

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM
APRIL 16, 2019
9:00 AM
MINUTES**

Commissioners Present: Noah Lockley – Chairman, William Massey-Vice-Chairman, Joseph Parrish, Ricky Jones, Bert B. Boldt, II

Others Present: Erin Griffith-Assistant Finance Director, Michael Moron-County Coordinator, Alan Pierce-RESTORE Coordinator, Michael Shuler – County Attorney, Lori P. Hines-Deputy Clerk to the Board.

Call to Order

Chairman Lockley called the meeting to Order.

Prayer and Pledge

There was a prayer followed by the Pledge of Allegiance.

Approval of Minutes

On motion by Commissioner Massey, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve the minutes from the meeting held on April 2, 2019.

Payment of County Bills

On motion by Commissioner Parrish, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve payment of the County's bills.

Public Comments – *(This is an opportunity for the public to comment on agenda or non-agenda items. When you are recognized to be heard by the Chairman, please sign the speaker's log and adhere to the time limit. An individual will be allowed to speak for three minutes whereas a designated representative of a group or faction will be allowed to speak for five minutes.)*

Mr. Moron asked by a show of hands how many people intend to speak on the Serenity Seaside Resort project. He stated public comment is the only opportunity for them to speak to the Board on this item and it is coming up next. He pointed out today the Board will only be considering whether or not to conduct a public hearing on this matter. Mr. Moron said they

will direct staff to advertise a public hearing accordingly. He stated everyone has the right to speak under public comment. Mr. Pierce explained the merits of the project will not be discussed today but will be discussed at the public hearing if the Board decides to hold a public hearing. Mr. Moron asked by a show of hands the number of people that will speak today on this issue or something different. He reported the Board may wish to confer with their attorney since there is such a long agenda about reducing the amount of time they allow everyone to speak. Chairman Lockley said he does want to limit the time and they do not need to repeat the same thing. Attorney Shuler agreed people have the right to speak but should not repeat the same thing as another person. He suggested they take the other comments first and then the comments about the South Bayshore item. Mr. Moron explained when this Planning & Zoning item comes up to the Board individuals will not be allowed to speak so this is their opportunity to speak now. Chairman Lockley asked for public comments. Commissioner Boldt stated he wants to make sure everyone is comfortable with public comment as the Board would like everyone's input.

Mr. George Pruett, Eastpoint Volunteer Fire Department (EVFD), said the proposal will not negatively impact the EVFD but will increase their Municipal Service Benefit Unit (MSBU) revenues if the project is built as planned. He offered to answer any questions. Mr. Pruett stated as a resident of Eastpoint he thinks it is time for Eastpoint to have their share of the pie. He explained there is no building moratorium in other areas of the county in the name of saving the bay. Mr. Pruett reported Eastpoint needs economic development and some of their children might like to have a job here. He explained Eastpoint has taken some hard hits and is recovering. He reported this would be a nice project and maybe the start of something good and people might want to invest in their community. He offered to answer any questions.

Mr. David Dail, a property owner at 25 South Bayshore Drive in Eastpoint, said this is their home and they bought here for the peace and quiet and the natural resources. He stated they know development will come but not the size of the development they are proposing.

Mrs. Diane Brewer, a resident of Apalachicola, asked the Board to consider something for the long haul in relation to the Serenity Development. She read two quotes from an article in The Wall Street Journal concerning development in Mexico Beach. She stated this project is being sponsored by developers who want to bring their vision to Franklin County but it is up to Franklin County to decide what is best for it and its voters. Mrs. Brewer presented copies of the article for the Board.

Mrs. Denise Butler, a resident of North Bayshore Drive in Eastpoint, reported no one wants to see anything bad happen to their home but this project should be allowed to have a public hearing as it represents hope. She stated it is a possible catalyst for other good things to happen in their community. She said the developers have put a lot of work into the project and are listening to the residents. Mrs. Butler reported there is a lot of support for something good happening in Eastpoint and she thinks this project deserves a public hearing.

Ms. Lula Fuller, one of the owners of Doc Myers Island Pub and a member of the business association on St. George Island, said the Association has taken up this matter and voted to support this project indefinitely and to have a public hearing. She informed the Board she has personally taken a trip to the site and has a background in environmental law and this looks to be a sound project and is worthy of a public hearing to get feedback. Ms. Fuller reported the business community thinks this is a solid project both environmentally and for the business community as well as the residents with minimal impacts.

Ms. Jaime Liang, a resident of Apalachicola, requested a public hearing on this proposal so they can address all the issues. She said this project is the largest thing in Franklin County that has ever been proposed so they need to take a complete look at this project. She went on to say developers propose a wonderful project but that is not always what the county gets. Ms. Liang stated they need to know if the bay can handle this project. She said this will be the first of many developers to come to the county. She explained changes that occurred in Key West when it was developed. Ms. Liang stated if they let this project in there will be decimation of the area.

Mrs. Jeanne Dail, a resident of South Bayshore Drive in Eastpoint, said she is not opposed to the project but opposed to the density and their job and the Board's job is to protect the estuary. She discussed 3 maps that are part of the Franklin County Comprehensive Plan and encompass this property. She read Objection #18 in the Comprehensive Plan.

Mr. Dan Myers, one of the owners of Doc Myers Island Pub, said in the United States free speech is something that is valued very highly and he requested the Board schedule this matter for a public hearing to let people talk to and address the merits, concerns and reality of what is being proposed.

Mr. Gary Carroll, a resident of North Bayshore Drive in Eastpoint, said he is interested in seeing the community develop properly. He explained this project is not a housing or industrial development and will not provide low income housing and is not intended to provide good paying jobs. He said it is tourism development and is alternative income into the county. He reported Eastpoint needs some diversification and this does not seem to be a perfect development but the developers are willing to work with the county and have made big changes already. Mr. Carroll stated the issues do not seem to be insurmountable and the developers are willing to work with them and he does not know who they will find that will work with them more willingly. He stated he and his wife attended architectural college and to them this does not look like a bad project.

Mr. Pete Whitesell, a resident of Apalachicola, stated he is strongly opposed to this development. He explained it is a California style high density project and not what Franklin County is and he encouraged the Board to vote no.

Mrs. Elaine Kozlowsky, a property owner at 55 South Bayshore Drive in Eastpoint, said they want things for the community and people are working hard and should appreciate what they have done so far. She stated her greatest fear is they will develop this community without forethought and the research that is necessary. She said she loves the idea of a hotel and thinks it would be a benefit to Eastpoint. Mrs. Kozlowsky reported there are other developers in the room that put in developments and followed the rules. She reported they would love to have this work out so it is best for the people that are here now and for the future.

Mr. Henry Kozlowsky, a property owner at 55 South Bayshore Drive in Eastpoint, reported his concern is the density of the housing and the cost of the housing. He questioned who can afford these houses and said it will be investors who use these homes for rental property. Mr. Kozlowsky said his other concern is they do not need another half empty development and he listed the developments in Eastpoint that are not full at this time.

Mr. Howard Anderson, a resident of South Bayshore Drive in Eastpoint, said he walks around this area regularly and this property has water all the time. He reported he walks on the property and appreciates the atmosphere and opposes the change to the zoning. He stated there may be some merits to the project and the public deserves an opportunity for a public hearing to hear some of the details and he appreciates the Board's consideration.

Mr. Alan Feifer, Concerned Citizens of Franklin County, said they have no position on this proposal. He reported as a whole they need economic development and he thinks they should have a public hearing. He explained there has been no major review of the Comprehensive Plan in over 10 years and it may be time again. He stated they need the right kind of economic development because there is a lack of opportunity for their children. Mr. Feifer stated they must treat developers fairly even if they do not agree with every project presented to them.

Mr. Scott Somero, a property owner at 53 Bayshore Drive in Eastpoint, said he is in favor of development but he does not want the zoning to be changed. He stated they should not be able to convert residential property to commercial property and he is against this project.

Ms. Susan Anakeier, a property owner at 41 South Bayshore Drive in Eastpoint, said she is not opposed to the hotel but is concerned about the up zoning, traffic and density. She stated she would like a hearing to address more issues but urged the Board to keep the density as it is in the Comprehensive Plan.

Ms. Sharon Sleeper, a resident of Eastpoint, said the traffic on Highway 98 has already increased. She was not opposed to quality investment of businesses coming in and bringing Eastpoint up to what it will become. She reported the bay needs to be guarded, the density needs to be guarded and the heritage that comes from living here should belong to everyone. Mrs. Sleeper stated she sent a letter to each Commissioner concerning this project.

Mr. John Berry, a resident of Alligator Point, requested signs asking people to stay off the sand dunes at Alligator Point and other places in the county so the vegetation can grow back.

Ms. Robin Hilton, a resident of Eastpoint, commented about the land use change at 889 Highway 98. She said she is not for changing the zoning on this property. She reported the properties right next to it are residential and so is this property and it should stay residential single family.

Ms. Denise Gunnels, a property owner at 883 U.S. Highway 98 in Eastpoint, said they purchased this property to build their dream retirement home. She stated the other property is still zoned residential. She said there are RV's stored behind the house violating the zoning code. She pointed out in direct violation of the ordinances they built a restaurant on the property.

