

## SUGGESTED BOARD WORKSHOP AGENDA

TAYLOR COUNTY BOARD OF COUNTY COMMISSIONERS  
PERRY, FLORIDA  
JANUARY 24, 2017 - 6:00 PM  
201 E. GREEN STREET  
TAYLOR COUNTY ADMINISTRATIVE COMPLEX

NOTICE IS HEREBY GIVEN, PURSUANT TO FLORIDA STATUTES 286.0105, THAT ANY PERSONS DECIDING TO APPEAL ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE MEETING AND 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.

Prayer

Pledge of Allegiance

1. THE BOARD TO RECEIVE COMMENTS FROM LOCAL CITIZEN WALTER ROWELL, REFERENCE TO THE SALES TAX RESOLUTION.
2. THE BOARD TO RECEIVE A SHORT PRESENTATION REGARDING THE TAYLOR COUNTY MEDICAL ASSISTANCE FOUNDATION AS REQUESTED BY MR. DAVE DALL.
3. THE BOARD TO REVIEW MILLING USE FOR RESIDENTIAL TURN OFF.
3. THE BOARD TO DISCUSS CITIZEN RE-ENTRY AFTER DISASTERS.
4. THE BOARD TO DISCUSS LITTERING ON COUNTY ROADS.
5. THE BOARD TO DISCUSS SOLID WASTE ROLL OFF USAGE.
6. THE BOARD TO DISCUSS STATE MUSEUM LEASE AND SURVEY.
7. THE BOARD TO DISCUSS KEATON BEACH RAMP TURNOFF EXPANSION TO AN EMERGENCY LANE.
8. THE BOARD TO DISCUSS ALLOWING THE CITIZENS EMERGENCY RESPONSE TEAM (CERT) TO REGISTER FOR 501 (3) C STATUS.
9. THE BOARD TO DISCUSS AMENDING THE KEATON BEACH GOLF CART ORDINANCE.

10. BOARD TO DISCUSS A NO WAKE ZONING AND SIGN FOR SPRING WARRIOR CREEK.

INFORMATIONAL ITEMS:

MEETING ADJOURNED

[www.taylorcountygov.com](http://www.taylorcountygov.com)

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MARGARET DUNN, 201 E. GREEN STREET, PERRY, FLORIDA, 850-838-3500, EXT. 7, WITHIN TWO (2) WORKING DAYS OF THIS PROCEEDING.

#2

## Taylor County Medical Assistance Foundation

By Dave Dall Associates

1.23.17

**Concept:** Establish an efficient , effective system to obtain and distribute donations from the community to those in need of medical attention

- A. Our local doctors, pharmacists and churches will identify the recipients
- B. The local drug stores will be authorized to withdraw the required funds via a debit card
- C. Funds will be deposited thru monthly direct deposits from the sustaining members
- D. No administrative fees will be charged except those required by law

**Mission:** Provide medical assistance for the residence of Taylor County

**Goal:** Establish a foundation to insure that the medical needs of the residence are met

### **Objectives:**

- A. Develop a fund sustained by monthly automatic contributions, endowments, donations and grants
- B. Address the unmet pediatric, veteran, geriatric and resident prescription needs
- C. Address the unmet assisted living and transportation needs

### **Actions**

- A-1 Establish the foundation charter, legal and financial structure
- A-2 Develop the marketing plan
- A-3 Establish the Board of Directors
- A-4 Develop the prospect database
- A-5 Raise \$20,000/month

## Taylor County Prospects

1. Population: 22,570
2. Doctors: 51
3. Churches: 33
4. Community organizations: 24
5. Tax Exempt organizations: 93

**Dawn Taylor**

Chamber of Commerce  
President

850.584.5366 Work  
taylorchamber@gtcom.net

428 N Jefferson St  
Perry FL 32348

6. Chamber of Commerce:

**Steve Spradley**

Taylor County Gov  
Interm Point of Contact

850.872.1004 Work  
steve.spradley@taylorcountygov.com

7. County Commissioners:

8. Steinhatchee Family Service Center

P.O. Drawer 790, Steinhatchee, FL 32359  
352-498-3303

9. Taylor County Comprehensive School Health Program

318 N. Clark Street, Perry, FL 32347  
Ph: 1-850-838-2520

**Padraic Juarez**

Taylor County Health Department  
Administrator

850.584.5087 x142 Work  
padraic.juarez@flhealth.gov

1215 N Peacock Ave  
Perry FL 32347

10. Taylor County Health Department:

11. Taylor Medical & Dental Center

616 S Jefferson St  
(850) 223-2578

12. Little Pine Pediatrics of Perry  
1702 S. Jefferson St  
Perry, FL 32348  
(855) 577-5437

**TAYLOR COUNTY**  
**DEPARTMENT OF EMERGENCY MANAGEMENT**  
850-838-3575  
[dustin.hinkel@taylorcountygov.com](mailto:dustin.hinkel@taylorcountygov.com)  
Dustin Hinkel, Director

#3

**HURRICANE/TROPICAL STORM WATCH**

A hurricane/tropical storm may threaten within 48 hours

**HURRICANE/TROPICAL STORM WARNING**

A hurricane/tropical storm is expected to strike within 36 hours

**PLACE THIS DECAL INSIDE YOUR VEHICLE ON THE WINDSHIELD AND KEEP THIS RE-ENTRY PROCEDURE INFORMATION.**

**EVACUATION POLICY**

The responsibility for ordering a county wide evacuation rests with the Board of County Commissioners and the Emergency Response Team (ERT). This team is comprised of agencies considered essential in the planning & implementation process of Emergency Operations.

