

Agricultural classifications make up 71% of county

RV PERMITS

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However, looking at longer trends, these figures were also half of what the county once issued.

"The price has risen so dramatically on that, I don't think we'll see them increase very much at all," Griner said. "At one time, we were issuing 200-plus (mobile home permits). We're seeing double-wide mobile homes come to the counter at the \$200,000 range. They don't really fit an affordable-housing definition anymore."

Where the county has seen a dramatic increase in permitting is with recreational vehicles, with 175 permits issued in 2022, up from 133 in 2021, 102

(in 2020), 65 (2019) and 69 (2018).

"Recreational vehicles are extremely popular and continue to rise," Griner said. "They were very popular throughout the pandemic. People could still social distance and be in their own environment. That popularity has not diminished."

The county's total number of permits issued -- which also includes permits for improvements such as roofs and detached buildings -- has also trended up dramatically over the past three years, with 636 total permits issued in 2022, up from 576 in 2021, 483 (2020), 407 (2019) and 396 (2018).

"There is a trend of overall growth, but it's not in the

areas -- from a planning standpoint -- where you may want to see that," Griner said.

Planning Department
"We do provide oversight and try to ensure compliance with the comprehensive plan," Griner said.

The comprehensive plan includes objectives and policies regarding: traffic circulations; housing; solid waste, draining and groundwater; capital improvements; recreation; coastal management; conservation; future land use; and economic development.

Griner also discussed the various land-use categories included in the comprehensive plan, as well as their allowed densities for dwelling units.

Taylor County Land Use Classifications

LAND USE CLASSIFICATION	ACRES	%
MIXED USE URBAN DEVELOPMENT	14,145	2%
MIXED USE RURAL RESIDENTIAL	15,776	2%
AGRICULTURE RURAL RESIDENTIAL	82,409	12%
AGRICULTURAL - 1	95,566	14%
AGRICULTURAL - 2	382,644	57%
CONSERVATION	67,039	10%
PUBLIC	750	0.11%
WATER ORIENTED COMMERCIAL	81	0.01%
AVIATION RELATED COMMERCIAL	819	0.12%
INDUSTRIAL	4,179	1%
CITY OF PERRY	5,991	1%
SWEETWATER RESORT COMMUNITY	1,285	0.19%
TOTAL	670,683	100%
COAST STATISTICS		
TOTAL COASTLINE (miles)	50	%
COASTLINE ZONED CONSERVATION	36	72%

"They vary from (one unit per) 40 acres up to 20 per acre," he said.

"There was an amendment done called the Foley-based amendment that created planning areas for large-scale development," Griner said. "No one has taken part in that, but we have areas on the Future Land Use Map that allow for entire communities to be constructed in certain areas along the coast and regional employment centers for large employers."

According to figures provided by Griner, the two agricultural categories make up a combined 478,210 acres, consisting of 71% of the county's land area. Conservation lands, mostly owned by the state, make up another 10% of the county, totaling 67,039 acres.

Meanwhile, the "agricultural rural residential" category makes up 12% of the county (82,409 acres), while "mixed-use urban development" (14,145 acres) and "mixed-use rural residential" (15,776 acres) each make up around 2% of the county.

As for the county's 50 miles of coastline, 36 miles (72%) of the total is zoned "conservation."

"The comp plan is implemented via the development code," Griner said. "That's where you get down to the exact allowed uses for different land-use categories."

The county's land development code includes regulations regarding: subdivisions; roads, streets and construction standards; permitting; allowed uses in each classification; coastal requirements; setbacks; Steinhatchee height restrictions; communication towers and variances.

Issues regarding the development code go before the Taylor County Planning Board, which consists of seven members.

The planning board's current roster includes:

Christopher Carter, Donnie Pickford, Earl Ketring, Dale Rowell, Sally Roberts, Pam Wessels and Blair Beaty.

Meanwhile, the Technical Review Committee is intended to have five members, consisting of county staff, and provides recommendations to the planning board.

"However, there is not a planner and a building official, there is only me," Griner said, noting that the committee only has four members. "We haven't really met throughout the pandemic. I know there is a desire to, but I don't know if our schedules will allow us to meet on a regular basis. Just a lot of irons in fire."

Code Enforcement
Another department under the umbrella of the county's building and planning department is code enforcement, which investigates complaints regarding trash, junk, debris, abandoned property, recreational vehicles, illegal/unpermitted construction and more.

Code enforcement complaints are then brought before the county's hearing officer.

"We have one part-time officer for non-boat ramp enforcement," Griner said. "We have one part-time code enforcement officer who handles boat ramp issues."

At the time of Griner's presentation, code enforcement had 13 closed cases, 30 active cases and three with daily fines that had been turned over to the county attorney.

"I know a couple of

cases were brought before the board recently to be turned over (to the county attorney)," Griner said. "That happens when we can't get compliance through patience. We do have a great deal of success surprisingly, but sometimes you won't, and you're going to end up in that situation."

