



## **Board of County Commissioners - Regular Meeting**

**Tuesday, July 5, 2022 at 9:00 am**

**34 Forbes Street, COURTHOUSE ANNEX, COMMISSION  
MEETING ROOM**

*The Board of County Commissioners asks that all cell phones are turned off or placed on silent (vibrate) mode. **Any handouts (information) for distribution to the Commission must be submitted to the Board Secretary (Clerk's Office) or to the County Coordinator on or before the Thursday prior to that Tuesday's meeting. Failure to do so will result in your removal from the agenda or a delay of any action relating to your request until a future meeting.***

### **Meeting Information**

*The general public is welcomed in the commission meeting room for regular meetings, however, the Board of County Commissioners encourages the continued use of the livestream link or Zoom. Those wanting to view the meeting can use the livestream link <https://facebook.com/forgottencoasttv/> or go to Forgotten Coast TV's Facebook Page. You do not need a Facebook account to view Facebook live. The livestream feed will promptly start 5 minutes before the meeting commences. Those wanting to participate virtually during the meeting should use the Zoom log-in/call-in information provided below. There is a link to a list of videos and Getting Started Resources on the main "Agenda and Minutes" webpage for those unfamiliar with Zoom. If you are experiencing any issues with the livestream or Zoom, call (850) 653-9783 option 3 or 2 for assistance.*

*To join Zoom via computer, use the link <https://us06web.zoom.us/j/89606616418> on the meeting date and time. If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter ID number (896 0661 6418#). All attendees are muted by default.*

***If you would like to speak during the meeting in-person or via Zoom, you are required to complete the virtual speaker card***

***<https://www.franklincountyflorida.com/virtual-speaker-card/>. This card must be submitted to the County Commission Administrative Office prior to the start***

***of the meeting in order for you to speak during the meeting.***

*During "Public Comments" you may comment on a non-agenda item or a non-action item for up to 3-minutes when recognized by the Chairman.*

*You may also address the Commission on an agenda action item during the meeting after you are recognized by the Chairman.*

*Once recognized by the Chairman, if you are on Zoom with a computer or smart device select the 'raise hand' icon. If you have dialed in to the meeting by phone press \*9 to raise your hand, then \*6 to unmute.*

*Public engagement is important to us and use of Zoom for public participation is still a new process. We appreciate your understanding.*

**1. Call to Order**

**2. Prayer and Pledge**

**3. Approval of Minutes**

Click [here](#) for a copy of the minutes for approval.

**4. Payment of County Bills**

**5. Franklin Correctional Institution - Warden Conner - Inmate Labor Update**

**6. Florida Forest Service - Clinton Davis - Request**

Mr. Davis will inform the Board of the Southern Pine Beetle outbreak in the timber stands along McIntyre Road and the Forest Service request to use the 1.8 mile stretch of McIntyre Road from 319 down to the intersection that turns to the boat ramp for logging operations. Mr. Davis would like the Board to approve temporary use of McIntyre Road for this logging operation.

**7. Public Comments**

*This is an opportunity for the public to comment on a non-agenda or non-action agenda item. When you are recognized to be heard by the Chairman, please adhere to the 3-minute time limit.*

## **Constitutional Officers**

**8. Sheriff's Office - Ginger Coulter - Request**

Mrs. Coulter will present and discuss the Law Enforcement Salary Assistance for Fiscally Constrained Counties grant. Mrs. Coulter is seeking Board action to ratify the Chairman's signature on this grant award.

## **Department Directors Reports**

**9. Superintendent of Roads and Bridges - Howard Nabors**

**a. Informational Items**

Click [here](#) for a copy of the Detail of Work Performed and Material Hauled by District

**10. Solid Waste Director - Fonda Davis**

**a. Informational Items**

**11. Emergency Management Director - Pam Brownell**

**a. Action Item: EMPA Grant**

Request the Boards approval and signing of the EMPA, Emergency Preparedness and Assistance Grant, Agreement Number A0267, for the fiscal year of 2022-2023 in the amount of \$105,806.00.

**b. Action Item: CDBG-DR HMGP**

Request the Boards approval and signing of the Federally Funded Community Development Block Grant Disaster Recovery (CDBG-DR) Hazard Mitigation Grant Program (HMGP) match agreement for the generators.

**12. Extension Office Director - Erik Lovestrand**

**a. Informational Items**

**13. Library Director - Whitney Roundtree**

**a. Informational Items**

## **Other Reports**

**14. Interim Airport Manager - Ted Mosteller**

**a. Informational Items**

## **Presentations and Requests**

**15. Waste Management - Doug Rainer - Contract Renewal Discussion**

**16. AVCON - John Collins - Airport Project Requests**

**a. Action Item: Approval to release bid documents for Obstruction Removal**

**b. Action Item: Approval to release bid documents for Fuel Farm Replacement**

**c. Action Item: Approval for Resolution to move \$400k from the "Design and Construction of Stormwater and Drainage Improvements" to "Design and Construction of Hangar Roof Upgrades"**

## **Public Hearings 10:30 a.m. (ET)**

**17. Public Hearing - Rezoning 10:30 a.m. (ET)**

An ordinance rezoning 5 +/- acres of land in Section 33, Township 8 south, Range 8 west, from R-3 single family estate residential to R-2 single family mobile home district. Click [here](#) to view the notice and application.

**18. Public Hearing - Rezoning 10:35 a.m. (ET)**

An ordinance rezoning 5 +/- acres of land in Section 33, Township 8 south, Range 8 west, from R-3 single family estate residential to R-2 single family mobile home district. Click [here](#) to view the notice and application.

**19. Fiscal Manager/Grants Coordinator - Erin Griffith**

- a. **BOARD ACTION: Alligator Drive Time Extension - Change Order #3**
- b. **BOARD ACTION: FEMA C30 Washouts - Quantity Reconciliation & Time Extension Change Orders 2 & 3**
- c. **BOARD ACTION: Sheriff's E911 Grants**
- d. **BOARD ACTION: Ferrovial Services - Emergency Repair Timber Island Bridge**
- e. **BOARD ACTION: District 5 Street Lights**
- f. **BOARD ACTION: Landfill Modular Scale House Bid Award**
- g. **BOARD INFORMATION: SGI Storm Water Project - Preliminary Design and Cost Estimate**
- h. **BOARD INFORMATION: Landfill Permit Renewal and Cost of Closure**
- i. **BOARD INFORMATION: Shields Library Donation**
- j. **BOARD INFORMATION: Update on Taxable Value**

**20. County Coordinator - Michael Morón**

- a. **Action Item: Alligator Drive Parking Committee**
- b. **Action Item: Local Technology Planning Team**
- c. **Action Item: CareerSource Gulf Coast Annual Budget**
- d. **Action Item: FAC Conference Items for direction or action**
- e. **Discussion Item: Senior Management Status**
- f. **Discussion Item: Ethics Class**
- g. **Informational Item: Armory Sprinkler System Update**
- h. **Informational Item: Apalachicola CRA Reimbursement**
- i. **Informational Item: Draft Rules for BOCC Meetings**
- j. **Informational Item: Housing Summit Meeting**
- k. **Informational Item: DEO Broadband Speed Test**

**21. County Attorney - Michael Shuler**

## **Commissioners' Comments & Adjournment**

**22. Commissioners' Comments**

**23. Adjournment**

*In accordance with Section 286.0105, Florida Statutes, any person who wishes to appeal a decision made by the Franklin County Board of County Commissioners, with respect to any matter considered at the meeting, must have a record of the proceedings. He or she may need to ensure that a verbatim record of the proceedings is made.*

---

Contact: Michael Moron, County Coordinator (michael@franklincountyflorida.com (850) 653-9783 x 155) | Agenda published on 07/04/2022 at 2:47 PM



**MEETING DATE:** July 5, 2022  
**NAME/DEPARTMENT/AGENCY:** Howard Nabors, Road Department  
**TOTAL ATTACHMENTS:** 10

=====

**Road Department Board Report**

**Information Items**

1. Detail of Work Performed and Material Hauled by District (see attached documents)
2. Would like the Board to know that we have received our new lowboy trailer.



## FRANKLIN COUNTY DEPARTMENT OF

Solid Waste & Recycling ❖ Animal Control ❖ Parks & Recreation

210 State Road 65

Eastpoint, Florida 32328

Tel.: 850-670-8167

Fax: 850-670-5716

Email: fcswd@fairpoint.net

### DIRECTOR'S REPORT

**FOR:** The Franklin County Board of County Commissioners

**DATE** July 5, 2022

**TIME:** 9:00 A.M.

### SUBJECT(S):

### **2022 FRANKLIN COUNTY DIXIE SOFTBALL TEAMS ADVANCE TO STATE:**

FOR BOARD INFORMATION: The Franklin County Dixie Softball Teams will be advancing to State. They will be going to Florida State Dixie Tournament, held in Liberty County, Florida on July 4<sup>th</sup> and July 8<sup>th</sup>. The Darlings, Angels X-Play, Ponytails X-play, and Belles.

**ACTION REQUESTED: None.**

### **FOR BOARD INFORMATION:**

**June 16<sup>th</sup> –June 28<sup>th</sup>**

#### **RIGHT-OF-WAY DEBRIS PICKUP**

Apalachicola	Eastpoint	St George Island	Carrabelle	Lanark	Alligator Point
118.49 TONS	33.07 TONS	4.30 TONS	8.29 TONS	26.12 TONS	35.43 TONS

#### **RECYCLE MATERIAL HAULED**

	Apalachicola	Eastpoint	St George Island	Carrabelle	Lanark	Alligator Point	St James
Cardboard	13.22 TONS	9.54 TONS	5.49 TONS	1.07 TONS	-0- TONS	-0- TONS	.28 TONS

**REQUESTED ACTION: None**

## **Report to Board of County Commissioners**

Date: July 5, 2022

### Action Items:

1. Request the Boards approval and signing of the EMPA, Emergency Preparedness and Assistance Grant, Agreement Number A0267, for the fiscal year of 2022-2023 in the amount of \$105,806.00.
2. Request the Boards approval and signing of the Federally Funded Community Development Block Grant Disaster Recovery (CDBG-DR) Hazard Mitigation Grant Program (HMGP) match agreement for the generators.