- Evacuation areas will be determined by the projected storm related conditions as supplied by the National Hurricane Center.
- All persons should leave promptly once an evacuation order is given.
- Evacuation will be done during daylight hours.
- Hurricane Evacuation route signs are in place to assist motorists.
- Public Information statements are routinely issued by Emergency Management. Timely weather information and local conditions reports will be provided through various media outlets.
- All resident, non-resident property owners, renters and vacationers should have their property secured prior to the onset of gale force winds (40 MPH).

**RE-ENTRY POLICY**

A priority re-entry process will be used by the Taylor County Emergency Management

**PRIORITY I:** Search & Rescue, Fish & Wildlife Commission, Department of Forestry, and Taylor County Sheriff's Department, City of Perry Police Department, Taylor County Fire/Rescue, City of Perry Fire Department and limited critical service personnel as identified by Taylor County Emergency Management.

**PRIORITY II:** Permanent residents, local property owners, non-resident property owners and renters. All must have a reentry permit.

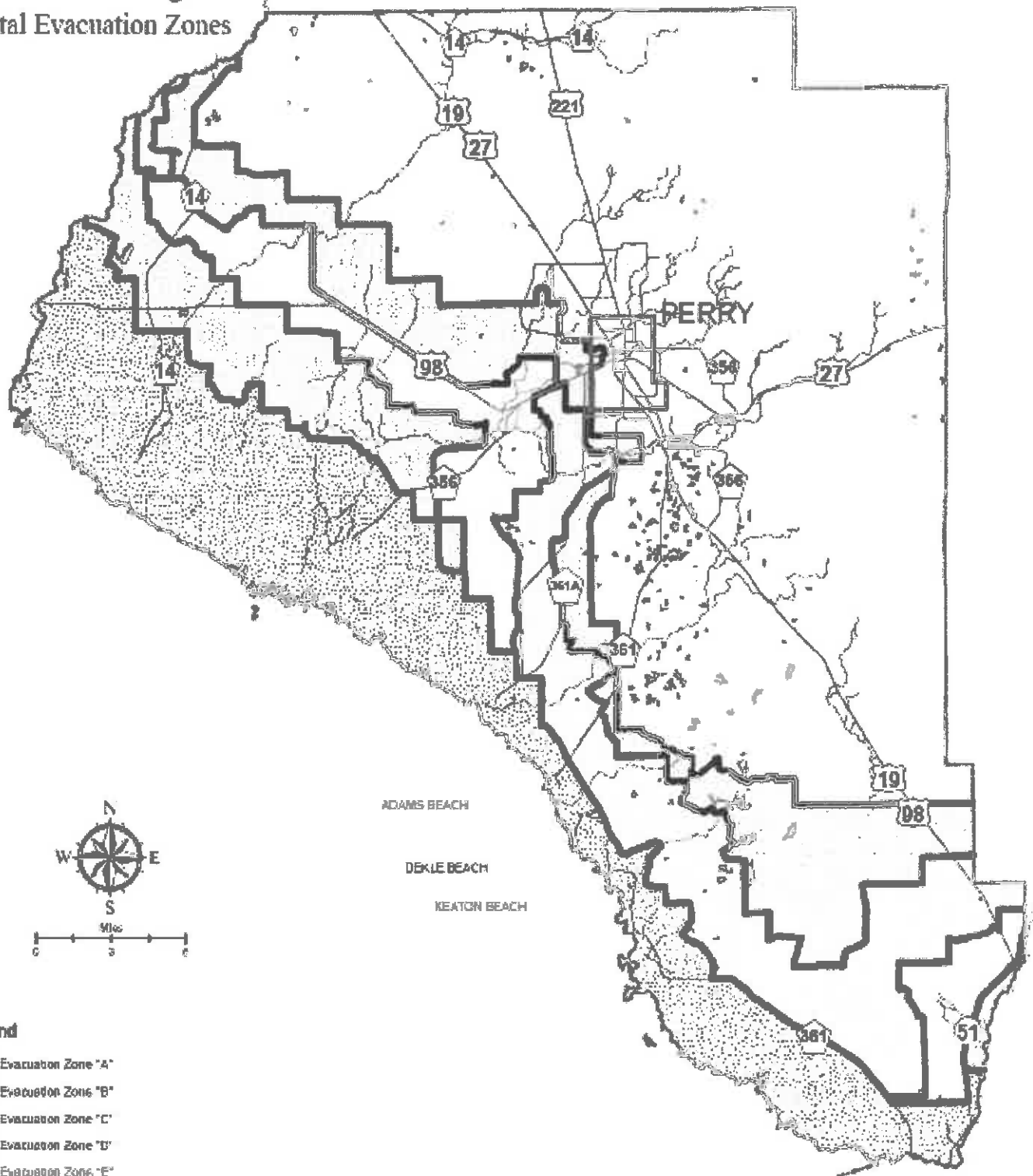
**PRIORITY III:** General Public when an ALL CLEAR & SAFE is given by Taylor County Law Enforcement & Taylor County Emergency Management.

