

COASTAL COMMUNITY ASSOCIATION OF SOUTH GULF COUNTY  
Minutes of the Annual Meeting  
June 24<sup>th</sup>, 2017 10-12 pm EST  
Held at the ST JOSEPH BAY GOLF CLUB

President Pat Hardman called the meeting to order at 10:15AM. The agenda began with reports from elected officials present:

Fla Representative Halsey Beshears – the state legislators shrunk the FL budget overall. Beach restoration: Sen Montford and Rep Beshears are in agreement and have worked to secure more support for the beach restoration project, however, the DOT reneged on a previously-agreed-upon deal, which included +++ \$1.6MM sand from Eglin to the first homes and structures to divert the water. In communication with DEP and DOT—they instead decided to use the \$2MM to “study” the bridge and have again said they are not expending funds at the stump hole unless the road breaches.

Gulf County District Commissioner 5 Phil McCroan—Phil’s focus is on CBRA, and the effort to remove CBRA is ongoing and moving well. CBRA is keeping the FEMA funding from fixing the beach after storms and affects citizens ability to get insurance and causes insurance rates to be excessively high... BOCC meeting on Mon 6/26 will have a speaker from DC and will address progress on CBRA.

Gulf County Sheriff Mike Harrison—he distributed brochures for FAQ on golf carts & FAQ on beach driving. The beach patrol truck is being replaced, but their 4 wheeler is working well. FL highway patrol is helping with summer traffic & issues on SR 30 A and Cape San Blas Road. He has requested that the BOCC put funding in his budget to update his computer systems since the one being presently used is a DOS system from the 90s.

Gulf County Property Appraiser Mitch Burke—preliminary numbers: 2017 taxable valuable up 9.3%, \$1.617 up from 1.14B, which is still behind 2007. \$39.11MM of new construction, up 69% from 2016; up 100% from 2015. 22 of 49 permits in this fiscal year are new building permits in the CSB/IP area. \$664.7MM taxable parcels from the CSB/IP areas, which is 41% of the county tax base, but only represents 18% of parcels in the County. The value of the MSTU areas are up 13% bayside, 16% interior, 12.8% gulfside—the BOCC will decide whether to pay it down sooner or each parcel will pay less per year. Mitch will publish an article in The Star when the final numbers are in.

The agenda topics were then covered:

□ Beach Restoration – Warren Yeager –update. The DEP permit is in hand; just waiting on the Corp of Engineers permit who had received the biological opinion from USF&WS in May and is reviewing it. Then bidding the project (usually 3 companies), then 60-90 days to mobilize, so if we obtain the CORP permit within the next 60 days it will be Nov/Dec/Jan to start. Money has already been bonded and signed off on. There is 5.8 miles within the project, which is less distance than the last project because the State Park will not participate (including Rish Park). The Restore process has been slow, but is improving. “Money is waiting on the permits.” Michael Dombrowski, engineer, is actively engaged with the

Corp. One of the proposed Restore projects is some sort of barrier for current control at the Stump Hole, which is separate from the beach restoration project.

## ☐ Flood Map Changes - What it Means to Property Owners

○ Brett Lowery – FEMA is processing the new LiDAR data. Pat is the chair of the committee for the county, and additional changes are on hold while the data is analyzed. New maps will probably not be finalized until early 2018. The delay is because of obtaining more accurate and updated data as a result of Gulf County challenges. NWFMD and Newberry/Prebble Rish obtained a grant for the new data which has already resulted in positive impact for almost 50% of those who had been downgraded by the preliminary map changes. Citizens can locate their property and find out what FEMA flood designation they are in at the Gulf County website. [Gulfcounty-fl.gov/Planning](http://Gulfcounty-fl.gov/Planning) and flood protection—link to the FEMA maps

○ Impact on Mortgages and Insurance - Andy Smith of Hannon Insurance reported — If you have a mortgage and are in an X zone, if the new maps switch you to an AE or VE—the bank will require flood insurance. If you are in FEMA, get flood insurance now, it will be grandfathered at the current rate. You can also get an engineer to attempt to get a LOMA, at your own personal cost. Old LOMA's will not be grandfathered.

☐ Leave No Trace - County Rep—Don Butler: there still are hot spots, including the Aruba Dr. area and Barrier Dunes/Seacliffs area and down towards Money Bayou. The County is moving forward with enforcement. Holes are a big problem. The toe of the dune verbiage—it's legal for an owner to leave stuff neatly there, but not legal for renters to leave theirs on someone else's private property. Items left on the beach are a county issue. Abandoned property can only be removed by county personnel.