### Information Item:

1. 7/7/22 EOC staff will be in Lanark Village doing and outreach event at Chillas Hall from 9AM-11AM assisting residents in signing up for Alert Franklin, the Special Needed Registry, and the County's Emergency Evacuation Transportation Disadvantaged list. We will also be issuing Re-Entry Tags.
2. 7/1/22 EOC hosted the Franklin County Pre-Season Visit with Debris Contractors.
3. 6/20/22-6/30/22 Posted updates on Facebook regarding the severe heat our area is experiencing and updates on tropical development in the Gulf of Mexico and the Atlantic Ocean from NOAA, NWS, NHC.
4. 6/30/22 Staff attended a conference call with My EMA App representative about how the app could help our department during a disaster.
5. 6/30/22 Staff attended the Regional Quarterly EM Directors meeting in Tallahassee.
6. 6/30/22 Processed and Mailed out Re-Entry Tags.
7. 6/29/22 EOC hosted the LMS/Community Stakeholders meeting.
8. 6/29/22 Attended the ESF-8 Partner Hurricane Preparedness Meeting via Microsoft Teams.
9. 6/28/22 Programed two message board signs for the Sheriff's Department to use for fourth of July in Eastpoint.
10. 6/28/22 Staff Attended F-ROC Kickoff Training Session Part 1. Franklin County Emergency Management has agreed to be a part of the Pilot Program with the State of Florida to allow us to become prepared for this new program ahead of the game. F-ROC is planned to become mandatory in the next year.
11. 6/27/22 Emailed Jake Peterson with All Clear Emergency Management Group about obtained certificates of participation for the exercise we participated in back on 6/6/22.
12. 6/27/22 Emailed Christian Levings with Big Bend Healthcare Coalition, about when we were supposed to receive our Certificates form the MRSE exercise.
13. 6/27/22-6/30/22 Jennifer Daniels attended the Managing Public, Private and NGO Partnerships to Prepare for and Solve Critical Logistics and Supply Chain Challenges During Large Scale Disasters class. She received her certificate for completion.
14. 6/27/22 Submitted the Redwire invoice for payment.
15. 6/27/22 Staff attended the SERT County Conference call via Webex.

16. 6/27/22 Staff attended the Transportation Disadvantaged Meeting.
17. 6/27/22 Submitted Timesheets to Finance department.
18. 6/24/22 Jennifer Daniels completed National Weather Service (NWS) Chat Training.
19. 6/24/22 Jennifer Daniels attended the Technology Check and Course Prep Meeting for the Managing Public, Private and NGO Partnerships to Prepare for and Solve Critical Logistics and Supply Chain Challenges During Large Scale Disasters Pilot Course.
20. 6/24/22 Staff attended the SERT County Conference call via Webex.
21. 6/23/22 Staff Emailed reply to FEMA Regarding Cat Z claim for Hurricane Michael.
22. 6/23/22 Sent out Severe Heat Advisory via Alert Franklin.
23. 6/23/22 Staff attended the FDACS ESF 17 Annual Regional County Meeting via Webex.
24. 6/23/22 Re-Entry Tags Processed and mailed out.
25. 6/23/22 EOC Staff and Franklin County Library Staff planned to host a severe weather poster contest. Submissions will be accepted from July 10th - July 16. The submissions will be posted on the Franklin County Emergency Management Facebook page on July 18th. The winner will be determined by the most likes on July 25th. The winning poster will be displayed on the County's digital kiosks.
26. 6/22/22 Staff Completed monthly IPAWS testing.
27. 6/21/22 Jennifer Daniels attended the FEPA Mid-Year Planning Committee meeting.
28. 6/21/22-6/22/22 EOC hosted a G 205, Recovery from Disaster: The Local Government role, class. The class had a good turnout of county employees. Amanda Anthony received her certificate.
29. 6/20/22 Staff submitted the logistics plan to the state for a deliverable for our grants.
30. 6/20/22 Quarter 3 EMPA reimbursement request was approved by the state, we are awaiting the reimbursement check.
31. 6/20/22 EOC Staff Completed the desktop monitoring review for our EMPA, EMPG, and EMPG ARPA grants with the state grant manager, Teresa Warner. Staff emailed additional requested documents for the monitoring visit. Monitoring was successful and FCEM Passed.
32. EOC staff are working to update slides to be pushed out on our digital kiosks located throughout the county. These slides are also being published on social media.
33. EOC Staff continue to update our Kiosks located throughout Franklin County with COVID Information along with Preparedness information for storms and disasters.

**KIOSK LOCATIONS:**

- Carrabelle – Franklin County Courthouse Carrabelle Annex  
Carrabelle Chamber of Commerce
- Eastpoint – Carquest
- Apalachicola – Franklin County Emergency Management  
Apalachicola Chamber of Commerce  
Apalachicola Post Office

34. EOC Staff are verifying our SERT Emergency Sites including Disaster Recover Center's, County Staging Areas, County Points of Distribution, Sandbag Distribution Locations, etc.



35. EOC Staff are in the planning process for a WebEOC training for all persons who work the EOC during a disaster. This training will allow for ease of use of the WebEOC software during an event. Notices for this training will be sent out very soon.

*Pamela Brownell*

Pamela Brownell  
Director



**MEETING DATE:** July 5, 2022  
**DEPARTMENT:** UF/IFAS Franklin County Extension Program  
**TOTAL ATTACHEMENTS:** None

=====

## **Informational Items**

### **General Extension Activities:**

1. Extension Director participated in a district-wide County Extension Director planning meeting via Zoom.
2. Extension Director participated in a Zoom meeting with other natural resource Extension faculty in the NW District to plan future activities and workshops for natural resource-focused clientele.

### **Sea Grant Extension:**

3. Extension Director participated in an Apalachicola Bay System Initiative Zoom call to discuss modelling strategies that will inform decisions regarding future potential Bay management actions to improve wild oyster populations.

### **4-H Youth Development:**

4. Extension Director assisted Wakulla Extension office by teaching three reptile classes during a summer youth program.
5. 4-H youth continue to meet and work on their archery skills development.

### **Family and Consumer Sciences:**

6. Family Nutrition Program assistant continues to provide nutrition programing in local schools.

### **Agriculture/Home Horticulture:**

7. Extension Director conducted multiple field visits in Apalachicola, Eastpoint, Carrabelle and St. George Island during this period to assist homeowners on various issues including palm disease diagnosis and treatments, issues with thinning zoysia turf grass caused by shading, anthracnose disease and treatments for lilygrass plants, control of common lespeeza as a nuisance weed in centipede grass lawn, and more.



**MEETING DATE:** July 5<sup>th</sup>, 2022  
**NAME/DEPARTMENT/AGENCY:** Whitney Roundtree/Franklin County Public Library  
**TOTAL ATTACHMENTS:**

=====

Action Items:

- 1) None

Informational Items:

- 1) The Franklin County Public Library has started a Teen Advisory Board (TAB). By joining TAB, local teens will now have the opportunity to make new friends, suggest materials for the library's collection, plan programs and events for teens and earn community service hours. The first meeting will be held August 10<sup>th</sup> at 4:00 PM. Applications can be picked up and returned to any FCPL branch.
- 2) WILD has voted to join the Panhandle Library Access Network's OverDrive cooperative. This will greatly increase our patrons' ability access to digital materials. WILD will be covering the cost, so not to strain the individual libraries' budgets.
- 3) The FCPL has received a generous donation of \$60,000 from the trust of Mary Anne Shields. I have been speaking with Erin Griffith regarding the immediate needs of the library for which these funds could be used.

FCCA VISTOR COUNT

MAY – 1,443

JUNE - 1,563 (\*does not include June 28<sup>th</sup>-30<sup>th</sup>, 2022)

CARRABELLE JUNE PROGRAM ATTENDANCE

Adult Programs: 8

Adult Attendance: 26

Children Programs: 7

Children Attendance: 32

#### FCCA MAY CHECKOUTS

AUDIO	7
BOOK	465
VGM	2
VIDEO	141
W BOOKS	3

#### FCCA JUNE CHECKOUTS

AUDIO	12
BOOK	698
GRAPHIC	5
LAUNCHPAD	1
THINGS	2
VGM	2
VIDEO	238
W BOOKS	4

#### EASTPOINT VISTOR COUNT

MAY- 848

JUNE- 1,086 (\*does not include June 28<sup>th</sup>- 30<sup>th</sup>, 2022)

#### EASTPOINT MAY CHECK OUTS

AUDIO	7
BOOK	550
GRAPHIC	2
VIDEO	40
W BOOKS	1

#### EASTPOINT JUNE CHECKOUTS

AUDIO	11
BOOK	711
GRAPHIC	10
THINGS	2
VGM	15
VIDEO	69
W BOOKS	7

#### EASTPOIN JUNE PROGRAM ATTENDANCE

Adult Programs: 6

Adult Attendance: 27

Children Programs: 4

Children Attendance: 42

Library Events:

**Eastpoint Branch**

**160 Hickory Dip Rd**

**Eastpoint, FL 32328**

**850-670-8151**

**July 5<sup>th</sup> - Diabetes Awareness at 10:00 AM.** Come and have all your questions answered about diabetes from a trained professional. No appointment necessary.

**July 5<sup>th</sup> - Book Chat at 1:30 PM.** This is a monthly group that meets to discuss the current books they have been reading or maybe interested in reading. There is no set book for this group; the book of choice is up to the individual.

**July 6<sup>th</sup> – Hope Florida 9:00 AM- 4:00 PM.** We’ve partnered with the Department of Children and Families to have a Care Navigator on site at Franklin County Public Library branches. **What’s a Care Navigator?** As part of Hope Florida – A Pathway to Prosperity, Care Navigators provide one-on-one support to develop an individualized plan to help customers achieve economic self-sufficiency.

**July 7<sup>th</sup> - Ocean Candle Making at 2:00 PM.** Create an ocean themed candle. This class is free and open to the public. Registration is required, supplies will be provided. Recommended ages 10+, and children must be accompanied by an adult.

**July 11<sup>th</sup>- Ocean Resin Bowls at 2:00 PM.** Create an ocean inspired resin bowl. This class is free and open to the public. Registration is required, supplies will be provided. Recommended ages 10+, and children must be accompanied by an adult.