THE RE-ENTRY PASS IS A TOOL THAT TAYLOR COUNTY EMERGENCY MANAGEMENT HOPES WILL EXPIDITE THE RE-ENTRY PROCESS. PLEASE ASSIST US BY HAVING YOUR RE-ENTRY PASS DISPLAYED ON THE BOTTOM LEFT CORNER OF THE WINDSHIELD OF YOUR VEHICLE & PROPER IDENTIFICATION IN YOUR POSSESSION.

**TRAVELERS SHOULD CALL AHEAD FOR REENTRY INFORMATION**  
**SHERIFF'S DEPARTMENT COMMUNITY BULLETIN BOARD 1-850-584-7288**  
**TAYLOR COUNTY EMERGENCY MANAGEMENT 1-850-838-3575**

# Taylor County

## Coastal Evacuation Zones



### Legend

- Evacuation Zone "A"
- Evacuation Zone "B"
- Evacuation Zone "C"
- Evacuation Zone "D"
- Evacuation Zone "E"

### OTHER MAP FEATURES

- County Boundary
- Incorporated Area
- Lake
- River or Stream
- Major Road

STEINHATCHEE



# 3

## RE-ENTRY

### STANDARD OPERATING GUIDELINE

**I. Lead Agency:** Taylor County Sheriff's Office  
Perry Police Department

**II. Supporting Agencies:** Taylor County Emergency Management  
Taylor County Public Works  
Taylor County Fire Rescue  
Taylor County Building and Planning  
Taylor County Property Appraiser  
City of Perry Street and Park Department  
Taylor County Environmental Services  
Taylor County Health Department

### III. Purpose

This document describes the guidelines that will be followed to guide the re-entry process following a disaster.

### IV. Concept of Operations

#### A. Protective Actions Before the Disaster

If localized flooding is anticipated, agencies can take protective actions prior to the actual event to reduce the potential for public injury and additional property damage. As floodwaters rise, local law enforcement agencies in conjunction with the Taylor County Public Works, and the City of Perry Street and Park Department, can place barricades restricting access to frequently flooded areas. For other disasters such as tornadoes or hazardous materials incidents, road closures will be dictated by the specifics of each incident.



## **B. Re-Entry after the Disaster**

Re-entry into affected areas will be coordinated by the appropriate law enforcement agency in conjunction with the Taylor EM Department. Following are general guidelines for re-entry.

### **1. Evacuation**

Evacuation will be carried out in accordance with the evacuation SOG. Local law enforcement agencies will be responsible for restricting access to vulnerable areas of the county designated for evacuation. Entry into these vulnerable areas will be restricted using manned traffic control points and unmanned barriers.

### **2. Preliminary Damage Assessment/Re-Entry Safety Team**

The EM Department has formed damage assessment/re-entry safety teams that will be responsible for rapidly entering areas affected by a disaster, evaluating the extent and nature of damage, and identifying any safety risks that may exist. Teams will be comprised of staff from the Property Appraiser's Office, and Taylor County Building and Planning and Engineering Departments. Prior to issuing evacuation orders, the EM Director will contact each damage assessment/re-entry safety team leader and ask them to report to the EOC to receive a backpack containing all necessary damage assessment materials, including a radio/cell phone.

### **3. Re-Entry Briefing**

Each team leader will be contacted via the radio/cell phone with instructions on when to report to the EOC for the re-entry briefing. At the briefing, the EM Director or his designee will provide geographic assignments for the damage assessment/re-entry safety teams.

### **4. Safety Assessment**

- a. Damage assessment/re-entry safety teams will move into affected areas and identify potential safety hazards. These hazards may include downed power lines, washed out roads and culverts, damaged bridges, hanging limbs, and unstable structures.
- b. Damage assessment/re-entry safety teams will contact the EOC as soon as they have assessed their assigned areas and will provide an overview of conditions in the field and an estimation of the resources needed to mitigate hazardous conditions.

- c. Based on the reports from safety teams in the field, the EM Director will make a recommendation to the Taylor County Board of County Commissioners (BOCC) regarding allowing the public to re-enter affected areas.
- d. After a decision is reached by the BOCC, the EM Director will notify all appropriate agencies regarding further actions.

### **C. Re-Entry**

The responsibility of ordering a county wide evacuation rests with the Emergency Management Director. A priority re-entry process will be used by Emergency Management for emergency responders, first and then residents as conditions improve.

