

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX – COMMISSION MEETING ROOM
MAY 21, 2019
9:00 AM
MINUTES**

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

Others Present: Marcia M. Johnson-Clerk of Court, 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 Parrish, and by unanimous vote of the Board present, it was agreed to approve the minutes from the meeting held on May 7, 2019.

Payment of County Bills

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

Mr. Stacy Kirvin, Franklin County School Board Chairman, appeared before the Board. Mr. Pierce read the following item from his report:

6-Board action to write a letter of support for the Franklin County School System's pre-application to TRIUMPH for a grant they are seeking is to implement a program on unmanned flights (drones). According to the school board this industry is growing exponentially each day with drones currently being used by military, forestry, search and rescue, real estate, and many

other occupations. The total project cost for 5 years is \$1,867,000 and the School Board is seeking a grant from for Triumph for \$1,215,000.

These figures include all expenses to run set up and maintain the program and the equipment for five years, after which, the income from the certifications earned should make the program sustainable. Students will be earning CTE certifications in Small UAS Safety and Visual Line of Sight System Operator. Both of these certifications open up opportunities for immediate employment for our students in a field with earning potentials much greater than those normally available to them.

I have been in contact with TRIUMPH staff and TRIUMPH also believes the drone industry is an opportunity for students in our surrounding counties so I believe TRIUMPH will look favorably upon the school board's request. Board action.

Commissioner Parrish made a motion to approve a letter of support. Commissioner Jones seconded the motion. Chairman Lockley asked what CTE's are. Chairman Kirvin answered vocational certifications. Mr. Pierce explained this training would allow the person to go to work out of high school without any further training. He reported there was a drone operator that was looking at relocating to Franklin County and when Tyndall Air Force Base gets back up and running he hopes they are still in that business. Commissioner Boldt asked if there is any way to develop training specifically on how to study because it would complement the outcomes they are looking for. He questioned if there is any flexibility for that item in this money. Chairman Kirvin stated learning how to study is the responsibility of every teacher that teaches a class. He said this money is not specifically for that item but the person that teaches the drone class could implement it. Commissioner Boldt explained he knows this is included in the curriculum but he is talking specifically about a course just for studying. Chairman Kirvin said this would be a good thing for the Legislature to address when they are considering allocations. Mr. Pierce pointed out learning how to study is also addressed by parents. Commissioner Jones stated in the last few years the STEM Program has addressed drones and robotics in addition to other things. He reported they did have an avid program which was a class about learning how to study. Chairman Kirvin explained they are looking for different opportunities for students and there is a big technical push for kids to graduate and have a marketable skill when they get out of school. He stated not everyone is going to college so they need something so students can stay here and be productive citizens. **Motion carried; 5-0.** Chairman Kirvin thanked the Board for their continued support.

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. Davis said he asked Mr. Loscialo to come and speak to the Board about recycling. Mr. Frank Loscialo, Greif Recycling, said he has been buying recyclables from Franklin County since the county started the recycling program. He explained the recycling market has been depressed for the last 6 months as China, who was the biggest consumer of recyclables, has reduced their

purchases due to new laws reducing contamination coming into their country. He stated this leaves them with a tremendous oversupply so they are trying to create new markets internally. He explained the oversupply has caused the prices to decline. Mr. Loscialo said a lot of municipalities are faced with whether or not to continue their recycling programs. He encouraged everyone to continue the recycling programs because the market will come back. Mr. Loscialo stated the contamination needs to be addressed at the drop off centers. Mr. Loscialo recommended if the county does not have manned recycling drop off sites then they require the public to bring the recyclables to the recycling center so the contamination can be monitored. Chairman Lockley asked how long it will be before the market picks up. Mr. Loscialo estimated a year or two. He explained China is buying paper mills in the US, doing collection here and creating pulp. He reported the pulp is then sent to China and goes in without contamination. Mr. Loscialo said this action will help offset the oversupply. Chairman Lockley explained big counties have people to man recycling centers but small counties do not have the money for manned sites. Commissioner Boldt discussed the abuse of the recycling center containers and said some recycling areas were discontinued and there is now debris in the woods. He stated because the county is so large asking people to take recyclables to a manned recycling site may not be practical for many people. Commissioner Boldt asked if there are other options such as signage, lights and cameras and if they are successful. Mr. Loscialo said he has not seen it done but if they do not want manned sites then they could designate certain dates for drop off. Commissioner Boldt suggested a mobile unit at a certain time would work. Mr. Loscialo reported he has seen this work in other counties not only just for paper, aluminum cans, etc. but also for electronics. Commissioner Boldt asked if the products China is buying are tariff free. Mr. Loscialo stated some of the products are.

Department Directors Report

Howard Nabors – Superintendent of Public Works

Mr. Nabors reported his department is continuing to cut grass throughout the county but are still short on inmate crews to help. He stated they are cutting in Eastpoint and St. George Island this morning and then going to Carrabelle and Apalachicola.

Mr. Nabors said at the last meeting the Board discussed the motor grader and they are bringing a demonstrator for them to try out. He stated they will bring it after it rains as it is too dry to grade at this time. Mr. Nabors reported he will get back with the Board after they try this equipment.

Commissioner Massey said they told him at the prison yesterday it may be 6-8 months before the county gets inmate crews. Mr. Nabors stated they took all of the crews and said it will be that long if they get the crews back at all. Chairman Lockley asked what the problem is. Commissioner Massey responded the prison is short handed at this time. Mr. Nabors said they are still getting inmates but are getting a reduced number. Chairman Lockley asked if the county is set up to get county inmates like they get state inmates. Mr. Nabors was not sure.

Chairman Lockley said they might need to look into it if they get short on inmates. He asked Mr. Moron to contact the Sheriff's Department about this matter. Mr. Nabors stated they have never used county inmates since he has worked for the county. **Commissioner Parrish made a motion to write a letter to DOC about the detrimental effects not having state inmates is having on the county.** Commissioner Parrish said the county understands where DOC is but they need to understand where the county stands. **Commissioner Jones seconded the motion.** Commissioner Jones stated the county signed a Memorandum of Understanding (MOU) with DOC for the inmates and DOC agreed to do this. He asked to make sure and include this verbiage in the letter. **Commissioner Parrish amended his motion to include this verbiage in the letter. Commissioner Jones amended his second. Motion carried; 5-0.**

Mr. Nabors reported 80-90% of the signs damaged by the storm have been replaced. He said they will now go through the county and replace the faded signs. He informed the Board they need to order some more signs. Commissioner Jones said he thinks he previously supplied a list of signs that needed to be addressed in his district but he can provide another one. Chairman Lockley asked if this is from storm damage. Mr. Nabors answered yes.

Mr. Nabors stated he received a telephone call from the St. George Island Plantation about placing a sign on county property on the way into the Plantation. Mr. Moron said he has also been having conversations with someone and there is an ongoing issue about where to put the sign to create a four way stop or not. He explained they want a sign to stop people going into the Plantation but do not want a sign stopping people from coming out and that is creating controversy.

Mr. Moron said the county repainted the crosswalks on St. George Island. He reported Mr. Nabors told him there is a piece of equipment that does a better job and he would like Mr. Nabors to describe the equipment. Mr. Nabors stated the equipment costs \$7,000-\$8,000 and actually heats the material and melts it to the pavement. He said this material lasts longer than the paint which does not hold up after traffic goes over it. Mr. Pierce said the equipment uses thermoplast. He agreed the paint does not last long. Mr. Nabors reported the thermoplast lasts 3-4 years or longer. Commissioner Massey asked if Mr. Nabors has the money in his budget for this equipment. Mr. Nabors answered yes. **Commissioner Massey made a motion to purchase this equipment. Commissioner Boldt seconded the motion.** Chairman Lockley instructed Mr. Nabors to always bring things like this to the Board because it provides a benefit and will save money. Mr. Nabors agreed and said it takes 2-2 1/2 hours for the paint to dry but the thermoplast only takes 20 minutes and lasts longer. Mr. Moron reported the citizens of St. George Island were grateful for the work that was done but if the county can afford to do better than they should. **Motion carried; 5-0.**

Mr. Nabors said most of the residents at Alligator Point are happy about the 1,100 ft. road being paved. He stated the area near the fire station also looks good. He explained now the county does not have to worry about the traffic lights on the road. Mr. Pierce reported Mr. Clay Kennedy, Dewberry, is at Alligator Point now meeting with the Corps of Engineers (COE) to

explain that the asphalt is temporary. Mr. Nabors stated hopefully it will last a couple of years. Mr. Pierce said he hopes to only use the road for a couple of months and then start building the new road. Chairman Lockley suggested the temporary road may be used as a base for the new road. Mr. Pierce agreed it will be used for a construction platform.

Fonda Davis – Solid Waste Director

Mr. Davis presented his report for the Board:

REQUESTED ACTION: Board Direction:

I met with DEP onsite in reference to the dune walkovers concerns, I was reminded by DEP that this is turtles nesting season and there should not be any major construction or equipment allowed on the beach. The recommendation was made that we repair the existing concerns by raising the sloped portion of the dune walkovers so that it will be leveled with the entire walkover and add steps at the end.

Mr. Davis said this will take away the wheelchair or handicapped part of the walkover. Chairman Lockley stated the county has no choice since DEP made this recommendation. Mr. Davis agreed at this time with turtle nesting season the county cannot extend the walkover so the slope would be adequate. He explained the county can level the walkover and add steps to the end. Chairman Lockley asked how long turtle season is. Mr. Pierce responded 6 months and ends on November 30th. Commissioner Parrish said the county needs signage at the beginning of the walkover stating there is no handicapped accessibility due to turtle nesting season. Attorney Shuler said they should add to the signage a directive to the public telling them where the handicapped access is at the main parking lot. Mr. Davis responded there is no handicapped access at the main parking lot. Commissioner Parrish explained there is no handicapped access because all of the sand dunes have eroded away because of the storm. Mr. Pierce reported some of the street ends are on grade but people will still have to walk through the sand. Chairman Lockley asked about getting some temporary sand. Mr. Pierce stated this is not feasible as the sand must be beach compatible and would have to be trucked in. Commissioner Parrish said the county cannot put any equipment on the beach so the county is limited in what they can do. Mr. Davis reported they can look into mats but they are expensive. Commissioner Jones said they have some mats in the state park so they could look at them and do research to find out what the county can do. Chairman Lockley asked if it will be sufficient to put mats at some of the walkovers. Attorney Shuler agreed Mr. Davis is going to look at providing a single handicapped access on a temporary basis during turtle nesting season and then after turtle season concludes they can do the necessary repairs. He said Mr. Davis will do some temporary access and report back to the board. **On motion by Commissioner Parrish, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to direct Mr. Davis to provide temporary handicapped access and report back to the Board.**

FOR BOARD INFORMATION:

I will be on vacation June 1st thru June 5th. Please call Albert Floyd 899-4003 if you need any assistance

Commissioner Massey said they want the county to sponsor the All Stars baseball tournament in Franklin County and asked how that will work. Mr. Davis said the Parks & Recreation Department will provide assistance and get the fields ready. Mr. Davis reported Wakulla County has three All Star teams and wants to use the Carrabelle Field on June 1st or 8th so he will make sure there is not a conflict with the Parks & Recreation league. Mr. Davis stated they usually allow it but ask them to sign a waiver. Commissioner Massey reported a local team will be playing also.

Commissioner Jones stated they have discussed finishing the docks where the crabbers are at Indian Creek. He said the problem is the crabbers are paying into the fund but the docks are so depleted that there is not enough money to finish what needs to be put back. He explained in speaking with Finance they also need to fix the pier by the pavilion that was damaged from the storm. Commissioner Jones said he would like to use insurance money they received from claims in his district to put all these items out for bid. He reported he wants to fix all of them and do it in one bid and have all the work done at the same time. **Commissioner Jones made a motion to advertise for bids and do all of them together. Commissioner Parrish seconded the motion.** Chairman Lockley asked what the status is of the parks all over the county. Mr. Davis said the biggest problem is the fishing pier in Eastpoint. Commissioner Jones reported they are still waiting on FEMA for this project. Mr. Davis said all the other parks have minor items. He stated in relation to the D.W. Wilson Park overhangs and backstops, he cannot get the fencing company to come down so he talked with Mrs. Brownell about another fencing company and he will contact them this afternoon. Mr. Davis reported Eastpoint is looking good and some repairs were made to the playground. He said Kendrick Park is looking good. Chairman Lockley asked Mr. Davis to keep an eye on the parks until they get fixed so no one gets hurt. Commissioner Boldt asked for an update on Island View Park. Mr. Pierce reported they had a site visit with FEMA 2 weeks ago and everyone agreed some designs are needed to mitigate against future damage. He explained it is one thing to put the park back like it was before but the process is complicated because they are mitigating. Mr. Pierce stated they are headed in the right direction but he does not have a time line. Chairman Lockley said they have heard that FEMA holds the money but FEMA said they send the money to the state and the state is holding it. He asked if this is the case on this project. Mr. Pierce stated once there is a PW and it is signed then FEMA sends the money to the state and the state reimburses the county. Mrs. Brownell explained they do not have the PW yet for Island View. She said the county received a reimbursement check for debris. Mrs. Griffith stated the checks were \$161,521.74 and \$5,757.18. Mrs. Brownell said the checks are for debris, monitoring and one road. Chairman Lockley asked if the reimbursement will change now that the storm has been reclassified. Mrs. Brownell stated the county got 100% on the debris. She reported they got 90% from FEMA and 5% from the State on 10 Mile. Mr. Pierce stated the President signed a declaration for 90-10 but the county does not have anything in writing. He explained this will represent 90% from the federal government, 5% from the state and 5% local and this should apply to

everything. He reported this will reduce the local match from 12½% to 5%. Mr. Pierce stated the county could get another waiver but he has not submitted the paperwork yet as they were waiting for some other items to be resolved. Mrs. Brownell said once the money is obligated by the federal government then it is sent to the state. She explained the state is sending the money out as fast as they can. She reported the Governor deleted a step in the process as he did not understand why the state was reviewing what the federal government has already approved. Mrs. Brownell said the problem is doing the PW's and EEI's but they are working as hard as they can. She reported they have everything they need at D.W. Wilson Park except getting the backstops up and paying for them. She said this will then be a completed project and should get reimbursed quickly. Chairman Lockley stated he is asking to try and determine if they will receive the money before budget time so they will know where they stand. Mr. Pierce explained if the PW is obligated then the county will get the money but the challenge is writing up the PW's. Mr. Pierce informed the Board Island View may take a long time because of mitigation. Commissioner Boldt asked if this money is relative to Hurricane Michael and if they still need to reach back to Hurricane Hermine. Mr. Pierce said these checks are for Hurricane Michael. He reported there was money outstanding from Hurricane Hermine for Alligator Point but it will be rolled into the money being received for Hurricane Michael. He stated there may still be reimbursement coming from Hurricane Hermine for Gulf Shore Blvd. and that money will go into the Bald Point Trust Fund. He reported all the expenses now are from Hurricane Michael. Commissioner Boldt asked if the money received will go into the General Reserve Fund. Mrs. Griffith answered yes, to offset the expenses they have incurred so far. Commissioner Boldt reported they knew in February they had used about \$500,000 of the \$1 million in the General Reserve and asked how much there is now. Mrs. Griffith stated it is about the same amount because that was the worst case scenario. Mr. Pierce said the burden on the General Fund is from overtime. Mrs. Griffith reported most of the money will come back once it is processed by FEMA. Mr. Pierce explained the county will still have some matching responsibilities. **Motion carried; 5-0.**

Pam Brownell – Emergency Management Director

Mrs. Brownell said she did not have a report as her department was at the Governor's Conference. She said there is currently a storm but it is predicted to turn away from the United States. She stated there was another storm while they were at the conference but it dissipated. Mrs. Brownell reported the storm predictions are about the same as last year.