**July 12<sup>th</sup>- Crafty Kidz Club at 2:00 PM-** This is a group for children ages 6-10 that enjoy using their imagination to create beautiful works of art they can take home. This class will feature jellyfish wind chimes. This is a free program and supplies are provided.

**July 14<sup>th</sup> - Turtle Tales at 2:00 PM.** Pam Tullous, a volunteer turtle nest walker, will be onsite to teach young patrons about the magnificent turtles that visit our shores. This event will feature a turtle themed story time and patrons will be invited on a simulated “turtle walk”. All library events are free and open to the public.

**July 19<sup>th</sup> – Medicare Counseling at 10:00 AM.** A trained SHINE volunteer will be available to provide, free, unbiased and confidential counseling and to answer general questions regarding Medicare, Medicare health plans and financial assistance with healthcare cost for seniors. Medicare materials will be available. SHINE (Serving Health Insurance Needs for Elders) is a Department of Elder Affairs program.

**July 19<sup>th</sup>- Hermit Crab Hangout with ANERR at 2:00 PM.** Lisa Bailey with the Apalachicola National Estuarine Research Reserve will be onsite to teach young patrons all about hermit crabs. This event will include a story time and live hermit crabs for the patrons to observe. Recommend ages 4-8, registration is required.

**July 20<sup>th</sup> - Writers forum at 1:00 PM.** Are you interested in becoming a writer? This group meets once a month to discuss new ideas and learn useful tips from local author, Dawn Radford.

**July 21<sup>st</sup>- Sea Shell Picture Frames at 2:00 PM.** Design and decorate a picture frame using sea shells. This class is free and open to the public. Supplies will be provided, registration is required.

**June 28<sup>th</sup>- Crafty Kidz Club at 2:00 PM-** This is a group for children ages 6-10 that enjoy using their imagination to create beautiful works of art that they can take home. In this class we will be making pipe cleaner sea creatures. This is a free program and supplies are provided.

**July 29<sup>th</sup>- Gulf Specimen Marine Lab Touch Tanks from 11:00 AM – 2:00 PM.** The Gulf Specimen Marine Lab will be onsite with touch tanks for an interactive and educational experience. This event is free and open to the public. Stop by and meet some amazing creatures

**Carrabelle Branch  
311 St, James Ave  
Carrabelle, FL 32322  
850-697-2366**

**July 1<sup>st</sup>- Book Chat at 1:30 PM.** This is a monthly group that meets to discuss the current books they have been reading or maybe interested in reading. There is no set book for this group; the book of choice is up to the individual.

**July 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup> & 30<sup>th</sup> - Plant Clinic at 11:00 AM-1:00 PM.** This program is hosted by the Franklin County Master Gardeners. If you have any concerns or questions about your garden and plants this is the place to find the answers.

**July 13<sup>th</sup> - Gulf Specimen Marine Lab Touch Tanks from 11:00 AM – 2:00 PM.** The Gulf Specimen Marine Lab will be onsite with touch tanks for an interactive and educational experience. This event is free and open to the public. Stop by and meet some amazing creatures.

**July 14<sup>th</sup> – Recycled T-shirt Bags at 2:00 PM.** Library Assistant, Morgan Anderson, will be teaching patrons how to transform their old t-shirts into a handcrafted bag. All library events are free and open to the public. Children under 10 must be accompanied by an adult.

**July 19<sup>th</sup> - Hermit Crab Hangout with ANERR at 10:00 AM.** Lisa Bailey with the Apalachicola National Estuarine Research Reserve will be onsite to teach young patrons all about hermit crabs. This event will include a story time and live hermit crabs for the patrons to observe. Recommend ages 4-8, registration is required.

**July 20<sup>th</sup> – Hope Florida 9:00 AM- 4:00 PM.** We’ve partnered with the Department of Children and Families to have a Care Navigator on site at Franklin County Public Library branches. **What’s a Care Navigator?** As part of Hope Florida – A Pathway to Prosperity, Care Navigators provide one-on-one support to develop an individualized plan to help customers achieve economic self-sufficiency.

**July 28<sup>th</sup> - Mermaid Sugar Scrub at 2:00 PM.** Library Assistant, Morgan Anderson, will be teaching patrons how to make a refreshing body scrub to take home. This program is free and open to the public. Supplies will be provided, and registration is required. Children under 10 must be accompanied by an adult.

## **BCC Report for July 5, 2022 from the airport:**

Good Morning Commissioners, Again--most of my report this morning is lots of FYI:

- a) Projects and issues addressed in previous meetings are still ongoing--Master Plan, Flight Obstruction, Fuel Farm, Drainage, Equipment repair/shelter, Apron Rehab, Airport Managers office, T/Box hangars, Leases, Industrial Park, Roof concerns, etc. etc.
- b) **Reviewing John's plan for obstruction Removal.**
- e) **FYI: Attended scheduled CFASPP (FDOT—"Continuing Florida System Planning Process") at Northwest Florida Beaches Airport Thursday 6/23/2022.**
- f) **Lots of mower equipment problems.**
- g) **Questions/discussion?**

Respectfully,  
Ted Mosteller





## RE-ZONING & LAND USE CHANGE APPLICATION

### FRANKLIN COUNTY BUILDING DEPARTMENT

34 Forbes Street, Suite 1. Apalachicola, FL 32320

PHONE: 850-653-9783 FAX: 850-653-9799

<https://www.franklincountyflorida.com/county-government/planning-building/planning-services/>

**Instructions:** Complete application, include proof of ownership in the form of a deed, any necessary information supporting your request, and a boundary survey. Application fees: \$250.00 for Re-zoning & \$250.00 for Land Use Change. Return to the following address:

Franklin County Building Department  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320

### PROPERTY OWNER'S INFORMATION

PROPERTY OWNER'S NAME: Joseph Gander  
MAILING ADDRESS: 1493 BLUFF ROAD CITY/STATE/ZIP: Apalachicola FL 32320  
CONTACT NUMBER: 1-850-227-5337 EMAIL: joseph.gander@yahoo.com  
AGENT'S NAME: joseph gander  
CONTACT NUMBER: 1-850-227-5337 EMAIL: joseph.gander@yahoo.com

### PROPERTY DESCRIPTION

911 ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: Apalachicola FL 32320  
LOT(S): \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ UNIT: \_\_\_\_\_  
PARCEL IDENTIFICATION NUMBER: 33-085-08W-0000-0010-0010

### JURISDICTION

☒ APALACHICOLA \_\_\_\_\_ EASTPOINT \_\_\_\_\_ ST. GEORGE ISLAND \_\_\_\_\_ CARRABELLE \_\_\_\_\_ DOG ISLAND \_\_\_\_\_ LANARK  
\_\_\_\_\_ ST. JAMES \_\_\_\_\_ ST. THERESA \_\_\_\_\_ ALLIGATOR POINT

### DESCRIPTION OF REQUEST

CURRENT ZONING: R3 CURRENT LAND USE: VACANT  
REQUESTED ZONING: R2 REQUESTED LAND USE: 1 house per 1 Acre  
ACREAGE: 5

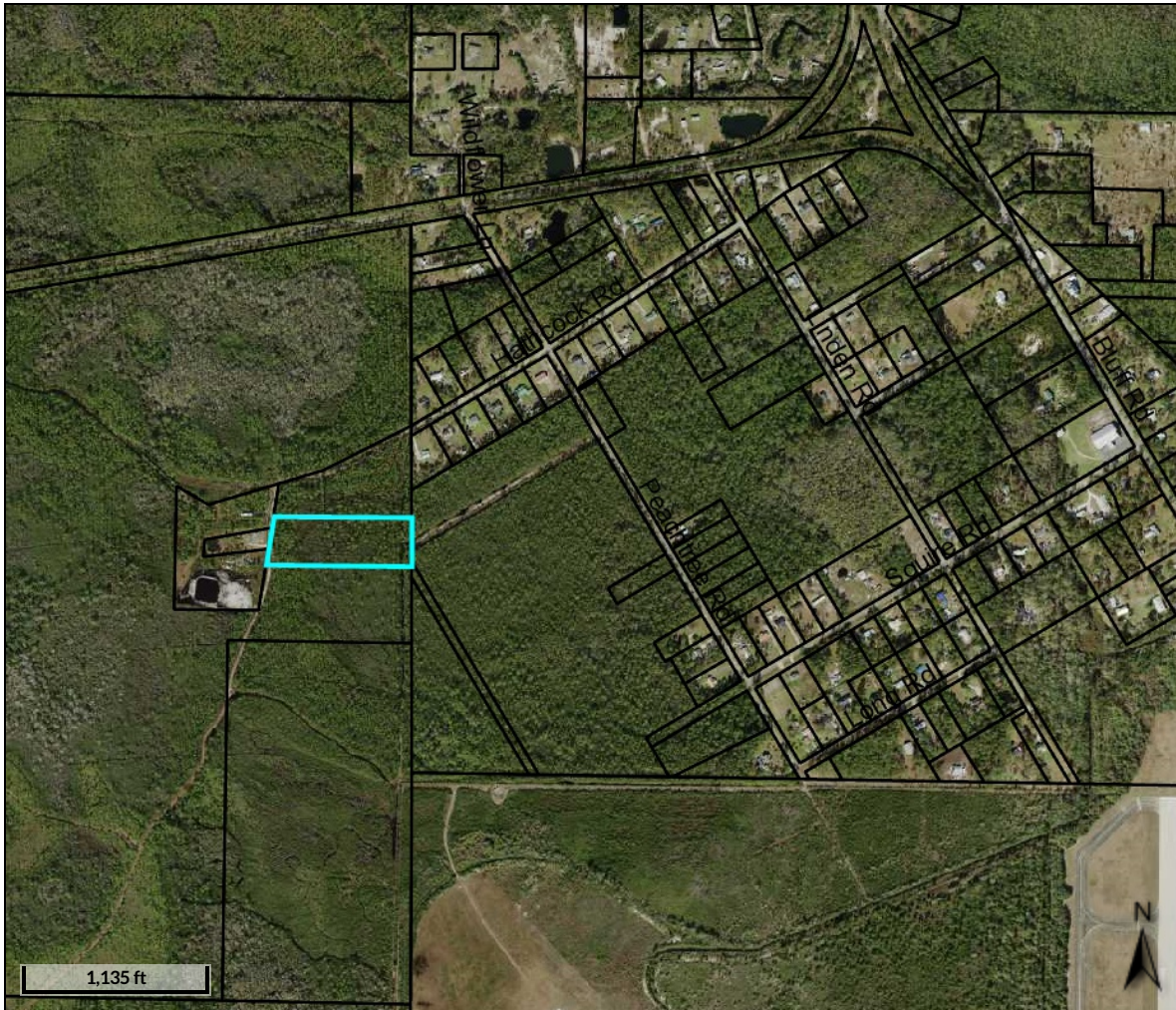
### OFFICE USE ONLY

ADJUSTMENT BOARD MEETING DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_  
BOARD OF COUNTY COMMISSION DATE: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_  
PUBLIC HEARING DATED: \_\_\_\_\_ APPROVED/DENIED/TABLED: \_\_\_\_\_