☐ TDC -- Jennifer Adams – how to address LNT: the TDC is on the beach full time with staff and some seasonal folks, tagging stuff between 5-7AM (in coordination with the turtle patrols) and talking to folks during the day. The LNT sign is available for purchase (used at many private/HOA walkovers now) from Ramsey's for \$24. Any questions or comments should be addressed to [leavenotrace@visitgulf.com](mailto:leavenotrace@visitgulf.com) Several new companies have now started to help LNT—cabana chairs and setup companies. Tent frames in the water & in the dunes (storm related) are being removed by the county.

**Report on the Bay and the Scallops**—of the 2016 restoration project (2600 scallops were caged): 70% spawned. 2017 season is July 25<sup>th</sup> – Sept 10<sup>th</sup> with normal limits and with another restoration project planned. There is no red tide right now. TDC recommends to “Shuck and release if you're not going to eat 'em”.

☐ **Habitat Conservation Plan** —The County Planning and Building Dept. is in charge of this: the land clearing permit is in place and is an Ordinance. ANYTHING pertaining to land changes (pool, building, driveway, etc) requires this review prior to any clearing for properties within HCP. The HCP follows the CCCL line for any coastal property from the Stump Hole to Indian Pass and at St Joe Beach. On the Peninsula, it extends beyond the CCCL line, sometimes back on the Bay Side. If you are NOT in the HCP area, there is no change and no requirement for permits or engineering. A simple letter will be issued by the Building Department with no fee. If you are in the designated HCP area there is a \$500 fee for the County plus engineer fees and the plan must be approved and maintained.

□ **Salinas Park Extension-Public Land Trust-Warren Yeager**—Restore (BP) NERDA money/early restoration was used by the State to purchase the land, as it's designated for water access for the county. DEP will administer this. 7 acres of land owned by the Petronis family will be purchased by the public land trust. DEP will build a park and then provide 10 yrs of maintenance to Gulf County. The bay side will have water access and there will be pickleball courts on the gulf side. The property was going to be divided and put on the market for private homes which would have resulted in 19 potential homes. Gulf County requested the Land Trust purchase it and will preserve most in the natural state.

□ **FEMA-CBRA-Progress—Jeremy Novak.** A Rep from the DC Lobbying Firm engaged by Gulf County will update the BOCC meeting on Monday, 6/26. The County has been trying to get CBRA removed for 20+ years. Earlier this year, Gulf County BOCC authorized monies to lobby one last time in DC. Neal Dunn is the latest US Rep to lobby the Interior Dept (Zincke)—the 945 acres on the Cape and Peninsula and Indian Pass were illegally put into CBRA originally and therefore became ineligible for FEMA insurance or support. There will need to be a law to remove CBRA designation but the Department of Interior will have to support the change in order to get it passed. If a meeting with Zincke, the Sec of Interior, isn't successful, the county will be advised to support a legal response through the Courts.

□ **South Gulf County Fire & Rescue Department—Nick Vacco.** 52 calls so far: 20% fire, 20% water rescues, remainder health issues. They now have an Emily unit for water rescues at each fire station. Next needs: 1. Roof repair on station. 2. SGCVFD plans to buy a larger vehicle to reach the upper elevation of houses (due to changes in building code due to flood maps). 3. Eventually, they will need a new rescue vehicle—due to mounting salt damage. Beach erosion causes more rip currents.

Janna Rinehart: bear report—there are 2200 kits for bear trash cans (clips): Gulf Aire will be the pilot project (their VFD will help with install). IP/C30 will be the next group—locations will be based on bear conflicts/complaints sent to FWC. Leanna (Gulf County) will be available to talk with us when this comes/late summer. Owners have to unlatch the clips on trash day to avoid additional costs. CCA will help get the word out.

□ **Election of CCA Board**—the nominations committee recommended this slate for the 2017—2019 term, Pat, Gene, Brendan and Jerry returning and Butch new. As there were no additional nominations from the floor, Jim Anderson moved and Brooks seconded a motion to accept this slate by acclamation. The motion passed unanimously, and all members were thanked for their willingness to serve. The CCA Board members are:

## 2017--2019

Pat Hardman, President

Gene BeHage, Director

Brendan Murphy, Director

Jerry Thompson, Director

Butch Kline, Director

## 2016—2018

Ron Schaeffer, VP

Lissa Dulany, Secretary

Carolyn Hilley, Treasurer

Jim Anderson, Director

Janna Rinehart, Director

### New business items:

Vince Bishop volunteered to continue as the webmaster for CCA.

### Announcements:

1<sup>st</sup> Baptist—public safety day until 2pm today, 6/24/17.

Jessica reported that the 2<sup>nd</sup> annual sea turtle festival will occur 7/2/17 from 10-4PM at George Core park. All the turtle groups are represented. And Nina has created a map to show which group covers which area.

Don Butler is retiring. Michael Hammond will be assuming his position in March 2018.

Jim Anderson thanked Pat Hardman for all her efforts.

The meeting was adjourned at 11:50 AM.

Minutes prepared by Lissa Dulany, CCA Secretary