Mrs. Brownell reported they have the same problem with DOC about the lack of inmate crews to get sandbags filled. She explained right now they have very few sandbags filled and have the bags but no one to fill them. She reported in other counties they put out the bags and sand and let people fill their own. She stated until they get some assistance from DOC they will not have many filled sandbags. Chairman Lockley asked if the people on the workforce program can fill the bags. Commissioner Massey answered yes. Mr. Moron suggested they ask the Sheriff's Department if the county inmates can fill the sandbags. Commissioner Massey reported Mr. Davis has inmates that can help too. Mrs. Brownell pointed out the sand bags weigh about 45

lbs. when filled. Mrs. Brownell asked if they want her to contact Mr. Davis. Commissioner Massey answered yes. Commissioner Massey advised Mrs. Brownell to contact him if they can't get all the bags filled. Mrs. Brownell reported they have plenty of bags they just need to get them filled and get them in the storage locker so they do not get wet. Commissioner Massey stated he will contact the warden and get some help.

Commissioner Jones asked Mrs. Brownell if there have been discussions with Mr. Tim Center, Capital Area Community Action Agency, about RV's for her office. Mrs. Brownell answered no. She reported the only conversation she had with Mr. Center was about using our funds to clean up the trailers for other counties but she told him the funds could not be used. Commissioner Jones explained they talked about securing a couple of the trailers for EOC to use during emergencies or if they have to evacuate. He reported the EOC trailer is aging so it may a good time to address this. Chairman Lockley expressed concern that these units would be dangerous in a storm and the county would be liable. Mrs. Brownell explained she already has one that they use as a mobile command unit. She went on to say this trailer can be set up on site and they can operate out of it like they did during the fire. Commissioner Jones clarified he meant to use the trailer as a mobile command center. Mrs. Brownell pointed out if they had taken their unit to Liberty County like they planned to when they evacuated it would not have been good. Chairman Lockley reported it is a good thing to have this unit but they may have to move the unit a few days ahead. Commissioner Boldt asked if it is appropriate post storm to have an awning and presence that shows Franklin County EOC present in each district. He stated there were some complaints post Hurricane Michael about the lack of county visibility. Mrs. Brownell stated when there is a storm they are activated and on call so this would have to be done with volunteers. She explained department's job is to be activated at the EOC to help the Board make decisions. Mr. Pierce reported the Emergency Management Department only has 3 employees and what Commissioner Boldt is talking about is a Disaster Recovery Center (DRC) and they would need 15 people to cover all the districts. He stated the 3 employees are on call 24 hours a day to manage the EOC. He said FEMA operates DRC's and only places 1-2 in the county based on population centers. Mrs. Brownell said her department runs on volunteers and their Community Emergency Response Team (CERT) assists with the sand bags. She pointed out their cook is also a volunteer.

Mrs. Brownell reported her staff is continuing to work on FEMA paperwork.

The meeting recessed at 9:58 a.m.

The meeting reconvened at 10:00 a.m.

Erik Lovestrand – Extension Office Director

Mr. Lovestrand apologized for missing the deadline for submitting his report for the Board meeting. He explained he was traveling on business but does not have any action items. He reported they are hoping to start construction in July on the facility renovations. He explained

the official contract is still not worked out but the contractor feels like they can complete the renovation within 35 days so they are hoping to occupy the building in early to late fall of this year.

Mr. Pierce stated he attended a conference put on by Mr. Lovestrand and IFAS informing the community of the risks and dangers of citrus greening. He said citrus greening is in the county and right now the outbreak is widespread. He reported until the fly that is the vector is under control citrus trees could continue to be infected. Mr. Pierce said infected trees should be removed. Mr. Lovestrand explained one of the primary things that happened last night was there were several representatives at the meeting from a cold hardy citrus group that is growing acreage in north Florida and they are concerned about citrus greening getting into the commercial groves. Mr. Pierce discussed the 1,000 acres of citrus that grows in North Florida and said even though it is small compared to the 200,000 acres down south this market could expand. He explained at the meeting they showed a dramatic photograph of the aftermath of Hurricane Michael on the trees in the Apalachicola-Chipola River corridor. Mr. Pierce stated the pine trees that were there are gone and now the wind now travels through that area and carries bugs and the vector up to South Georgia potentially infecting the citrus groves that they have just planted. Mr. Lovestrand agreed they showed before and after photographs and there was just a brown area all the way up where it was green before. Chairman Lockley asked if there is something that kills the bugs. Mr. Pierce stated there is research being done but there is no cure yet. Mr. Lovestrand reported they are working to develop root stock and tree varieties that are resistant to the disease but there is no cure once the bacterium is in the tree. He reported the best thing is to try and mitigate the population of psyllids.

Attorney Shuler stated he has already reviewed the construction contract for the facility and they are presently working on refinements in the scope of work. He said he will follow up with Mr. Doug Shuler, architect, and the contractor on where they are at finalizing the contract.

Lisa Lance – Library Director

Mrs. Lance highlighted her report for the Board:

Action Items: None

Note of Appreciation: Appreciation to all participants and volunteers that assisted with the Mobile Mammogram event held at the Carrabelle Library on May 4. Thanks are extended to the Florida Department of Health, Tech-Care X-Ray, Franklin Needs, and Dr. Karen Bartley of Wakulla Medical Center. This event is sponsored by these great organizations plus the Carrabelle Chamber of Commerce and the Franklin County Public Library.

Mrs. Lance stated 17 women were scanned.

Mrs. Lance welcomed and thanked the Coastline RV Park for joining the Public Library as a Little Free Library steward. She explained the Little Free Library is a free lending library exchange

program and is open to anyone. She said all the Little Free Libraries have charter members and they are registered on the Little Free Library website. Mrs. Lance reported there are two other locations in the county and they are the Lanark Community Center and the DOC Myers property on St. George Island. She stated these are great for the community.

Community Awareness / Resources:

- There will be a Gardening Program today at the Eastpoint Branch at 1:30. The topic is Three Tips to Home Lawns to Keep the Neighbors Green with Envy. Next month, the topic will be Summer Vegetable Production: Success in the Heat and Under the Sun. Programs are scheduled for Carrabelle on June 7 at 1:30 and again at the Eastpoint branch on Friday, June 21 at 1:30.
- Congratulations to the Master Gardener students who have completed the program with the exception of finishing the required volunteer hours. Demo gardens are doing well; various herbs and greens have been harvested and given to the community in Carrabelle. The same will be done in Eastpoint as things are ready.
- 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.
- Ecuador on a Budget, a presentation by Marion Morris and Kathleen Oman was held at the Carrabelle Library in April and at the Eastpoint Branch in May
- The Music as a Second Language Recital will be held at the Eastpoint Branch, June 14 at 5:00 – 19 students will perform solos, in a group, and in a band. The event is open to the public.
- 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 this Thursday, May 23 at the Eastpoint Branch
- Dining During a Disaster is the June topic for the Basics of Better Living Program. The program will be offered at the Carrabelle branch on June 7 at 1:30 and again at the Eastpoint branch on June 21 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.
- A reminder that the Library offers many children's and adult programs, including; STEAM, the Lego Club, Book Chat's, a Teen Book Club, an Anime Club, and Yoga on multiple days per week. All programs are free and open to the public. Stop by either branch and pick up a monthly calendar of events, on the website at <http://fcpl.wildernesscoast.org/>, and follow us on Facebook at Franklin County Public Library and Franklin County Public Library Eastpoint Branch.
- Summer Reading Program, A Universe of Stories is scheduled June 6 – July 25, programs will be weekly on Thursdays, times, topics, and performers will vary. A full calendar available at the library and online.

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 stated Ms. Sherry Wesson has resigned from the Carrabelle Branch effective May 31st. She thanked Mrs. Wesson and said she was an asset to the library and the community. She stated due to the resignation they are adjusting the hours at the Carrabelle Branch to 9:00 a.m. until 5:00 p.m. Monday through Friday and Saturday from 10:00 a.m. until 2:00 p.m. She explained they changed the hours before when they were short staffed. Mrs. Lance reported she is also doing this because her resignation is effective June 7th. Commissioner Massey said he would like to see Mr. Mike who has been volunteering get a chance for this job. Mrs. Lance stated they can discuss it. Commissioner Massey asked who will be in charge when she leaves. Mrs. Lance responded the staff will continue in both locations and they know who to contact if they need assistance. She said in Eastpoint they are working on this matter now.

- Kate Aguiar – Friends of the Library

Mr. Moron said the Board is aware Mrs. Lance has turned in her resignation and is taking a position in another state. He explained Mrs. Aguiar is here to address this matter. Mrs. Aguiar said they are sad Mrs. Lance is leaving to go to back to Tennessee but they understand her moving to be close to family. Mrs. Aguiar reported she is working with Mr. Moron and members of the Friends of the Library to establish a transition plan. Mrs. Aguiar explained once Mrs. Lance leaves and before a new director is in place the employees will continue to work as they know their responsibilities. She said there is not a single staff member that could step in as acting director as they have done in the past so they will spread the responsibilities over the existing staff with as few disruptions as possible. She requested permission to post an advertisement for the Library Director position. Mrs. Aguiar explained in the past the Advisory Board has reviewed the applications, interviewed the applicants, and presented a recommendation to the County Commission. Commissioner Parrish thanked Mrs. Lance for the services she has provided to Franklin County and said they hate to see her go. **Commissioner Parrish made a motion to begin advertising for a new Library Director as soon as possible and follow the same route they always have and let the Library Advisory Committee interview, select an applicant and bring it back to the County Commission with a recommendation. Commissioner Massey seconded the motion.** Commissioner Jones thanked Mrs. Lance for everything she did for the library system. He said she was very busy and there was definitely something for everyone who was interested and wanted to be a part of the library system.

Commissioner Massey also thanked Mrs. Lance. Commissioner Boldt said he remembers post Hurricane Michael how Mrs. Lance opened the parking lot and Library in Carrabelle to all the federal and state agencies and provided access and the Board appreciated it very much. Chairman Lockley said the Board appreciates her service and she did a good job. Mrs. Lance thanked the Board. Mr. Moron asked if they can discuss filling the part time position when they meet tomorrow. Mrs. Aguiar said they can discuss it but her recommendation would be to wait to fill this position until the new Library Director is in place to interview the applicants. Commissioner Massey said he would like this individual to get a chance for the position as he has volunteered for 4-5 years. Mrs. Lance stated he is a good asset to the volunteer program. Mr. Moron said he will talk with Commissioner Massey about this matter so he can express his concerns at the meeting. **Motion carried; 5-0.**

John Solomon – TDC Administrator – Report

Mr. Solomon read the following report for the Board:

Collections Report:

The February (2019) collections were \$66,632.44. This is an \$8,294.50 increase over February (2018) which is a 13.7% increase. Which is the highest collection for the month of February ever for the Franklin County TDC.

Web Site Activity:

We had 44,335 web hits in the month in April of 2019 Compared to 24,052 in April of 2018 which is an 84% increase.

Visitor Center Numbers: The Visitor Centers welcomed 4,413 visitors in the month of March and 3,881 for the Month of April. The yearly total for 2019 is 14,369 Visitors that have visited our centers.

County Entrance Sign: The Road Department collected pieces of the County entrance sign and delivered them to Sign Design in Eastpoint. The TDC Board voted to have the sign repaired which is in process now.

Mr. Solomon said the sign should be done by the end of the week.

Visit Florida Grant Update: Open for Business Campaign:

At this time the TDC and its vendors have completed most of the advertising we applied for in the grant.

Video:

- 6 total area specific TV commercials in Atlanta, The Villages, Orlando, Tallahassee and South Walton are Complete. The final commercial in Birmingham will begin May 29th
- The 8 Minute television show which is now a 11 minute TV show is close to completion and will air 125 times in the southeast beginning May 25th.

- Sinclair Media also is using one of our Open for Business Commercials as a free PSA playing randomly on their channels.
- Produced 6 Commercials (4- :30 Second Commercials and 2- :15 Second Commercials) with one more commercial being produced for Birmingham.

Online:

- Tripadvisor Premium Destination Partner portal began April 15th

Mr. Solomon said this portal runs until next April.

Print:

1. 2019 Franklin County Visitors Guides have been delivered and are at the visitor centers.
2. 9- Magazine advertisements
 - Bridal Guide
 - Garden & Gun
 - Good House Keeping / Woman's Day
 - New Orleans Magazine (April)
 - New Orleans Magazine (May)
 - Cityscope Magazine
 - Villages Daily Sun
 - Florida Travel Magazine
 - Sherman's Travel

3. 30,000 Direct mailers sent to The Villages promoting the Forgotten Coast as Open for Business.

Mr. Solomon said there has been a good response and the TDC Offices are being contacted.

Mr. Moron played a video of one of the commercials for the Board. Mr. Solomon explained this is one of six commercials and they are all a little different depending on which area they were advertised in.

Digital:

- 8 of 10 Optimized Blog posts have been published.
- Social Media Campaigns have begun with the 2 :30 second commercials and 2 :15 Second Commercials, along with other various postings .We have received very positive feedback.
- Mini Sites are close to completion the 1st is Florida's Forgotten Coast Weddings is complete and the 2nd is Florida's Forgotten Coast Fishing is complete. The 3rd Mini Site Florida's Forgotten Coast Pet friendly will be complete by the end of this week.

Letter of Support: The TDC Board approved joining the County Commission in sending a letter of support for an I-10 – Hwy 65 Interchange.

Small Event Grant: The TDC Board Approved adding the Krewe of Salty Barkers event to the small grant event promotion at the single day event total of up to \$2,000.00 reimbursement.

Mr. Solomon said there was an oversight and this event was missed in the small grants so they added it.

Storage Facility: The 16x20 Storage building has been installed at the TDC Office in Eastpoint. We would like to thank Fonda Davis and his workers for the assistance in building the steps and helping load all of the new visitor guides into the storage building.

Mr. Solomon said they moved 460 boxes of visitor guides.

Visit Florida / Florida Tourism Conference: ACTION ITEM I would like to request the TDC to pay for TDC Director John Solomon and TDC Chairman Commissioner Jones to attend the Visit Florida Governors Tourism Conference. The Early Bird registration that ended on May 15th saved over \$200.00 total to register for conference. The conference is September 3-6th 2019 in Boca Raton Florida. I ask that it be reimbursed to the TDC Administration for rooms and conference fees.

On motion by Commissioner Parrish, seconded by Commissioner Boldt, and by unanimous vote of the Board present, it was agreed to approve this request and reimburse the TDC Administration for rooms and conference fees.

Visit Florida Flagler Awards:

I will be asking the TDC Board for approval to spend \$225.00 to Visit Florida to enter into the Tourism awards in 5 Categories with Visit Florida.

Mr. Solomon said the deadline is May 31st.

Meetings:

The next scheduled board meeting is June 12th at 2:00pm at the Eastpoint Visitor Center

Amy Ham-Kelly – Advisory Board of Adjustment – Report

Mrs. Ham-Kelly provided the following report:

1. **RECOMMENDED APPROVAL:** (Unanimous) Consideration of a request for a 25 foot variance from the well and septic on property located at 942 Gulf Shore Boulevard, Dog Island, Franklin County, Florida. The State standard is 75 feet while Franklin County has a 100 foot requirement. Request submitted by Luciann Moyer and Cynthia McFadden, applicants.

Commissioner Parrish made a motion to approve the request. Commissioner Jones seconded the motion. Attorney Shuler said as before with the other variances on Dog Island the reason the Board is granting this variance is because of erosion on Dog Island caused by Hurricane

Michael that prevents the homeowner from keeping the 100 ft. between the well and septic.
Motion carried; 5-0.

Amy Ham-Kelly – Planning and Zoning – Report

Mrs. Kelly read the following report:

CRITICAL SHORELINE APPLICATION:

1. **RECOMMENDED APPROVAL:** (Unanimous- Contingent upon Receiving DEP/COE Permits) Consideration of a request to construct a Single Family Residential Dock located lot 5 Bay Cove Village, 2031 Sand Dollar Trail, St. George Island, Franklin County Florida. The proposed access walkway for the dock will be 444 ft x 4ft, with an 8ft x 20ft Terminus. Two 12ft x 20ft boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates, Inc agent for Steve Maxwell, applicant. Proposed house.