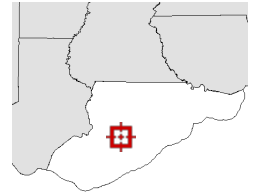
**FRANKLIN COUNTY, FLORIDA**  
**REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE**

1. **Eastpoint Urban Service Area.** Is this property located within the Eastpoint Urban Service Area?  
(Y/N) N
2. **Coastal High Hazard Area.** Is this property located within the Coastal High Hazard Area?  
(Y/N) N
3. **Critical Shoreline Zone.** Is this property located within the Critical Shoreline Zone?  
(Y/N) N
4. **Soil Conditions.** Copies of the 1994 Soil Survey of Franklin County are available in the Franklin County Building and Planning Office.
5. **Topography.** What is the topography of this property? level
6. **Drainage.** Are there any natural drainage features located on this property?  
(Y/N) If yes, please describe: \_\_\_\_\_
7. **Wetlands.** Are there wetlands located on this property? The only way to definitively know if there are wetlands on this property is to have a qualified individual survey the site for wetlands, but the U.S. Fish and Wildlife Service's National Wetlands Inventory can give a general overview of what potential wetlands might be location on the property. The website can be accessed at: <https://www.fws.gov/wetlands/data/mapper.html>.  
(Y/N) N
8. **Floodplains.** What flood zone is this property located in? X  
The Flood maps for Franklin County can be found at: <https://maps.nwfwmdfloodmaps.com/esri-viewer/map.aspx?cty=franklin>
9. **Potential Wildfire Areas.** Is this property susceptible to wildfires?  
(Y/N) N
10. **Historic or Cultural Sites.** Are there any historic or cultural sites located on this property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at (850) 245-6440 or [sitefile@dos.myflorida.com](mailto:sitefile@dos.myflorida.com)  
(Y/N) N
11. **Endangered Species.** Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission's website showing the location of Bald Eagle nests in the state can be found at <https://myfwc.com/wildlifehabitats/wildlife/>  
(Y/N) N
12. **Traffic Circulation.** How will this development affect traffic on the roads that serve the development?  
None  
The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/>.
13. **Affordable Housing.** Will this change increase the supply of affordable housing in Franklin County?  
(Y/N) N
14. **Economic Development.** How will this change promote economic development in Franklin County? 1 per 1
15. **Water and Sewer.** Will this development be served by central water and sewer, or will it be on individual water wells and septic tanks? No Central Water & Sewer - individual will supply





Overview



Legend

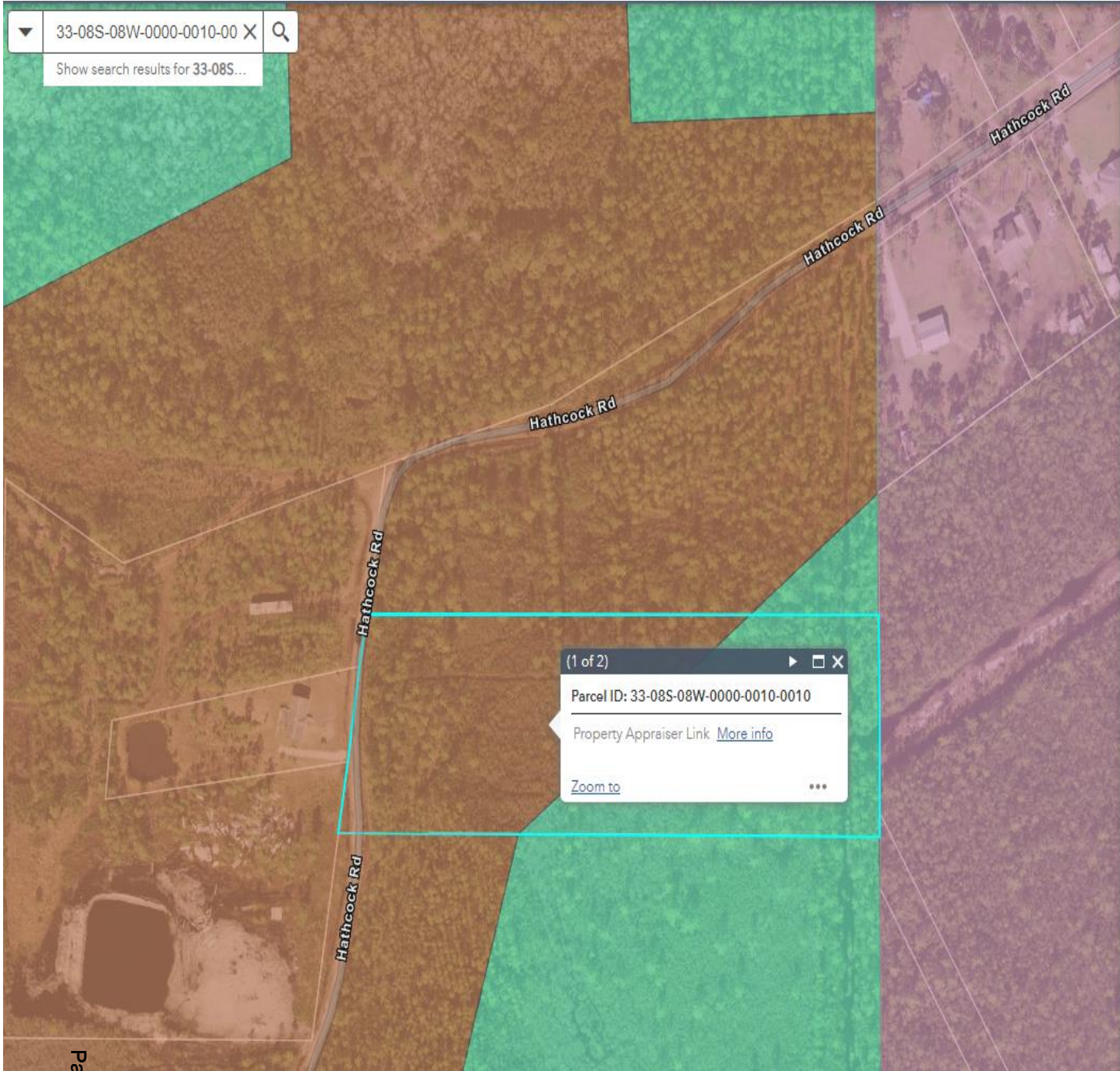
-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	33-08S-08W-0000-0010-0010	<b>Alternate ID</b>	08W08S33000000100010	<b>Owner Address</b>	GANDER JOSEPH
<b>Sec/Twp/Rng</b>	33-8S-8W	<b>Class</b>	VACANT		1493 BLUFF RD
<b>Property Address</b>		<b>Acreage</b>	5		APALACHICOLA, FL 32320
<b>District</b>	1				
<b>Brief Tax Description</b>	A PARCEL IN SEC 33 8S 8W				
	(Note: Not to be used on legal documents)				

Date created: 4/27/2022  
Last Data Uploaded: 4/27/2022 7:45:03 AM

Developed by  Schneider  
GEOSPATIAL





**Legend** ^ x

Public Facilities

Recreation

Residential

**Franklin County Zoning Map**

A1

A2

Alligator\_Point\_Marina\_PUD

Bob\_Sikes\_Cut\_PUD

C1

C2

C3

C4

Dog\_Island\_PUD

I1

P1

P2

R1

R1A

R2

R3

R3MH

R4

R5

R6

R7

R8

### **R-3**

### **SINGLE FAMILY ESTATE RESIDENTIAL**

**DISTRICT INTENT:** To limit development in areas not already developed or otherwise served by public facilities which due to the nature of the terrain, drainage patterns, soil, surface waters, future energy conservation, proximity to Class II waters, and other limiting factors require development densities less than single family residential.

#### **PERMITTED USES AND STRUCTURES**

- PRINCIPAL:**
1. Single family detached dwellings.
  2. Parks and playgrounds.
- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

#### **PROHIBITED USES AND STRUCTURES:**

1. All uses not specifically or provisionally permitted herein.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

#### **DEVELOPMENT STANDARDS**

**MINIMUM LOT SIZE:** One single family dwelling unit per five acres. The five acre tract must have a depth and width of at least 200 feet. Clustering of dwelling units shall be allowed so long as there is no more than one single family dwelling per acre and the development complies with the Franklin County Subdivision Ordinance. If any clustering occurs, the property owner shall place a restriction recorded in the public records on the property that is to be left in open space stating that the property does not contain any development rights until the property is rezoned.

**BUILDING SETBACK:** For all residential structures or accessory structures there shall be provided:

(A) A setback minimum of 25 feet from the boundary of

property line bordering any private, local arterial or collector road.

- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 25%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.

## **R-2**

## **SINGLE FAMILY RESIDENTIAL/MOBILE HOME**

**DISTRICT INTENT:** To insure the health, safety, and fiscal well being of residents by limiting the extent and density of mixed types of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.

### **PERMITTED USES AND STRUCTURES**

- PRINCIPAL:**
1. One Single family detached dwelling per lot.
  2. Parks and playgrounds (See Note 3).
  3. Mobile Homes (See Note 2, exceptions and modifications).
- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
  2. Fire Stations.

### **PROHIBITED USES AND STRUCTURES:**

1. All uses not specifically or provisionally permitted herein.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Buildings connected with the construction which must be removed after use is discontinued.
3. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

### **DEVELOPMENT STANDARDS**

**MINIMUM LOT SIZE:** One acre, with a minimum 100 feet in width and 100 feet in depth, or an existing lot of record, as of July 1, 1981.

