consumer's Survey on Smart Choices for Home Buyers*, National Association of Realtors and National Association of Home Builders, April 2002.

15 Don Hopey, "Prime Location on the Trail," *Rails-to-Trails*, Fall/Winter 1999, p. 18.

16 Steve Lerner and William Poole, *The Economic Benefits of Parks and Open Space*, The Trust for Public Land, 1999, p. 41.

17 Floodplain Management Association, "Economic Benefits of Wetlands," MFA News, July 1994.

18 "National Flood Insurance Program," Federal Emergency Management Agency, [www.fema.gov/fima/nfip.shtm](http://www.fema.gov/fima/nfip.shtm), accessed April 1, 2003.

19 "Reducing Flood Damage – Naturally – in Tulsa," *American Rivers*, [www.amrivers.org/floodplainstoolkit/tulsa.htm](http://www.amrivers.org/floodplainstoolkit/tulsa.htm), accessed April 1, 2003.



**ABOUT THE CLEARINGHOUSE:** A project of Rails-to-Trails Conservancy, the Trails and Greenways Clearinghouse provides technical assistance, information resources and referrals to trail and greenway advocates and developers across the nation. Services are available to individuals, government agencies, communities, grassroots organizations and anyone else who is seeking to create or manage trails and greenways.



TRAILS AND GREENWAYS CLEARINGHOUSE ■ 1100 17TH STREET, NW, 10TH FLOOR ■ WASHINGTON, DC 20036  
TOLL FREE: 1-877-GRNWAYS ■ E-MAIL: [greenways@transact.org](mailto:greenways@transact.org) ■ WEB SITE: [www.trailsandgreenways.org](http://www.trailsandgreenways.org)

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF JEFFERSON COUNTY, FLORIDA, RELATING TO THE  
DISPOSITION OF SURPLUS LANDS; PROVIDING FINDINGS;  
ADOPTING A SURPLUS LANDS POLICY; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, the Jefferson County Board of County Commissioners is the fee title holder to certain parcels of real property located in Jefferson County, Florida; and

**WHEREAS**, the Board of County Commissioners is in need of a process to periodically evaluate such real property to determine whether same should be declared as surplus such that real property owned by the County can be sold for a reasonable price, returned to productive private use, and added to the tax rolls; and

**WHEREAS**, adopting a policy which governs the County's disposition of parcels of real property determined to be surplus is in the best interest of the citizens of the County.

**NOW THEREFORE, it is ADOPTED AND RESOLVED by the Board of County Commissioners of Jefferson County, Florida, as follows:**

**SECTION 1:** The Board of County Commissioners hereby adopts the following policy regarding the disposition of surplus lands and real property:

The Board of County Commissioners is the fee title holder to certain parcels of real property located within the County. This policy shall govern the County's disposition of parcels of real property determined to be surplus.

(1) It is the policy of the Board of County Commissioners to sell or lease real property belonging to the County only if the real property has been identified as surplus as provided herein and the Board determines that such sale or conveyance is in the best interest of the County. Any such sale or lease shall be to the highest and best bidder for the particular use the County deems to be the highest and best or as to a lease of real property, for such length of term and upon such conditions as the Board may in its discretion determine to be appropriate.

(2) The County Coordinator, or designee, may periodically review County owned real property that is not currently being used by the County and which may be considered surplus property. A property shall not be considered surplus unless there is no known potential future County use. If such potential surplus property is identified, the following information on the property, to the extent known or readily ascertainable, shall be compiled and distributed to all County departments along with a request for comments.

- a. When the property was acquired by the County and the cost of the acquisition;
- b. The original reason for acquisition by the County;
- c. The site location and description including any improvements and zoning classification;
- d. The size of the property; and

- e. The current estimate of market value.

Based on the above review and comment, a list of parcels that may potentially be considered surplus may be compiled by the Coordinator and provided to the Board. The determination as to whether a particular parcel of real property is surplus shall be at the sole discretion of the Board of County Commissioners.

(3) A sale of real property determined to be surplus shall be made only after notice thereof is published once week for at least 2 consecutive weeks in a newspaper of general circulation in Jefferson County, calling for bids for the purchase of the real property so advertised to be sold. In the case of a sale, the bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted, unless the Board rejects all bids because they are too low, or otherwise determines that the real property is not surplus. The Board may require a deposit to be made or a surety bond to be given, in such form or in such amount as the Board determines, with each bid submitted.

(4) Notwithstanding the above, when the Board finds that a parcel of real property is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the property or when the Board finds that the value of a parcel of real property is \$15,000 or less, and when, due to the size, shape, location, and value of the parcel, it is determined by the Board that the parcel is of use only to one or more adjacent property owners, the Board may effect a sale of the parcel to an adjacent owner as provided herein. As to any such parcel the County shall send notice by certified mail of the availability of such parcel to the owners of adjacent property. After waiting at least 10 working days after receipt of the notice, the Board may sell the parcel without receiving bids or publishing notice. However, if, within 10 working days after receiving such mailed notice, two or more owners of adjacent property notify the Board in writing of their desire to purchase the parcel, the County Commission shall solicit and accept sealed bids for the parcel from such property owners and may convey such parcel to the highest bidder or may reject all offers.

(5) In the alternative to subsections (3) and (4) herein above, the Board may at any time (regardless of whether a parcel has been declared surplus) authorize a particular parcel of real property to be listed with a licensed real estate agency or to be posted with a real estate for sale sign in absence of such a listing.

(6) If the Board receives an offer on property not previously evaluated by the County Coordinator under subsection (2) herein above, the Board shall follow the same procedures as outlined herein, as applicable.

(7) Together with other procedures set forth more particular, together with applicable Florida Statutes, in this Policy.