Commissioner Jones asked if there is room to build a house. Mrs. Ham-Kelly answered yes and presented a site plan. **On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve this request contingent upon receiving the DEP and COE permits.**

2. **RECOMMENDED APPROVAL:** (Unanimous) Consideration of a request to construct a Single Family Residential Dock located at lot 4 Penn Point Subdivision, 1472 Alligator Drive, Alligator Point, Franklin County, Florida. The proposed access walkway is 353ft x 4ft, with a 8ft x 20ft Terminus, and two 12ft x 20ft Boatlift. Applicant has their DEP and COE permits. Request submitted by Garlick Environmental Associates, Inc. agent for John Dowdy, applicant. Has House.

On motion by Commissioner Boldt, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve this request.

3. **RECOMMENDED APPROVAL:** (Unanimous- Contingent upon Receiving DEP/COE Permits) Consideration of a request to construct an addition to an existing Single Family Residential Dock located at Lot 9, 323 East Sawyer Street, St. George Island, Franklin County, Florida. The proposed addition will be 280 sq. ft dock and 312 sq. ft covered boatlift to an existing dock. Customer has their DEP and COE permits. Request submitted by Richard Delarber, applicant. Has House.

Commissioner Jones asked how far out the dock will go because it is in a canal. Mrs. Ham-Kelly presented a photograph of the area and said the dock will not exceed the length of the other dock. Commissioner Jones questioned if the dock is a replacement of the same size or for an additional amount. Mrs. Ham-Kelly answered additional. She provided the original length of the dock and the length of the addition. Mrs. Ham-Kelly presented the drawing of the dock.

Chairman Parrish asked how wide the canal is. Mrs. Ham-Kelly did not know but said they are not allowed to exceed 25% of the canal distance and they do not. **On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve this request.**

4. **RECOMMENDED APPROVAL: (Unanimous- Contingent upon Receiving DEP/COE Permits)** Consideration of a request to construct a Single Family Residential Dock located at Lot 6, 1452 Bay Front Drive, Alligator Point, Franklin County, Florida. The proposed access walkway is 160ft x 4ft with a 8ft x 20ft Terminus, and two 12ft x 20ft boatlifts. Approval will be contingent upon DEP and COE permits. Request submitted by Garlick Environmental Associates, Inc agent for Michael Chavis, applicant. Has House.

On motion by Commissioner Boldt, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve this request contingent upon receiving the DEP and COE permits.

5. **RECOMMENDED APPROVAL: (Unanimous- Contingent upon Receiving DEP/COE Permits)** Consideration of a request to construct a Single Family Residential Dock located at Lot 82 Holiday Beach, 65 Fiesta Drive, Alligator Point, Franklin County Florida. The proposed access walkway is 144ft x 4ft, with a 8ft x 20ft Terminus, and two 12ft x 20ft boatlifts. Request submitted by Garlick Environmental Associates, Inc agent for Wayne Webb, applicant. Has House.

On motion by Commissioner Boldt, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve this request contingent upon receiving the DEP and COE permits.

COMMERCIAL SITE PLAN REVIEW:

6. **RECOMMENDED APPROVAL: (Unanimous)** Consideration of a request to construct two boat sheds. One will be 500ft x 35ft (enclosed) and the second one 150ft x 35ft (open) with a “wash down” area. Located at 142 Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Garlick Environmental Associates, Inc. agent for John Ferguson, applicant.

Commissioner Jones questioned if this is just site plan approval or final approval. Mrs. Ham-Kelly said once it is approved then they can start the process of construction and permitting. She explained this is for boat storage and there is a closed area, an open area and a boat wash down area. Mrs. Ham-Kelly provided the site plan for the Board. She reported the property is 9.81 acres and they are only using about half of the property. Mr. Pierce said the process is Planning & Zoning sees the site plan and makes a recommendation for approval or denial and then the building permit is issued by the Planning Department. He stated the Board would not see this item again after the site approval. **On motion by Commissioner Jones, seconded by**

Commissioner Massey, and by unanimous vote of the Board present, it was agreed to approve this request.

7. **RECOMMENDED APPROVAL: (Unanimous)** Consideration of a request to construct a 1,746 sq. ft. shed located in Section 31, Township 8 South, Range 6 West, also known as 268 US Highway 98, Eastpoint, Franklin County Florida. Request submitted by Oliver Sperry, agent for Taylor's Building Supply, applicant.

Mrs. Ham-Kelly said the new lumber tree does not exceed 80% of the lot coverage. **On motion by Commissioner Jones, seconded by Commissioner Parrish, and by unanimous vote of the Board present, it was agreed to approve this request.**

LOT LINE RECONFIGURATION:

1. **RECOMMENDED APPROVAL: (Unanimous)** Consideration of a request to reconfigure lots 31-36, Block 560, Lying in Section 4, Township 9 South, Range 8 West, Apalachicola, Franklin County Florida. Request submitted by Betty Gay, Applicant.

Mrs. Ham-Kelly said there was not a map in the Property Appraiser's Office for this property so she used Google earth. She presented the map and said the property is west of the Bay City Work Camp off of Jule Road at the airport. She explained these are platted lots and all 6 lots are 88.89' X 465'. She stated the proposal is to cut the lots in half because they are narrow and there are some encroachments Mrs. Gay wants to clear up for her family. Commissioner Parrish asked if the lots will be at least 1 acre when they are reconfigured. Mrs. Ham-Kelly replied yes. **On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve this request.**

Mrs. Ham-Kelly stated she submitted the Community Rating System (CRS) report and it has been accepted and they are in good standing with the CRS Program. She explained the county has to meet the national flood insurance base regulations and the county has the higher standard which saves anyone that lives in a special flood hazard area 15% on flood insurance premiums.

Deborah Belcher – CDBG – Eastpoint Fire Victims Housing Update

Mrs. Belcher appeared before the Board and addressed the following items on her report:

At this time, there is one home replacement under way: Carol Dasen's home at 615 Ridge Road.

I advertised the first bid package, with 3 dealers responding. Ironwood Homes of Perry was the proposer with the lowest price on each of the 4 homes. I presented the proposed floorplans and initial proposals to the homeowners April 29. They all requested plywood flooring, and Dallas Gilbert requested a 3-bedroom model instead of a 2-bedroom, thinking that he might get married and have a family. There were some other issues relating to the initial proposal that did not fit

with the overall and site-specific specifications. The dealer went back over the proposals and submitted revisions, which were still the lowest prices compared to the other dealers.

Requested Action:

1. Approve CDBG home replacement funding for Dallas Gilbert, Jr., 576 Ridge Road, for approximately \$70,748.56 plus related costs of loan recording, and also any additional necessary construction costs not exceeding \$500. Also approve dead tree removal not to exceed \$3,000, to be authorized by Mark Curenton or Michael Morón.
2. Approve CDBG home replacement funding for Shawn Boatwright., 601 Ridge Road, for approximately \$70,748.56 plus related costs of loan recording, and also any additional necessary construction costs not exceeding \$500.
3. Approve CDBG home replacement funding for John and Paula Polous., 605 Ridge Road, for approximately \$79,963.14 plus related costs of loan recording, and also any additional necessary construction costs not exceeding \$500.
4. Approve CDBG home replacement funding for W. Glenn Woodall., 605 Wilderness Road, for approximately \$64,250.76 plus related costs of loan recording, and also any additional necessary construction costs not exceeding \$500. Also, approve dead tree removal as necessary, not to exceed \$4,000, to be authorized by Mark Curenton or Michael Morón.

Mrs. Belcher stated they are ready to award funds for 4 replacement homes. She explained they received 3 quotes and negotiated a lower price with the vendor which is Ironwood Homes of Perry. She recommended award of funds to these 4 homeowners. She presented Item #1. Mrs. Belcher explained she is checking into tree removal for trees that would be a hazard to the home. **Commissioner Massey made a motion to approve item #1. Commissioner Jones seconded the motion.** Commissioner Jones asked if all 4 homes are already hooked up to water and sewer. Mrs. Belcher answered yes. **Motion carried; 5-0.** Chairman Lockley asked if they should address all 4 items together. Mrs. Belcher said the Board needs to declare they have no conflict of interest with the applicant and Ironwood Homes. Attorney Shuler questioned if this means the Board members have no ownership interest in Ironwood Homes and they have no direct or immediate family members receiving the homes. Mrs. Belcher answered yes, and also if they have any family employed by Ironwood Homes. Attorney Shuler asked Mrs. Belcher to define family members. She said by state statute it is parents, parents-in-law, step-parents, children, step-children, brothers, sisters, brothers-in-law, sisters-in-law and spouses. Attorney Shuler reported he is confident the Board members do not have a conflict of interest. Commissioner Parrish stated the Board members have a responsibility to declare a conflict in any situation. Mrs. Belcher reported according to policy they want the Board members to state they have no conflict. Attorney Shuler recommended the Board address all four homes at the same time. Mrs. Belcher read Items #2-4. Chairman Lockley inquired how many dead trees are being removed. Mrs. Belcher stated the lots are deep but not that wide and there are some dead trees from the fire on the side of the lot. Chairman Lockley asked if there is enough money to cover this item. Mrs. Belcher replied yes and said they want this done before the home is delivered. Chairman Lockley stated they do not want a tree to fall on the home after it is in place. Chairman Lockley asked if all the houses are the

same. Mrs. Belcher responded no, the first 2 are the same with 3 bedrooms and 2 baths. She said Item #3 is a doublewide and Item #4 is a 2 bedroom, 2 bath. Commissioner Massey stated he saw the mobile home placed at 615. Mrs. Belcher explained this is the one where the owner put up some money and the county paid the difference after her insurance claim.

Commissioner Boldt asked if these are loans or the trailers are free and clear. Mrs. Belcher stated it is called a deferred payment loan but it is a conditional grant for 10 years. She explained 10% is forgiven at the end of each of the 10 years and then it is free and clear. She said there are no payments and no interest required but if the owner defaults then the amount that has not been forgiven is due. She reported a default would be if they are no longer the owner or occupant of the primary residence. Mrs. Belcher explained she added if they have not paid their taxes or other debts against the property it would also represent a default and this would protect the county's position. Chairman Lockley asked if the county will be in default if a tree falls on the house. Attorney Shuler answered no, because the county is not the property owner but is just administering the grant to replace housing destroyed by the wildfire. He said the county is not guarantor of the property. **On motion by Commissioner Massey, seconded by Commissioner Boldt, and by unanimous vote of the Board present, it was agreed to declare no conflict of interest and approve Items #1-4.**

Mrs. Belcher said she has the mortgages drawn up and people scheduled to come in today to sign. Chairman Lockley asked how long it will be before most of the people are back in homes. Mrs. Belcher said less than 3 months for the first 4 homes. She explained there are several applicants that owned mobile homes but do not own land. She said there are some applicants that have divorced and own the property with their spouse and the divorce agreement did not address the land. She reported some of these depend on how long it takes the applicant to resolve their situation. Mrs. Belcher stated she is hoping to do another batch of homes soon and also some rehabs if there are homes that are feasible. Chairman Lockley explained when the first mobile homes are in place then they will start receiving calls about the next homes. Commissioner Jones said the county has a unique scenario because they also have donated funds to help residents that cannot qualify for the grant and there has been some movement with those funds to get houses. He reported the group with the donated funds needs to find a way to disburse them and they are being held up by the CDBG. Commissioner Jones stated what they do not want to do as a county is think someone is going to be helped by the grant and disburse all the donated funds and then someone cannot qualify for the grant and there is no way to help them. He said this is not what the county started out to do. Commissioner Jones questioned what kind of timeline they are looking at and questioned if they will be doing this once a month or will there be six months in between. He explained his home burned when he was in high school so he understands and it has almost been a year since the Eastpoint fire. Mrs. Belcher reported the county received the money in November. She stated she will send letters to the people she does not have applications from. She said she will explain the income guidelines and the requirement that they have title to the property. Mrs. Belcher explained at some point they must have a cut off and say time is up. She reported some people have turned down the assistance. She informed the Board she does not have a lot of active applicants with title to their property. Commissioner Jones said if everyone has applied that is interested could the Board receive a list of the people who did not want assistance. He explained the county's only

role was applying for the grant but they need clarification so they are aware of everyone's situation and why they did not receive funds. Mrs. Belcher reported she did a letter to a person confirming their withdrawal from the program and later she received a telephone call from the person saying they may be interested again but nothing has happened to resolve their issue. She stated she will be able to give a list of who has been assisted, who has applied and what their situation is. Commissioner Jones explained in fairness to Mrs. Belcher this process does not need to drag on for 2 years. Mr. Moron suggested he meet with Commissioner Jones and Mr. Tim Center, Capital Area Community Action Agency, to get a combined list of who is being assisted, who has turned down assistance and who is providing help. Commissioner Jones agreed he is in favor of this meeting. Commissioner Boldt said the county applied for the grant but asked if the Finance Department is responsible for disbursing the checks. Mrs. Belcher reported her company is under contract and issues invoices to county staff and they are approved for payment. She explained there are checks to the Clerk's office for documentary stamps and recording fees and there are checks to mobile homes dealers on behalf of the homeowner. She explained a 40% payment is made to the vendor when the trailer is ordered then 40% is paid to the vendor when it is delivered. She said the final 20% is paid to the vendor when the Certificate of Occupancy is issued and the final punch list is approved. Mrs. Belcher said if they are doing rehabs then the check is for the contractor. Commissioner Boldt asked about the payments. Mrs. Belcher explained the agreement for the funds is for 10 years and that is to prevent profiteering. She reported the 10 years is not set by statute but the county policy was up to \$25,000 would be 5 years, between \$25,000-\$40,000 would be 7 years and above \$40,000 would be 10 years. She said the owners are not making payments because the homes are owner occupied and the money is forgiven at the end. Mrs. Belcher explained one owner died and to clear the title the family is paying off the unexpired portion of the loan. She reported this is considered program income and must be paid back to the state. She explained if this happened with SHIP funds then it would roll back into the program. Chairman Lockley asked if one company is providing all the trailers. Mrs. Belcher stated these 4 are going to Ironwood Homes but they did have other bids. Chairman Lockley inquired if they received a price for purchasing the units in bulk. Mrs. Belcher stated she provided specifications and then asked the bidders for their spec sheets from the manufacturer. She said these homes are not being purchased directly by the county but are being purchased by the homeowner and the county is providing the financing. Mrs. Belcher reported they received good prices based on the prices the county received before and prices she received in Jackson County. Attorney Shuler said in relation to wanting to move this program to completion one thing that works well is a deadline. He reported the county may want Mrs. Belcher to receive a deadline and she can communicate it in writing to people. Mrs. Belcher said sometimes people have applied but their ownership situation needs to be resolved. She explained they may need to tell people if they do not have it resolved by that date then the county needs to move on. Commissioner Boldt said these 4 families have been given a home and they must stay for the duration of the agreement, pay the property taxes and maintain the home. He asked if there is a monitoring process. Mrs. Belcher stated there is an informal process and they talked about foreclosing on one unit when the owner did not continue to live there. She reported they only did 10 houses in the first phase and to her knowledge 8 are still owner occupied, 1 owner died and 1 owner

they are considering a mortgage foreclosure on. Commissioner Jones asked about trailer rehab when they applied to replace trailers. Mrs. Belcher reported if the trailer is damaged and it is feasible to rehab it then they will complete a rehab as they need to do a few rehabs. She explained they are to assist either with rehab or new homes. She reported if a rehab is done using CDBG funds then they must repair not only the fire damage but everything that needs to be fixed. Chairman Lockley asked if they have a licensed person checking the rehabs to make sure they are being done right. Mrs. Belcher said she has done this in the past and the Building Inspector inspects what is permitted. Chairman Lockley questioned if he inspects before and after. Mrs. Belcher reported she does the write ups but if she has questions then she asks the Building Inspector. Commissioner Jones inquired if they are talking about rehab homes in the fire area. Mrs. Belcher answered yes. Commissioner Jones stated when the county applied for the grant they were told it was only for the fire area.

Other active applicants that may be eligible but have outstanding issues to resolve include:

1. Colby & Shelby Nowling, formerly 579 Ridge Road, intending to move to 275 Smith St.
2. Amanda Creamer (daughter of Tim/Melissa Lee), 568 Wilderness Rd., excessive junk,
3. Kathy Hill, 773 Buck, divorced but no division of property,
4. Arlene Thompson, 714 Buck, still married but trying to get separate lot,
5. Mary Louise Thomas, 633/645 Ridge Road, divorced but no division of property.