Attorney Shuler clarified the property at 889 Highway 98 is scheduled for a public hearing and people will be allowed to speak during the public hearing.

Department Directors Report

Howard Nabors – Superintendent of Public Works

Mr. Nabors reported his department continues to replace signs that were damaged from the storm. He said all of the areas are complete except Lanark Village. He explained they will also address some faded signs after the other signs are in place.

Mr. Nabors stated they are digging and cleaning ditches. He said they will also be cutting the right-of-ways.

Commissioner Boldt asked about signage along the property lines and beaches that belong to other people. Mr. Pierce said the county does not identify boundaries on private property as that is the owner's responsibility. Commissioner Boldt asked about signs for the dunes. Mr. Pierce reported the state protects the dunes and sea oats on the dunes but they can put up some signs. He said it will depend on what the budget allows. Mr. Pierce reported the state provides money for the flag system at the beach and they can check and see if there is a funding mechanism for the signs. He suggested these signs be erected at the entrance to the beach so they inform the public. Commissioner Boldt reported they are site specific and property owner specific. Mr. Pierce said he will ask Mr. Curenton to look into this funding.

Fonda Davis – Solid Waste Director

Mr. Davis reported the recycling drop sites are costing more than they are worth. He explained they are getting household garbage in versus recycling. He stated the trucks that haul the bins are getting old and new recycling bins cost \$5,000 a piece. He said this is something for the Board to consider closer to budget time. Mr. Moron pointed out the Board closed the site in

Apalachicola about a year ago due to misuse. Commissioner Boldt asked Mrs. Griffith to remember this at budget time. He said this program is becoming dysfunctional and violated and they need to address the reality of the money. Chairman Lockley agreed if it is not worth it and the people are not appreciating it then the good will have to suffer with the bad. Commissioner Jones said it is the same with roadside debris pickup.

Mr. Davis reported the Board approved blocking off the area at the fishing pier in Eastpoint but he would like to move the blockers so there is some more parking spaces. He stated people are using Cat Point for parking and getting their vehicles stuck. He explained the blockers could be moved closer to the bathrooms and the hazardous area would still be blocked off. **On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve moving the blockers.**

Pam Brownell – Emergency Management Director

Mrs. Brownell asked the Board to approve the following item:

Action Items:

1. Sign Award and Grant Agreement for Franklin County to receive reimbursement of 11,230.76 for Hurricane Irma

On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve and sign the Grant award for Hurricane Irma in the amount of \$11,230.76. Mr. Pierce pointed out this storm was in 2017 and it has taken this long to receive the funds. Mrs. Brownell explained these funds were only for protective measures. Commissioner Boldt asked if these funds will go back into contingency. Mrs. Griffith said if there was any overtime in the Road Department then those funds will go into their department and the rest will be carried forward. Mrs. Brownell said once the funds are obligated then FEMA sends the money to the state and then it sits there. Commissioner Boldt stated they want to do for people but there is a 2 year lag in the money.

Information Items:

1. Franklin County has provided Michael Moron the outreach information for the County Alert System (Alert Franklin) and Re-entry Tag information for the County to ensure that is in the newspaper, radio stations and websites. Flyers have been handed out throughout the county as well.
2. EOC Staff is working diligently with FEMA representative to input all Project Worksheets for Hurricane Michael.
3. EOC Staff member Tress Dameron attended the Chamber Luncheon in April to request any Business Partners willing to volunteer and assist Franklin County Emergency Management as the Business Information and Continuity Liaison to contact the EOC staff. We are still looking for volunteers who are willing to assist us in filling this role.

4. Long Term Recovery meeting for the Limerock Fire took place on 4/9/2019. Capital Area Community Action and Franklin County Emergency Management is moving forward in replacing homes for the 2 families who do not qualify for CDBG. CDBG informed the committee that they are moving forward on replacing 4 homes.
5. 4/9/2019 Tress Dameron conducted WebEOC training for all ESF partners that are activated during an event.
6. EOC staff has been conducting public Outreach through their website, and Facebook, and radio to ensure all residents are prepared for the upcoming Hurricane Season.

Erik Lovstrand – Extension Office Director

Mr. Moron said Mr. Lovstrand is traveling to Tampa today for a turtle lighting conference.

Lisa Lance – Library Director

Mrs. Lance highlighted some items on her report for the Board.

Action Items: None

Note of Appreciation:

Franklin County Friends of the Library sponsored the 2019 Putt Masters Mini Golf Tournament on April 6. We extend thanks to all those involved with the success of the event; from the FOL members, to the Red Pirate in Eastpoint for holding the annual event and providing the trophies and assisting when needed throughout the day, to Sign DeSign for printing the banners and signs, to Bob Landiss with Touchpoint Branding for printing the t-shirts, and to all who promoted the event. Our hats are off in appreciation to the team sponsors, which include, the Butler Agency, Seymour Realty, Manley's Winners, Pruitt A/C for Firefighters Heart Team, Gym Rats, Grip It and Sip It, Dinner Divas, Forgotten Coast Parrotheads, Namaste Readers, Bogey Yogis, and the CarraRebeleans. Thanks to all of the hole sponsors: SGI Turtlers, SGI UMW, Joyce Estes, Fathom's Steam Room, In Memory of Andy Antekeier, Christie's Cottage Living, Forgotten Coast Parrott Heads, Ada Long, Steve Pierson, Paddy's Raw Bar, Wefing Marine, Roofs by Bobby James, John and Sue Sink, and Builders by the Sea.

Congratulations to the winners: the Gym Rats who won first place, to second place winners, Grip It and Sip It, and to Manley's Winners who placed third. Special congratulations to Dave Daly who won the trophy for the most Holes in One.

Community Awareness / Resources:

- Franklin County Public Libraries will be closed, Good Friday April 19 and the Carrabelle Branch will be closed Saturday, April 20 for the Easter Holiday.

- Free AARP Tax Aide ended Thursday April 11. The number of prepared tax returns completed for Franklin County will be received in the next few weeks. It was a very busy season. All weeks were fully scheduled at both library locations.
- Master Gardener Demo Garden beds have been planted at both Eastpoint and Carrabelle. Stop by and see the amazing growth of 3 weeks.
- April Gardening Program where the topic for this month is, Getting Ready for Spring Garden Success. All programs are facilitated by Les Harrison, Director of the Wakulla Extension Office. The remaining program this month will be held on Tuesday, April 16 at the Eastpoint Branch, program starts at 1:30.
- The Seed Library Checkout Program is available at both branches. Checkout up to three (3) seed packs from the new seed library and is sponsored by the UF/IFAS Extension Office. The seed library will be added to monthly with new seed selections based on their planting and growing season. Available right now are various radishes, kale, and other great selections.
- Read With Me Storytime is offered at the Eastpoint branch for suggested ages of 6 and under, the second and fourth Thursdays at 10:30 with retired school media specialist and volunteer, Ms. Brenda. Next program will be Thursday, April 25 at the Eastpoint Branch
- The Art of Air Frying is the April topic of the Basics of Better Living Program. The next opportunity will be at the Eastpoint Branch on Friday, April 26 at 1:30. All programs are free and open to the public. Samantha Kennedy from the IFAS Extension Office is the facilitator of these informative and enjoyable programs.
- Children's author Jane Hawkins visited with the Library on March 27, reading her first book, A Truck Named Tony to the children for story time.
- The Mobile Mammogram is coming to Carrabelle. The mammogram bus will be at the Carrabelle Branch Library parking lot on Saturday, May 4 from 9 - 2. The Florida Department of Health, Florida Breast and Cervical Cancer Early Detection Program, serving Franklin County will provide vouchers to qualifying women between the ages 50-64; of low income with no health insurance. If you currently have health coverage you may use that insurance to take advantage of this convenient location. No appointment is necessary.

Adult & Children's Monthly Calendar of Events:

- Carrabelle: STEAM (ages 8-14) weekly, Thursdays at 4:00
- Carrabelle: STEAM 2 (ages 5-7), twice monthly, 2nd & 4th Wednesdays at 4:00
- Carrabelle: LEGO Club (ages 5-12), monthly 1st Tuesdays at 4:00
- Carrabelle Yoga: Instructional, Monday's at 4:00, Video – Tuesday, Wednesday, & Friday at 4:00
- Eastpoint: Teen Book Club, monthly for grades 6 – 12 , monthly 1st Wednesdays at 4:00
- Eastpoint: STEAM (ages 8-14), weekly, Thursday's at 4:00
- Eastpoint: Read With Me Storytime, bi-monthly, 2nd & 4th Thursdays each month at 10:30
- Eastpoint: Anime Club (ages 5th – 12th grade) – Monthly, 2nd Wednesdays at 4:00
- Eastpoint Book Chat: Monthly, 1st Tuesday at 1:30 (next meeting April 2, 2019)
- Eastpoint Yin Yoga: Tuesdays at 3:30, Monthly 1st & 3rd Friday's at 11:00
- Eastpoint Writer's Forum: Monthly, 3rd Wednesday's at 1:00 (next meeting, March 20)

Mrs. Lance said they appreciate Commissioner Boldt's comment that the library is the happy place in the community.