**SECTION 2:** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the Board of County Commissioners of Jefferson County, Florida, on this \_\_\_\_\_ day of October, 2019.

BY:

\_\_\_\_\_  
Chairman of the Board of Commissioners  
for Jefferson County, Florida

ATTEST:

\_\_\_\_\_  
Clerk of the Board of County Commissioners  
for Jefferson County, Florida

## LEASE AGREEMENT

This Lease Agreement is made and effective October \_\_\_\_\_, 2019, by and between **JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS** ("Lessor") and **ANTHONY RUSSELL**, ("Lessee").

**WHEREAS:** Lessor is the owner of land and improvements commonly known as THOMPSON SERVICE STATION and locate at \_\_\_\_\_ North Jefferson Street, Monticello, Florida.

**THEREFORE,** in consideration of the mutual promises herein, contained and other good and valuable consideration, Lessor and Lessee agree as follows:

1. Terms and Termination.

Lessor hereby leases the Leased Premises to Lessee, and Lessee hereby leases the same from Lessor, for a term beginning October \_\_\_\_\_, 2019 and continuing for twelve (12) months, subject to termination as herein provided.

This lease may be terminated by either the Lessor or Lessee by providing written notice of intent to terminate not later than ninety (90) days prior to the anniversary of the effective date hereof in any given year.

This agreement may be amended, altered or modified only by mutual written agreement of the parties.

2. Rental.

Lessee shall pay to Lessor \$\_\_\_\_\_ per month, payable monthly beginning October \_\_\_\_\_, 2019 at \_\_\_\_\_.

3. Use.

Lessee will utilize the premise as a "car wash business". The sale of petroleum products will not be permitted at this site.

4. Lessee shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Lessor's prior written consent not to be unreasonably withheld or delayed.

5. Repairs.

During the Lease term routine repairs and upkeep shall be provided by the Lessee.

6. Alterations and Improvements.

The Lessee shall not make any major or significant alterations or changes without the prior written consent of the Lessor. At the expiration of this lease, the Lessee will return the premises to the Lessor in the same repair and condition received - with acts of God excepted (wear and tear, fire, hurricane, etc.).

7. Property Taxes.

The Lessee shall be responsibility for any taxes imposed upon his personal property located on the premises.

The Lessor pays all real estate taxes, assessments, and other governmental levies against the leased property, if any.

8. Insurance and Indemnity.

Lessor may maintain fire and casualty insurance on the Building and the Leased Premises in such amounts as Lessor shall deem appropriate.

Lessee shall be responsible, at his expense, for fire and casualty insurance on all of his personal property, including removable trade fixtures, located in the Leased Premises.

Lessee shall maintain liability insurance (showing Lessor as an additional insured) for the benefit of persons injured on the premises with the following minimal limits.

\$500,000 for bodily injury, per occurrence;  
\$500,000 for property damages, per occurrence; and  
\$100,000 aggregate including products

Lessee shall protect, defend, indemnify and hold the Lessor and Lessor's officials and employees, harmless from all claims, demands, causes of action or liability, resulting from injury to or death of persons or damage to or loss of property sustained on or about the premises and arising from the Lessee's operations or as a proximate result of the acts or omissions of the lessee or its employees, agents, invitees or guests. This provision does not apply, however, to any such liability as may be the result of the direct and proximate negligence or willful misconduct of Lessor or Lessor's employees or agents acting within the scope of their employment or agency.

9. Utilities.

Lessee shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Lessee located on the premises during the term of this Lease.

10. Entry.

Lessor shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Lessor shall not thereby unreasonably interfere with Lessee's business on the Leased Premises.

11. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Lessor to:

Jefferson County Board of County Commissioners  
1 Courthouse Circle, Room 10  
Monticello, Florida 32344  
(850) 342-0218

If to Lessee to:

Anthony Russell  
P.O. Box 974  
Monticello, Florida 32344  
Phone # \_\_\_\_\_

Lessor and Lessee shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

12. Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Lessor and Lessee shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

13. Heading.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

14. Successors.

The provisions of this Lease shall extend to and be binding upon Lessor and Lessee and their respective legal representatives, successors and assigns, subject to the limitation on assignment on Paragraph 4 herein above.

15. Miscellaneous Terms and Conditions.

- (a) This former service/gas station is presently under petroleum remediation activities for underground petroleum pollution issues by the State of Florida. The Lessee is aware of these activities and agrees to conduct his business activities in a way that will not interfere or disrupt the activities of the Contractor.



- (b) The parties recognizes that this is a short term lease and that the Lessor will be disposing of the property in the future pursuant to it's Policy of "Disposition of Surplus Lands".
- (c) Lessee agrees that it will not use, generate, store or dispose of any hazardous materials or substances on, under, about or within the Premises. Lessee agrees to defend, indemnify and hold harmless the County and its employees, agents and contractors against any and all losses, liabilities, claims and/or costs (including reasonable attorney fees and costs) arising from any breach of any representation, warranty or agreement contained in this paragraph.
- (d) Lessee will maintain the property in a clean orderly condition.

16. Compliance with Law.

Lessee shall comply with laws, orders, ordinances and other public requirements now or hereafter pertaining to Lessee's use of the Leased Premises. Lessor shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

17. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

**IN WITNESS WHEREOF**, the parties have executed this Lease effective this \_\_\_\_\_ day of October, 2019.

BY: LESSOR

\_\_\_\_\_  
Chairman of the Board of County  
Commissioners for Jefferson County,  
Florida

BY: LESSEE

\_\_\_\_\_  
Anthony Russell

ATTEST:

\_\_\_\_\_  
Clerk of th Board of County Commissioners  
for Jefferson County, Florida