

**SUWANNEE COUNTY BOARD OF COUNTY COMMISSIONERS
JUDICIAL ANNEX BUILDING
218 PARSHLEY STREET SOUTHWEST
LIVE OAK, FLORIDA 32064**

TENTATIVE AGENDA FOR DECEMBER 19, 2023, AT 5:30 P.M.

Invocation

Pledge to American Flag

ATTENTION:

- The Board may add additional items to this agenda.
- Affirmative action on any item includes authorization of the Chairman's or designee's signature on all associated documents.
- Individual speakers from the audience will be allowed three (3) minutes to speak following recognition by the Chairman and must speak from the podium. Speakers may only make one (1) trip to the podium to address concerns regarding all items on the consent agenda. (Filling out of Comment Card required, and forward to Chairman or County Administrator.)
- Groups or factions representing a position on a proposition or issue are required to select a single representative or spokesperson. The designated representative will be allowed to speak for seven (7) minutes following recognition by the Chairman and must speak from the podium. Speakers may only make one (1) trip to the podium to address concerns regarding all items on the agenda. (Filling out of Comment Card required, and forward to Chairman or County Administrator.)
- For general updates or questions regarding County business, contact the County Administrator during regular business hours at (386) 364-3400.

APPROVAL OF MINUTES:

1. a) December 4, 2023 – Special Meeting
b) December 5, 2023 – Regular Meeting
c) December 8, 2023 – Special Meeting

PUBLIC CONCERNS AND COMMENTS:

CONSENT:

2. Approval of payment of processed invoices.
3. Adoption of Resolution setting Fire Preventive Fee Schedule for fire permits, inspections, and other service fees.
4. Award bid and authorize the Chairman to execute a contract with LMC Steel for the construction of a new aircraft hangar (FDOT #440059) at the Suwannee County Airport, pending County Attorney review, and authorize staff to sign all related documents. Budget impact: 100% funded by FDOT.

5. Award bid and authorize Chairman to execute a contract with Curt's Construction in the amount of \$2,960,478.41 for construction of the Suwannee River Greenway from CR248 to Ichetucknee River, pending County Attorney review and authorize staff to execute all related documents. Budget impact: 100% funded by FDOT.
6. Approval of Agreement with JBrown Professional Group, Inc. for professional engineering services. (RFQ 2023-15, opened on August 15, 2023)
7. Approval of Agreement with Pitman Engineering for professional engineering services. (RFQ 2023-15, opened on August 15, 2023)
8. Approval of Agreement with North Florida Professional Services, Inc. for professional engineering services. (RFQ 2023-15, opened on August 15, 2023)
9. Approval of Subterranean Termite Control and Limited Warranties Agreement with Live Oak Pest Control, Inc. for eight (8) county facilities - budgeted item.
10. Authorization to advertise for Request for Qualifications for professional engineering services for the Wastewater Facility at the Suwannee County Catalyst site.
11. Authorization to purchase 2024 Ford F-350 Crew Cab 4WD with Knapheide work body in the amount of \$71,344 from Alan Jay Fleet sales utilizing Sourcewell Contract (formally NJPA) for Fire / Rescue. Budgeted item.
12. Authorization to purchase 2023 Ford F150 in the amount of \$41,463 from Alan Jay Fleet sales utilizing Sourcewell Contract (formally NJPA) for the Road Department. Budget impact: \$41,463 will be paid from the Road Department budget.
13. Declare Wes Haney Chevrolet as a sole source provider and authorize the purchase of a 2023 Chevrolet Silverado 1500 work truck in the amount of \$46,325.00 for the Road Department. Budget impact: \$17,885 from insurance, remaining balance to be paid from Road Department budget.

TIME-SPECIFIC ITEMS:

14. **At 5:35 p.m.** or as soon thereafter as the matter can be heard, **hold a public hearing** to consider the adoption of a resolution regarding Special Permit Request No. SP-23-12-01 by Russell DePratter & Vickie Music DePratter, to be granted a special permit under Section 4.4.5 (B) (14) of the Suwannee County Land Development Regulations for a Data Center for Bitcoin/Cryptocurrency Mining on property zoned Agriculture-1 (A-1)). (Ronald Meeks, Development Services Director)
15. **At 5:35 p.m.** or as soon thereafter as the matter can be heard, **hold a public hearing** to consider the adoption of a resolution regarding Special Permit for Temporary Use Request No. SPTU-23-11-01 by Harriette Wells and Curtis Gefrey Humphries, to be granted a special permit for temporary use under Section 14.10 of the Suwannee County Land Development Regulations for a 5-day Earth Skills Educational Gathering on property zoned Agriculture-1 (A-1). (Ronald Meeks, Development Services Director)

CONSTITUTIONAL OFFICERS ITEMS:

SUWANNEE COUNTY
RESOLUTION NO. 2024-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA GRANTING A PETITION FOR SPECIAL PERMIT AS AUTHORIZED UNDER SECTION 4.4.5 (b) (14) OF ORDANCE NO. 92-11, AS AMENDED, ENTITLED SUWANNEE COUNTY LAND DEVELOPMENT REGULATIONS; APPROVING A SPECIAL PERMIT TO A DATA CENTER FOR BITCOIN/CRYPTOCURRENCY MINING ON PROPERTY ZONED AGRICULTURE-1 ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF SUWANNEE COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 92-11, entitled Suwannee County Land Development Regulations and hereinafter referred to as County's Land Development Regulations, empowers the Board of County Commissioners of Suwannee County, Florida hereinafter referred to as the Board of County Commissioners, to approve, approve with conditions or deny special permits, as authorized under Section 14.6.1.1 of the County's Land Development Regulations; and

WHEREAS, an application, Special Permit Request No. SP-23-12-01, to construct a data center for bitcoin/cryptocurrency mining has been filed with the County; and

WHEREAS, the Board of County Commissioners has found that it is empowered under Section 14.6.1.1 of the County's Zoning Regulations to approve, deny, or conditionally approve the petition on property zoned A-1; and

WHEREAS, the Board of County Commissioners has determined and found that the granting of the petition for the above stated special permit would promote the health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Board of County Commissioners has determined and found that:

- a) The petitioner has proposed ingress and egress to the property and proposed structures thereon for automotive and pedestrian safety and convenience, in a manner that will not have an undue adverse impact on traffic flow or control, and access in case of fire or catastrophe;
- b) The petitioner has proposed off street parking and loading areas, where required, with particular attention to the items in and above the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties in the district;
- c) The petitioner has proposed refuse and service areas, with particular reference to the items;

- d) The petitioner has proposed utilities, with reference to locations, availability, and compatibility;
- e) The petitioner has proposed screening and buffering, with reference to type, size, and character which meets the minimum requirements for screening and buffering;
- f) The petitioner has proposed signs, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district;
- g) The petitioner has proposed yards and other open space which meets the minimum requirements for yards and other open space;

WHEREAS, the Board of County Commissioners has determined and found that the special permit is generally compatible with adjacent properties, other property in the district, and natural resources, and

- WHEREAS, the Board of County Commissioners has determined and found that
- a) The proposed use would be in conformance with the County's Comprehensive Plan;
 - b) The proposed use is compatible with the established land use pattern;
 - c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
 - d) Changed or changing conditions make the proposed use advantageous to the community and the neighborhood;
 - e) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
 - f) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
 - g) The proposed use will not create a drainage problem;
 - h) The proposed use will not seriously reduce light and air to adjacent areas;
 - i) The proposed use will not affect property values in the area;
 - j) The proposed use will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations;
 - k) The proposed use is not out of scale with the needs of the neighborhood or the community;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUWANNEE COUNTY, FLORIDA, THAT

Section 1. Pursuant to a petition by Russell DePratter and Vickie Music DePratter to build a data center for bitcoin/cryptocurrency mining on property zoned A-1 on certain lands within the County as described as follows:

SW1/4 LESS 2 ACRES R/W LESS S 3/4 OF S1/2 OF S1/2 OF SW1/4 Containing 130 acres more or less located in Section 26, Township 1 South Range 12 East, Suwannee County, Florida.

The Board of County Commissioners approves a special permit for said property, subject to the conditions if any listed on Attachment 1.

Section 2. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption by the board of County Commissioners.

DULY ADOPTED in session this 19th day of December 2023

BOARD OF COUNTY COMMISSIONERS OF
SUWANNEE COUNTY, FLORIDA

By _____
Travis Land, Chairman

ATTEST:

Barry Baker, Clerk



260'