Jason Puckett – Airport Manager

Mr. Puckett stated overall the airport is doing great and users and attendants are pleased with the improvements and the service they are receiving.

Mr. Puckett reported the FDOT Annual Inspection of the airport will occur on May 3rd and he expects everything to go smoothly.

Mr. Puckett requested Board action to approve the grant funding agreement from FDOT for the rehabilitation of the pavement specifically in front of the Fixed Base Operator (FBO). He said FDOT will provide 100% of the project up to \$428,438.00. **Commissioner Parrish made a motion to approve the funding agreement with FDOT. Commissioner Jones seconded the motion.** Commissioner Boldt asked if this is for resurfacing the entire area. Mr. Puckett explained the area is concrete so this will include joint replacement and rehabilitating the concrete sections that are cracked. He stated Avcon does a great job of analyzing the priority. **Motion carried; 5-0.**

Mr. Puckett asked for approval of an FDOT grant for the design and construction of lighting rehabilitation for Runway 6-24 and Taxiways B & D. He explained FDOT will cover 100% of the costs up to \$800,000. He stated the project will complete the same work that has been done on Runway 14-32 which was new LED lighting and underground conduit. He said this will upgrade the secondary runway to match the first runway. **Commissioner Parrish made a motion to approve the FDOT grant for this project. Commissioner Jones seconded the motion.** Commissioner Boldt asked if there will be an enhancement to remote push to light. Mr. Puckett stated they have that now and it is called pilot control lighting and it will not go away with the new improvements. Commissioner Boldt inquired if they have this feature on all three runways. Mr. Puckett reported Runway 18-36 is a tertiary runway and does not have lighting. He went on to say the primary runway has the new LED upgraded lighting and now this project will upgrade the second runway to LED lighting. He said both runways will have pilot control lighting from the air. Commissioner Boldt questioned if rehab lighting will be included for the third runway someday. Mr. Puckett answered no; the third runway has not ever been lit in the entirety of the airport. He explained they have two lighted runways for night and a third runway for daytime use. **Motion carried; 5-0.**

Mr. Puckett stated Centric Aviation is providing their second annual aviation Soar to Heights flight training scholarships. He said applications are due by May 15th and can be downloaded from their website Centric Aviation.com. He reported Centric Aviation has notified Mrs. Melanie Copeland, Guidance Counselor for Franklin County School District, the Apalachicola Times and Oyster Radio to get the news out. He explained this allows two scholarships for students to start flight training. He reported this is another way Centric Aviation is investing in

aviation in the community specifically with the youth. Chairman Lockley asked if there is an age limit. Mr. David Adlerstein, The Apalachicola Times, responded the grant is for sophomores, juniors or seniors. Commissioner Boldt stated this is a good thing and enhances Franklin County people and children. He said this is a wonderful opportunity for a scholarship that elevates skill.

Mr. Pierce said he has two items on his report about the airport. He read the following item from his report:

7-TRIUMPH fuel farm application update- At a previous meeting I informed the Board that FDOT had requested the county submit a grant for a back-up generator at the airport as FDOT was willing to fund it because of the important role the airport played during the hurricane recovery. Apparently, FDOT made this offer to other airports before it realized how much money they would have available. Without informing the county, FDOT made an internal decision to award Panama City Airport and Marianna Airport funds for back-up generators, and have now told Franklin County our funds for a back-up generator will come out of future funds they receive, and that FDOT will not support the county re-programming other FDOT funds. The airport fuel farm is so old and the back-up generator so critical that I have spoken to Erin Griffith in Finance, and to TRIUMPH staff about our situation. I recommend the Board dedicate \$15K of airport funds as a cash match for the TRIUMPH application, and that we increase our TRIUMPH application to \$1.055M, up from the \$920K of TRIUMPH funds I had previously said would be the TRIUMPH funding amount. Centric is still committing \$120K worth of fuel trucks as part of the match in the application. With Board action I will complete the application and get it submitted to TRIUMPH.

Mr. Pierce said he is not making this recommendation now after talking with Centric Aviation and Mr. John Collins, Avcon, as Centric Aviation is willing to pay for the backup generator out of their money. He explained they will use the generator as a backup for the fuel farm or for the FBO if they have problems. He explained the application now will not show the county contributing \$15,000 of cash but will show Centric Aviation providing the fuel trucks and \$30,000-\$50,000 cash toward the purchase of the generator. Mr. Pierce said the county will still own the generator but Centric Aviation would purchase it. He reported Centric Aviation would like to extend their lease another 20 years. He asked for consideration of the extension of the lease for the investment and improvements Centric Aviation is making. Mr. Pierce said this was discussed with Mr. Puckett because Centric Aviation has been asking for an extension for a while. He stated Centric Aviation is in their 3rd year of a 5 year lease. He recommended the county take advantage of this as Centric Aviation is making an investment and is oriented to service in the community. He requested the Board accept Centric Aviations offer for the backup generator for the fuel farm improvement and direct Attorney Shuler to negotiate with Centric Aviation for a 20 year lease extension on their agreement. Chairman Lockley questioned if they want 20 years for buying a generator. Mr. Pierce explained Centric Aviation has made other improvements and he encouraged the Board to go out and see the improvements. He stated the FBO was renovated at their expense. He reported the lease could be separated into phases but Centric Aviation wants a commitment and wants to make

sure their investment is worthwhile. Mr. Puckett said Centric Aviation is interested in building additional infrastructure but they want to make sure they have a long term commitment from the county. Chairman Lockley expressed concern at the length of the extension. Mr. Pierce commented Centric Aviation has earned this and it is not the first time the county has had a 20 year lease at the airport. He deferred to the Board for their decision but explained he is trying to get the Triumph application turned in for the fuel farm and yesterday Centric Aviation made the offer to fund the backup generator. He stated the county does not have to accept their offer and can go back to providing the \$15,000 and see if Triumph will accept it. Commissioner Parrish suggested the Board look at a 10 year extension of their lease with another 10 years after that if everything works out. Chairman Lockley agreed this would be better. Commissioner Boldt said the Board needs a plan of care from Centric Aviation as they do any vendor that wants a commitment. He explained the lease can be extended but what is the criteria performance for Centric Aviation and what are the county's criteria. Commissioner Boldt said they are open ending an entitlement and all parties need parameters of performance. Mr. Pierce stated he did not mean to imply there would not be any consideration but he is just asking for Attorney Shuler to draft this lease not for the lease to be approved today. He agreed parameters should be included. Mr. Puckett said there are parameters in the current lease and they can add any they need to. He stated Centric Aviation has gone above and beyond what they committed to in the original lease. Commissioner Boldt agreed and said he toured their business. **Commissioner Parrish made a motion to direct Attorney Shuler to extend the lease for 10 years and possibly have another 10 years if they like what they have been doing.** Commissioner Parrish stated Centric Aviation has done a better job than any other FBO they have had and he has received no telephone calls since they have taken over. He stated the airport has not run out of fuel and they are doing a tremendous job. He reported everything is functioning well there with help from the Airport Manager. He stated this is the first time the county has had a paid Airport Manager. Commissioner Parrish stated the airport is doing fine and there are not people here complaining about the airport. **Commissioner Jones seconded the motion.** Attorney Shuler reminded the Board the last time they had an evergreen lease that could not be cancelled at the airport it worked out well in the beginning and ended badly. He stated he will keep this in mind while negotiating with Centric Aviation. Commissioner Parrish agreed he should. Commissioner Boldt said they need to reinforce parameter performances with the amendment to the lease and what should be proper performances of both parties. Attorney Shuler agreed with Mr. Pierce that Centric Aviation has been a good partner for the county. Chairman Lockley said he wants to make sure they stay good and that is why he is not in favor of 20 years. He said 5 years would have been good. **Motion carried; 5-0.**

Mr. Pierce read the following item from his report:

8-Several meetings ago the Board asked me to investigate the requirements for an Airport Advisory Committee (AAC) in light of the fact the Board has received funding for the Airport Master Plan Update. I have consulted with AVCON, Franklin County's aviation consulting firm. AVCON provides consulting services to several other public airports in Florida so they are well

versed in the function of AACs. Before I go any further I need to make a distinction between an AAC and something called a Technical Advisory Committee (TAC). The FAA recommends there be a TAC for the specific purpose of the Master Plan Update process. An AAC is not mentioned in the Master Plan Update process.

Since the TAC is supposed to provide technical support during the Update process the Board can appoint Jason Puckett, Airport Manager, and Centric, Airport FBO, to be the TAC. The TAC would then work with AVCON on providing input for the airport. Ultimately, the county commission will approve and then submit the Master Plan so the final say on the Master Plan will be the county commission.

If the Board does want to create an AAC, the Board itself could be the AAC, or it could appoint citizens. An AAC is a committee whose roles and authority are set by the county commission. An AAC could have broad powers and duties or not; all that would be established by the county commission. But an AAC is not a part of the Master Plan Update process, and so it is the discretion of the BCC whether one is appointed and how it functions. Board direction on the creation of a TAC and/or AAC.