1. Priority One: The following levels will have a tier one level of re-entry; Search and Rescue, FWCC, FFS, Taylor County Sheriff's Office, City of Perry Police Department, Taylor County Fire/Rescue, City of Perry Fire Department, Taylor County Volunteer FD, Doctors' Memorial Emergency Medical Services, and limited critical service personnel as identified by TCEM.
2. Priority Two: Permanent residents, local property owners, non-resident property owners and renters. All must have a re-entry permit.
  - a. Residents may obtain a re-entry pass from TCEM by showing proof of residential ownership in a coastal or other potentially evacuated area. These may be obtained from TCEM prior to an evacuation.
  - b. The pass is a tool that should expedite home owners' re-entry. It should be displayed on the bottom left corner of the windshield of the home owner vehicle.
  - c. The home owner re-entering the affected area will also be required to present proper identification at all times, verifying their identity and address in the affected area.
3. Priority Three: General Public when ALL CLEAR & SAFE is given by Taylor County Law Enforcement & Taylor County Emergency management.

### **D. Business Re-Entry**

Following a disaster it may become necessary for an evacuated business to re-enter the affected area. Business recovery is an essential function and vital to the return of citizens and the county's economy.

1. Emergency Management has developed a business tiered re-entry plan composed of three levels.
  - a. Tier One: Allows primary infrastructure and major utility companies, as well as pre-designated government staff and contractors back into the area.
  - b. Tier Two: Allows teams representing major companies and employers with over 50 employees to re-enter the evacuated zone.
  - c. Tier Three: Allows business owners and designated employees whose businesses are vital to the return of citizens and the county's economy.
2. A business may pre-register and request a placard for their responding employees and identify them as essential personnel.
  - a. The placard will be printed by TCEM with unique designs and large letters that are color coded according to the tier level.
    - i. Tier One color is BLUE,
    - ii. Tier Two color is ORANGE, and
    - iii. Tier Three color is GREEN.
  - b. A placard must be visibly displayed on incoming vehicles' dashboards for those managing the re-entry route to see.
  - c. Each person in the vehicle must have an ID that links them to the placard and the business issued.
  - d. Placards are to only be used to allow persons to re-enter the disaster area and are not to allow persons to access locations that are not necessary to their work.
  - e. Tier one and two do not allow people access to a place of residence.
  - f. It will be the responsibility of each individual business to take full responsibility for sustaining the employees they bring into an affected area.

## **V. Roles and Responsibilities of Lead and Supporting Agencies**

### **A. Taylor County Emergency Management Department**

The Taylor County Emergency Management Department is responsible for coordinating the re-entry process with operational assistance from local law enforcement agencies and public works departments.

## **B. Taylor County Sheriff's Office**

The Taylor County Sheriff's Office is responsible for coordinating with the Taylor EM Department, municipal and county street departments, and local law enforcement agencies to determine the location of barricades restricting public access to areas of the county impacted by a disaster. The Taylor County Sheriff's Office is also responsible for controlling access to the areas that pose the greatest risk to the public following a disaster.

## **C. Taylor Public Works**

The Taylor Public Works is responsible for coordinating with the Sheriff's Office to restrict access to flooded portions of the county that pose a threat to property and public safety.

## **D. Perry Police Departments**

The Perry Police Department is responsible for determining the location of barricades restricting public access to areas impacted by a disaster. The local police departments are also responsible for controlling access to areas of the city that pose the greatest risk to the public following a disaster.

## **E. Perry Street Departments**

The Perry Street Departments are responsible for coordinating with local law enforcement agencies to restrict access to flooded areas that pose a threat to property and public safety.

## **F. Taylor County Property Appraiser**

The Taylor County Property Appraiser's Office will team with other county members to perform Preliminary Damage Assessments and report to the EOC on damage in affected areas and any current safety conditions for determination of the potential for re-entry.

## **G. Taylor County's Building and Planning and Engineering Departments**

Members from the Taylor County Building and Planning Department and the Engineering Department will participate as damage assessment team members to conduct Preliminary Damage Assessments and report to the EOC on damage in affected areas and any current safety conditions for determination of the potential for re-entry.

#6

## Dustin Hinkel

---

**From:** Debbo, Gemechu <Gemechu.Debbo@dep.state.fl.us>  
**Sent:** Wednesday, December 21, 2016 11:02 AM  
**To:** Dustin Hinkel  
**Subject:** RE: OPP Scanned Document 12/13/2016 14:19  
**Attachments:** Forest Capital Museum State Park with Taylor County.docx

Mr. Hinkel:

It was a pleasure talking to you over the phone yesterday.

I have made a preliminary draft of the lease agreement. I have not shown this draft to my immediate supervisor, and I have not shown it to our legal office either. Please review the draft for facts that we discussed and let me know.

Once we are okay with facts and the document has what you want to see in it, I will show it to my supervisor and then to the Department's counsel for form and legal sufficiency. My understanding is that you will take it to your counsel for review once we send you the draft that is acceptable to our Department. Once we come up with a version that is acceptable to the county and our Department, then we will prepare the document for execution.