The meeting recessed at 11:12 a.m.

The meeting reconvened at 11:19 a.m.

Marcia M. Johnson – Clerk of Courts – Report

Mrs. Griffith stated the Clerk's Office does not have a report at this time.

Alan Pierce – RESTORE Coordinator – Report

Mr. Pierce read the following report:

1- Inform the Board the letter from TRIUMPH authorizing the county to apply for the airport fuel farm was received on May 13, and I submitted a draft application on May 15. Both documents are attached. In the draft submission, the application asks for \$1.04M of TRIUMPH funds to replace the 30 year old fuel farm, and to purchase a brand new back-up generator for the fuel farm. Initially, FDOT was going to provide the funds for the back-up generator, but then they realized they had over-committed on the funds they had available, so FDOT is not providing any match. The match is coming from the county and Centric.

Initial review by TRIUMPH staff is that I need to improve the economic analysis and show the creation of 10-20 jobs, or re-write the application as a response to maintaining equipment related to a local emergency action plan. Since the airport was used as a mega-center for the hurricane recovery it seems logical that the fuel farm is a component of our county's emergency action plan. The danger is that TRIUMPH has yet to approve any projects as

emergency action plans so there is no precedent for what to expect. I have asked Langton Consulting to review my draft to see if they can provide some additional analytical support, so the copy of the draft submission the Board has will be replaced with a final version.

Mr. Pierce said he has a conference call this afternoon with Langton Consulting.

2- Inform the Board that Clay Kennedy and I have participated in a series of meetings with FEMA and FDEP personnel regarding Alligator Point. I have informed Commissioner Boldt of the various meetings. As the Board is aware we are proceeding with rebuilding Alligator Drive in its current location. I want to remind the Board and the public of the 3 significant things that have been accomplished since Hurricane Michael.

One, FDEP is allowing us to rebuild the road and install a revetment under the Hurricane Michael emergency order, which was something we could not do after Hurricane Hermine.

Two, FCMC is assisting the county is securing as many parcels of land in and around a potential new right of way as possible so that we have some options in the future.

Three, the Board authorized the expenditure of \$35K of local gas tax money be spent on paving the temporary road. This will re-establish a normal traffic pattern, and I hope reduce the number of road department call-outs to Alligator Point. The road was paved on Friday and opened to two lane traffic for the first time since 2016. I did authorize an additional expense related to the road. After consulting with Clay Kennedy, I directed M Construction to paint a double yellow line on the new asphalt so as to define the driving lanes. I do not have the final bill, but it will be slightly more than \$35K because M Construction's original bid did not include a yellow line.

At this time, we still plan to advertise in June for the permanent rebuilding of Alligator Drive, and to open bids at the July 16 Board meeting, so the bid opening needs to be on the agenda. Clay Kennedy is on Alligator Point as we speak with the permitting side of the USACOE. While FDEP has waived some of their permitting rules, the USACOE has not. The USACOE representatives in the various meetings have been supportive of the county, but we still have to get a permit from them.

One change in the design the Board needs to consider is whether it wants to straighten out the sharp curve at the intersection of Tom Roberts and Alligator Drive. I recommend the curve be straightened out, and I believe the Alligator Point community would like the curve to be straightened, but in order to do so the county will need to build across a parcel of land owned by the Alligator Point Water district, and then continue at a diagonal across the southern part of one private parcel. Board discussion and direction.

Mr. Pierce presented a picture of the curve of the road. He explained an easement is needed so Attorney Shuler may need to work on this matter. **Commissioner Boldt made a motion to direct Attorney Shuler to work on this matter. Commissioner Massey seconded the motion.** Mr. Pierce stated the corner is the most vulnerable spot because of the two different directions of wave action. Commissioner Jones asked how far inland the road will go. Mr. Pierce estimated 30 ft. and said the county will place a retention pond on the other side of the road. Attorney Shuler explained the intersection the Board is referring to is Alligator Drive and Tom Roberts Road east. Mr. Pierce agreed. **Motion carried; 5-0.**

- 3- Airport update- Board action to approve a Task Order No. 5 for AVCON related to the bidding and construction phase of the Airport Access Road, of which the bids will be open June
4. All expenses are reimbursable by the grant. The Task Order is attached. Board action.

On motion by Commissioner Parrish, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to approve Task Order No. 5.

4- RESTORE update. I have been in consultation with Langton Consulting regarding RESTORE projects. I had previously advised Langton that Franklin County had several funding proposals in front of the Legislature and the outcome of those proposals would affect how the county might want to spend RESTORE dollars. Well, the outcome from the legislature was terrible. No funding was provided for dune restoration or for other capital improvement requests the county submitted. At this time I see the county as having two large infrastructure projects that need attention. One, dune restoration. The beach and dune system is the first line of defense from storms and in many places in the county it needs re-building. In my discussion with Langton, they believe a dune restoration project would be a viable RESTORE project. The county currently has \$8.7M of RESTORE funds at Treasury. I had given Langton a rough budget of \$4M for a dune restoration project because I wanted to save some money for a second infrastructure project- Alligator Point Road Protection Project which would be building a one mile beach in front of the exposed road. I am expecting that before construction ever started on Alligator Point we would have another allocation of BP funds so the amount of RESTORE funds available for Alligator Point road protection could be as much as \$5M in 2020. A road protection program would still need additional funding, and it is my expectation we would seek matching funds through the DEP Beach Erosion Control Program for which Alligator Point has previously been funded.

Mr. Pierce said the county asked for \$20 million for dune restoration and received no funding. He stated if the county wants to do dune restoration then it is something they need to talk about.

At this time Langton recommends we begin the MYIP process for planning grants. One planning grant would be to develop and plan a county wide dune restoration project, because other than saying we have a proposed budget there are no plans for what we would do. At a minimum the plan is to provide sand fencing and dune plants for the beach front areas, a length of around 16 miles, but a planning grant would develop the details of how much fencing, how many plants, and whether other dune enhancement could be done for the budget. This would include St. George Island residential areas, the Carrabelle Beach area, Alligator Point, and Bald Point. It cannot include Dog Island because Dog Island is a Coastal Barrier Resource Area (CBRA), and RESTORE funds cannot be spent on CBRA zones. Langton assures me that we can amend the MYIP for planning grants at any time so we are not locked into a onetime submission to Treasury. Obviously, the Board should not submit a planning grant for dune restoration if it does not want to go through with a construction phase, so the Board should have some discussion on this. The Board may also want to add other infrastructure planning grants. Langton has suggested a deadline of June 4 for the Board to make a decision on RESTORE planning grants, and then Langton would begin the process of developing the MYIP. In a draft time table, Langton would present a draft MYIP to the Board on June 18. Once the Board is

satisfied with the projects, Langton would begin the required 45 public comment period before being submitted to Treasury. They believe it will take Treasury 6 months to approve an MYIP if the county authorized a list of projects on June 18.

Mr. Pierce said if they start in June then it should be approved by January, 2020. He explained the planning grants would start and they would hire a consultant. He said MRD could be hired to do the planning grant for a dune restoration project or they could hire someone else. He stated if they want to do other infrastructure grants then they would hire engineers. Mr. Pierce explained the money would not be given to Langton Consulting, they would hire a firm in the area they want to plan. Chairman Lockley asked how much the estimate is. Mr. Pierce said Langton prepared an estimate for a planning grant for dune restoration which is \$100,000-\$150,000. He explained it is expensive because they are dealing with 16 miles of coastal shoreline and they must do personal inspections and make a specific plan of action. He said some part of the coastline may get different treatments. Mr. Pierce reported he asked MRD to prepare some estimates for minor sand dunes on 16 miles of beaches at \$40 per cubic yard and the estimate is \$18 million worth of beach compatible sand. He explained the county does not have the money so the dunes are going to need to be created with existing sand and sand fencing. Mr. Pierce stated there may be a few select areas where they could pump sand in but this system will take cooperation from the home owners and community to rebuild the sand dunes. Commissioner Parrish reported part of the consultant's job is to determine what the county needs to do. Mr. Pierce agreed that is correct. Chairman Lockley asked who will pay the \$100,000. Mr. Pierce said it will come out of RESTORE funds. Chairman Lockley questioned if the county would have to pay the money and then get reimbursed. Mr. Pierce answered yes. He explained the plan would take several months to complete so the money will be paid over several months time. **Commissioner Parrish made a motion to move forward with the dune restoration project.** Commissioner Parrish said this area is a lot of the tax base for the county and they need to protect this area. **Commissioner Boldt seconded the motion.** Commissioner Jones said Mr. Pierce talked about authorizing a list of projects and questioned if they could include stormwater for the commercial district on St. George Island. Mr. Pierce agreed they would do a planning grant so they could develop a plan and then go back to RESTORE for a construction grant. Mr. Pierce said from an infrastructure standpoint this is the time to start these projects. Chairman Lockley reported this will take care of the dunes but they still need to protect the road at Alligator Point. Mr. Pierce stated this is a separate problem because they cannot have dunes unless they have a beach and there is no beach in front of the road. Mr. Pierce said right now the Board has \$8.7 million of RESTORE money. He suggested the Board take money and complete dune restoration but said a beach is still needed at Alligator Point. Mr. Pierce explained there are two funding components to build a beach which is some RESTORE money matched with DEP money. He said he has held off on this beach renourishment because someone must maintain it. Mr. Pierce explained this maintenance discussion needs to take place over the next few months. He reported they do not need a planning grant for beach renourishment because they know how it works. He said the conversation needs to be about how to pay for the maintenance. He stated \$250,000 a year needs to be escrowed for 8 years for maintenance. Chairman Lockley said the money is

coming from the people who live down there. Commissioner Parrish stated they would do a planning grant for stormwater on the Island but how would they fund the project. He asked if they can do the planning grant and wait for another allocation to construct the project. Commissioner Jones stated he wants to make sure RESTORE funds are advantageous for everyone and that they take advantage of it. Mr. Pierce reported the county will get \$1.5 million a year of RESTORE funds. Commissioner Massey said stormwater is a big problem in front of the store on St. George Island. Commissioner Boldt asked for the difference between beach renourishment and dune restoration. Mr. Pierce said dune restoration is building dunes upon a surface that is already above sea level. He stated with beach restoration a beach must be built first. Commissioner Boldt asked about pumping sand. Mr. Pierce said that is beach restoration. Mr. Pierce discussed the cost of dune restoration and said it may be a public/private partnership where the county provides the materials and the homeowners puts the materials in place. He explained he does not know the scope of the project until a planning grant is completed. Commissioner Massey said they have placed new sand in Mexico Beach. Mr. Pierce explained they received funds for emergency beach berms because they had so many structures damaged. He said there is a chance the county could get some emergency beach berm funds because structures at Alligator Point may be at risk from a 5 year storm. Commissioner Massey stated they got additional help when the storm was elevated to a Category 5. He said homeowners get a reduction on their insurance. Mr. Pierce stated the sand fencing will work if the county has years before a storm hits. Commissioner Parrish questioned if the county tried to do an emergency berm at Alligator Point. Mr. Pierce answered yes in front of the road but they turned the county down because they said it was not cost effective. Mr. Pierce stated they will go back and revisit areas outside the road that may have been accepted. **Motion carried; 5-0.** Mr. Pierce said Langton will be here on June 4th if the Board has any other ideas. **On motion by Commissioner Jones, seconded by Commissioner Massey, and by unanimous vote of the Board present, it was agreed to add stormwater on the St. George Island business district to the MYIP process.** Chairman Lockley asked about Carrabelle. Mr. Pierce said dune restoration will cover all the areas. Commissioner Massey stated Carrabelle Beach was mentioned a couple of meetings ago. Mr. Pierce reported St. Teresa may not be eligible for dune restoration because it is only for areas with public access. Chairman Lockley said they may be like Dog Island and need to do it themselves. Mr. Pierce explained this may be a policy question for the Board. He went on to say the county is prevented from assisting Dog Island because of federal law. Commissioner Parrish asked where the sand dunes are at St. Teresa. Commissioner Massey described the locations but said there are very few sand dunes. Chairman Lockley said he wants to make sure the whole county is included. Mr. Pierce stated public lands such as the St. George Island State Park and St. Vincent's Island are not covered.

5- Consideration of other funding sources for infrastructure projects. Through my career with the county, most funds for capital improvement projects came from outside funding sources, being state and federal grants. Then, when the RESTORE Act was approved, RESTORE was identified as a funding source, but RESTORE is a onetime allocation of funds. Admittedly the allocation will ultimately grow to some \$21M over 15 years, but once the \$21M is spent

RESTORE is over. So, I pose to the Board whether it should consider developing other funding sources so the county is not completely reliant on outside funds for things it needs. I am specifically talking about increasing the TDC tax to support infrastructure needs, and my objective is to develop a funding source to help maintain the county's dune system and for potential beach restoration efforts. I really am concerned with the damage Hurricane Michael did to Franklin County beaches and what that means to the county when a future hurricane hits. I understand the legislation to allow the county commission to vote 1 cent with a super majority vote of the Board. If the Board wanted 2 cents it would have to go to a voter referendum. One cent would generate about \$500K in revenue for infrastructure projects. Board discussion.

Chairman Lockley said the tourists should be charged because they are using the items. Mr. Pierce stated this has not been discussed with TDC. Commissioner Massey explained they could add another penny to the bed tax for beach renourishment. Mr. Pierce reported years ago they had a lot of volunteer labor to build the dune walkovers and now they need to be rebuilt but there may not be volunteers to do this work and they do not have inmate labor. He said the county may need to hire a contractor to do this work and questioned where the funds come from. **Commissioner Parrish made a motion to direct the County Attorney to research this and have the Chairman of TDC-Commissioner Jones discuss it with them and come back with a recommendation as to how the one cent can be allocated for infrastructure and infrastructure only or can it be done. Commissioner Jones seconded the motion.**

Commissioner Parrish said the intention is good to use it for infrastructure but he wants to make sure it can be used this way because there may be a 10% limitation. He stated if they vote in a tax they want to make sure it can be used for the intended purpose. Chairman Lockley asked how much they are taxing on the TDC now. Mr. Pierce answered two cents. Commissioner Massey said they tried to go to four cents but they voted it down. He explained it should be advertised in the newspaper so they know it is not being taxed on the people here but the people coming in and staying. Commissioner Jones stated if this goes forward and they can legally do it then they need to come up with a list for what they are doing with the money in numeric order so people are assured that is what happens with the funds. He reported he will discuss this with the TDC Board. Commissioner Massey said they need to make sure it is put in a different fund just for this and not mixed in with other TDC monies. **Motion carried; 5-0.**

6-This item was addressed earlier in the meeting.

Michael Morón – County Coordinator – Report

Mr. Moron presented the following report:

1. At your May 7 meeting, I presented some items from Capital Area Community Action Agency (Community Action) that required Board action to authorize spending of the donated funds on certain requests. One of those requests, which the Board approved, was a \$5000 payment from the donated funds to Community Action to transfer ownership of one of the camper/travel trailer units to a fire victim who preferred the camper/travel trailer she was currently living in instead of a permanent mobile home. This resident currently resides at a local RV park. Attorney Shuler

will participate in the transfer and the agreement. Mr. Tim Centers Executive Director of Community Action, in an email (attached), states that he underestimated the appraised value of the camper/travel trailer, which is supported by a document from Florida Georgia Mobile RV Service. So instead of \$5000, the purchase price would be \$10,250. Mr. Centers also stated in his email that DEO and federal rules will not let Community Action liquidate an asset below fair market value. Is the Board willing to pay the \$10,250 for this purchase, which is still less than \$40,000 for a permanent mobile home? **Board discussion/action.**

Commissioner Massey made a motion to approve paying \$10,250 for the camper/travel trailer. Commissioner Jones seconded the motion. Commissioner Jones asked if this is the lady that did not have her own property. Commissioner Massey responded she was renting the property but had her own trailer. He explained the person will no longer rent to her so she had to move the unit. Chairman Lockley asked if this payment is coming out of the donated funds. Mr. Moron answered yes. Commissioner Massey said it will still save about \$30,000. **Motion carried; 5-0.** Mr. Moron reported one of the trailers from the Capital Area Community Action Agency was delivered and set up last Thursday and another one will be delivered and set up this Thursday. He stated another one will be delivered in the next few weeks. Chairman Lockley asked if the Capital Area Community Action Agency is getting better prices. Mr. Moron stated Mr. Center can negotiate directly with someone but Mrs. Belcher must follow the bidding process because of the CDBG. Commissioner Parrish said CDBG also has guidelines for the homes but Mr. Center does not have to follow the same guidelines. Chairman Lockley stated they must meet guidelines before they come into the county. Commissioner Jones agreed they must be zone 3 rated in Gulf County and Franklin County.