Commissioner Parrish made a motion that the members of the TAC to update the airport master plan be Mr. Jason Puckett and Centric Aviation. Commissioner Jones seconded the motion. Commissioner Boldt said he brings 3 years experience from the Airport Advisory Committee (AAC) at the Carrabelle Airport and asked that the TAC be salted with old pros as citizens. He said they will compliment the Airport Manager and provide input. Mr. Puckett clarified there is a difference between a TAC and an AAC. He explained the TAC is only for the master plan update. He stated an AAC with the right people can be beneficial but there needs to be clear cut roles. Commissioner Boldt said their AAC has good meetings and complies with federal and state standards. Mr. Pierce reported the TAC also expires at the end of the master plan update. Commissioner Parrish said the Airport Manager and Centric Aviation are doing a good job and no one here is bringing this up but Commissioner Boldt keeps bringing it up. He said he is confident in the Airport Manager and FBO. Commissioner Parrish said he will let them know when the AAC is needed in Apalachicola. He explained this affects people in his district and he will consider what they want. Commissioner Parrish said they can reconsider this when the Airport Master Plan is done. Commissioner Boldt stated these people are part of his constituency and Franklin County Commissioners are portals for county government and that is part of their role. He reported he is hearing this as a seasoned pilot from people that know he does this and he is asked for advice in relation to an AAC made up of our people. He explained he respects the district role but he also has a role for the county airport as well. Commissioner Boldt reported he will continue to do this and be a portal of access to county government on any subject. Chairman Lockley stated they have other advisory boards and should not cut one out. He said they should put the right people on the board to stop the fussing. Commissioner Boldt reported the spirit of the AAC would be to compliment Mr. Puckett not watch care. Mr. Puckett reported he is not an opponent to the AAC but they mean different things in different areas of the country. He explained if an AAC is formed the best thing to do is clearly define what the AAC does. He said the roles of the AAC in Carrabelle may be completely different from the roles they have in Apalachicola. Mr. Puckett reported in Thomasville, Georgia the AAC is the governing body of the airport and the Airport Manager

reports to the AAC. He stated here the Airport Manager reports to the Board. He reported the roles and responsibilities must be defined so they know who does what but an AAC can be beneficial. Chairman Lockley explained the problem is they are cutting out the local people and he does not like that. Mr. Pierce clarified the Airport Master Plan will be approved by the Board and will be on the agenda so people will be able to speak about it. Chairman Lockley said the power is to the outside and local people are being cut out and that is not right. He asked how long the master plan update will take. Mr. Pierce answered up to 2 years. Mr. Puckett clarified the TAC will not make decisions for the airport as they will only address the airport master plan. He reported the decisions for the airport are made by the County Commission. Commissioner Boldt asked if the TAC had a limited function, a limited group of people and a short life. Mr. Pierce responded yes. Mr. Puckett said the TAC does not make any decisions outside the airport master plan update. He explained he does not make decisions either as everything they do is with Board approval. **Motion carried; 5-0. Commissioner Boldt made a motion that this Board consider the formation of an Apalachicola Airport Advisory Board made up of citizens and experts in the field of aviation to advise airport advisory executive staff and federal and state officials with regard to the enhancement of the Apalachicola Airport. Motion failed for lack of a second.** Commissioner Boldt said he will address this again. He stated this is good common sense governance. Chairman Lockley reported he wants everything to come to the Board that is happening with the airport. He stated they cut out the AAC and that means the Board handles it. Mr. Pierce said the AAC has not met in over a year. Chairman Lockley commented he wants to know every move as the Board is running the airport.

The meeting recessed at 10:18 a.m.

The meeting reconvened at 10:30 a.m.

Mr. John Solomon, Tourist Development Council (TDC) Director, brought into discussion the Board directing the TDC to discuss an amendment to the TDC Administrative contract. He read a Memorandum which explained the TDC voted on April 10, 2019 to amend the administration contract between the county and the Apalachicola Bay Chamber of Commerce to reflect the previous administration's contract to pay \$42.00 a billable hour for administrative services to include the Director and Financial Director (Deb Davis) and all other hours generated by other employees as TDC billable hours at \$21.00 an hour. He reported they also voted to make this retroactive to January, 2019. Mr. Solomon stated this does not change the total amount that the administration is allowed per the length of the contract. Commissioner Jones explained this is something the Board tasked the TDC with and they have taken their time and been deliberate. He reported they have an administrative group that is basically billing more hours than have ever been billed and are getting paid less funds through the current contract so this is a recommendation from the TDC. Commissioner Boldt asked if all the money is combined for this board and if they will be seeing an increase. Mrs. Griffith reported the maximum amount is still written in the contract. **Commissioner Parrish made a motion to approve. Commissioner Massey seconded the motion.** Chairman Lockley said this is changing the procedure for billing. Commissioner Jones answered yes. **Motion carried; 5-0.** Mr. Solomon thanked the Board.

Public Hearing – Coastline Rentals LLC., Land Use & Re-Zoning of 3.23 +/- Acre Parcel
Residential to Commercial/R-1 Single Family Residential and R-4 Single Family Home Industry to C-3 Commercial Recreation

Chairman Lockley said this is the public hearing and some people wanted to speak. Attorney Shuler agreed and said once the presentation is made then Chairman Lockley can call for public comment. He explained any of the people that spoke before or anyone else can speak. Mrs. Amy Ham-Kelly, Planning & Building Department, explained there is a land use change and a rezoning and there must be separate motions for each. She read the following request:

1. Consideration of a request for a Land Use Change from Single Family Home Industry/ Residential District to Commercial Recreation of a 3.23 acre parcel. Also known as 889 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Chester Creamer, applicant.

Attorney Shuler explained the order of the public hearing is the presentation by staff, Board discussion with staff, public comment and then a motion to approve or deny the land use change. He reminded the Board the land use change comes up first for their consideration. Mrs. Ham-Kelly presented a drawing and described the location of the property. She explained the county requested the property owner have the property rezoned because they wanted to do a commercial venture on the property. Mrs. Ham-Kelly stated the owners will not have restrooms on site, however if they decide to build them then they must meet the FEMA Code and raise them to meet base flood elevation. She reported no written objections were received pertaining to this project. She stated they had some telephone calls but she advised them if they were opposed they needed to be at the meeting or submit the objection in writing and she has not received anything in writing. Attorney Shuler asked if anyone appeared at the Planning & Zoning meeting and lodged any objections. Mrs. Ham-Kelly answered no; there was not anyone at the Planning & Zoning meeting. Attorney Shuler asked what the recommendation was from the Planning & Zoning Commission. Mrs. Ham-Kelly said they recommended bringing it to the County Commissioners for approval. Chairman Lockley asked for public comment. Mrs. Gunnels said the reason no one was at the Planning & Zoning meeting is because the first notice they received certified letter was Saturday of last week so they only had 9 days notice. She said the property is R-1 and needs to stay R-1. She reported she is for commercial development but not right here as there are other options. Ms. Gunnels explained this lot is R-1 but she has pictures of RV's stored behind the house for which they are receiving compensation which makes it a commercial venture. She stated there are no permits and they have already built a restaurant. She said they want to convert the property now and it should not be allowed. Commissioner Boldt asked if the owner of the commercial venture is present. Ms. Jewell Still, owner of the food truck and The Pesky Pelican, explained during Hurricane Michael she lost her restaurant and everything she had was in the restaurant. She stated she had a small amount of insurance and has a food truck. She reported Mr. Creamer was kind and knew she needed a place to park her food truck so they built a pole barn. Ms. Still stated they talked with Mrs. Ham-Kelly at the Planning & Zoning Department and then went to the Health

Department. Ms. Still said she thought the property was commercial and did not give it any thought so if it is someone's fault then it is hers. She reported the property owners are not charging her anything and they should not blame the property owners for something she might have done. Ms. Still stated she tried to get all the permits she needed and maybe she didn't get the right ones but she is not sure. Mrs. Ham-Kelly reported they did get a pole barn permit and it was residential property with a house so that allows them a pole barn. She explained in retrospect they did not know it was going to be for The Pesky Pelican but once they realized it then they contacted Mr. Creamer and let him know they needed to have their property rezoned. Mrs. Ham-Kelly said they got a pole barn permit and they got a permit to do some modifications to the pole barn. She reported after they contacted them they were fully aware they would need to do a rezoning before they could use the property commercially. Mr. Garrett Creamer, owner of the property, said they do store some units behind the house on that parcel of property but they do not charge anyone and it is not a commercial storing area. He explained the permitting is the reason they are here. He stated the Building Department contacted them and said if they wanted to have a food truck operating there then they needed to rezone the property. He explained they constructed a pole barn but if the food truck is gone tomorrow it is still just a pole barn and not a restaurant. Mr. Creamer said anyone can come look at the building and the Building Inspector has already been there. He stated the Building Department was gracious and advised them of the permits they needed and they got the permits. He reported the pole barn has not been built without county knowledge like it was portrayed and they are not trying to hide anything from the county. Mr. Creamer stated they are trying to help Ms. Still get back in business. He reported she is trying to work and can employ people as well. He reported there are food trucks all over the county and they are asking to do the same thing. Mr. Creamer explained they are not developing the property or they would present a commercial site plan. Ms. Hilton stated she did not know about this until she saw the building and there are no permits posted. She expressed concern about the property being residential and then being allowed after the fact to move forward with a business. She said this will set a precedent and asked how this will impact the residential property next door. She questioned if the Board members would like to live next to a restaurant. Attorney Shuler advised the Board this is public comment but they are not required to answer questions. Ms. Hilton informed the Board this puts her in a bad position as a real estate agent as this was done without permits. She questioned why this could not be moved to one of the C-3 properties they already own. Mrs. Ham-Kelly reported for Planning & Zoning they are not required to notify all the adjacent property owners but once they set a public hearing they must notify every adjacent property owner so all the adjacent property owners were notified by certified mail. Ms. Beverly Sarkey, a resident of Apalachicola, stated they must follow the rules and they must have good rules set up to protect the land. She reported there can be exceptions but they must go by the rules. Ms. Liang said this is the last pristine area in the State of Florida and they cannot allow things to be permitted from the back end. She stated they must be mindful of planning and following rules. She explained this is important because there is a precedent set. Ms. Liang stated once you make exceptions then it opens a big gateway for the next person to come in. She said they have to decide where they want the county to go in terms of development and stick to the rules that are laid out in the