Sincerely,  
Gemechu

-----Original Message-----

**From:** Dustin Hinkel [mailto:dustin.hinkel@taylorcountygov.com]  
**Sent:** Wednesday, December 14, 2016 4:49 PM  
**To:** CONRAD BISHOP (lawbishop@gtcom.net) <lawbishop@gtcom.net>; Debbo, Gemechu <Gemechu.Debbo@dep.state.fl.us>  
**Cc:** Scott Frederick (scottfrederick@fairpoint.net) <scottfrederick@fairpoint.net>; Steve Spradley <steve.spradley@taylorcountygov.com>; CONRAD BISHOP (lawbishop@gtcom.net) <lawbishop@gtcom.net>; Ray Curtis (ray@thecurtislawfirm.com) <ray@thecurtislawfirm.com>  
**Subject:** FW: OPP Scanned Document 12/13/2016 14:19

Mr. Debbo,

On June 30, 1990, the Taylor County Development Authority deeded this property to the Taylor County Board of County Commissioners (Book 275; Page 703). Since the lease has the TCDA named as the lessor, I think it would be prudent that the Board execute a new lease agreement naming the Board as the lessor. Would the FDEP be able to draft the language for the lease to present to the Board at its January 3, 2017 meeting?

Thanks!

Dustin Hinkel

County Administrator  
Taylor County Board of County Commissioners

Follow me on Facebook by clicking here!

Click here to sign up for instant emergency alerts in your area via ALERT TAYLOR!

201 E Green Street Perry, FL 32347  
850-838-3500 ext 7 Office  
850-838-3501 Fax  
850-672-0830 Cell

dustin.hinkel@taylorcountygov.com  
<http://www.taylorcountygov.com>

Please note: Florida has a very broad public records law. Most written communications to or from public officials regarding public business are available to the media and public upon request. Your e-mail communications may be subject to public disclosure.

-----Original Message-----

From: Margaret Dunn  
Sent: Tuesday, December 13, 2016 2:38 PM  
To: Danny Griner <[building.director@taylorcountygov.com](mailto:building.director@taylorcountygov.com)>; Dustin Hinkel <[dustin.hinkel@taylorcountygov.com](mailto:dustin.hinkel@taylorcountygov.com)>  
Subject: FW: OPP Scanned Document 12/13/2016 14:19

The State guy wants to know what to do at this point.

-----Original Message-----

From: Debbo, Gemechu [<mailto:Gemechu.Debbo@dep.state.fl.us>]  
Sent: Tuesday, December 13, 2016 2:34 PM  
To: Margaret Dunn <[margaret.dunn@taylorcountygov.com](mailto:margaret.dunn@taylorcountygov.com)>  
Subject: FW: OPP Scanned Document 12/13/2016 14:19

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From: Debbo, Gemechu  
Sent: Tuesday, December 13, 2016 2:26 PM  
To: 'building.director@taylorcountygov.com.' <[building.director@taylorcountygov.com](mailto:building.director@taylorcountygov.com)>  
Subject: FW: OPP Scanned Document 12/13/2016 14:19

Dear Sir:

This is the agreement we entered into back in 1967. As you can see this agreement will expire next month. We want to continue managing the property. Please advise how we should proceed.

Sincerely,  
Gemechu

[Dep Customer Survey]<<http://survey.dep.state.fl.us/?refemail=Gemechu.Debbo@dep.state.fl.us>>  
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<[steve.spradley@taylorcountygov.com](mailto:steve.spradley@taylorcountygov.com)>; CONRAD BISHOP ([lawbishop@gtcom.net](mailto:lawbishop@gtcom.net)) <[lawbishop@gtcom.net](mailto:lawbishop@gtcom.net)>; Ray Curtis ([ray@thecurtislawfirm.com](mailto:ray@thecurtislawfirm.com)) <[ray@thecurtislawfirm.com](mailto:ray@thecurtislawfirm.com)>

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Thanks!

Dustin Hinkel

County Administrator  
Taylor County Board of County Commissioners

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Sent: Tuesday, December 13, 2016 2:26 PM  
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Subject: FW: OPP Scanned Document 12/13/2016 14:19

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Sincerely,  
Gemechu

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[Dep Customer Survey] <<http://survey.dep.state.fl.us/?refemail=Gemechu.Debbo@dep.state.fl.us>>

[Dep Customer Survey] <<http://survey.dep.state.fl.us/?refemail=Gemechu.Debbo@dep.state.fl.us>>



## Steve Spradley

---

**From:** Ben Lavalle <tcpaben@hotmail.com>  
**Sent:** Thursday, January 05, 2017 1:20 PM  
**To:** Steve Spradley  
**Subject:** Re: OPP Scanned Document 12/13/2016 14:19  
**Attachments:** DB46P163.pdf; db46p163map.pdf

Steve,

Official Record book 275 page 703 does not describe Forest Capital Hall. It describes land along Industrial Park Drive, West of Forest Capital Hall.

I have attached Deed Book 46, page 163 (April, 1947). It is the only legal description I can find that includes Forest Capital Hall, but it also includes the airport, Taylor Technical Institute, RDS, THULE, etc... I have also attached a map showing the area described.

I don't know of a legal description that describes just the Forest Capital Hall area.

Let me know if you need anything else.