2. Inform the Board that I met with Mr. Rick Harter of Ecology and Environment, Inc. on Thursday May 9th to discuss a Shoreline Habitats and Resilient Coasts (SHaRC) analysis project for Apalachicola Bay. Mr. Harter, along with Apalachee Regional Planning Council (ARPC) staff, has done extensive research and gathered much data for this project. The main purpose of this project is to identify and prioritize shoreline segments for restoration. Commissioner Parrish, who became aware of this project, has expressed some concerns, such as any oysters that may grow on the new living shoreline would be consumed, make someone sick, and cause additional regulations on the industry. The Commissioner also wanted assurances that there would still be available locations for “cast netting” and other shoreline fishing activities. Both Mr. Harter and Mr. Chris Rietow, ARPC’s Executive Director, asked that the County submit a request for a \$19,500 Community Planning Technical Assistance Grant that will allow Franklin County to hire ARPC to assist with the project. As part of their responsibilities, ARPC will hold a series of five stakeholder meetings to share the analysis, discuss how shoreline habitats may be used to strengthen high priority shoreline segments where critical public infrastructure is at risk from future erosion, and address stakeholder concerns, similar to Commissioner Parrish’s concerns. A quote from Mr. Chris Rietow’s report to his Board states “The next steps in the SHaRC program are to finalize the results of the analysis and submit a report to FDEP with the results of the analysis. While no funds or grants have been awarded to implement the project, there is traction to seek them, especially considering the protection afforded to infrastructure along the coast.” The deadline for this request was Monday, May 13th, so I submitted the funding request to DOE. **Board action** to ratify my submission of the \$19,500 request for the TA Grant.

Commissioner Parrish made a motion to ratify the submission of the \$19,500 request for the TA Grant. Commissioner Jones seconded the motion. Chairman Lockley said they must be careful because people do go into closed areas. Commissioner Parrish reported this is between Eastpoint and Carrabelle where the area has eroded. Commissioner Massey said they need to get underway on the road because it is causing damage to cars. Mr. Moron stated Mr. Harder has a small presentation he would like to make to the Commissioners so he will set up a meeting. **Motion carried; 5-0.**

3. I attended the ARPC regular meeting on Thursday, May 16th where ARPC staff unveiled Apalachee Online. This website includes the first version of Franklin County's new GIS map. I will demonstrate some of the features of the GIS Map.

Mr. Moron presented this new GIS map and said on the water system it will show where all the septic systems and wells are. He reported the final version will be on its own domain the first of next month. He explained it also includes the future land use map. Mr. Moron gave a brief demonstration of the system. Commissioner Boldt commented this will enhance some of the building and planning programs. Mr. Moron stated there will be a link to the county's website as soon as it is completed. Commissioner Jones said there is a regional component that brings up things that highlight the region. He asked Mr. Moron to demonstrate this for the Board. Mr. Moron demonstrated the regional component. Mr. Moron explained in the contract that Attorney Shuler is reviewing the Board can get more specific if they want to. Attorney Shuler stated he thought the contract with ARPC was over with and questioned if something else needs to be done. Mr. Moron said they were waiting to hear from Attorney Shuler. Attorney Shuler stated he made comments and sent them to ARPC but he will check on it.

Commissioner Jones stated at the ARPC meeting they had several different entities give letters of support for the interchange off I-10 on Highway 65. He reported since then he has also received a letter of support from the St. George Island Civil Club that has been submitted. Commissioner Jones reported he also talked with Mr. Kwentin Eastberg, ARPC, about pursuing it in other directions to make sure in some way it works out with a build grant from the federal government so it is being actively pursued. He explained what was encouraging is there was a room of people that wanted to discuss it and it is moving in a positive direction. Commissioner Massey said they need an exchange for Highway 67 because they will never get to Highway 65.

4. Inform the Board that it appears that the Florida Legislature did not approve any funding for the fire sprinkler system for the Armory. I have been discussing other possible funding sources with Mr. Mark Curenton, Mr. Alan Pierce, and Mrs. Erin Griffith. The Florida Legislature approved \$100,000 last fiscal year and the Tourist Development Council has also designated \$100,000 for this project. The total cost of the project is estimated at \$360,000 to \$400,000. There is some concern that if we don't spend last year's Legislative appropriated funds, we may lose those funds and in addition, the State's Fire Marshal office may demand an immediate installation of the sprinkler system or close the Armory. Mr. Curenton has advised me that there is currently another open Special Category Grant cycle from the Division of Historical Resources, but the submission deadline is June 1st. Will the Board authorize Mr. Curenton to submit an application for the

current grant and authorize the Chairman to sign all necessary application documents? Are there any other funding sources that staff should consider? **Board discussion/action.**

Mr. Moron said as they are considering the TDC increase, if appropriate, because this is one thing that would help. **On motion by Commissioner Parrish, seconded by Commissioner Boldt, and by unanimous vote of the Board present, it was agreed to authorize Mr. Curenton to submit an application for the current grant and authorize the Chairman to sign all the necessary application documents.**

5. The Department of Environmental Protection Division of State Land has informed County staff that the Land Use Plan for Fort Coombs Armory and the surrounding property will expire in less than 90 days. Mr. Mark Curenton will be working on an updated plan for submission before the deadline.

Mr. Moron said he will send a copy of the plan when it is completed to the Board.

6. Mr. Michael Kinnett, the Park Services Specialist at the Orman House State Park, has informed me that the Orman House Historic State Park is partnering with the Hillside Coalition of Laborers (H'COLA) on an application for a State grant to rebuild the quarters at the edge of the property that were used by the servants and slaves and do crucial restoration work to the Orman House and its Mule Barn. Once completed, this project would allow the story to be told about the many African Americans who contributed to Apalachicola's 19th century prosperity. **Board action** to authorize a letter of support for the Orman House Historic State Park grant application.

On motion by Commissioner Boldt, seconded by Commissioner Jones, and by unanimous vote of the Board present, it was agreed to authorize a letter of support for the Orman House Historic State Park grant application.

7. Informed the Board that with the ending of the Legislative session I reached out to Attorney Daniel Cox for possible dates to schedule an Ethics class. Attorney Cox has offered June 1st, 15th, and 29th as possible dates. Even though Attorney Cox prefers June 15th, the Board would have just returned from the Florida Association of Counties' Annual Conference that previous Friday (June 14th). **Board action** to select a date for your Ethics class.

Commissioner Parrish made a motion to select June 29th for the ethics class. Commissioner Jones seconded the motion. Commissioner Jones said he realizes and values the many volunteers in the county and he thinks they should take one ethics class as they fall under the Sunshine Law. He pointed out especially the TDC Board and other Boards that fall under the county. He said if they cannot attend on June 29th then they can sign up to take the class online. Commissioner Jones said Planning & Zoning and advisory boards should also take this class. Mr. Moron reported he will send a letter out to each member of the volunteer boards. **Motion carried; 5-0.**

Mr. Moron reported Mr. Solomon called and said after he left the meeting he received a telephone call from The Villages and they saw the advertisements for the county and are planning to bring a bus of people to visit.

T. Michael Shuler – County Attorney – Report

Attorney Shuler did not have a report at this time.

Commissioner Jones stated there have been some discussions by the residents of South Bayshore Drive about lowering the speed limit on their road. He said they have also asked about trying to get signs for no thru trucks at the intersection of Franklin Blvd. and Highway 98 because the current sign is after they turn onto the road. He reported there was also an additional discussion and request for speed bumps. Attorney Shuler stated changing the location of the sign is an excellent idea. He reported it is against county policy to put speed humps. He said the last time they tried was at the entrance to St. James Bay and it was a complete failure of the intent and there is the risk to the county of damage to vehicles. He said it has been the informal policy of the Board not to install speed humps. Attorney Shuler stated he will check with the engineer because it has been many years since the county addressed this issue and there may be other options to consider. Attorney Shuler said he will research this matter and report back to the Board. Commissioner Jones questioned if the Board will have to ask DOT to place the signs on their right-of-way. Attorney Shuler answered yes. Commissioner Jones stated he would like to direct Attorney Shuler to find out about this also. Attorney Shuler agreed to look into this matter. Commissioner Boldt asked what the Board's policy is on rumble strips. Attorney Shuler said they have looked at this option but have not installed rumble strips before. He stated this is one of the items he would need to review. He explained there are a couple of competing public interests that have to be considered when rumble strips are placed in a residential area. He reported they need to be looked at carefully and he will review this option.

Commissioners' Comment

Commissioner Boldt asked Mr. Moron to show a picture of Alligator Point Road again. He thanked the Commissioners for voting for the \$35,000 they spent to top coat the road. He said the road was widened to 22 ft. and has a 1" application of asphalt and a center line. Commissioner Boldt reported they were able to remove the stop lights and that saved the county over \$3,000 a month. He said this was done as a team effort and he also wanted to thank Mr. Emory Mayfield, M Company, for the work he and his team did in such a timely manner. Commissioner Boldt stated this was done within a week and the comments from the people at Alligator Point are extremely praise worthy and complimentary.

Chairman Lockley reported at the last meeting the Board talked about the hospital and what they owe. He explained all the money was for the hospital and they just took it out of one pot for the other so he does not see how they can owe the money. He said they have used as much as 100% and they got in trouble. Chairman Lockley stated the books are showing this as owed and he wants a motion taking it out because it is the same monies. Chairman Lockley asked if they said when they are going to send the papers to get started on the hospital. Mr. Moron explained they should have been at this meeting to give the Board the number and then

the Board will give them direction on whether or not to get a contract in place for the number or they want more negotiations. He reported the Board and USDA are both waiting for the number. He said a quote was received last week and it was high and he questioned some of the numbers. Mr. Moron stated he will send a specific email to Mr. H.D. Cannington, Hospital CEO, explaining what the Board wants and when they want it so hopefully they will be here at the next meeting to present the estimated costs. Chairman Lockley said he wants the costs at the next meeting. Commissioner Parrish asked if the plan has been changed in any way and if that is adding to the costs. Mr. Moron explained there was some discussion about adding a procedure room and something else but it was not part of the original plan and was not authorized by the Board. Commissioner Parrish said that is correct. Chairman Lockley stated the Board wants what they authorized. Commissioner Parrish said they do not need to add to the costs. He said they need to leave the project as approved by the Board and bring back the numbers. Chairman Lockley commented the Board is aware the costs will be up due to the storm but there should be no add-ons that the Board did not give permission for. He explained changes have to go before their Board and this Board. Mr. Moron suggested they let him talk with the Finance Department and the auditor to see what is recommended and then he will bring it to the Board and they can decide if this is the path they want to follow. Commissioner Jones said he agrees with Chairman Lockley that this amount needs to be paid or forgiven but it needs to be straightened out before they build the new hospital. Commissioner Parrish stated they do not normally take these items up under Commissioners' Comments but he agrees. Mr. Moron stated he will do the research and bring this back to the Board for a decision. Chairman Lockley asked Mr. Moron to place this on the agenda for the next meeting and bring it back to the Board.

The meeting recessed at 12:15 p.m.

The meeting reconvened at 1:30 p.m.

Public Hearing – Land Use and Zoning Change – Serenity Seaside Resort PUD

Request to amend the Franklin County Future Land Use Map to Commercial Mixed-Use and designate and establish the Serenity Seaside Resort Planned Unit Development

Attorney Shuler stated everyone has had an opportunity to receive and review the agenda for the public hearing. He said unless someone has a specific question about the process then the county will proceed. Mr. Mark Curenton, County Planner, explained they have a proposal on 55.88 acres in Eastpoint. He stated the applicant is asking the county to change the land use from the existing residential and commercial to a mixed use commercial. He reported the second thing they are asking for is to adopt a new zoning category of Serenity Seaside Resort Planned Unit Development (PUD). Mr. Curenton stated the third item they are asking for is to change the zoning on the 55.88 acres from the existing R-2 Single Family Mobile Home and C-2 Commercial Business to the Serenity Seaside Resort PUD. He explained if the Board would like to enact this change then they would enact all three items and if they decided to turn down the

development then they would not do any of these items. Mr. Curenton said unless they have any questions for him then they can turn this over to the developer to give their presentation on the development. Attorney Shuler presented the emails received by the Board about this proposed project to the Clerk to enter into the record. He asked if the developers have cross examination questions for Mr. Curenton or county staff. Attorney Shuler stated the developers have indicated they have no questions for county staff. He asked if Mrs. Jeannie Dail, representing the party intervenors of South Bayshore Drive, has any questions for county staff. Mrs. Dail answered no. Attorney Shuler asked Mrs. Ham-Kelly to set the timer for 20 minutes for the developers to make their presentation. Mrs. Lindlee Dermody, Serenity Seaside Resort, appeared before the Board. She introduced her husband, Mr. Craig Dermody, and said they are the developers for LCD Investments. She thanked the Board for holding this meeting to hear about their development plan. Mrs. Dermody provided a power point presentation. She explained they have taken the last 18 months to listen to the community and design a project that is feasible for them to do as developers and an asset to Eastpoint as well. She reported they are asking for a PUD which will consists of the Eastpoint Inn, a 100 room old Florida bungalow style hotel, and 44 1200 sq. ft. single family homes. She said they are asking that the county allow them to leave 40 of the 56 acres set aside for green space, recreation and conservation. Mrs. Dermody explained they want to do a PUD so they can leave a very large buffer and all the wetlands untouched. She reported this also allows them to cluster the homes but the homes will still be on 6,000 sq. ft. lots which are similar to homes in Apalachicola. Mrs. Dermody stated this will allow someone to own a smaller piece of property and the developers will provide the lawn care, swimming pool, and work out facilities. Mrs. Dermody reported the contractor who is present today would be Mr. Bryce Ward, First Choice Home Builders, and local subcontractors will be selected by Mr. Ward. She explained Serenity Seaside Resort is a mixed use development planned for Eastpoint and she highlighted the items that will be included in the development. She stated the Eastpoint Inn will include 40 rooms in the main building and 60 bungalows from 425 sq. ft. to 600 sq. ft. Mrs. Dermody explained the hotel will be done in phases with the main hotel being built first and 10-15 bungalows in phase 1. She reported this will allow them to build the bungalows as the inn gains in popularity. Mrs. Dermody stated they will leave 40 of the 56 acres aside for green space. She reported they will have a community center which will have a swimming pool, fitness facility, yoga studio, sundry shop, coffee shop all of which will be open to the public. Mrs. Dermody explained they will have approximately 10,000 sq. ft. of meeting facilities. She addressed rumors that they will only have short term employees for construction and said their business manager estimated they will have 30 full time employees. Mrs. Dermody explained the site plan of Seaside Serenity Resort. She said the lake will be used for paddle boarding and paddle boats but no motor boats. She stated the lake is a little over 5 acres and they will do a path around the lake. Mrs. Dermody reported there is a 5 acre buffer between their development and the closest house in Las Brisas. She explained Las Brisas has 1/3 acre lots and there development is on more than 1/3 acre. She reported they have basically 22 acres of residential property and when they utilize the wetlands which they are allowed to do in Franklin County as part of the lot size the homes will be put together on 6,000 sq. ft. lots. She discussed the 3 adjacent neighbors to the development and the commercial property owned by other individuals that adjoins their