Comprehensive Plan and in the zoning laws. Ms. Still reported they did come in and get permits. Mrs. Ham-Kelly said Mr. Creamer had a contractor come in and get a permit for a pole barn. Ms. Gunnels presented pictures of the structure and their sign. Ms. Still stated there is no house next to this property only two vacant lots. She explained there is a house in the rear of the property at 897 but it is owned by the Creamers. Mrs. Kozlowsky said the Board must keep their rules firm and make their decisions carefully. She reported people have plans for their property even if they have not constructed them yet. She said if you buy commercial property then you know what you can do with it. Ms. Sarkey asked if this is residential property that has a commercial building on it. Mrs. Ham-Kelly explained it is residential property as it is today and they have requested a land use change and rezoning. She reported when the permit was issued there was already a structure on the property so it allowed a pole barn and they have a permit for a pole barn. Ms. Sarkey asked how they got a permit for a food truck on a residential property. Mrs. Ham-Kelly responded at the time the permit was issued they were not aware it was going to be used in that capacity. She reported once they were made aware of this matter she contacted Mr. Creamer and they came in pretty quick and requested the change and that is why the hearing is being held today. Ms. Hilton stated she was on the county website and the last permit on this property was in 2015 and that was for a re-roof job. She said there are no other permits showing for this site and they are not posted so it is not public information. Ms. Hilton asked the Board to keep in mind that people bought residential property west of this site and are planning on building their homes on these lots and they were purchased prior to any of this going on. Ms. Wanda Rose, a real estate agent, said she sold the Gunnels their property and when they looked at it they knew there was a small RV park next to them and they did not have a concern but then Coastline came in and started developing. She stated Coastline has done a great job and it is great for the area. She stated she feels sorry for Ms. Stills and they are not against a restaurant or RV park but the property was residential and now they want to make it commercial. She reported the Gunnels did not want to buy property next to commercial property. Mr. Creamer commented this is not a restaurant, it is a food truck. He explained the pole barn was built mobile so if the food truck leaves they will have a pole barn. He stated it is no different than someone asking her to come to their property and cook. Mr. Creamer reported they are here because the county asked them to get it zoned this way. He explained they did not know the property needed to be commercial to have a food vendor on the property. He said there are food trucks all over the county and when she pulls her food truck out then all they have is the building they built. Mr. Creamer said they do not have any big plans for developing this property. He stated the food truck is permitted by the state to operate. Ms. Gunnels reported there are other options for the food truck and numerous sites in Eastpoint that could host The Pesky Pelican. She said if the pole barn is mobile then they should move it. She stated in light of Coastline Rentals violations she asked the county to deny all their requests and require them to move all the RV storage units behind the residentially zoned property, remove the commercial structure and move the sign that was erected without the proper zoning or permits. She reported failure to act on the abuses by Coastline Rentals sets a precedent. She said this will lead to others disregarding the ordinances and the government. Ms. Liang explained the county is left with a land use issue and they will have one commercially zoned property among R-1 property. She said there are specific issues

related to people but the question is if they will retroactively approve a change in the zoning. Commissioner Jones said as a point of clarification he understands about property owner's rights but there are two property owners not one. He reported this was in good faith and they did not understand that this was going to be an issue and when they saw it was an issue then they did the appropriate thing to come to the county to get what they were after for this land. He stated they have not done anything unpermitted and are permitted for what they have done. Commissioner Jones reported this property is adjacent to their RV Park. He said this RV Park has been there most of his life but it had different owner and a different name.

Commissioner Jones made a motion to approve this land use change. Commissioner Massey seconded the motion. Commissioner Boldt stated he believes in a standard of practice and is concerned about checkerboard zoning. He said there is an old North Florida look that they enjoy in the county that is the characteristic of who we are and does not look like other counties. He expressed concern about spotty zoning because it changes the perspective of the values of their property and they need to maintain property values especially in light of their budget and the hurricanes issues. Commissioner Boldt stated they need a good solid direction that their realtors understand the standard of practice the county has in relation to development. He explained as a County Commission they need to uphold the issues of the Planning & Zoning Department and he is opposed to any changes in zoning relative to spotty zoning. Commissioner Boldt said leave the property like it is and no change is necessary. Chairman Lockley reported the issue is a pole barn. Mrs. Ham-Kelly stated it is an enclosed pole barn. She explained as it sits now the property is residential and there is a house on the property. She said when they do permitting they know a permit for a secondary structure cannot be issued until a primary structure is in place. She reported when the permit was issued there was a house on the property so they were allowed a secondary structure. She went on to say the use of the structure spurred the land use and rezoning. She stated as it is now the county would not require them to move this structure off their property because it is R-1 single family but the use would have to be relocated because they could not run a commercial venture from a residential property. Chairman Lockley asked if the food truck is mobile. Mrs. Ham-Kelly answered yes. Chairman Lockley asked for the law about the truck. Mrs. Ham-Kelly stated as a property owner they can store the truck on residential property but cannot utilize it commercially on that property. She said it is a movable food truck and the pole barn is an accessory to the food truck. Chairman Lockley asked if there is a law against cooking on your property. Attorney Shuler reported Mrs. Ham-Kelly is correct that you cannot run a commercial venture on a residentially zoned property. Chairman Lockley asked if the property changes to commercial. Mrs. Ham-Kelly stated if the land use and rezoning is approved then they could use the food truck commercially from this site. **The motion passed by the following vote of the Board:**

AYE: JONES, MASSEY, LOCKLEY, PARRISH

NAY: BOLDT

Mrs. Ham-Kelly read the following request:

Consideration of a request for a Re-Zoning from R-4/R-1 Single Family Home Industry & Residential to C-3 Commercial Recreation of a 3.23 acre parcel. Also known as 889 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Chester Creamer, applicant.

On motion by Commissioner Massey, seconded by Commissioner Jones, and by the following vote of the Board present, it was agreed to approve the rezoning:

AYE: MASSEY, JONES, LOCKLEY, PARRISH

NAY: BOLDT

Amy Ham-Kelly – Advisory Board of Adjustment – Report

Mrs. Ham-Kelly presented her report, as follows:

1. **RECOMMENDED APPROVAL: (2-1 Vote)** Consideration of a request to raise the existing house above base flood elevation along with the decks in the same location as previously existed over the past 45 years on property described as 1610 Gulf Avenue, Carrabelle, Franklin County, Florida. Request submitted by Robert Mollergren and Leslie Denhard, Applicants.

Commissioner Massey asked how the Board of Adjustment voted. Mrs. Ham-Kelly stated 2-1 in favor of the request. Commissioner Parrish asked why a member of the Board of Adjustment opposed this request. Mrs. Ham-Kelly said the member felt like the house needed some structural work. She explained the house was not deemed to have over 50% destroyed but raising the house above base flood gives them the opportunity to do the necessary repairs to the house. **Commissioner Parrish made a motion to approve this request. Commissioner Massey seconded the motion.** Attorney Shuler stated just because the house is being raised above base flood they are not going above the maximum height restriction and that discussion was held at the Board of Adjustment meeting. He said it is important to have that as part of the record of this Board's action today. Chairman Lockley explained it will be to their standards and meet the code. Mrs. Ham-Kelly stated it will meet base flood elevation but will not exceed the height restrictions. **Motion carried; 5-0.**

Amy Ham-Kelly – Planning and Zoning – Report

Mrs. Ham-Kelly offered the following report:

CRITICAL SHORELINE APPLICATION:

1. **RECOMMENDED APPROVAL: (Unanimous- Member Reigelmayer recused himself)** Consideration of a request to construct a Single Family Private Dock on property described at Lot 11 Bay Cove Village, 2019 Turpentine Trail, St. George Island, Franklin County, Florida. The proposed dock will have a 371' x 4' access walkway with a 8' x 20' terminus and (2) 12' x 20'

boatlifts. The applicant has the DEP permit but will be contingent upon receiving the Army Corps of Engineer permit. Request submitted by Garlick Environmental Associates, Inc., agent for Steve and Heather Rash, applicant. (Proposed House)

On motion by Commissioner Jones, seconded by Commissioner Parrish, and by unanimous vote of the Board present, it was agreed to approve this request contingent upon receiving the Army Corps of Engineer permit.