*Benjamin LaValle*

Taylor County Property Appraiser  
P. O. Box 936  
Perry, FL 32348  
850-838-3511 Ph  
850-838-3545 Fax  
[tcpaben@hotmail.com](mailto:tcpaben@hotmail.com)

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---

**From:** Shawna Beach <tcpashawna@live.com>  
**Sent:** Thursday, January 05, 2017 12:29 PM  
**To:** Ben  
**Subject:** Fw: OPP Scanned Document 12/13/2016 14:19

See below

*Shawna Beach*

Office Manager/Bookkeeper  
Taylor County Property Appraiser's Office  
P. O. Box 936  
Perry, FL 32348  
850-838-3511 Ph  
850-838-3545 Fax  
[tcpashawna@live.com](mailto:tcpashawna@live.com)

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---

**From:** Steve Spradley <steve.spradley@taylorcountygov.com>  
**Sent:** Thursday, January 5, 2017 12:26 PM  
**To:** Shawna Beach  
**Subject:** FW: OPP Scanned Document 12/13/2016 14:19

The property they are leasing is the State Park area with the museum, etc. Is there a plat that shows the difference?

Thanks  
Steve

-----Original Message-----

**From:** Debbo, Gemechu [<mailto:Gemechu.Debbo@dep.state.fl.us>]  
**Sent:** Thursday, January 05, 2017 12:12 PM  
**To:** Steve Spradley  
**Cc:** Martin, Diane  
**Subject:** RE: OPP Scanned Document 12/13/2016 14:19

Thank you Mr. Spradley:

Our mappers are saying that the legal descriptions do not match and they need a copy of the plat to confirm. If the area on the deed is the same as area of the new lease. Please send me the plat of the area.

Sincerely,  
Gemechu

-----Original Message-----

**From:** Dustin Hinkel [<mailto:dustin.hinkel@taylorcountygov.com>]  
**Sent:** Thursday, January 5, 2017 11:25 AM  
**To:** Debbo, Gemechu <Gemechu.Debbo@dep.state.fl.us>  
**Cc:** Steve Spradley <steve.spradley@taylorcountygov.com>  
**Subject:** RE: OPP Scanned Document 12/13/2016 14:19

I am working on three emails, so please find attached the Warranty Deed for the property.

Thanks!

Steve Spradley

Interim County Administrator  
Taylor County Board of County Commissioners

Follow me on Facebook by clicking [here!](#)

Click [here](#) to sign up for instant emergency alerts in your area via ALERT TAYLOR!

201 E Green Street Perry, FL 32347  
850-838-3500 ext 7 Office  
850-838-3501 Fax  
850-672-0830 Cell

[dustin.hinkel@taylorcountygov.com](mailto:dustin.hinkel@taylorcountygov.com)  
<http://www.taylorcountygov.com>

TAYLOR COUNTY  
FILE NUMBER 60237

WARRANTY DEED

OFFICIAL  
RECORD 275 PAGE 703

THIS INDENTURE, Made this 30th day of June, 1990,  
between the TAYLOR COUNTY DEVELOPMENT AUTHORITY, a public  
corporation, whose post office address is P.O. Box 335, Perry,  
Florida 32347, of the County of Taylor, State of Florida,  
grantor, and the COUNTY OF TAYLOR, a political subdivision, of the  
County of Taylor and STATE OF FLORIDA, grantee,

WITNESSETH, that said grantor, for and in  
consideration of the sum of Ten Dollars (\$10.00) and other good  
and valuable considerations to said grantor in hand paid by said  
grantee, the receipt whereof is hereby acknowledged, has granted,  
bargained and sold to the said grantee, and grantee's successors  
and assigns forever, the following described land, situate, lying  
and being in Taylor county, Florida, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and Drainage Easement of Block  
"A"; and Lots 3, 4, 5, 6, 7, 8, 9 and 10 of Block "B" of the  
Perry-Foley Airport Industrial Park, a subdivision of record  
in the office of the Clerk of the Circuit Court of Taylor  
County, Florida, in Plat Book 1, page 154.  
SUBJECT to Drainage Easement and County maintained road  
rights-of-way.

Also: Commence at the NE corner of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$   
of Section 1, Township 5 South, Range 7 East and run  
South 848.7 feet to the South R/W line of State Road  
No. S-362, thence run Northeasterly along said R/W line  
along the arc of a 00 30' curve 157.92 feet to the  
P.T. of said curve, thence run N 88 09' E, along said  
R/W line, 52.08 feet to the Point of Beginning; thence  
from said POB continue N 88 09'E along said R/W line  
96.19 feet to the NW corner of Taylor County School  
Board property; thence run S 01 51' E, along West  
boundary of said School Board property, 477.82 feet;  
thence run S 89 27' W, 404.29 feet; thence run N 27  
36' W 227.15 feet; thence run N 85 58' W, 265.5 feet;  
thence run N 04 02' E, 251.82 feet to the South R/W  
line of State Road No. S-362; thence run S 89 39' E,  
along said R/W line, 150.41 feet to the P.C. of a 00  
30' curve to the left; thence continue along said R/W  
line along the arc of said curve, 282.1 feet; thence  
run S 00 16' E, 420 feet; thence run N 88 09' E, 210  
feet; thence run N 00 16' W, 420 feet to the point of  
Beginning. Said parcel contains 4.7 acres, more or  
less, and is located in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section  
1, Township 5 South, Range 7 East and the SW $\frac{1}{4}$  of NW $\frac{1}{4}$   
of Section 6, Township 5 South, Range 8 East, Taylor  
County, Florida.