property. Mrs. Dermody said originally they had an entrance and exit for their homeowners on South Bayshore Drive but now there is no entrance or exit on South Bayshore Drive. She reported their main entrance will be on Island Drive. She stated there is a dirt road now onto South Bayshore Drive and after speaking with the fire department and police force that will only be an emergency exit or entrance should there be a fire or an emergency evacuation. She explained the other entrance and exit will be off of Begonia Drive which bisects with Highway 98. Mrs. Dermody stated if they developed the land as it permits today they could have 47 mobile homes or residential homes on septic tanks. She stated on the 10 acres of commercial property they could do a big box hotel or any other commercial project. Mrs. Dermody said they are zoned for 3 units per acre consistent with Las Brisas. She reported based on Franklin County's Comprehensive Plan and with service from Eastpoint Water & Sewer, which they have a letter of approval from, they could divide the property utilizing their wetlands and permit 141 single family homes plus the hotel. She pointed out Franklin County allows everyone to use their wetlands when calculating density. Mrs. Dermody stated Serenity Resort is not asking for special privileges or to put easements on their wetlands but are asking the opposite to leave the wetlands alone. She said they are not asking for changes on the setback lines or for septic tank permits. Mrs. Dermody reported they are not asking for exceptions to height limits. She said they are not asking for a new formal road entrance or exit onto South Bayshore Drive. Mrs. Dermody stated they respect their South Bayshore Drive neighbors and want to be neighbors with them. She explained they are not asking the county to develop the infrastructure because when you do a PUD the infrastructure is on the developer. She stated they are not asking for an exception from stormwater management planning but instead will have an extensive stormwater management plan. She reported a PUD will provide a land use change from residential/commercial to a mixed use commercial, rezoning from R-1 and C-2 to a PUD, and a designation of a PUD into Eastpoint's Urban Service Area and Eastpoint's Opportunity Zone. Mrs. Dermody explained a PUD is not changeable once it is submitted and approved by the Board. She reported if they want to change the PUD it has to come back before the Board for approval. She stated Serenity Resort is good for Franklin County because it is located in an Opportunity Zone, it follows the Comprehensive Plan, and it meets a critical unmet need in Eastpoint. She said Serenity Resort will maximize 40 of the 56 acres that will be protecting Apalachicola Bay. Mrs. Dermody reported Eastpoint is Franklin County's designated Opportunity Zone which was created by the Tax Cut and Job Act of 2017 that encourages long term private capital investment. She explained the investment must be held for a minimum of 10 years which means they are invested long term in the area. Mrs. Dermody said it is meant to spur long term economic development since Eastpoint is one of the poorest communities in the state and the nation. She stated when they purchased the property they had no idea it was in an Opportunity Zone but loved the area and this was a bonus they found out later. She reported they will provide moderate income housing \$200,000-\$250,000, affordable hotel accommodations, short term rentals, bed tax revenue, ad valorem revenue, jobs, and a community center that will be available for community gatherings. She presented pictures of how the Eastpoint Inn, homes and bungalows will look which is an old Florida look. Mrs. Dermody provided pictures of the resort and community center. She explained they have decreased the single family homes from 57 to 44 which lowered the density to approximately 1

home per ½ acre. She stated they have eliminated the traffic issue on South Bayshore Drive. Mrs. Dermody explained in relation to the development damaging the environment and sensitive land they have a letter written from the Apalachicola Bay National Estuarine Research Reserve (ANERR) previously inquiring from them whether their property could be considered for Florida's Forever Funding but the Division of State Lands concluded this request could not be approved because this land lies outside the established environmentally endangered lands and it is highly disturbed from previous developers. She stated this site is in an urban area and the PUD is in an interior site that has wetlands in its watershed and the PUD will protect 100% of the wetlands. Mrs. Dermody said they were told the State of Florida was considering buying the land because it was highly environmentally sensitive but that is false. She asked the Board to vote yes because for 18 months they have been working on this project in the community and they would like the opportunity to move forward. Attorney Shuler stated he has talked with Mr. Curenton and the county has no questions in cross examination of the developer. Attorney Shuler reported Mrs. Dail as representative of the South Bayshore Drive property owners has the right to cross examine and ask any questions of Mrs. Dermody. Attorney Shuler explained Mrs. Dail had a chance to cross examine county staff and now can ask questions of Mrs. Dermody or their representative, Mr. Dan Garlick, Garlick Environmental Associates. Mr. Garlick said he is present as a technical advisor to Serenity Seaside Resort so if there are questions he should be allowed to answer them. Mrs. Dail asked if they are allowed to have wetlands on 1/3 acre tracts. Mr. Garlick answered yes. Mrs. Dail asked how much can be wetlands. Mr. Garlick explained as long as they meet the 50 ft. setbacks and meet a wastewater system requirement and this development was designed that way. Attorney Shuler clarified the county passed an ordinance in 2003 or 2004 and developers are not allowed to plat lots that are not buildable so they may or may not be able to get the 141 lots as stated. Mrs. Dail pointed out that also does not include roads or anything like that. Mrs. Dail did not have any other questions.

Mrs. Dail presented a handout to the Board. She reported the developers sent a letter to the Board explaining why the PUD is a wonderful idea and the reasons the Board should be supporting it but they not agree with many of the statements. She stated before the Board agrees to the PUD they would like to point out things they would hope the Board would not agree to. Mr. Garlick said they cannot respond because they do not have a copy of her handout. Attorney Shuler provided Mr. Garlick with a copy of the handout. Mrs. Dail said out of the 4 revisions the first 2 revisions were huge RV parks. She stated Begonia Street would have to be modified because the RV's could not have passed each other without going off the side of the road and someone would have to pay for this modification. Mrs. Dail asked if they can imagine everyone leaving the development onto Island Drive. She referenced Page 2 which shows Begonia Street and said they will still be using Begonia Street and the whole road will need to be modified. She reported the third revision to her knowledge was last month when they met with the Commissioners and there was some concern about the density. She explained since last month they have come back and increased the commercial without going to the Planning & Zoning Board. She said if there is concern about the density there is more density now than there was last month. She read Page 3 which included a statement from the

letter they received from the developer that stated the significant revisions are reducing the residential units from 56 to 44, increasing the commercial units from 25 to 50 units in the hotel and increasing the bungalows from 50 to 60. Mrs. Dail said they have also reduced the site to 55.88 acres which means they have taken out 1.22 acres of commercial at the foot of the bridge which is not part of the PUD they want to do. She explained this could be another small hotel. She reported last month they said they were doing a hotel of 25 and now it is 50. She said they were doing 50 bungalows and now they are doing 60. She explained they were doing 56 residences and now they are doing 44. Mrs. Dail stated this is an increase of 23 commercial units and they have taken 1.22 acres out. She referenced the next page which shows where the residential today is 47 acres and 10 acres of commercial. She said on the new page it shows where they have taken so much of the residential and turned it into commercial. She said the developers said they left 22 acres of residential land for 44 houses but there are wetlands on either side of the 44 1200 sq. ft. houses. Mrs. Dail asked the Board to compare the two pages and see where they have converted residential to commercial. She referenced the next page of her handout and said the letter to the county says knowing they are served by water and sewer it could yield a subdivision of 3 units per acre as long as the lots are 1/3 an acre. She said at the Planning & Zoning meeting Mr. Dermody discussed doing 1/3 acre tracts and the group she is representing would not have a problem with that. She stated they should let them do that because it would be good for the economy and they would not have to do a PUD because all they have to do is change the zoning from R-2 to R-1A. Mrs. Dail explained on 1/3 acre tracts they could sell affordable homes at a lower price. She read on the next page from the developer's letter that said they did not consider leaving the zoning as is because doing 47 mobile homes on 47 acres and building a big box hotel accomplishes no goals but just another uncontrolled subdivision of land which occurs with the residential area to their west. She stated all of Bayshore Drive is to the west and they take offense to this statement. She continued reading from the developer's letter which stated leaving the zoning as it would not elevate the county's economy, is a waste of value of the land and could negatively affect the county's economy. Mrs. Dail said if they are a negative effect then she would like her tax money back and other people will too. Mrs. Dail addressed the environment on the next page and referenced their letter that said the site is surrounded by an estuary. She said she contacted Mr. Timothy Rouch, Program Administrator, Division of Water Resources, Department of Environmental Protection, and he said this is not just an estuary but an aquatic preserve and sanctuary. She said he referred her to Franklin County Resolution 70.18, Book 98 and read from this Resolution. Mrs. Dail stated this map is in the Comprehensive Plan and all the land in the circle is an aquatic preserve and sanctuary so this property is surrounded by the sanctuary. She explained the developers want C-2 Mixed Use and read from their letter and said this statement is not true. Mrs. Dail said C-2 is for a lower impact hotel/motel of 50 or less units so in order for the developers to increase to a 100 room hotel in the current zoning it requires a special exception. She explained the process and said the Board of Adjustment may permit as a special exception a hotel with a high impact over 50 units and that is subject to review as provided by Section 301 of the zoning ordinances. Mrs. Dail stated they cannot do more than 50 rooms in C-2. She read the next page which said the PUD will allow for a more compatible area reducing infrastructure and service needs. Mrs. Dail reported per the Sheriff

they would need additional law enforcement officers because of the subdivision and the county does not have the money to do this and questioned who would pay for it. She read from the developer's letter and said there should be reasonably priced units and as they are in close proximity it is only fair that these are long term rentals only. Mrs. Dail reported job creation has not been discussed but this project should immediately create construction jobs and permanent tourist service industry jobs and so would 47 houses and a 50 room hotel. She said there has been a lot of discussion of how this project will impact the scenic byway and read the developers response. She read the portion of the Comprehensive Plan addressing scenic roads. She reported the Florida Scenic Highway is on South Bayshore Drive and presented a picture showing the Big Bend Scenic Highway. She explained this entire property is encompassed by scenic byways. Mrs. Dail said they would love for this to be 47 acres of residential and a 50 room hotel and they have no problem because they need a hotel and more homes. She asked the Board if they approve any part of the PUD to please make sure the residences are long term rentals to protect the residents that are there, there are no kitchens in the cottages and per Eastpoint Water & Sewer there can never been a kitchen in these cottages. She stated they also hope these units are not sold and remain with the hotel. She requested no access to South Bayshore Drive because it is a scenic byway and said there should be minimal construction next to it. Mrs. Dail reported there have been many complaints about South Bayshore Drive and they have needed something done there for a long time. She stated speed humps are needed already. She asked the Board to please follow the Comprehensive Plan. Mrs. Dail reported last year there were guidelines for a PUD in the Comprehensive Plan but they did away with it last April. She stated prior to April there were three major active PUDS which had to follow the guidelines and they are the Resort Village, the golf course and Summer Camp. She stated the county is giving these developers free reign. She said in the prior guidelines it said if you change 30% of the property into commercial then you must build 10 residential homes prior to any commercial being built or they must be built simultaneously with the commercial. Mrs. Dail reported in speaking with Mr. Curenton the developers could do the hotel and cottages and never have to do one house. She said the residential says it will be phase one but does not say when they will build it, how many they will build or if they will ever build it. Mrs. Dail explained they cannot make any changes to the PUD but can come back and ask for all commercial and not do the residential. Mrs. Dail thanked the Board for their time and said she hopes they will think about this because it will have a terrible affect on the county. Attorney Shuler said he has consulted with Mr. Curenton and he has no questions for the party intervenors. He asked if the developers have any questions. Mr. Garlick answered yes. He asked for the aerial of the property to be shown. Mr. Garlick asked how many revisions Mrs. Dail thinks there is. Mrs. Dail answered the only ones they are aware of is the 4 she mentioned. Mr. Garlick said there are 8 revisions and they do not have a final ordinance yet. Mrs. Dail stated the only revisions they have seen were the 4 revisions. She explained if they had met with them then they would be aware of the other revisions. Mr. Garlick reported anything they turn into the county is public record. Mr. Garlick discussed the portion of the property owned by the developers and where it touches South Bayshore Drive. Mrs. Dail said they would love to be served by Eastpoint Water & Sewer although her septic tank sits back like all of theirs and has never affected the bay. Mr. Garlick asked if they have a stormwater management plan.

Mrs. Dail said she wishes they did. Mr. Garlick said he assumes the answer is no. Mr. Garlick asked if the lots touch the bay on South Bayshore Drive. He said the property owned by Serenity Resort does not touch the bay. Mrs. Dail reported there are 5 culverts on the property that drain into the estuary. Mr. Garlick asked if they are on the developer's property. He inquired if they are on South Bayshore Drive. Mrs. Dail explained they drain into the ANERR property. Mr. Garlick pointed out the wetlands and asked if they are in the boundaries of the Apalachicola Bay Aquatic Preserve. Mrs. Dail answered no. Mr. Garlick discussed doing Magnolia Ridge with Mrs. Dail and said they have 1 acre lots. He questioned if the reason the lots in these subdivisions have not sold is because they are too big and people cannot afford them. Mrs. Dail stated they agreed to 1/3 acre tracts and Eastpoint Water & Sewer is a great idea. She reported they could probably charge less money with 1/3 acre tracts. Mr. Garlick asked if they are aware there are no RV's planned for this project. Mrs. Dail said she believes that is correct. Mr. Garlick inquired if Mrs. Dail came to any of the developer's events. Mrs. Dail responded no, but did invite them to her house to talk with them and Mrs. Dermody and Mr. Garlick did talk with them. Mrs. Dail stated they are very concerned and at the last meeting they asked Mr. Dermody if he would contact them and they never heard a word. She reported Mrs. Dermody also said she would get back in touch with them and she has not heard anything from her. Mr. Garlick said they do not have any more questions but asked if they are allowed rebuttal. Attorney Shuler answered yes. Attorney Shuler said they are now ready for public comment. He reported individuals are allowed no more than 3 minutes to speak and individuals who are representing a group should speak for no more than 5 minutes. He asked anyone speaking for a group to name the individuals they are speaking for. Mrs. Laverne Holman, a resident of South Bayshore Drive, stated she is representing a faction of people that live on South Bayshore and Las Brisas. She listed the individuals she is speaking for as Patty Shuler, David Dail, Howard and Joannie Anderson, Tony & Jessica Garcia, Susan Antekier, Scott Samaro, Sandra Miller, Jennifer & Christopher Robinson, Ward Holman and Lauren Luberto. She said South Bayshore Drive is an area of critical concern and a very special neighborhood. She reported this is a sad situation of a commercial tourist resort in their neighborhood. Mrs. Holman stated they are not opposed to development but the right kind and in the right place. She explained there will be approximately 200 additional cars on weekends, holidays and during the summer season which will lead to congestion on the roads. She felt convinced the traffic will flow through South Bayshore Drive from the resort. Mrs. Holman stated they requested that no roads connect to South Bayshore Drive but now there is a service road and she thinks it will be used during construction. She said they want no roads connecting their street to the project. Mrs. Holman stated they moved to South Bayshore for the peace, tranquility and wildlife. She reported it is the most historic property in Franklin County where the Eastpoint settlers came. She stated this will all be gone upon approval of this project. She reported there should be a plan for development and where it should be and not where the developer chooses it to be. She explained the residents have invested in nice homes and should not be ignored. Mrs. Holman stated this resort will benefit the developers and not Eastpoint. She requested the Board move forward in the right direction and preserve the bay. Mrs. Holman said there are many negative issues that must be investigated and she encouraged the Board not to rush. She reported they have more to say but are not allowed the time. Mr.