LAND USE AND RE-ZONING APPLICATION:

Mr. Mark Curenton, County Planner, read the following request:

2. **2 SEPARATE MOTIONS FOR DENIAL AND APPROVAL BOTH FAILED:** Consideration of a request for a Land Use Change from Commercial and Residential to Serenity Seaside Resort PUD (Planned Unit Development) and Re-Zoning Change from C-2 Commercial Business and R-2 Single Family Mobile Home to Serenity Seaside Resort PUD of a 57.08 acre parcel located in Section 36, Township 8 South, Range 7 West also known as 105 Island Drive, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Inc., agent for Serenity Seaside Resort, LLC., applicant.

Mr. Curenton explained there was a motion made to recommend denying the request that failed on a 3-3 vote and there was a motion made to recommend approving the request that failed on a 3-3 vote. He reported the Planning & Zoning Commission could not reach an agreement to make a recommendation to the Board. He said at that time they agreed to bring the request to this Board. Mr. Curenton recommended scheduling a public hearing on this matter and not approving or disapproving anything at this time. He explained they would conduct a public hearing to hear all the evidence and then make a decision. Chairman Lockley asked why there is not an odd number of members on the Planning & Zoning Commission. Mr. Curenton stated it depends on how many members show up for the meeting but there is an odd number of members. Mr. Pierce commented there are 9 members. Attorney Shuler pointed out there are some vacant seats. Chairman Lockley said they are supposed to give people a public hearing but that does not mean they are going to vote for it. He stated they still have the right to vote for or against the request. Chairman Lockley reported he is for giving them a public hearing and then everything can come out for or against it. He explained the people that commented about this project this morning can come back to the public hearing and have time to talk about the project. Commissioner Boldt stated this is such a profound project that he recommends enhancing the public hearing opportunity by considering a professional moderator that helps direct the public hearing and gives some summaries. He said it is important that they get good data from all parties in preparation for the public hearing. Commissioner Boldt reported independently all of the Commissioners need to take a field trip and find out what this is all about. **Commissioner Jones made a motion to approve going to a public hearing without a moderator. Commissioner Parrish seconded the motion.** Chairman Lockley reported some things are a good thing but it has not gotten to the point where they need a professional to tell them how to do the job. He stated it is a big issue but they have to deal with big and little issues and that is what the people put them here for. Commissioner

Jones said he grew up in Eastpoint and already walked this property and walked all around the area growing up. He explained he has been all around here and can tell what is high and dry and what is wet. He said none of them as County Commissioners are opposed to public input or walled off from people and not allowing them to meet with them or speak with them. He explained he has met with more people on this project than any other project since he has been on the Commission and he takes exception to it being implied that they are not open and accessible. Commissioner Boldt stated he wanted to compliment it and make sure they have good healthy processes. Commissioner Jones reported they do and that is why they are here. Commissioner Boldt explained sometimes moderators summarize the multiple facts in a complex decision like this that helps them do their job and he thought it would be welcome. Chairman Lockley reported there is going to be a lot of these requests in the future and he does not need a moderator to make a decision. Commissioner Parrish reported the public comments today seem to be centered on the density of the proposed project so the developer may need to think about the density and whether they want to make concessions. He explained they have 57 acres of property and are not utilizing some of the land because of wetlands. He reported most of the opposition is about so much density on such a small area. Commissioner Parrish stated this is something for the developer to think about before they come back for a public hearing where people are going to examine what they have done. He explained the developer has made some changes and he understands that but they have heard the comments from people today. He commented some people do not want them to do anything with the property but that will not work. Commissioner Parrish said they need to listen to their neighbors and see if there are certain concessions they could make and the numbers would still work but lower the density of the project. He stated personally he likes the hotel because Eastpoint does not have one and the rooms they have here now are constantly full. He questioned if there is something they could do to make the lots a little bigger on the residential side and try to help appease some of the opponents of the project so they are all working together in the community. Mr. Garlick said they have dropped the density. Attorney Shuler advised the Board they have already taken public comment. Mr. Garlick asked anyone that wants to visit the property to call him. Mr. Moron asked if the Board will consider scheduling the public hearing at 1:30 p.m. because of the number of people that may attend. **Motion carried; 5-0.** Chairman Lockley asked if they will need to move the public hearing to a bigger room. Mr. Pierce said the only room bigger would be the Courtroom but with just one hearing this room should be big enough. **Commissioner Parrish made a motion to hold the hearing at 1:30 p.m. on a date to be determined. Commissioner Jones seconded the motion. Motion carried; 5-0.** Mr. Moron said he knows it was not Commissioner Boldt's intention to mean staff was not capable of gathering the data and presenting it to the Board. Commissioner Boldt said that is correct.

Mr. Moron recommended each Commissioner talk to their staff specifically about this project and see how much information they have gathered which will make the public hearing more productive.

Amy Ham-Kelly – CRS Flood Re-Certification – Update

Mrs. Ham-Kelly reported this update was provided to the Board in their packet and there are copies available for the public. She explained this is a yearly project report that she has to submit to certify with the Community Rating System (CRS). She reported this allows them to gather points through different elements of their national flood insurance program to save additional money on their policies. Mrs. Ham-Kelly said they do enough that it saves constituents in a special flood hazard area 15% on their premiums. She reported they are trying to recertify and they go over their local mitigation strategy report which includes projects that have been completed, deleted or incorporated into the Local Mitigation Strategy (LMS). She explained a portion of this process is she advertises that the report has been submitted to the Board in a public setting and made public to their constituents. Mrs. Ham-Kelly explained this is their progress report for the year and she will submit it to the recertification process. Mr. Pierce said the LMS has been in effect for years and it is modified once or twice a year. He referenced Project #24 for the Alligator Point Road and said this was also updated to specifically deal with the path they are on now. Commissioner Jones left the meeting at this time.

Chris Rietow – Apalachee Regional Planning Council – Update

Mr. Rietow stated he is present to give an update on what the ARPC has been working on with respect to Franklin County. He explained their federal partners through Economic Development Administration (EDA) provide funding to help staff an economic development planner that works in the region. He stated they have landed two grants that will impact Franklin County. Mr. Rietow reported the first grant is a Franklin County Long Term Recovery Strategy and that was a plan they had the Board's cooperation with as well as the City of Carrabelle and the City of Apalachicola in providing some match funding that they use to leverage some EDA dollars. He said they will start working on this strategy shortly and the goal is to increase commercial activity in jobs through novel planning policies in business recruitment strategies. Mr. Rietow stated they will end up with a strategy that will enhance the economic opportunities in the cities and county. Commissioner Jones returned to the meeting. Mr. Rietow read two project criteria and said this strategy is meant to enhance existing economic development opportunities while preserving Franklin County's current nature. He explained the 2nd thing they were able to get was a Disaster Resilience Coordinator with Hurricane Irma dollars through EDA. Mr. Rietow said every RPC in the state was able to land a 2 year contract with EDA which is an additional staff person working with local governments in the 9 counties to help with hurricane recovery with respect to economic development. He reported that person in their office is Mr. Ben Chandler who was hired two weeks ago. He explained Mr. Chandler will be traveling around the region providing resources as a liaison between local governments and state and federal resources. Mr. Rietow brought into discussion the RESTORE grant pot #3 administration. He stated the county's consultant Langton & Associates handles pot #1 money. Mr. Pierce reported the Board will consider their contract a little later in the meeting. Mr. Rietow stated this is a complex process and there are a lot of rules and procedures and the planning councils have been asked to help be an economical solution for pot #3 grant administration. He reported they have executed contracts with Gulf County and Jefferson County and they hope Franklin County will consider the ARPC.

Mr. Pierce stated he recommends and supports that. He reported Langton & Associates cannot do pot #3 due to their past association with the Consortium. Mr. Pierce said the county's projects for pot #3 are a new Emergency Operations Center (EOC), dredging the Eastpoint Channel, dredging the Two Mile Channel and something with the oyster industry. Mr. Pierce discussed the involvement with the Corp of Engineers for the dredging. He said for the EOC the county has requested a \$3 million appropriation to aid pot #3. He explained the county may not have anything going on in pot #3 or a lot of things going on depending on what their outside funding is. He reported the oyster project will be long term development possibly 5 years away. Mr. Rietow explained the contracts they have with Gulf County and Jefferson County are annual contracts for 3 years as this process may go on for 12-15 years. He stated the amount of the contract is not to exceed \$30,000 per year in grant administration and it is based on the activities that they conduct. He said this is a learning process for everyone and their contract is structured similar to the contract for the consultant for the Gulf Consortium. Mr. Pierce stated he has not seen the contract but he is satisfied with ARPC doing the work for pot #3. He suggested the Board approve the contract contingent upon Attorney Shuler's review and negotiation. Mr. Pierce pointed out the fee is zero if they do not do any work. Commissioner Parrish asked where the money is coming out of. Mr. Pierce answered the money would come out of pot #3. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to have the attorney look at developing a contract with ARPC.** Mr. Rietow said they will send a contract over revised for Franklin County.