"I have been quite surprised with the success that we have had with people choosing to actually clean up properties and do the right thing," he said.

Present and Future
"We are not overstaffed," Griner said during his presentation.

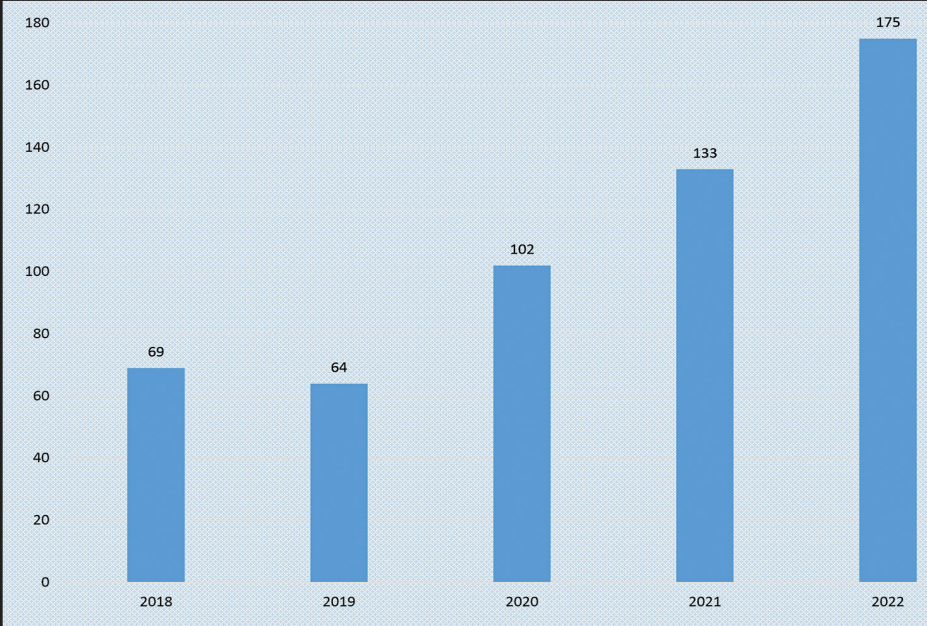
He noted with staff split between various roles and budgets, the building department is run on the equivalent of 2.2 full-time employees, while the planning department is run on 0.65 employees.

In addition to code enforcement, the building department also includes county facilities maintenance, which oversees a total of 46 buildings.

"We've had a single maintenance person since when I started in 1997, but the number of buildings that have been added to what he's supposed to do has risen pretty dramatically," Griner said. "At some point, the county will have to consider an additional maintenance (employee)."

Looking ahead to 2023, Griner said his goals include the courthouse renovation project funded with \$510,000 from the Florida Legislature and the purchase of a new maintenance truck.

County RV Permits Issued 2018-22



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LEGALS

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Gary Knowles
CLERK OF THE CIRCUIT COURT
Taylor County, Florida
Kathryn Lago
DEPUTY CLERK OR COURT

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**NOTICE OF INTENT
FLORIDA STATUTE 121.055
SENIOR MANAGEMENT
SERVICE CLASS**

YOU ARE HEREBY NOTIFIED, pursuant to Florida Statute 121.055, the Clerk of Court of Taylor County Intends to designate the following position for inclusion into the Senior Management Service Class of the Florida Retirement System: Deputy Clerk, Records Supervisor PLEASE BE GOVERNED ACCORDINGLY Dated this 29th day of December, 2022
Gary Knowles
Clerk of Court
Taylor County, Florida

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YOU ARE HEREBY NOTIFIED, pursuant to Florida Statute 121.055, the Clerk of Court of Taylor County Intends to designate the following position for inclusion into the Senior Management Service Class of the

Florida Retirement System: Deputy Clerk, Criminal Supervisor PLEASE BE GOVERNED ACCORDINGLY Dated this 29th day of December, 2022
Gary Knowles
Clerk of Court
Taylor County, Florida

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YOU ARE HEREBY NOTIFIED, pursuant to Florida Statute 121.055, the Clerk of Court of Taylor County Intends to designate the following position for inclusion into the Senior Management Service Class of the Florida Retirement System: Deputy Clerk, Civil Supervisor PLEASE BE GOVERNED ACCORDINGLY Dated this 29th day of December, 2022
Gary Knowles
Clerk of Court
Taylor County, Florida

Taylor Storage Center Auction Sale Notice

To: Sarah Adams, Unit #4-41
Amanda Calhoun, Unit #2-50
Shellie Bailey, Unit #2-47
Taylor Storage Center, 3498 Hwy 19 S. Suite 1, Perry, FL 32348, has possessory lien on all of the goods stored in the prospective units above. All these items of personal property are being sold pursuant to the assertion of the lien on January 21, 2023, at 10:00 a.m. in order to collect the amounts due from you. The sale will take place at 3948 Hwy. 19 S. Suite 1, Perry, FL 32348.