Tom Lockridge, a resident of South Bayshore Drive, stated he is here with a great deal of trepidation about the PUD. He said he visited the Edward Ball Wakulla Springs Resort for the first time in 30 years and was surprised at how badly affected the waters had been by fertilizer, pesticides and herbicides. He explained the water is now full of algae and you cannot see to the bottom. He reported Franklin County has a very delicate estuary and is a nursery for fish, shrimp and shellfish. He stated the high density from this development will affect the bay. He explained there will be runoff from fertilizers, pesticides, herbicides and from automobiles. Mr. Lockridge stated he does not want to see this happen to Apalachicola Bay and the region like it happened to the Edward Ball Wakulla Springs Park. Mr. Terry Flagg, a resident of 5 South Bayshore Drive, said she worked for a local bank and was astounded at the failed real estate ventures and the dollar amount of liens on properties. She said after the real estate bust many of the developers left property owners with broken promises of what their subdivisions were supposed to be. She stated there are no laws to make these developers stick with their plan. Mrs. Flagg asked who will enforce the original plan if the PUD fails. She cited a case in Eagle County, Colorado where an upscale lodge under a PUD failed so the property owners decided to use the property as a drug rehab center. She went on to say a lawsuit was filed to stop the drug rehab center from entering the upscale neighborhood. She said the homeowners lost and due to the PUD zoning there was nothing the community could do and the drug rehab was approved. She reported Mrs. Dermody was opposed to the new business and sent a letter to the Board and she read the letter. Mrs. Flagg questioned why Mrs. Dermody would create a PUD in their neighborhood but did not like it in her neighborhood. She explained this land is precious and a wetland and it has already suffered at the hands of others and no one was there to police what was being done to the land. She stated this type of development will lower their property values and the uncertainty of the success of the development under the PUD zoning is unimaginable to the homeowners on South Bayshore Drive. She asked the Board to keep the zoning as is and said if the developers love Eastpoint they will build the hotel under the current zoning and build affordable houses under the current zoning. She presented a copy and transcript of the Colorado lawsuit and an email from Mrs. Dermody against the PUD and said her argument in Colorado is the same as their argument here. Mrs. Denise Butler, a resident of North Bayshore Drive, stated the PUD is an opportunity for Eastpoint. She described what the area was like when she moved here in 1977 and said things change and the area is no longer forgotten. She expressed her hope for Eastpoint to become the place it can be and a place for their children. Mrs. Butler reported she is invested in Eastpoint and it is time for their community to have a piece of the pie. She said she is tired of hearing her business colleagues threatened and she is speaking out because it is the right thing to do. Mrs. Butler stated no one likes change but change is coming. She reported many of her colleagues are not here because they have to work or fear retaliation. She said this project deserves their consideration and approval and she hopes it will be the beginning of good things for Eastpoint. Mrs. Joyce Estes, an Eastpoint citizen and Chair of the Eastpoint Water & Sewer District, said she is involved in missions and is concerned for Eastpoint. She stated the people are without hope and without a future of change. She explained the County Commission in the past has voted down numerous developments for the good of the bay and now there are people without jobs and no resources or income. She said the Board voted down Paradise Cove, the waterfront development, and

the golf course. She stated the Board also voted down developments for sewer plants on the Island. Mrs. Estes explained the Board allowed 20 skinny minis on St. George Island on the Gulf that have no sewer but have package plants. She stated the Board allowed a developer to develop one acre lots with no amenities and now they have improper hookups. She reported there are 3-4 trailers on these lots and there is no code enforcement and they need a code enforcement officer. She said they need sustainable development that will help the people of the county to have decent jobs and decent housing. Mrs. Estes reported the developer is trying to work with them and the citizens need to find out how to work with the developer. She stated Eastpoint Water & Sewer has given a conditional acceptance letter to the developer provided they meet certain requirements and she read the requirements. She reported in addition they may new pumps installed but they would be purchased by the developer. She explained Eastpoint Water & Sewer is requiring that either impact fees be paid up front and that the developer provides irrevocable bonds for the infrastructure and impact fees that will secure the capacity and cost to finish the infrastructure. She reported the Board will need a set date for completion of each phase of the project. Mrs. Estes stated they need to protect what they have but it is an unsustainable area and they need to look at the future and tourism is one of their answers. Mr. Tom Tiffin, a resident of St. George Island, said when they won the vote to rent their homes on St. George Island it was a defining moment that is responsible for everything they have now and the tourism. He said it did not ruin the Island or the Plantation. He stated he has operated a business in Eastpoint for 30 years and his family has fought poverty. He reported the main thing they find is battered women on a daily basis. Mr. Tiffin said people have come to him and want to give money for a long term plan for Eastpoint but there is no long term plan. Mr. Tiffin said people are starving, beating each other up and there are drugs. He reported they need to help the people in Eastpoint and if they get some rental homes then it will work for Eastpoint. He said this could be a defining moment and Eastpoint could become a seaside village. He reported the average rental on St. George Island is \$3,000 so if they did it for less it could provide jobs for the people in this area. Mr. Pete Whitesell, a resident of Apalachicola, stated his family originated in Tampa when it was a natural paradise. He explained over time more development came and it ruined Tampa Bay and now nothing lives there. Mr. Whitesell reported now they know much of the damage was caused by fertilizers, pesticides, herbicides and the occasional sewer spill. He said high density housing killed Tampa Bay. He said the county has already started down the path that was taken in Tampa Bay. He stated Apalachicola Bay has already suffered the consequences of overdevelopment because water does not flow down the river like it use to and the water they get is already polluted by fertilizer runoff from farms in Georgia. Mr. Whitesell said just a few months ago the power company was spraying large amounts of Roundup on power line right-of-ways on the west end of the county. He explained the resulting runoff is still flowing into Apalachicola Bay. He reported the bay is already damaged and causing serious injury to the seafood industry just like it did several decades ago in Tampa Bay. Mr. Whitesell stated Apalachicola Bay is not dead yet and they have an opportunity to take a different path and save the bay. He said they can choose a high density development and a dead bay or no high density development and a chance of saving the bay and the seafood industry. He stated he chooses the bay and no high density and asked the Board to please vote no to the proposal. Mrs. Jewell

Still, a business owner in Eastpoint, said she agrees with Mr. Tiffin and this is about the young people and what they have to offer them. She reported they need growth and change and concentrate on the youth. Ms. Still stated they need to get more jobs and make Eastpoint truly the gateway to St. George Island instead of what they are seeing now. Mrs. Liz Sisung, a resident of Eastpoint, said she looks at this and sees density and pollution of the bay. She reported if they listen many people have said they are concerned for the bay. She informed the Board she works with the schools and is very concerned about the youth. She stated she wants more homes and jobs. Mrs. Sisung reported there are areas where they can bring in economic development but it does not necessarily have to be on the water. She stated they need to bring in business and get jobs for young people. She discussed the pollution from vehicles that is going into the bay. She encouraged the Board to patiently think about what is good and go slow. She said Mrs. Dail talked about what they feel is acceptable. Ms. Jaime Liang, a resident of Apalachicola, stated change is inevitable but they can control the change that comes in. She explained they said they are not asking for special exception but they are because they are asking for a high density development according to the county's Comprehensive Plan and they are asking for it to be placed in an area of special concern. She reported this area is environmentally important. Ms. Liang explained this development is also being placed in the middle of a residential area. She stated tourism will come but this county is different from the rest of Florida and so full of nature. Ms. Liang said putting this development here will cause degradation to the environment and will cause more damage to the economy. She stated if the county approves this high density development in a low density environmentally sensitive area then they will have to do it for other developers that come after them or they will take the county to court. She said the Commissioners are in a position to take a long view and do what is best. Ms. Liang reported the Board asked the developers to go back and look at this and they made some changes but ultimately they are left with a high density development and a resort. Mrs. Diane Brewer, a resident of the City of Apalachicola, said she is speaking today on behalf of the Historic Apalachicola Foundation. She stated the Board received a letter from a Professor of Architecture at the Florida Atlantic University and she read portions of the letter. She explained she came to this area because it was pristine and authentic and it is too late for South Florida but it is not too late for Franklin County. She said they need progress for the county but this project is not it. She asked the Board to take thoughtful deliberation on what is best for the long term. Mrs. Brewer agreed with Ms. Liang if this is approved there will be an onslaught of developers and the county will never go back the other way. Mr. Tony Partington, a resident of South Bayshore Drive and a business owner, questioned who bears the costs of the infrastructure changes and improvements and said he hopes it is not him or his neighbors on South Bayshore Drive. He stated the Eastpoint Water & Sewer District has a conditional agreement for the development but asked if they have seen, examined and agreed the changes are doable, can be guaranteed, have no negative effect on the environment during construction, after completion and during the function of the PUD. He reported the county does not have a code enforcement officer and asked if this will be a concern for maintaining compliance during the construction and operation of the PUD. Mr. Partington said the Sheriff has reported he will need additional law enforcement staff if the PUD is developed and asked how the staff will be paid for if there is no funding for additional law enforcement. Mrs.

Georgia Ackerman, Apalachicola Riverkeeper, stated they have been fielding calls from concerned members and seasonal visitors regarding the proposed development. She said protecting water quality is essential to the health and ecological longevity of Apalachicola Bay. She explained the primary components of water quality consideration include wetlands and buffers, wastewater, stormwater, storm surge and considerations for both development intensity and density. Mrs. Ackerman stated protecting water quality is also critical to the health of the coastal economy. She reminded everyone the Apalachicola River and Bay region is designated a state aquatic preserve, a national estuarine reserve, a national scenic river trail, an outstanding state waterway, a state scenic blueway trail, and the region is recognized in the United Nations Man in the Biosphere component. Mrs. Ackerman stated maintaining the ecological significance of Apalachicola Bay and its critical nursery habitat is important for the community and the health of the Gulf of Mexico and the coast of west Florida. She reported the proposed development drains into Apalachicola Bay and should be treated with great scrutiny moving forward with any decision. Mrs. Ackerman said this is an important decision and she hopes the Board will treat it with great care. Attorney Shuler asked if there are any other public comments. There were no more public comments. Attorney Shuler said the next item on the Agenda is rebuttal. He explained the order of rebuttal will be the developer, followed by the party intervenors, the South Bayshore property owners group, represented by Mrs. Dail and then the county.

The meeting recessed at 3:12 p.m.

The meeting reconvened at 3:21 p.m.

Attorney Shuler explained this is the time in the Agenda for rebuttal. He stated they are addressing the Board only and there will be no further cross examination since they have already had that opportunity. He explained the applicant receives 5 minutes for rebuttal, 5 minutes is allocated to the party intervenors and then county staff will have up to 5 minutes. Mr. Garlick stated he does wetland science and land use planning and does this first on every project he works on. He reported on this site he looked at the wetlands and flagged them, looked at the critical habitat zones and did some species work and looked at the drainage systems. He reported in relation to land use planning they looked at the Comprehensive Plan and the different policies and they are consistent with them if they adopt this future land use map. Mr. Garlick explained the density in the urban service area is around 10 units per acre and they are at 2.6 units per acre. He reported the misunderstanding may be because of density clustering. He stated they tried to create buffers by taking houses and putting them closer together. Mr. Garlick said this is similar to what you would see in the residential areas in the City of Apalachicola with 6,000 sq. ft. lots. He stated it is all on water and sewer and they have been to their meetings and have conceptual approval. He explained they have more to do and have to address stormwater management and traffic. Mr. Garlick reported they have done some conceptual studies because they did not want to get started and then have problems they could not resolve. He said if this is approved then that would be their next step. He reported they must come back for sketch plat approval over and over again. Mrs. Dermody said she

wants to make sure the community knows if they abide by the Franklin County Long Term Plan and do just the commercial on the 10 acres she can do 3 homes per acre which is 141 homes. She stated she does not want to do 141 homes but realizes any kind of development whether single family homes or a community has an impact on the environment. Mrs. Dermody said either way they will be an impact because they are going to develop it but they are asking to do less than they can do. She reported they want to do 44 homes and cluster them because it is a different kind of lifestyle. Mrs. Dermody stated they are not asking to bring in more people than they are zoned for. She explained some people think if this is denied nothing will happen but the 57 acres will be developed. She reported they have spent 18 months and done their due diligence and listened to the community and they need to move forward. She thanked the Board for their time. She said there are advertisements to come to the Forgotten Coast so she knows tourism is on the Board's mind and tourism is bringing revenue to this part of Franklin County and they want to help foster it. Attorney Shuler asked if Mrs. Dail wanted to use her opportunity for rebuttal. Mrs. Dail answered yes. Mrs. Dail questioned if they always abide by the Comprehensive Plan. She asked if there is something they do not abide by then do they go back and rewrite it and make changes. She explained in this particular case they keep telling the Board they are abiding by the Comprehensive Plan but they are not abiding with the aquatic preserve which is a sanctuary in the Comprehensive Plan. She stated because this scenic byway surrounds this property it states the property needs to be zoned at the lowest possible density allowed and questioned why they would not abide by this. She inquired if they abide by the zoning regulations. Mrs. Dail said the developers are telling them it will be C-2 mixed commercial and residential but C-2 does not allow for a 100 room hotel. She stated they are only allowed a 50 room hotel. She explained now that they are taking 1.22 acres out of the PUD there is room to do another small hotel on top of what they are asking for. She referenced the two maps which she presented to the Board. Mrs. Dail explained the developers say they are leaving 40 acres in wetlands but they have a hotel with 60 rental cottages. She questioned if they think that the majority of people that come in for one night are going to care about the environment. She inquired what they will be dumping outside the cottages and if they are going to have fires. Mrs. Dail discussed the increased traffic and said the exhaust fumes will be going into the wetland area that runs into their pristine aquatic preserve. Mrs. Dail stated she is concerned about the Comprehensive Plan and whether they are abiding by it and the zoning rules. She reported she does not understand why someone that knows they are concerned about their property values and the estuary would have done the same thing in Colorado by opposing the PUD and filing a lawsuit. Mrs. Dail thanked the Board for their time. Attorney Shuler asked Mr. Curenton if he reviewed the proposed PUD Ordinance for compliance with the goals, objectives and policies of the county's Comprehensive Plan. Mr. Curenton answered yes. Attorney Shuler inquired if Mr. Curenton found this proposal in compliance or out of compliance with the county's Comprehensive Plan's goals, objectives and policies. Mr. Curenton stated he finds the proposal to be in compliance with the county's adopted Comprehensive Plan. Attorney Shuler said during this public hearing both in the presentation from the parties and in public comments there has been a number of concerns expressed about two principal issues-the estuary and infrastructure costs and who is responsible for the payment of the infrastructure costs. Attorney Shuler said as to the concerns about wetlands

and the estuary has Mr. Curenton reviewed the Coastal Conservation Element as it regards the concerns and has he found it to be in compliance or not in compliance with this element of the Comprehensive Plan. Mr. Curenton stated he has reviewed that element of the Comprehensive Plan and he finds it to be in compliance. He explained they meet the 50 ft. setback requirements. Attorney Shuler asked in regards to infrastructure who is responsible for the cost to construct the connections for the water and sewer to be provided to this development as well as the road construction internal to the development. Mr. Curenton reported the developers will be responsible for all these costs and the roads in the development are private roads and are not going to be county roads. He stated they are also responsible for all the costs of the water and sewer and they have the letter from Eastpoint Water & Sewer District that says these costs must be picked up by the developers. Attorney Shuler reported there will not be any cost to the public to create the infrastructure they have just discussed. Mr. Curenton stated that is correct. Attorney Shuler said he does not have any further questions for Mr. Curenton and asked if the Board members have any questions for Mr. Curenton. He said if not this would conclude the agenda up the point where it is time for the Board to have discussions and ask questions of him or staff. Chairman Lockley asked if the Board has any questions for Mr. Curenton. Commissioner Jones asked if the county is looking at doing the PUD please clarify that what they are approved for is exactly what they are allowed to do and there can be no deviations from what is written. Mr. Curenton agreed that is correct. Mr. Curenton stated someone mentioned that the county has no code enforcement and nothing gets enforced but that is an incorrect statement. He explained the Board of County Commissioners is the enforcement body for the Franklin County Comprehensive Plan, Franklin County Zoning Codes and all the County's ordinances. He reported when they are aware of violations if they cannot solve them within the Planning & Building Department by talking to the violators then they bring it to the attention of the Board for their action. Mr. Curenton said whatever is in the ordinance is what the developers are allowed to do. Commissioner Jones stated there has been some discussion about the developers wanting to develop in stages and he would like to know how that applies to the infrastructure. He said his understanding was everything had to be in place before the platting could be done. Mr. Curenton explained the platting applies to the residential portion of the development and they would have to file a subdivision plat and get it approved and go through the process. He reported according to the Subdivision Ordinance either the infrastructure would have to be in place before the final plat is approved or they could put up a bond to guarantee it is built before the final plat is approved. Commissioner Jones asked what happens if a developer puts up a bond for infrastructure and they sell to someone else or dissolve the business. He questioned what happens to the bond and if it is irrevocable. Attorney Shuler explained the county's policy now is the bonds are irrevocable and for a two year period. He said they are guaranteed in whatever contractual arrangement the lender and the developer agree to and it is between those two parties. He went on to say the irrevocable letter of credit is between the bank and Franklin County and it will be good for a 2 year period minimum. He stated he has learned to have the lender provide to the county, by some delivery method that is certain, notice within 45 days of the expiration date of the letter of credit if they will renew for an additional 2 year period. He said if they are not going to renew it then the county will call the letter due and put the money in a bank