Mr. Rietow explained the ARPC is basically a governmental entity owned by the 9 counties. He reported Commissioner Jones serves as Franklin County representative and is also their Secretary/Treasurer and serves on the executive committee. He explained their mission is to serve the local governments. Mr. Rietow stated they take the annual dues paid by the counties and leverage money to do federal grants. He said over the years their responsibilities have changed and they try to decide where they can best serve the counties. He explained one of things they have noticed is most of the counties are rural and do not have a lot of GIS capabilities. He stated he is working with other planning councils across the state to provide GIS services. He reported they can house this and provide this service regionally. Mr. Rietow stated they have been providing this service to Gadsden County and they hope to expand and enter into a similar agreement with Franklin County. Mr. Moron presented the following item from his report:

1. Mr. Chris Rietow, ARPC Executive Director, is on your agenda today to provide a status update on the County's Geographical Information System (GIS) services map. ARPC is at a point where they are ready to sign an Interlocal Agreement with the County for GIS services. Mr. Rietow forwarded an Interlocal Agreement (attached) between Gadsden County and ARPC for similar services, that Franklin County can use as a template. Is the Board willing to authorize Attorney Shuler to review this contract and negotiate any changes with Mr. Rietow? **Board discussion/action.**

Commissioner Jones said originally the contract with Gadsden County was not to exceed \$10,000. Mr. Rietow stated it is based on what the county needs. He went on to say the ARPC is only trying to cover their costs and do not need to make a profit. He reported they will work with the Planning staff to determine the county's needs. He said they will install software, organize files, update future land use maps and determine what their needs are. Mr. Rietow stated the contract will not exceed \$10,000. Chairman Lockley reported the county needs jobs. Mr. Rietow commented GIS is not just for making maps but also for doing a good analysis.

Commissioner Jones made a motion to direct Attorney Shuler to go forward and work out a contract for the GIS services. Commissioner Parrish seconded the motion. Commissioner Parrish said GIS was an important tool they did not have during the BP Oil Spill in relation to maps of the bay. He stated this is a good project and commented the Property Appraiser has done some GIS mapping. He reported hopefully this will enhance their ability to use it if they have another disaster such as the BP Oil Spill. Commissioner Parrish stated he is eager to see this move forward. Mr. Moron said they get a lot of calls asking why there is not a map on their website. Mr. Rietow informed the Board ARPC received an \$80,000 grant from the Department of Economic Opportunity to build a regional GIS data base for the region excluding Leon County since they have their own GIS program. He explained they have been working for the past year with all of their county local governments to identify mapping needs, future land use maps and tourist resources. He reported this is a tool that will be unveiled in the next month and anyone can access it because it is an online GIS system. Mr. Rietow said in getting this grant they were able to hire a full time GIS planner who now has experience with everyone in the region. He explained they are using the contracts with the counties to keep this planner employed and enhance the software. **Motion carried; 5-0.**

Mr. Rietow said the ARPC Board last year adopted a policy that if a municipality is requesting a letter of support for a Triumph application from ARPC the county representative must officially make the request. He stated they received a request from the City of Carrabelle for a Triumph application to put in for \$2 million for an airport hangar enhancement to increase the number of hangars. Mr. Rietow said he reviewed the policy and notified Mr. Moron and Commissioner Jones. He explained this policy was adopted to prevent conflict if the city has a project that the county is not in agreement with since ARPC serves both the city and the county. Mr. Pierce said he will address this under his report.

Chairman Lockley said he would like them to help find some jobs for the county. Mr. Rietow stated the Franklin County Long Term Recovery Strategy project will focus on economic development and help them change the comprehensive plan to attract the kind of economic development that Franklin County desires.

Marcia M. Johnson – Clerk of Courts – Report

Mrs. Griffith said Clerk Johnson does not have a report but they do need to request permission to issue two manual checks. She reported one check is for Gandy Printing which is a mass mailing for the Visit Florida TDC Grant. She explained they required the postage to be paid up

front before they produced the mailing and the grant is time sensitive. Mrs. Griffith said the request was not received in time to get the check cut. Mrs. Griffith stated the inmate medical policy is also up for renewal and the renewal is coming in as they speak. She reported the first premium is due by April 1st. She explained right now they do not have an invoice yet but they need to pay this as soon as possible. She requested the Board approve both of these manual checks. Commissioner Parrish asked if these should be separate motions. Attorney Shuler answered yes as the subject matter is not related other than both being manual checks. **On motion by Commissioner Parrish, seconded by Commissioner Boldt, and by unanimous vote of the Board present, it was agreed to authorize a manual check for Gandy Printing for the mass mailing for the Visit Florida TDC Grant.** Attorney Shuler stated the amount for the inmate medical insurance is in the range of \$3,500-\$4,000. **On motion by Commissioner Massey, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to authorize a manual check for the inmate medical insurance.**

Alan Pierce – RESTORE Coordinator – Report

Mr. Pierce read the last item of his report and then the rest of his report, as follows:

9- The City of Carrabelle is seeking a letter of support from the county commission for their TRIUMPH pre-application for improvements to the Carrabelle airport. The City is seeking \$2M in TRIUMPH funds to build more T-hangers, a new general aviation hanger, and more vehicular parking. Their pre-application is attached. Once the City gets feedback from TRIUMPH staff on the pre-application they can then move to the application stage. Board direction.

Commissioner Massey made a motion to approve a letter of support for the City of Carrabelle. Commissioner Boldt seconded the motion. Commissioner Jones stated this came up at the ARPC meeting but he did not want to speak for the Board and that is why it is being handled here with all five Board members present. **Motion carried; 5-0.**

1- On Friday, April 5, I participated in a meeting with Commissioner Parrish that was called by the Bureau of Aquaculture to discuss the future of oyster aquaculture in the Apalachicola Bay. Some of the important points of the meeting were:

* The Dept of Agriculture and Consumer Services (DACS) has restructured its functions and DACS now only promotes aquaculture- hence the name Bureau of Aquaculture. DACS will no longer participate in re-shelling the natural bars, so if any re-shelling is going to be done it is now solely the responsibility of FWC.

* Commissioner Parrish made it clear that if DACS is going to be promoting aquaculture it needs to done so that it does not create more conflicts with other users of the Bay. This is especially true of aquaculture leases that use the water column, and those are the kind of leases being proposed for the Bay.

*Commissioner Parrish recommended DACS limit the size of an individual oyster lease to 1.5 acres because any larger lease is going to require the capital in excess of what the

average seafood worker can get, and therefore larger leases are more likely going to sold to outside investors.

*The Bureau of Aquaculture said it will utilize those areas for aquaculture that were first identified in the 1985 survey of the Bay before any new areas are considered.

Mr. Pierce stated Commissioner Parrish may be able to explain where the 1985 survey sites are but he thinks they are on the back side of St. George Island, in the miles and a couple of other areas such as near the Green Point area near the high school. He stated they are pushing aquaculture. Chairman Lockley asked when people will know to apply. Mr. Pierce said they can apply now and they are processing applications. Commissioner Massey asked if some of the leases are in Rattlesnake Cove. Commissioner Parrish said there is one past Highway 65 on the mainland, two in the miles, and one at Goose Island. He reported these leases are not supposed to be over grassed areas or where there are public bars or shells. He said it has to be a sandy area so they talked about areas in the miles where there used to be oyster bars but now there is mostly sand. Commissioner Parrish stated he hopes he covered all the things they talked about at the previous meeting like making the leases small so the average seafood worker might be able to get into the business and not putting the leases in the middle of the bay where they will have conflicting uses and human conflict. Commissioner Parrish reported the industries need to work together and he feels like there is a place in the bay for everyone but they have to find the right place for each industry. He stated they are now the Department of Aquaculture so they are not supporting the wild caught reefs. Commissioner Parrish stated he is being approached again about if the Board supports shutting down the bay. He explained they do not need to discuss it today but the Commissioners needs to think about it because in the future they will be asked this question. He stated if that is done they all need to be in agreement or all opposed to it. He said this is just for information and they need to think about it and talk to their constituents because the question is going to come up. Commissioner Massey stated they need to be all together on this issue. Commissioner Parrish agreed they need to be united. Mr. Pierce explained it came up at the meeting because there is an opinion by some of the DACS representatives that Apalachicola Bay is getting into a spat deficit. He reported this means they are harvesting so many of the mature oysters that there is not enough spat to repopulate the oyster bars. He said this is one of the concerns and the advantage to shutting down the bay is to let the oysters produce the spat to get it back into the water column. Commissioner Parrish stated they need to be very cautious because the Florida Wildlife Commission (FWC) will be doing this and when they have shut down other things like trout and redfish and red snapper in the Gulf then they have never opened it back up. He reported the Commissioners need to think about this because if they shut down the bay and it does not recover to a certain level then it never opens back up. Commissioner Parrish stated the Commissioners need to be aware of the consequences of their actions. He said they all want the bay to recover but the threshold for when it reopens needs to be established before it is closed. Chairman Lockley asked what they are going to do with the people when they shut it down because people are going to be out of their job and they are not talking about that. Mr. Pierce and Commissioner Parrish agreed they are not talking about that.