**BUILDING SETBACK:** For all residential structures or accessory structures there shall be provided:

- (A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.
- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME DISTRICT

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
2. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.
3. Mobile home parks may be established in this district in accordance with provisions of S-5 Special District standards.



# NOTICE OF ZONING CHANGE

The Franklin County Board of County Commissioners proposes to adopt the following by ordinance:

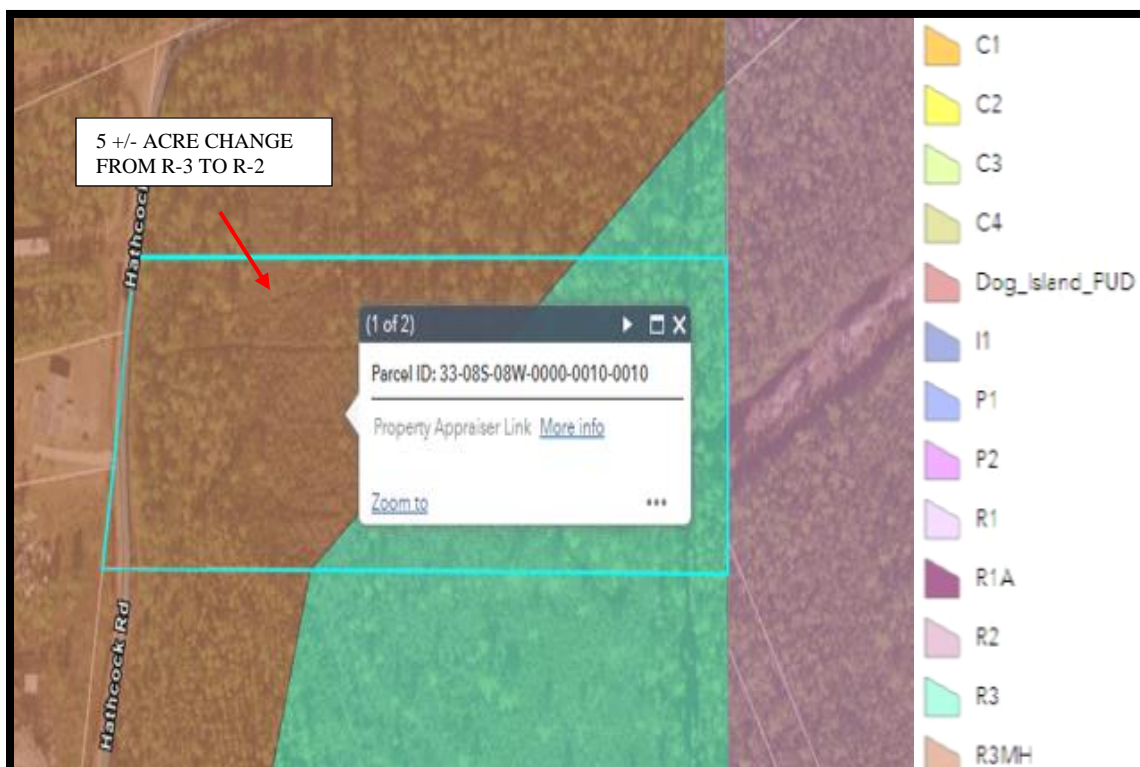
**AN ORDINANCE REZONING 5 +/- ACRES OF LAND IN SECTION 33, TOWNSHIP 8 SOUTH, RANGE 8 WEST, FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL TO R-2 SINGLE FAMILY MOBILE HOME DISTRICT.**

A public hearing on the proposed change will be held on Tuesday, July 5, 2022, at 10:30 a.m. at the County Commission meeting room in the Franklin County Courthouse Annex, 34 Forbes Street, Apalachicola, Florida. More information can be obtained, and the proposed changes may be inspected at the Franklin County Planning Department, 34 Forbes Street, Suite 1, Apalachicola, Florida 32320 (telephone 850-653-9783).

Even though the public is welcome in the meeting room for this meeting, the use of Zoom is still encouraged as an option to participate in meeting. The login information will be provided online by Friday, July 1, 2022, by downloading the agenda for the July 5, 2022, Board of County Commission Meeting located at <https://www.franklincountyflorida.com/resources/agendas-minutes/>

Persons wishing to comment may do so in person, by using the virtual meeting feature noted above during the public hearing or in writing to the Franklin County Board of County Commissioners, 33 Market Street, Suite 203, Apalachicola, Florida 32320. Transactions of this public hearing will be recorded. Persons who may wish to appeal any action resulting from this hearing should make the necessary arrangements to ensure that a verbatim record is made, including testimony and evidence, if any, upon which the appeal is to be based. The meeting room is handicap accessible. Those having special needs to attend the meeting may contact Deputy Clerk, Jessica Gay, at 850-653-8861, x-100, at least two business days prior to the public hearing to make arrangements.

Publish Dates: Thursday, June 16, 2022  
Thursday, June 30, 2022





## **APPLICATION FOR RE-ZONING & LAND USE CHANGE**

### **FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

PROPERTY OWNER'S NAME: Kit C. Mashburn III, Raney Besore, Kit Mashburn Jr.

MAILING ADDRESS: 116 Hathcock Road City/State/Zip: Apalachicola, Florida 32320

PHONE #: 850-381-3686 CELL #: same EMAIL: bubbamashburn@yahoo.com

AGENT'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

PHONE #: \_\_\_\_\_ CELL #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**PROPERTY DESCRIPTION:** 911 Address: 256 Hathcock Road, Apalachicola, Florida 32320

Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_

Parcel Identification #: 33-08S-08W-0000-0010-0030

**JURISDICTION:** ☒ Franklin County

☐ Apalachicola ☐ Eastpoint ☐ St. George Island ☐ Carrabelle ☐ Dog Island ☐ Lanark/ St. James ☐ St. Teresa ☐ Alligator Point

**ACREAGE:** 5.75 acres mol

**R3MH**

**CURRENT ZONING:** Residential Vacant- 1 Dwelling per 5 acres **CURRENT LAND USE:** Residential

**REQUESTED ZONING:** 1 Dwelling per 1 acre **R2** **REQUESTED LAND USE:** Residential

**LEGAL DESCRIPTION OF THE PROPERTY: (Must Attach Legal Description)** survey and legal description attached.

**PLANNING & ZONING DATE:** \_\_\_\_\_

**RECOMMENDED APPROVAL:** \_\_\_\_\_ **RECOMMENDED DENIAL:** \_\_\_\_\_ **RECOMMENDED TO TABLE:** \_\_\_\_\_  
**CONDITIONS:** \_\_\_\_\_

**BOARD OF COUNTY DATE:** \_\_\_\_\_

**RECOMMENDED APPROVAL:** \_\_\_\_\_ **RECOMMENDED DENIAL:** \_\_\_\_\_ **RECOMMENDED TO TABLE:** \_\_\_\_\_  
**CONDITIONS:** \_\_\_\_\_

**PUBLIC HEARING DATE:** \_\_\_\_\_

☐ **APPROVED** ☐ **DENIED** ☐ **TABLED**

**CONDITIONS:** \_\_\_\_\_

**Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00 for Re-Zoning and \$250.00 for Land Use Change. Return to the following address:**

**Franklin County  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320**

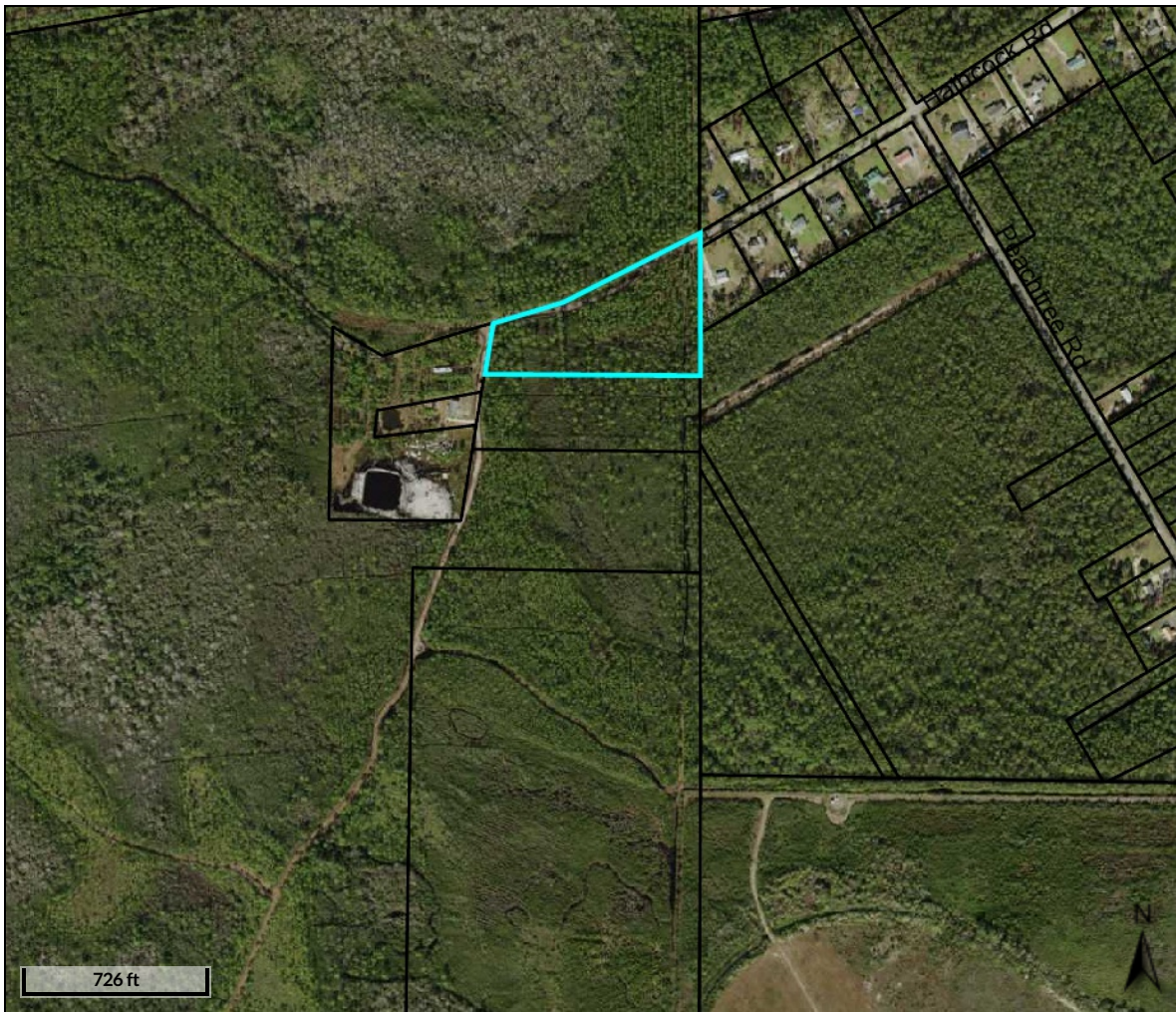
**FRANKLIN COUNTY, FLORIDA  
REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE**