account the county controls because the county may have to construct the infrastructure. Commissioner Massey reported the developer has said they will develop no matter what so how many houses can they build if this is not passed. Mr. Curenton explained the property is currently zoned R-2 Single Family Mobile Home which requires 1 acre lots. He said there is approximately 47 acres of residential property zoned R-1 and the roads will take up some of the space so maybe 40 homes or a little more. He stated if the developers asked for the zoning to be changed to R-1A which requires central water and sewer then they would get a higher density of 1/3 acre lots and that would be a considerable number of homes. Commissioner Massey inquired if it would be bigger than the area they are proposing. Mr. Curenton answered yes; it would definitely be more than 44. Commissioner Boldt questioned if the county has the resources to inspect this project relative to just the Building Inspector alone. He asked if they are capable of looking at a 100 room hotel. He inquired if the county has the manpower and resources to support the quality of inspections they want on this type of infrastructure. Mr. Curenton stated the county only has one Building Inspector. Commissioner Boldt said he is part time. Mr. Curenton agreed he is part-time but they will have to pass their inspections before they can move forward. He explained if they call for an inspection on a day he is not here then they will have to wait until he is available. Commissioner Boldt asked if the county has the expertise to inspect a 100 room hotel. Mr. Curenton answered yes. He explained the Building Inspector is licensed by the State of Florida and he has faith in him being able to do the required inspections. Commissioner Boldt clarified as the zoning is now there is a potential for a much higher density. Mr. Curenton stated the zoning now is R-2 and it requires 1 acre lots. He explained the roads will take up some of the property so they probably could not get 47 building lots. He estimated they could probably get 40 lots or a little more. Commissioner Boldt asked if the concept of the PUD enables the county to have strict checks and balances and regulatory oversight in a stronger more concentrated way than if the county did not do a PUD. Mr. Curenton replied yes and explained the reason they do a PUD rather than going with other established zoning categories is they should be getting a benefit to the public. He reported one benefit is part of the property is zoned C-2 Commercial Business now and that allows for a variety of commercial uses and some of the uses may not be considered desirable uses for this site and with the PUD they are not allowed all those uses. He reported under the PUD they are allowed the 100 unit motel. He explained any change in the PUD would have to come back to the Board in a public hearing for an amendment to the PUD. Commissioner Boldt asked if they have the flexibility to customize the criteria this project will be built under within the PUD. Attorney Shuler stated the purpose of the PUD is not flexibility in that sense but is flexibility from the planning standpoint. He explained instead of a development within the confines of the R-2 zoned property or C-2 zoned property they have the flexibility to create they own mini zoning category on that parcel. Attorney Shuler said it is not flexible in the sense that once they approve the project and it is codified in an ordinance it cannot be changed. Attorney Shuler reported in relation to the resource issue of the part-time Building Official there is a provision in Florida Statutes that allows the property owner to hire a qualified and certified private building inspector to provide the inspections. He said this is an option if it becomes necessary. Commissioner Massey reported the Building Inspector can do this because he helped build the hotel in Carrabelle and he is capable of doing the job. Mr.

Moron pointed out the county has a Building Official not a Building Inspector. Attorney Shuler said when he was going over this ordinance and the general development plan with Mr. Curenton yesterday one item that has come to mind was in 2007 the county adopted the condotel ordinance, Ordinance #07-27, and he wants to make certain if the Board approves this ordinance it is made subject to Franklin County Ordinance #07-27 because it contains all of their restrictions on condominium/hotels. Attorney Shuler explained this would address the issue of the units being sold off as condominiums. He said the PUD is its own zoning category so if they approved it without that restriction and prohibition then they would have a good argument for selling off those individual units. Attorney Shuler reported the developers have said on the record they do not have plans to do this. He said this restriction should be part of any PUD they consider approving today. Chairman Lockley stated he is looking at the PUD both ways and something is coming here with a PUD or another way. He said some people like it and some people don't but you cannot keep putting it off. Chairman Lockley reported staff said they are in compliance with the Comprehensive Plan and if they are in compliance then he will go along with them. He stated if they were not in compliance with the Comprehensive Plan then he would go along with the people that do not want it. He said in the PUD he does not go along with some of the prices because in a PUD they need a few affordable houses for someone that works on the ambulance, a policeman or firefighter. He stated there are some things that need to be worked out. Mrs. Dail said they did not hear Mr. Curenton's answer on if they are in compliance with the Comprehensive Plan on the issues she raised and asked if they are in compliance on both of those terms. Attorney Shuler stated when he asked Mr. Curenton whether or not this project as it is proposed satisfies the Comprehensive Plan his answer was yes it does satisfy the goals, objectives and policies as they are set forth in the Comprehensive Plan and does not violate the Comprehensive Plan. Mrs. Dail questioned if what she read in the Comprehensive Plan is not correct. Attorney Shuler said he asked Mr. Curenton the questions because as an attorney representing the Board if Mr. Curenton tells him there is a violation of the Comprehensive Plan then the legal advice to the Board is to deny this request. Commissioner Jones said they have mentioned the stages of development and the main issue seems to be the 44 houses so he would like to know what the timeline is for the houses. Mrs. Dermody stated as far as the residential side the infrastructure will go in all at once, the utilities, the roads, the landscaping and then the first thing to be built will be the community center, the pool, and fitness room since that is a big part of the community and for sales. She explained they will build 2 model homes so people have a choice on colors and countertops, etc. She reported the 41 room hotel will go up first and the bungalows around the lake first. Mrs. Dermody said they will do that so they can open up and get some revenue coming in because the infrastructure is expensive. She reported they plan on building all of the bungalows but did it in phases so they will know what will go up first. She stated they will then start phase 2 of the bungalows and phase 3. She explained the 2 model homes will be built at the same time they are building the inn and setting up a sales center. She stated they will build the homes as they sell them. Mrs. Dermody reported their goal is to get everything up and running within a two year period. She explained one of the reasons is Eastpoint is an Opportunity Zone and part of the rules and regulations set by the IRS is that they have to move quickly. She said they only had a certain amount of time from the time they closed on the

property and they will not be done within 2 years from the date they closed on the property so they will file an extension. Mrs. Dermody said they will build it as quickly as they can. Commissioner Jones stated they have not had this discussion prior to today and the county has not addressed this yet but he would like the developers to consider a portion of the sales of these houses being put in a trust for workforce housing to be built in Franklin County. He stated the Chairman mentioned adding some workforce housing in this development and that is not part of the plan so it is kind of forced but he would like them to consider going forward to think about it. Commissioner Jones said he knows they will not be able to decide today. He stated the county needs to address this issue and they can say no one will help them or the county can take proactive steps. He asked if their deliberations are the last stage. Attorney Shuler responded if the Commission is ready to make a decision today after they have finished with their deliberations. He reported the Board can approve the PUD as submitted, approve it as modified, deny it or table it and come back for consideration. Attorney Shuler explained if they are talking about making a change for a land trust donation as a substantial and material change to the ordinance as advertised they would definitely need to table this matter and come back for a further public hearing. He reported they have dealt with developers in the past with the issue of either workforce housing embedded within a development or the concept of a certain percentage of the sales being donated into a land trust controlled by the county which is a complicated issue and would definitely merit a further public hearing on that issue. Commissioner Jones explained when you try to embed workforce or affordable housing in any development that is a major problem. He reported workforce housing cannot be sold for a profit as the home is designated for people needed for health and human services, security, first responders, education and those kinds of things. He said that is the way he understands it from what he reads from the National Association of Counties (NACO). Attorney Shuler agreed generally speaking that is correct. **Commissioner Jones made a motion to table this today to try and work out that difference and see if that can possibly be added into this plan and proceed from there.** Mrs. Dermody asked if they would have to go through another public hearing. Attorney Shuler answered yes. **Commissioner Parrish seconded the motion.** Commissioner Parrish asked how many total acres of wetlands are on the northeast. Mr. Garlick answered 2.5 acres. Commissioner Parrish asked how many wetlands are on the northwest side. Mr. Garlick said there are 7.68 acres of wetlands for all three areas. Commissioner Parrish explained he is trying to break down how many acres the buffers are. He inquired if they are using the wetlands as buffers. Mr. Garlick answered no, the wetlands stand alone and the buffers are 5.76 acres on top of the wetlands. Mr. Garlick explained the setback and wetlands on the map. Commissioner Parrish stated the wetlands are also serving as a buffer as they are not being developed. Mr. Garlick said they do not plan to develop the wetlands. He said the wetlands are 7.68 acres and then there are 5.76 of 50 ft. setback which is the uplands buffer. He reported one of the wetlands is isolated and the county does not regulate it but they still have to address it through the state. He said they do not have to put a buffer on that wetland. Commissioner Parrish said he would like to know the acreage on each wetland. Mr. Garlick said there is a total of 7.68 acres of wetlands on the site and they are preserving all of them. He reported they have 5.76 acres of uplands buffer that they are also preserving. He said they are not getting into them except with possibly a boardwalk in the

future. Commissioner Parrish reported another issue that needs to be looked at is Begonia Street. He explained if they are going to use that road to access Highway 98 for this development then the roads needs to be improved and he thinks the developer should be responsible for that. Mr. Garlick agreed. Commissioner Parrish reported that road will not sustain the traffic if this development is granted and these issues need to be looked at. He said something needs to be done with the road and the taxpayers should not bear the costs. Mr. Garlick responded when they did the initial traffic study they had so many issues with using South Bayshore Drive and at the main entrance. Commissioner Parrish discussed the gated road going to South Bayshore Drive and said some people are not satisfied with that and there is a gate on it so people cannot use it during a fire so they need to decide if they are going to have an access road or not. He questioned who will open it during a fire. Mr. Garlick explained this is one of the items addressed with having a homeowner's association for your own management and services. Commissioner Parrish said they need qualified answers to these issues. Mr. Garlick reported all of these items cannot be done through the ordinance and they will be back for sketch plat approvals and construction items that are addressed as they go along. Commissioner Parrish suggested if these issues are addressed sooner than later then they may not have so much opposition as some of the issues will have been worked out. He said at the last meeting he stated he is in favor of the hotel but they had a little too much density. He stated he is not saying he is for or against the project but he is trying to address some of the issues people have brought up. Commissioner Parrish reported some people do not want the property developed but the whole property cannot be in conservation. He stated they need to find a happy medium so everyone can live with it. He said someone needs to get with him and explain some items because he does not feel like he has the information he needs to make a decision. Commissioner Parrish explained he wants to know specifically what is happening with the three corners that he is calling a buffer but is titled a wetland. Mr. Garlick stated they are not touching the wetlands and the buffers around it. He explained this is part of their conservation plan and that is why they have twice as much area set aside as the Comprehensive Plan allows them to do. Commissioner Parrish stated they need a little better communication than the map he is looking so they can see what they are voting on. Mr. Garlick said the map was sent in color to their email. Commissioner Parrish reported some of these questions could have been answered before. Mr. Garlick explained they went through Eastpoint Water & Sewer and the DOT traffic engineer and other groups they will have to deal with as they go along. He reported they are trying to protect water quality so they looked at the property and the land use plan and used that as the foundation to come up with some plans they talked with the developer about and that is how they got to this point. He reported the ordinance does not address every item and that is why they come back with sketch plat approval. Mr. Garlick offered to talk about any of the items but said they are at the point of dealing with the ordinance and some of the items come in as the plan progresses. Commissioner Parrish said it is hard to approve things when they are going to work out things on the back end. Mr. Garlick explains it starts out with handling the general and then it goes to specific. He stated the next thing will be sketch plat approval and they have to go step by step. Commissioner Boldt stated from the emails and what he is hearing today they have an opportunity to have a system, a Planned Unit Development. He explained if the developers

have taken notes then they have gotten counsel from the people today on many different areas of issues related to the environment and traffic. He reported as they go forward and the Board considers this project he would like to see a drill down in white papers of how it is with supportive information so they can assure people that are living in this area this is how it is. He stated his position is more data, more research and be specific. Chairman Lockley said when he mentioned affordable housing it does not have to be on that property but he wants it close. He reported people working on a project have time limits too and he questioned how long it will take before they come back to a meeting. Attorney Shuler stated it will be longer than a month. He explained if the motion to table passes with the direction he has heard today there will be a series of meetings between the County Planner and him to draft legally the language on the affordable housing element. He reported in the past there have been two different discussions with prior developers which are either affordable housing embedded in the development which the developers did not want to do so the discussion started about a negotiated percentage of the value of each sale to be contributed to the county's land trust. He said they have a land trust board and some small limited amounts of property in the county where you could build affordable housing so he is not sure of a timeline but feels like they could provide an update in 30-60 days. Attorney Shuler stated once they come up with a proposal then it would need to be embedded within the proposed ordinance and the public hearing would need to be re-advertised. Chairman Lockley questioned including this in an ordinance. Attorney Shuler explained the affordable housing component section would need to be embedded in the ordinance. Chairman Lockley said this was addressed when he first came on the Board and asked if they currently have an ordinance. Attorney Shuler explained they have the land trust that was created but the Board rescinded the ordinance and disallowed the FLUM designation. He reported that resulted in several years of litigation under the Bert Harris Property Rights Protection Act. Attorney Shuler explained the case settled in 2017 but the issue of affordable housing or workforce housing was not resolved. He explained affordable housing became the topic of many discussions about how to define affordable housing. Attorney Shuler said they can begin the negotiations in good faith and then report back to the Board and the Board will give some guidance of when they are ready for it to go back to a public setting. He explained as they have heard there are 3 phases of development and no time limit on when they build out phase 1 in the ordinance. Commissioner Parrish asked about the other issues he brought up. He said they want to approve the ordinance and work the other things out later but that is not what the people want to hear. He reported people want to know what they are getting and he is not willing to pass an ordinance when he does not know what they are getting. He explained he seconded the motion to table to try and work through the issues. Commissioner Parrish stated he is not trying to stall out the project but he needs answers. He reported if he cannot get answers then he is not the one stalling the project. Attorney Shuler stated he has heard the Board's comments and has a good list of the bullet points and those will be part of the conversations as well. Commissioner Jones stated this is not an effort on his behalf to delay this project and he would like to have the information as quick as possible. He said there are questions that need answers. He reported Mr. & Mrs. Dermody may feel he has unfairly sprung something on them but he feels like he owes this to the county to start taking positive steps that they have never done before. He explained he is taking the public trust and

making sure he has answers before he says yes or not. Mr. Curenton suggested if the Board sets a certain time and date to continue the public hearing then they will not have to go through several week of advertising. He said then they can work to answer the questions. Mr. Curenton explained if they do not have all the answers to the questions then they may have to table this matter again. Attorney Shuler stated Mr. Curenton is technically accurate but given the obvious public interest in this they would be better suited to file an updated ordinance with the affordable housing component so the public has an opportunity to review it in advance of the public hearing and the county should go through the ordinary publication process. Attorney Shuler said they have used the process Mr. Curenton suggested many times but he feels this is a unique setting and he is concerned they are injecting a material new component that has not been publicly discussed. He reported he will feel more comfortable from a due process standpoint if a new ordinance is drafted, filed with the Clerk's Office and an advertisement goes into the newspaper. Attorney Shuler said if they want him and Mr. Curenton to come back within 60 days then they will do the best they can to come back in that timeframe. Commissioner Jones asked if they can come back with an update in 30 days with an intention to advertise and set the public hearing for 60 days. Attorney Shuler agreed this is possible provided they make progress in discussions. **Commissioner Jones amended his motion to have a staff report in 30 days and have an intention to set the public hearing for 60 days. Commissioner Parrish amended his second.** Mr. Garlick said he needs some clarification and would like to ask some questions. Attorney Shuler said they are allowed to ask questions but no new subject matter. Mr. Garlick stated they are looking at workforce issues, specifics on infrastructure, traffic, and questioned what other issues need to be addressed. Attorney Shuler said the access road on South Bayshore Drive. Commissioner Boldt said pollution in the bay. Mr. Garlick asked Commissioner Parrish if he can meet with him to talk about these items. Commissioner Parrish answered yes. **Motion carried; 5-0.**

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 4:30 p.m.

Noah Lockley - Chairman

Attest:

Marcia M. Johnson - Clerk of Courts