2-I recommend the Board approve the proposed contract with Langton Consulting for RESTORE related services. Mr. Shuler has reviewed the contract. I have been advised by Langton Consulting that their current fee structure is under review by Treasury, and that the outcome of the Treasury review will be applied to Franklin County so that we keep in compliance with Treasury rules. Board action to approve contract.

Representative of Langton might be present to make brief comments.

Commissioner Parrish asked if their fees will be paid out of the pot #1 money. Mr. Pierce answered yes the fees will be paid as the county utilizes their services. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve the contract with Langton Consulting.** Mr. Mike Langton, Langton Consulting, appeared before the Board and introduced his staff Ms. Melissa Beaudry and Ms. Christine Lane. He thanked the Board for their confidence and said they also do this work for some of the surrounding counties. He said they are just about to finish their second year of working for Gulf County. He stated they got Gulf County a \$2.8 million beach restoration grant and another \$1.1 million to buy their public safety building. Mr. Langton pointed out they have not been paid anything yet because the U.S. Treasury has not approved their request yet. He explained they are here for the long haul and want to make sure the county gets the grants and help them administer them. He stated they are happy to be part of the community and to work with them. He reported they also work closely with Mr. Rietow and the ARPC because pot #1 and pot #3 go hand in hand. Mr. Langton stated the county has a chance to pursue pot #2 grants also. Mr. Pierce said there have been several big ideas for pot #1 and they have \$8 million so they are trying to get these ideas together. He explained in the past Treasury did not want to approve anything more than \$8 million and the majority of it was going to a beach renourishment project but that did not go forward so now there is a possibility if the State of Florida puts money up for dune restoration because of Hurricane Michael then the county could look at pot #1 and match that. He reported the county had a tremendous loss of dunes during Hurricane Michael so that would be their project for pot #1 if they get Legislative assistance. He stated they will know something in the next 30 days and once that is clarified then they can talk about individual projects. Mr. Langton said the Legislature has not approved the final budget so there seems to be some movement wanting to do something about Hurricane Michael. He reported Senator Montford has passed a bill asking for \$315 million but it is not in the appropriations process yet so they along with county staff will monitor this situation. Mr. Langton presented business cards and said the Board can contact him directly or through staff. Chairman Lockley asked where their main office is. Mr. Langton stated Jacksonville. He said they are in the panhandle a lot as they work for multiple counties in the area. He reported they were part of the Gulf Consortium from the beginning and were part of the consultant team that was hired to write the State Expenditure Plan (SEP).

3-Board action to direct Dewberry to advertise bids for the repairs to the temporary road on Alligator Drive, and open those bids on May 21. The temporary repairs include widening the existing road to two lanes, reworking the debris field, and putting down an asphalt surface. When this work is complete the traffic lights will be removed. The county will turn the

winning bid into FEMA; FEMA will use those actual bid numbers to create a PW of the same value, and then Franklin County will award the bid consistent with the PW. This will assure that Franklin County will get reimbursed for the work done by the contractor.

While I had hoped this work would get done by June 1, it clearly will not, but we are making progress. All I can do is explain to the Board and the public that the complications of the Alligator Drive project have not changed just because we have outside consultants, FCMC, involved. The location of the road and the repetitive damage it has suffered has made this project the poster child for multijurisdictional bureaucratic review.

On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to direct Dewberry to advertise for bids for the repairs to the temporary road on Alligator Point.

4- Inform the Board that FCMC assisted Franklin County in completing an HMGP grant application for the purchase of 21 lots on Alligator Point. The Board needs to be aware that I have operated under the assumption the Board wants to allow anyone on Alligator Point the opportunity to sell out if they want to, so these 21 lots are not restricted to the future Alligator Drive ROW. Approximately 7 of the 21 willing sellers are in the ROW; the other 14 are scattered around the Point. In my discussion with FCMC it is our expectation there will be a second HMGP application if the offers coming from the first round are fair and worth accepting.

It is still unknown whether Franklin County will be able to obtain through voluntary sale all of the necessary right of way to relocate the road. Depending on the ultimate length of the road moved, we still need between 10 and 14 more lots in the ROW; so at this time we only have 1/3 of the proposed ROW willing to sell. We hope that improves in the second round. Depending on the number of lots not willingly purchased the Board will have to consider its future strategy. Such strategy could include condemnation of lots, or the county could be forced to rebuild the road in its current location. The county, even with FCMC and the state's assistance, still has tremendous risk ahead. The residents of Alligator Point need to continue to assist the county in working to relocate the road.

Mr. Pierce stated they are not guaranteed that they will be able to relocate the road right now. Chairman Lockley said they might need a mouthpiece to help with this. Commissioner Parrish left the meeting at this time.

5- Provide Board with copy of letter I wrote requesting the \$2.6M of FEMA funds associated with repairs to Alligator Drive by Hurricane Hermine be de-obligated and rolled into a new project to cover all of the damage done by Hurricane Michael. The letter was requested by the state to clarify the record that the damage done by Hurricane Michael will include the damages done by Hermine.

6- This item was handled earlier in the meeting.

7- The Board addressed this item earlier in the meeting

8-This item was handled earlier in the meeting

10-FAC has coordinated a meeting in Marianna on Thursday for the counties that had hurricane damage and he can attend if the Board would like him to. He said since the county is a member of FAC he has discussed it with Commissioner Jones and it is probably appropriate that the county have someone attend the meeting. He stated the Board has a dedication that day but he will attend if they want him to go.

On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to direct Mr. Pierce to attend this meeting.

Michael Morón – County Coordinator – Report

Mr. Moron presented his report for the Board, as follows:

1. This item was addressed earlier in the meeting.

Commissioner Parrish returned to the meeting. Commissioner Massey left the meeting at this time.

2. At the December 18, 2018 Regular Meeting the Commissioners authorized Weems Board of Directors to spend up to \$50,000 from the Sales Tax Trust Fund to obtain updated pricing for the construction of the new building. Mr. Cannington (Weems CEO) and his staff are working with the project's architects, TRO Jung Brannen, to obtain this price, which they are told should be available by Friday, May 10th. Therefore, Weems will be on your May 21st agenda to present this amount and discuss the project further.
3. On a related Weems matter, the new building project was presented to the City of Apalachicola for approval last week. It was necessary to ask the City to review and approve the project again because it has been over a year since the project received its first approval. The City approved the project last week.
4. At the last Weems Board of Directors meeting, there was a discussion related to the lease renewal of the Hospital's Arterial Blood Gas (ABG) Analyzer. An ABG Analyzer measures the amount of oxygen and carbon dioxide in the arteries to see how well the lung is functioning. During the discussion it was pointed out that the Hospital would save \$1,079 by purchasing the ABG Analyzer rather than continuing with the lease option. The purchase price of ABG Analyzer is \$8,275. **Board action** to authorize the \$8,275 purchase of the ABG Analyzer from the Sales Tax Trust Fund.

Mr. Moron said there were additional savings they identified from purchasing this equipment. He explained the technology for this equipment does not change that fast so this equipment could last 6-7 years. Commissioner Massey returned to the meeting. **On motion by Commissioner Boldt, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to authorize the \$8,275 purchase of the ABG Analyzer from the Sales Tax Trust Fund.**

5. Ms. Lori Switzer, the County's SHIP Administrator, has submitted her new three-year (2019-2022) SHIP program administration services contract (link below) for your review and approval. In addition, she also submitted the County's three-year (2019-2022) Local Housing Assistance Plan (LHAP) (link below) for your review and approval. The main purpose of the LHAP is to detail how each local government will expend funds allocated to them for each fiscal year. Ms. Switzer stated that Florida Housing has approved the County's LHAP. **Board action** to approve Ms. Switzer's SHIP program administrative services contract and the LHAP, which includes the Chairman's signature on the LHAP Resolution and Certification.

Link:

https://www.dropbox.com/sh/8eknwviefh4wpp/AAD_bTHm26Ju4bux4udx9u5Ra?dl=0

On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve Ms. Switzer's SHIP Program administrative services contract and the LHAP, which includes the Chairman's signature on the LHAP Resolution and Certification.

Mr. Moron reported DOT has plans to put some signage and markings on S.R. 377. He stated he will forward the email to the Commissioners in case they have any questions. He said they will close comments next week.

6. Remind the Board that the Ribbon Cutting ceremony for Olan "Buddy" Ward Park & Maritime Museum will be this Thursday, April 18th at 11:00 a.m. The public is invited!

Mr. Moron presented invitations to the Board for the Elder Care Community Council's Earth Day Celebration at the Holy Family Senior Center on Monday, April 22th at 11:30 a.m.

T. Michael Shuler – County Attorney – Report

Attorney Shuler said he does not have a report for the Board with any action items.

Commissioners' Comments

Chairman Lockley said the Board must make rough decisions sometimes and it is something they have to do. He stated people trust them and they can make the decisions. He reported they main thing is they have a good staff and he trusts them and they keep on top of things. Commissioner Boldt said he appreciates Chairman Lockley's comments. He explained he has been in many public arenas where he has seen decisions made by individuals that have the responsibility like they do to make decisions and the spirit of the comment about a facilitator was to enhance the skills many of them already have.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 12:18 p.m.

Noah Lockley - Chairman

Attest:

Marcia M. Johnson - Clerk of Courts