- **Eastpoint Urban Service Area** – Is the property located in the Eastpoint Urban Service Area? **No**
- **Coastal High Hazard Area** – Is the property located in the Coastal High Hazard Area? **No**
- **Critical Shoreline Zone** – Is the property located in the Critical Shoreline Zone? **No**
- **Soil Conditions** – Copies of the 1994 Soil Survey of Franklin County are available from the Franklin County Planning Office.
- **Topography** – What is the topography of the property?
- **Drainage** – Are there any natural drainage features located on the property? **Unknown**
- **Wetlands** – The only way to definitively know if there are wetlands on the property is to have a qualified individual survey the site for wetlands, but the U. S. Fish and Wildlife Service's National Wetlands Inventory can give a general overview of what potential wetlands might be located on the property. The website can be accessed at: <https://www.fws.gov/wetlands/data/mapper.html> **No**
- **Floodplains** – What flood zone is this property located in? The flood maps for Franklin County can be found at [portal.nwfwmdfloodmaps.com](http://portal.nwfwmdfloodmaps.com). **AE**
- **Potential Wildfire Areas** – Is the property susceptible to wildfires? **No**
- **Historic or Cultural Sites** – Are there any historic or cultural sites located on the property? The Florida Master Site File keeps a list of recorded historic and cultural sites in Florida. They can be reached at 850-245-6440 or [sitefile@dos.myflorida.com](mailto:sitefile@dos.myflorida.com). **No**
- **Endangered Species** – Are there any endangered species located on this property? The Florida Fish and Wildlife Conservation Commission's website showing the location of Bald Eagle nests in the state can be found at: <http://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=253604118279431984e8bc3ebf1cc8e9> **No**
- **Traffic Circulation** – How will this development affect traffic on the roads that serve the development? The Florida Department of Transportation traffic counts can be found at <https://tdaappsprod.dot.state.fl.us/fto/> **N/A**
- **Affordable Housing** – Will this change increase the supply of affordable housing in Franklin County? **Unknown**

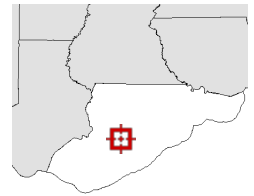
**FRANKLIN COUNTY, FLORIDA**  
**REQUIRED ANALYSIS FOR LAND USE OR ZONING CHANGE**

- **Economic Development** – How will this change promote economic development in Franklin County? **Rezoning will allow more taxed parcels, 1 home per 1 acre.**
- **Water and Sewer** – Will the development be served by central water and sewer or will it be on individual water wells and septic tanks? **Septic**





#### Overview



#### Legend

-  Parcels
-  Roads
-  City Labels

<b>Parcel ID</b>	33-08S-08W-0000-0010-0030	<b>Alternate ID</b>	08W08S33000000100030	<b>Owner Address</b>	MASHBURN KIT CARSON III
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	VACANT		BESORE RANEY SUZANNE
<b>Property Address</b>	256 HATHCOCK RD	<b>Acreage</b>	5.78		MASHBURN KIT C JR W/R/O/S
	APALACHICOLA				116 HATHCOCK ROAD
					APALACHICOLA, FL 32320
<b>District</b>	1				
<b>Brief Tax Description</b>	A PARCEL IN SEC 33 8S8W				
	(Note: Not to be used on legal documents)				

Date created: 4/6/2022  
Last Data Uploaded: 4/6/2022 8:06:06 AM

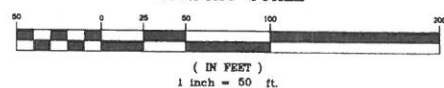
Developed by 





**PLAT OF BOUNDARY SURVEY CERTIFIED TO:**  
**KIT CARSON MASHBURN III, RANEY SUZANNE BESORE, KIT C. MASHBURN JR.,**  
**TYNDALL FEDERAL CREDIT UNION,**  
**DODD TITLE COMPANY, INC.,**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**GRAPHIC SCALE**



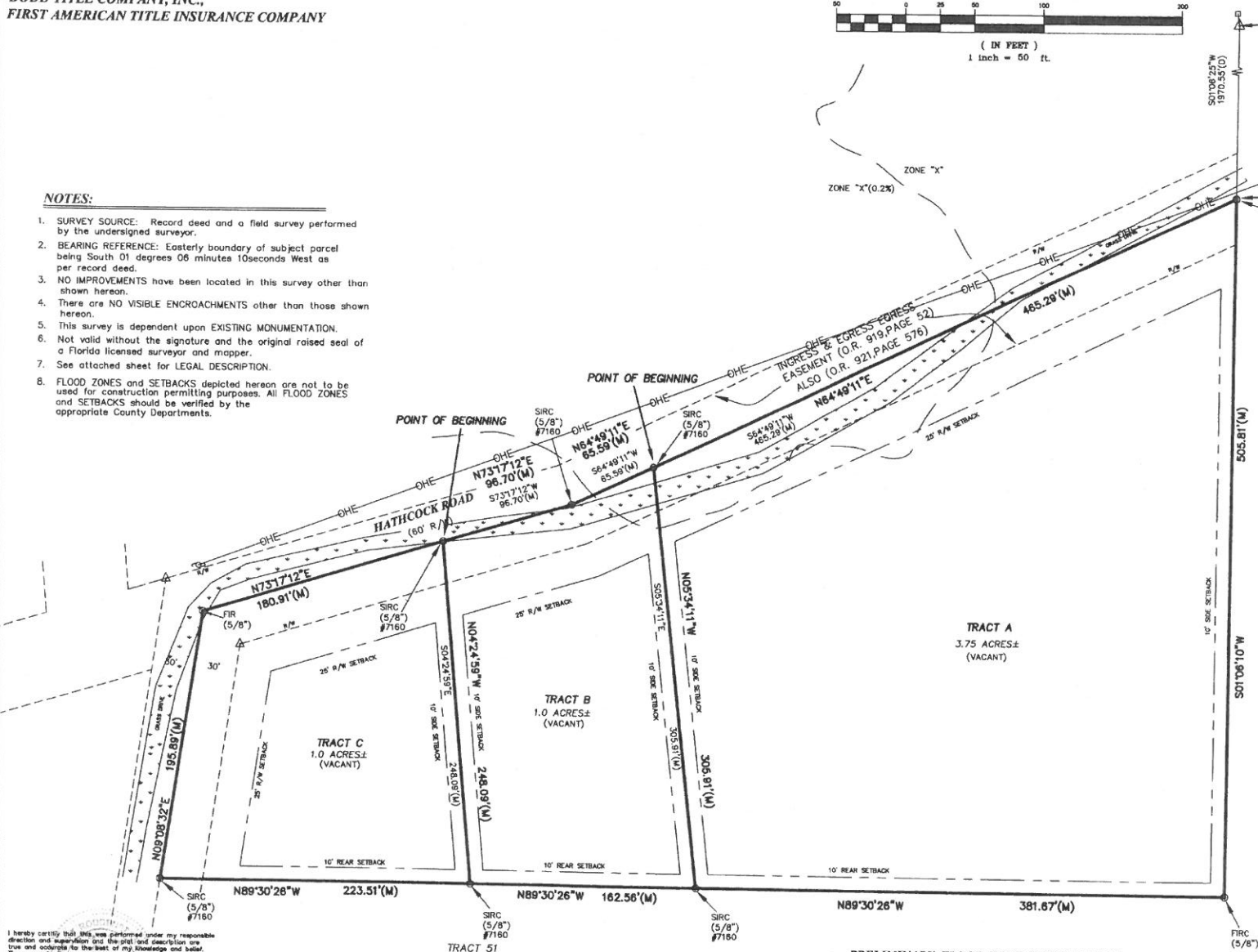
**POINT OF COMMENCEMENT**  
 NORTHEAST CORNER OF  
 SECTION 33, TOWNSHIP 8  
 SOUTH, RANGE 8 WEST,  
 FRANKLIN COUNTY, FLORIDA

**NOTES:**

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Eastern boundary of subject parcel being South 01 degrees 06 minutes 10 seconds West as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for LEGAL DESCRIPTION.
8. FLOOD ZONES and SETBACKS depicted hereon are not to be used for construction permitting purposes. All FLOOD ZONES and SETBACKS should be verified by the appropriate County Departments.

**LEGEND**

M	MEASURED
D	RECORD DEED
FCM	FOUND CONCRETE MONUMENT
SJPC	ST JOE PAPER COMPANY
FIRC	FOUND IRON ROD & CAP-5/8"
SIRC	SET IRON ROD & CAP #7160-5/8"
R/W	RIGHT OF WAY
Δ	POINT NOT SET OR FOUND
—	NOT TO SCALE
⊕	ELECTRICAL POWER POLE
OHE	OVERHEAD ELECTRICAL LINES



**PRELIMINARY FLOOD ZONE INFORMATION:**

Subject property is located in Zone "X", (0.2%), "A"(EL.9.5-10) as per Flood Insurance Rate Map Community Panel No: 120088 0510G index date: June 13, 2019, Franklin County, Florida.