Also: O.R. 183, Page 451 less Perry-Foley Airport  
Industrial Park, a subdivision of record in the office of  
the Clerk of the Circuit Court of Taylor County, Florida  
in Plat Book 1, page 154 and less O.R. 271, Page 533.

THIS DEED IS EXECUTED SUBJECT to the restrictions set  
out in that certain quitclaim deed dated April 11, 1947, between  
the United States of America and the County of Taylor, acting by  
and through it's Board of County Commissioners recorded in Book

TAYLOR COUNTY, FLORIDA  
Official Seal  
7-16-90  
MELBA M. LAVELLE, CLERK  
BY ML DC

46, page 162, public records of Taylor County, Florida, and  
RECORD 275 PAGE 704  
SUBJECT to restrictions set out in that certain Supplemental  
Instrument of Transfer dated June 30, 1947, between the United  
States of America and the County of Taylor, acting by and  
through it's Board of County Commissioners, recorded in Book 46,  
page 285, public records of Taylor County, Florida.

And said grantor does hereby fully warrant the title to  
said land, and will defend the same against the lawful claims of  
all persons whomsoever.

"Grantor" and "grantee" are used for singular or  
plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this  
instrument as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

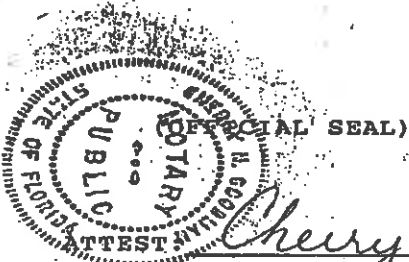
TAYLOR COUNTY  
DEVELOPMENT AUTHORITY

David Hamilton

Mary Blue (SEAL)  
Mary Blue, Chairman

Kevin Maudlin

Rudolph Parker (SEAL)  
Rudolph Parker, Vice Chairman



Cherry N. Goodman

NOTARY PUBLIC, STATE OF FLORIDA.  
COMMISSION EXPIRES: ~~12/31/90~~ by:  
This is a Notary Public Underwriter.

Robert J. Schramm  
P.O. Box 29  
Perry, Florida 32347

FILED FOR RECORD  
CLERK CIRCUIT COURT  
TAYLOR COUNTY, FLORIDA

JUL 16 1990

11:06 AM  
RECORDED IN OFFICIAL  
RECORD 275 PAGE 703-704  
WILLIAM M. LAVALLE, CLERK

**Management Lease Agreement  
Between  
State of Florida Department of Environmental Protection  
Division of Recreation and Parks  
And  
Taylor County Board of County Commissioners, Florida**

This **Management Lease Agreement**, hereafter referenced to as **Lease**, is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between **Taylor County Board of County Commissioners**, a political subdivision of the state Florida, hereafter referred to as **Lessor**, and the **State of Florida Department of Environmental Protection, Division of Recreation and Parks (DRP)**, hereafter referred to as **Lessee**. **Lessor** and **Lessee** in this **Lease** are individually referred to as **party** and collectively referred to as **parties**.

**WITNESSETH:**

**WHEREAS**, the Florida Department of Environmental Protection has been managing the 13.93-acre property called Forest Capital Museum State Park, hereafter referred to as **Lease premises**, under a lease from Taylor County Development Authority since 1967, and.

**WHEREAS**, on June 30, 1990, the Taylor County Development Authority deeded the **Lease premises** to the Taylor County Board of County Commissioners, and

**WHEREAS**, DRP desires to continue to manage **Lease premises** and wishes to enter into a new Management Lease Agreement with the Taylor County Board of County Commissioners under the same terms and conditions as the existing lease with the county Development Authority, and

**WHEREAS**, the Taylor County Board of County Commissioners is desirous to allow DRP continue managing **Lease premises** and wants to enter into similar Management Lease Agreement as the existing lease agreement with the county Development Authority, and

**NOW THEREFORE**, **Lessee** and **Lessor**, in consideration of the mutual benefits flowing from each to the other, do hereby agree as follows:

1. **Object of the Management Lease Agreement: Lessor** leases the 13.93-acre **Lease premises** described in Exhibit "A" attached here to and made a part hereof to **Lessee**.
  
2. **Term of the Lease: This Lease** is for a term of fifty (50) years commencing on January 10, 2017 and ending on January 11, 2067, unless sooner terminated as provided in this Lease. If no **party** is at fault when this **Lease**

is mature for expiration, the **Lease** can be extended for another term of fifty (50) under same terms and conditions of this **Lease** by a written consent of the **parties**.

3. **Condition of Lease:** **Lessor** is agreeing to lease **Lease premises** to the **Lessee** to be managed and operated only for the purpose of public park. If the **Lease premises** is not used for a public purpose for a period of one (1) year, this **Lease** becomes null and void and the management authority will revert to **Lessor**.
  