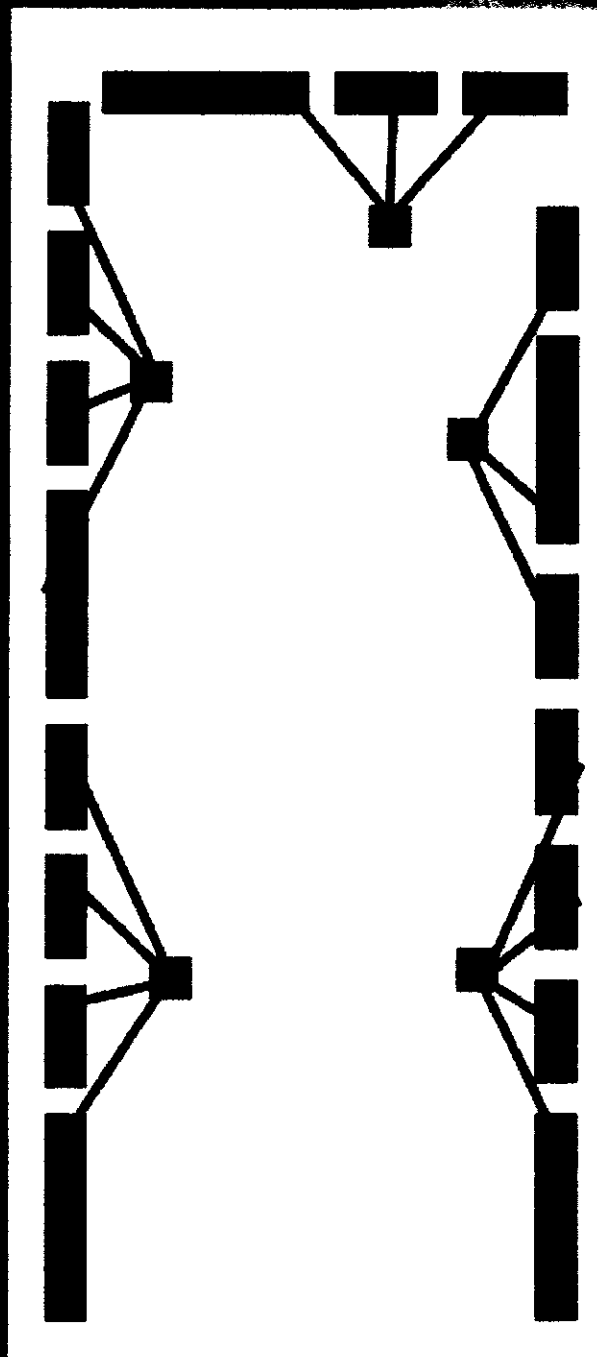


115'



260,

115





NOTES:

2024 Working Values

Mkt Lnd	\$260,000	Appraised	--
Ag Lnd	\$33,020	Assessed	\$33,020
Bldg	\$0	Exempt	\$0
XFOB	\$0	Total	\$33,020
Just	--	Taxable	



The information on this website was derived from data which was compiled by the Suwannee County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

APPLICATION FOR ZONING SPECIAL PERMIT

Name of Title Holder(s): Russell S. DePratter and Vickie Music DePratter

Address: 11214 129th Road City, State, Zip: Live Oak, FL 32060

Phone Number: 386-623-3320

Agent's Name & Address (if applicable): Russell S. DePratter, 11214 129th Road, Live Oak, FL 32060

Phone Number: 386-623-3320

Please provide the following information:

1. Legal Description: All that part of the SW ¼ of Section 26, Township 1 South, Range 12 East, Suwannee

County, Florida, lying East of 169th Road, Less and Except the S ¼ of the S ½ of the S ½ of said SW 1/4

Attach separate sheet if necessary.)

2. Driving Directions to Subject Property: From Live Oak, drive west on U S 90 for 7.5 miles; turn right on 169th Road; property is located 1.5 miles on the right.

3. Describe the proposed use, including, where applicable, size of buildings, number of employees, expected average daily traffic, and any other data pertinent to this use:

The intended use of the property is for Bitcoin/cryptocurrency mining purposes. There will be a total 18 modular data centers (MDCs) on the property, (5) 40'x8' MDCs and (13) 20'x8' MDCs, as well as (5) 8'x8' 3-phase padmount transformers. These MDCs house specialized computer hardware with ASIC chips designed specifically for running computations for Bitcoin/cryptocurrency mining. There is likely to be 4-5 employees working at the site in total, with 1-2 employees on site during the hours of 7am-7pm.

4. Has a zoning application been applied for on the subject property in the past? No . If so, please provide the Application No.: _____

5. List the specific special permit and section number from the Land Development Regulations for which you are applying: _____

IF REPRESENTED BY AN AGENT, A LETTER OF CONSENT FROM THE TITLE HOLDER(S) MUST BE ATTACHED.

HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND ALL INFORMATION PROVIDED IN ANY PAPERS OR PLANS SUBMITTED HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

James S. O'Leary Lickie Music, Datto

Signature of Title Holder(s)

Date

12/4/23

FOR OFFICE USE ONLY

Zoning District: Land Use Plan Map

Category: _____

Date Filed: Special Permit Request

No. _____

Fee amount: \$650 _____

Date hearing held:

Action by Board: (Granted, Denied, etc.)

Additional
Comments: _____

SUWANNEE COUNTY

Planning & Zoning

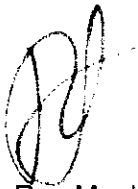
Executive Summary SP-23-12-01 DePratter

Objective: Application for Special Permit requests to construct a data center for bitcoin/cryptocurrency on Property zoned A-1.

Considerations: The use is allowable by Special permit per section 4.4.5 (B) (14) of the Land Development Regulations. The site is located off of 169th Road, a County paved road.

Recommendation: Recommendation is approval of the Special Permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'RM' or similar initials, written over a circular stamp or seal.

Ron Meeks,

Development Services Director