**EFFECTIVE FLOOD ZONE INFORMATION: "DEPICTED"**

Subject property is located in Zone "X", (0.2%), "A"(EL.9.5-10) as per Flood Insurance Rate Map Community Panel No: 120088 0510F index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this survey was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey results or accuracy the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 33-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY  
 Surveyor and Mapper  
 Florida Certificate No: 4281

**TR & A**

**Therman Roddenberry & Associates, Inc.**

PROFESSIONAL SURVEYORS AND MAPPERS

P.O. BOX 180 • 125 SHELBOY STREET • SOPCHOPPY, FLORIDA 32518  
 PHONE NUMBER: 904-942-2104 FAX NUMBER: 904-942-2101  
 L.S. 9-11-04

DATE: 07/28/21	DRAWN BY: RA	N.B. PER PLAT	COUNTY: Franklin
FILE: 21706.DWG	DATE OF LAST FIELD WORK: 07/23/21	JOB NUMBER: 21-706	

### **R-3**

### **SINGLE FAMILY ESTATE RESIDENTIAL**

**DISTRICT INTENT:** To limit development in areas not already developed or otherwise served by public facilities which due to the nature of the terrain, drainage patterns, soil, surface waters, future energy conservation, proximity to Class II waters, and other limiting factors require development densities less than single family residential.

#### **PERMITTED USES AND STRUCTURES**

- PRINCIPAL:**
1. Single family detached dwellings.
  2. Parks and playgrounds.
- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

#### **PROHIBITED USES AND STRUCTURES:**

1. All uses not specifically or provisionally permitted herein.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

#### **DEVELOPMENT STANDARDS**

**MINIMUM LOT SIZE:** One single family dwelling unit per five acres. The five acre tract must have a depth and width of at least 200 feet. Clustering of dwelling units shall be allowed so long as there is no more than one single family dwelling per acre and the development complies with the Franklin County Subdivision Ordinance. If any clustering occurs, the property owner shall place a restriction recorded in the public records on the property that is to be left in open space stating that the property does not contain any development rights until the property is rezoned.

**BUILDING SETBACK:** For all residential structures or accessory structures there shall be provided:

(A) A setback minimum of 25 feet from the boundary of



property line bordering any private, local arterial or collector road.

- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 25%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-3 SINGLE FAMILY ESTATE RESIDENTIAL DISTRICT

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.

## **R-2**

## **SINGLE FAMILY RESIDENTIAL/MOBILE HOME**

**DISTRICT INTENT:** To insure the health, safety, and fiscal well being of residents by limiting the extent and density of mixed types of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.

### **PERMITTED USES AND STRUCTURES**

- PRINCIPAL:**
1. One Single family detached dwelling per lot.
  2. Parks and playgrounds (See Note 3).
  3. Mobile Homes (See Note 2, exceptions and modifications).
- ACCESSORY:**
1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
  2. Fire Stations.

### **PROHIBITED USES AND STRUCTURES:**

1. All uses not specifically or provisionally permitted herein.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Buildings connected with the construction which must be removed after use is discontinued.
3. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

### **DEVELOPMENT STANDARDS**

**MINIMUM LOT SIZE:** One acre, with a minimum 100 feet in width and 100 feet in depth, or an existing lot of record, as of July 1, 1981.

**BUILDING SETBACK:** For all residential structures or accessory structures there shall be provided:

- (A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.
- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: 35 feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-2 SINGLE FAMILY RESIDENTIAL/MOBILE HOME DISTRICT

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
2. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.
3. Mobile home parks may be established in this district in accordance with provisions of S-5 Special District standards.

# NOTICE OF ZONING CHANGE

The Franklin County Board of County Commissioners proposes to adopt the following by ordinance:

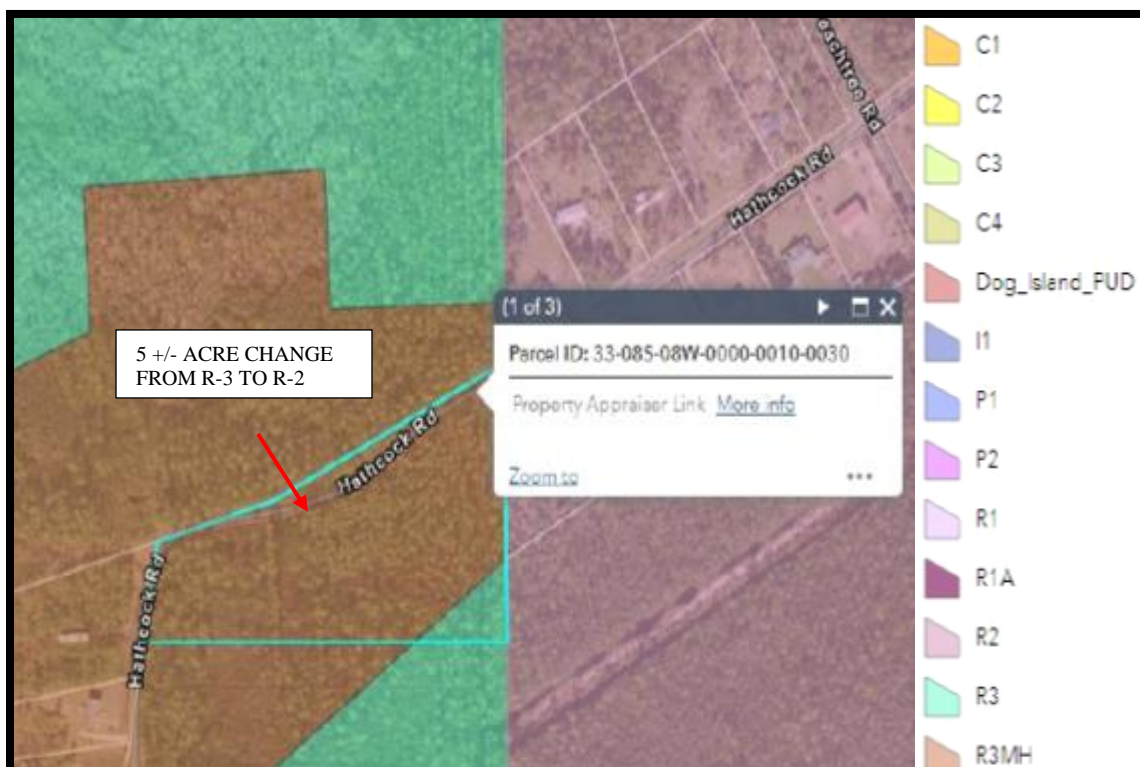
**AN ORDINANCE REZONING 5 +/- ACRES OF LAND IN SECTION 33, TOWNSHIP 8 SOUTH, RANGE 8 WEST, FROM R-3 SINGLE FAMILY ESTATE RESIDENTIAL TO R-2 SINGLE FAMILY MOBILE HOME DISTRICT.**

A public hearing on the proposed change will be held on Tuesday, July 5, 2022, at 10:35 a.m. at the County Commission meeting room in the Franklin County Courthouse Annex, 34 Forbes Street, Apalachicola, Florida. More information can be obtained, and the proposed changes may be inspected at the Franklin County Planning Department, 34 Forbes Street, Suite 1, Apalachicola, Florida 32320 (telephone 850-653-9783).

Even though the public is welcome in the meeting room for this meeting, the use of Zoom is still encouraged as an option to participate in meeting. The login information will be provided online by Friday, July 1, 2022, by downloading the agenda for the July 5, 2022, Board of County Commission Meeting located at <https://www.franklincountyflorida.com/resources/agendas-minutes/>

Persons wishing to comment may do so in person, by using the virtual meeting feature noted above during the public hearing or in writing to the Franklin County Board of County Commissioners, 33 Market Street, Suite 203, Apalachicola, Florida 32320. Transactions of this public hearing will be recorded. Persons who may wish to appeal any action resulting from this hearing should make the necessary arrangements to ensure that a verbatim record is made, including testimony and evidence, if any, upon which the appeal is to be based. The meeting room is handicap accessible. Those having special needs to attend the meeting may contact Deputy Clerk, Jessica Gay, at 850-653-8861, x-100, at least two business days prior to the public hearing to make arrangements.

Publish Dates: Thursday, June 16, 2022  
Thursday, June 30, 2022





**MEETING DATE:** July 5, 2022  
**NAME/DEPARTMENT/AGENCY:** Erin Griffith, Fiscal Manager/Grants Coordinator  
**TOTAL ATTACHMENTS:** See Attached

=====

**a. BOARD ACTION: Alligator Drive Time Extension – Change Order #3**

Once again, the Alligator Drive Hurricane Repair project is being affected by conditions beyond the control of the contractor. As part of the project includes the installation of vinyl sheet pile material along the north side of the road in addition to the stainless sheet pile wall along the gulf, utility poles and underground lines must be relocated. Duke Energy has been slow to relocate their power poles, junction boxes and supply lines along the right-of-way and the contractor is still struggling to get the necessary shipments of concrete for the cap. The attached change order #3 will extend the substantial completion date to September 21, 2022.

*Board action to approve the attached change order number #3 with Anderson Columbia for the FEMA repairs of Alligator Drive.*

**b. BOARD ACTION: FEMA C30 Washouts – Quantity Reconciliation & Time Extension Change Orders 2 & 3**

Attached are two change orders for the FEMA C30 West Washouts Project. Change order #2 is a reduction of \$35,906.67 in contract price due to the reconciliation of materials with contract contingency and change order #3 extends the ready for final payment completion date to July 27, 2022. This project is mostly complete at this time and an additional 30 days will allow for the contractor to permanently stabilize the side slopes of the project. The final pay request will not be released until the grassing is established and erosion concerns are addressed.

*Board action to approve and authorize the chairman to sign the attached change orders 2 and 3 for Pigott Asphalt and Sitework, LLC.*

**c. BOARD ACTION: Sheriff's E911 Grants – (narrative and attachments awaiting clarification)**

**d. BOARD ACTION: Ferrovia Services – Emergency Repair Timber Island Bridge**

Timber Island Bridge was inspected by FDOT and the report noted necessary repairs were needed to maintain load ratings. Failure to perform the repairs could result in bridge closure or reduced weight limits on the bridge. Ferrovial Services contacted the Road Department in May with a \$18,225 repair quote based upon the inspection report. Ferrovial is in the area now and was instructed to proceed with the repairs as they were necessary and addressed an immediate safety concern. The repair will include cleaning and sealing cracks up to .08 inches wide in span 2-9, cleaning and sealing the map cracks in the far approach slab, removing dirt and debris from the bridge deck, patch any spalling in the bridge deck, apply T-70 methacrylate and seal the entire bridge.