4. **Termination of Lease:** This **Lease** can be terminated by the **parties** or a **party** for cause or convenience by giving a 180 day written notice. If the **Lease** is to be terminated for cause, the at-no-fault **party** gives a written notice to the faulting **party** describing the nature of fault. If the faulting **party** addresses the fault within 180 days, then this **Lease** will continue to be in full force and effect. However, If the faulting **party** fails to address the issue to full satisfaction of the none-at-fault **party**, then the none-fault **party** may give a written explanation to the **party** at fault and terminate the **Lease**. If the party at fault is **Lessee**, the **Lessor** may choose to cure the fault and recover all costs and expense it had incurred from **Lessee** or ask the **Lessee** to cure the fault at Lessee's cost and expense to the satisfaction of the Lessor. In the event a **party** decides to terminate this **Lease** for convenience, the terminating party shall have the responsibility to bring the **Lease premises** to a good working order at its sole cost and expense.
  
5. All notices required or permitted to be given under the terms and provisions of this **LEASE** by either party to the other shall be in writing and shall be sent by registered or certified mail, return receipt requested, or facsimile, to the Parties as follows:

**Lessee :** State of Florida Department of Environmental Protection  
Division of Recreation and Parks  
Office of Parks Planning, Mail Station 525  
3800 Commonwealth Boulevard, Tallahassee, Florida 32399  
Attention: Bureau Chief

**Lessor:** Taylor County Board of County Commissioners  
Attn: \_\_\_\_\_  
201 E Green Street  
Perry, FL 32347

or to such other address as may hereafter be provided by the Parties in writing. Notices sent registered or certified mail shall be deemed received on the delivery date indicated by the U.S. Postal Service on the return receipt.

**IN WITNESS WHEREOF**, the **Parties** have executed this **Lease** effective the day and year first written above.

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF RECREATION AND PARKS**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (SEAL)

Sine A. Murray, Chief  
Office of Park Planning

\_\_\_\_\_  
Print/Type Witness Name

**"LESSEE"**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print/Type Witness Name

State of Florida

County of Leon

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by Sine A. Murray, as Chief, Office of Park Planning, on behalf of the Division of Recreation and Parks, Department of Environmental Protection. She is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Print/Type Notary Name

Commission Number:

Commission Expires:

**Taylor County Board of County Commissioners**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_(SEAL)  
Palm Feagle, Chairperson

\_\_\_\_\_  
Print/Type Witness Name

**“LESSOR”**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print/Type Witness Name

State of Florida

County of Taylor

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by Palm Feagle, as Chairperson, Taylor County Board of County Commissioners, on behalf of the Taylor County. She is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Print/Type Notary Name

Commission Number:

Commission Expires:



Exhibit "A"

Chapter 74 - TRAFFIC AND VEHICLES<sup>[1]</sup>

#9

*Footnotes:*

-- (1) --

*Cross reference— Animals in motor vehicles, § 14-220; occupational license tax on motor vehicles, § 18-43; motor vehicle title loan transactions, § 18-162; courts, ch. 22; site development standards for vehicular use areas, § 42-745; off-street parking, § 42-821 et seq.; offenses and miscellaneous provisions, ch. 50.*

*State Law reference— Florida Uniform Traffic Control Law, F.S. ch. 316; powers of local authorities, F.S. §§ 316.002, 316.007, 316.008.*

## Sec. 74-4. - Golf carts on certain roads.

(a) *Beaches area.*

- (1) It is in the interest of the citizens of the beaches area of Taylor County, Florida to allow golf carts on certain streets and roads pursuant to F.S. § 316.212.
- (2) The board of county commissioners of Taylor County hereby finds that golf carts, if operated properly, may travel over the streets and roads designated in the beaches area of Taylor County, Florida.
- (3) A golf cart may be operated on the following streets and or roads located in the beaches area of unincorporated Taylor County, Florida, the areas of operation are further described as follows:
  - a. Dekle: From Dekle Beach entrance and through the Dekle Beach area.
  - b. Ezell: From the corner store throughout the Ezell Beach area.
  - c. Keaton: From the corner store to Jody Morgan Grade and all throughout the Keaton Beach area.
  - d. Cedar: From the entrance to Cedar Island and throughout the Cedar Island area.
  - e. Dark Island: From the entrance to Dark Island and throughout the Dark Island area.
- (4) Golf carts may be operated between the hours before sunrise and after sunset if equipped with, at a minimum, headlights, brake lights, turn signals, a windshield, and red reflective devices on the front and rear of the golf cart. Golf carts that do not meet the above standards shall only be permitted to operate between sunrise and sunset, and those golf carts must be equipped pursuant to subsection (5) below.
- (5) Golf carts must be equipped with efficient brakes, reliable steering, safe tires, a rearview mirror, and red reflector warning devices in both front and rear.
- (6) Golf carts must yield to regular motor vehicles when it is apparent that the traffic congestion is occurring and shall in every event, yield to police and emergency vehicles.
- (7) No golf cart shall be operated by anyone without a valid driver's license.