*Board action to proceed with the emergency repairs needed at the Timber Island Bridge.*

**e. BOARD ACTION: District 5 Street Lights**

Commissioner Ward met with Michael Ward of Duke Energy in regard to providing street lights for safety at busy school bus-stop areas in District 5. Duke has submitted the attached estimates and the recurring charges are in-line with other street lights in the county. There is a one-time installation expense of \$1,428.20-\$2,778.76 per pole and an estimated recurring electric charge of \$6.42 per month, per LED light. The county already has two lights in the area of Twin Lakes Road and Ridge and Twin Lakes Road and Wilderness Road but more lights are needed in the district. Commissioner Ward requests for lights to be added at the intersections of CC Land and Brian Street, Buck Street and Ridge, Beacon Street and Lighthouse Road, and Frank McKamey Way and Lighthouse Road.

*Board action to approve the installation of necessary poles and lights at the four intersections mentioned above.*

**f. BOARD ACTION: Landfill Modular Scale House Bid Award**

At the June 7<sup>th</sup> meeting, bids were opened to construct and install a 12'6" wide by 22'0" long modular scale station building at the Franklin County Landfill. Only one bid was received from Quick Buildings, LLC of Mobile, AL in the amount of \$81,784. The bid was released to the solid waste director Fonda Davis and architect Doug Shuler for review. The architect did request that the vendor clarify in the bid transmittal that the plans would be signed and sealed by a Florida engineer and would meet all local building code requirements. The vendor has complied with this request and the architect is satisfied with the proposal.

*Board action to issue a notice of award and subsequent purchase order to Quick Buildings, LLC for the construction and installation of a modular scale station.*

**g. BOARD INFORMATION: SGI Storm Water Project – Preliminary Design and Cost Estimate**

Dewberry Engineers has finished the preliminary design and cost estimate to be used in the construction grant application with the US Treasury for the RESTORE Program. The updated preliminary design includes the installation of over 4,675 linear feet of storm water drainage

pipes and inlets, the creation of a third retention pond to increase capacity, increases the size of existing outfalls, and resurfaces roadways in the areas of alteration. The preliminary cost estimate for this project is \$4,499,100. In the attached schematic, areas with the shaded highlight indicate areas of resurfacing and the pink line notates new storm water pipes with corresponding inlets and connections. At this time, the county is still awaiting response from FDOT in regard to the right-of-way acquisition of the retention ponds along Franklin Boulevard before the design can advance further.

#### **h. BOARD INFORMATION: Landfill Permit Renewal and Cost of Closure**

The Franklin County Landfill consists of an active Class III landfill (yard debris, construction and demolition only), a closed and inactive Class I landfill, a composting operation, a yard trash processing operation, a waste tire collection center, operation of a transfer station, operation of an air curtain incinerator, serves as a clean materials recovery facility and processes composting wastewater. In May, the landfill's five year operating permit was renewed. Every five years, a comprehensive review and analysis is done to assess the remaining useful life of a landfill site. The Florida Department of Environmental Protection is the permitting agency and as part of the landfill licensure process, licensees must demonstrate financial assurance that funds are available to meet the costs of closure. Financial assurance requirements have been in place since the early 1980's to ensure proper and adequate resources are available if closure becomes necessary. The unprecedented amount of storm and construction debris processed in the aftermath of Hurricane Michael has shortened the remaining useful life (capacity) of the landfill to approximately ten years from 2022. The cost-recalculation for closure is \$4,493,486 and \$1,631,799 (\$54,343 per year) for long-term care post closure. Based upon the specified inflation factor in the report of 1.041, the county will need a balance in the Landfill Management Escrow Fund of \$3,704,953 by the end of next fiscal year ( $\$4,493,486.36 \times 1.041/43$  years of estimated total life =  $\$108,784.17 \times 34$  years of actual life =  $\$3,698,771.78$  + annual funding requirement to meet annual long term care cost by closure date  $\$6,291.49$ ). The current balance in the county's landfill management escrow fund is \$3,318,535. An estimated transfer of approximately \$386,418 will be needed in the upcoming budget to meet the county's financial assurance responsibility. This amount is \$186,418 more than the \$200,000 per year that is currently budgeted from your tipping fee fund. It is necessary for the county to preserve any spread between tipping fee rates charged by the county and those charged by vendor Waste Management for the processing of household garbage to ensure that the county has funds available to meet the mandated assurance. As we approach the end of life of our existing landfill, it will be necessary for our county to explore alternatives moving forward as the permitting process for all of these activities is lengthy and difficult. I have asked county engineers Dewberry and Associates for a proposal to present for consideration by the Board at the next meeting to assist the county by outlining options and providing cost estimates moving beyond our existing landfill, whether it be trying to construct and permit a new landfill site or the transition to a transfer station operation similar to many other coastal counties (Gulf County in particular).

#### **i. BOARD INFORMATION: Shields Library Donation (Deferred until next meeting)**

#### **j. BOARD INFORMATION: Update on Taxable Value (Deferred until next meeting)**



**MEETING DATE:** July 7, 2022  
**NAME/DEPARTMENT/AGENCY:** Michael Morón – County Coordinator  
**TOTAL ATTACHMENTS:**

---

- a. Action Item: Alligator Drive Parking Committee  
At your May 17<sup>th</sup> Workshop on beach parking, the Board was in favor of two options to help solve the beach parking issues on Alligator Point. The first was the positioning of large boulders in strategic locations to avoid illegal parking as a short-term temporary solution. The other option was the formation of a committee that would look at long-term solutions to properly handle beach parking on Alligator Point. Commissioner Boldt is ready to proceed with the formation of this committee and would like Board authorization to allow him to work with APTA and other area residents to present a list of five to seven names that would serve on this committee. Once the committee members are appointed and given a mission statement by this Board, that committee will have a series of meetings to create some long-term parking suggestions for your review, and then present those suggestions, perhaps in a workshop setting.  
**Board action to authorize Commissioner Boldt to create and submit a list of appointees for the committee to look at long-term solutions for beach parking on Alligator Drive.**
- b. Action Item: Local Technology Planning Team  
As the Board is aware, Florida Statutes directs the Office of Broadband to build and facilitate local technology planning teams representing cross-sections of the community. There has been a lot of Federal and State funding set aside for broadband, however the creation of a Local Technology Planning Teams is a necessary step so that Franklin County can tap into these funds to benefit its residents. Below are the names I have thus far as appointees, however, Commissioner Boldt will need to select one of his two recommendations and Commissioner Lockley will have to recommend an appointee from his district.  
District 1 – Pat O’Connell  
District 2 – Tonya Middleton or Victoria Hart  
District 3 – ?  
District 4 – Kevin Ward  
District 5 – Cheryl Fritsch-Middleton  
**Board action to appoint the members to the Local Technology Planning Team.**



- c. Action Item: CareerSource Gulf Coast Annual Budget  
Attached to my report is the CareerSource Gulf Coast 2022-23 budget. As you are aware, State law requires approval of their budget by each county in the workforce area that they serve each year.  
**Board action to approve CareerSource Gulf Coast 2022-23 Annual Budget as presented.**
- d. Action Item: FAC Conference Items for direction or action  
Last week each of you attended the Florida Association of Counties annual conference. As you attended the many sessions offered at the conference, are there any ideas or subjects you would like to discuss and have staff research?  
**Board discussion and possible direction.**
- e. Discussion Item: Senior Management  
At your April 5<sup>th</sup> meeting, the Board motioned to add Senior Management status to Mr. Charles B. Elliot, the County's Veteran's Service Officer. Franklin County is capped at 10 senior management positions and based on Mrs. Erin Griffith's preliminary research there are currently 9 positions that have been designated as senior management positions. A comprehensive look at positions currently designated versus current management positions without this designation is recommended for your review before any further designations are made.  
**Board discussion.**
- f. Discussion Item: Ethics Class  
With the ending of the Legislative Sessions and with the FAC summer conference behind you, I would like to schedule your 2022 ethics class. Look at your calendars and let me know if there are any Saturdays in August or September that would present a schedule conflict. Once the date is set, I will invite the constitutional officers and commissioners from both cities to the class.  
**Board discussion.**
- g. Informational Item: Armory Sprinkler System Update  
Mr. Mark Curenton and Mr. Fonda Davis attended a pre-construction meeting for the Fort Coombs Armory Sprinkler System installation on Thursday, June 30<sup>th</sup>. Mr. Curenton stated that Cook Brothers, Inc., project contractor, plans to begin construction on Monday, July 11<sup>th</sup> and based on the current schedule, the project should be completed by January 30, 2023. I will continue to update the Board as the project progresses.
- h. Informational Item: Apalachicola CRA Reimbursement  
Last week the county received a \$248,127.00 check from the City of Apalachicola as the refund for the CRA proceeds. As the Board is aware, the City of Apalachicola was not aware that their CRA expired prior to last year, so they should not have received those funds. The Clerk's Finance Office is working with the State's Department of Revenue to correctly "code" these funds into the County's general funds.
- i. Informational Item: Draft Rules for BOCC Meetings  
Later this week you will receive a draft copy of Rules of Procedures for your regular meetings. Please review and send me any comments you have regarding the rules. Chairman Jones would like the Board to adopt a final version of these rules at an upcoming meeting.
- j. Informational Item: Housing Summit Meeting

At your June 7<sup>th</sup> meeting, the Board authorized Mrs. Gladys Cook of the Florida Housing Coalition to host a housing summit here in your meeting room. The summit is scheduled for Tuesday, July 19<sup>th</sup> at 5:00 p.m. (ET). It will be streamed on Zoom for virtual viewing and participation. Mrs. Cook has reached out to the Sherriiff, Superintendent of Schools, and Mr. David Walker (Weems) to discuss their specific needs and perhaps have them speak during the summit. A copy of the flyer will be sent to you, the media, and posted on the county's website. If there is anyone else Mrs. Cook should speak to prior to the summit, let me know as soon as possible.

k. Informational Item: DEO Broadband Speed Test

The Florida Department of Economic Opportunity is asking all Floridians to visit their website and take the Internet speed test and survey at <https://expressoptimizer2.net/public/index.php?banner=null&entity=Florida&testtype=BPS&recordcounter=2219>). This is an anonymous, one-minute speed test and survey to help identify opportunities for expansion of broadband services in Florida and can be completed on any device. After taking the test, your anonymous, one-minute speed test results will populate the Broadband Availability Map. The DEO website with the speed test and survey will be posted on the county's website.