

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
MARCH 21, 2023
9:00 AM
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, Otlice Amison, and Noah Lockley
Others Present: Michele Maxwell-Clerk of Court, Michael Shuler-County Attorney, Michael Moron-County Coordinator, Erin Griffith-Fiscal Manager/Grants Coordinator, and Jessica Gay-Deputy Clerk to the Board

Call to Order

Chairman Jones called the meeting to order.

Invocation and Pledge of Allegiance Approval of the Agenda

Chairman Jones led the Board in prayer followed by the Pledge of Allegiance.

Approval of Minutes and Payment of County Bills

- 1. County Bill List for Payment**
- 2. Approval of Minutes**

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the County Bill List for Payment and the FCBCC Regular Meeting minutes from February 21, 2023, and March 7, 2023. Motion carried 5-0.

Awards and Recognitions

3. Michele Maxwell - Clerk of Court - Government Finance Professional Week

Clerk Maxwell presented a proclamation declaring March 20th-24th as Government Finance Professionals Week in Franklin County.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the Government Finance Professional Week proclamation. Motion carried 5-0.

Clerk Maxwell recognized Mrs. Linda Philips, Finance Director, Mrs. Amber Segree, Payroll, Mrs. Deborah Moses Pentz, Account Payable, and Mr. Danny Gay, Assistant Finance Director. Mr. Cliff Butler presented a plaque to Mrs. Ginger Coulter. Mrs. Heather Riley recognized Mrs. Jennifer Duncan as her Finance Director. Mrs. Rhonda Skipper recognized Megan Dempsey Shiver as Finance Director and TPE Specialist. Chairman Jones recognized Mrs. Erin Griffith.

Mr. Moron noted the Board did not approve the agenda. Mr. Moron stated the following items to be added or changed on the agenda.

1. HARP Informational Item
2. Jennifer Daniels Seaweed Update
3. Sheriff's Department Grant

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote

of the Board present, the Board approved the agenda with the changes listed above. Motion carried 5-0.

Chairman Jones noted that he has asked Mrs. Daniels to speak to the Board regarding the seaweed not so much that we are afraid it is coming but know that we have a plan.

Public Comments

Rudy Meng spoke to the Board inviting everyone to attend the ground breaking for Alligator Point Fire Station on April 8th at 1:30 p.m. He also noted the boat ramps are in pretty pitiful shape, it is difficult to maneuver and someone is going to get hurt. He asked the Board to look at them.

Nonda Meng thanked Sheriff Smith for keeping parking and speeding under control in the last few weeks. She said she has a huge concern about the crosswalks for all three beach accesses. A lot of the striping is fading. Suggested restriping the crosswalks. Safety concern. Thanked the Board for their dedication and time.

Danny Long, resident of Alligator Point spoke to the Board about reducing the speed limit, he would like to see a 25-mph speed limit on the residential section at Alligator Point.

Edwin Lott, resident of Alligator Point spoke in support of the golf cart ordinance for Alligator Point. He would like the Board to hold a public hearing on this matter. He also noted it would be beneficial to reduce the speed limit to 25 mph. Thanked the Board for the fantastic new road.

Frederick Hagan, resident of Alligator Point said he thought a golf cart ordinance would help to reduce the traffic. It would be very nice if we had the ordinance so that we could drive our carts again.

Sutton Webb spoke via Zoom in support of lowering the speed limit to 25 mph in addition to creation of the golf cart ordinance.

Debi Jordan spoke via Zoom expressing gratitude to how quickly Mr. Nabors cleared some trees and limbs that needed attention. She expressed the need for a porta-potty at Sewell Park and asked the Board to revisit Lanark Village. She would also like more attention from the county on the sidewalks.

Mrs. Jennifer Daniels updated the Board on the possibility of the seaweed coming into Franklin County. She stated resources indicate that the threat is primarily to the Yucatan Peninsula of Mexico and the Florida Keys. Since the blooms drift on ocean currents, it seems unlikely to me that they would inundate Florida Big Bend and Panhandle beaches as the eastern Gulf of Mexico loop current would likely steer them back south before, they would drift this far north. Chairman Jones said he just wanted the residents to know that we are monitoring the situation and working on a plan in the event we have to react. Commissioner Lockley asked if there was any Red Tide in it. Mrs. Daniels so none at this time. Mr. Moron said there was a slight amount of Red Tide in Gulf County last week.

Directors Reports

4. Howard Nabors – Superintendent of Roads and Bridges

Mr. Moron presented Item 1 of his report at this time.

1. Action Item: Temporary Workforce

Board action to authorize overtime for Road Department staff during the summer months to address ditch maintenance and other needed locations.

At a previous meeting, the Board directed me to meet with Mr. Howard Nabors (Road & Bridge Superintendent) and Mrs. Erin Griffith (Fiscal Manager) to discuss options that would address the need

for additional labor to assist the Road Department with ditch maintenance and other related projects during the summer months. During our conversation, Mr. Nabors proposed that the current Road Department staff is allowed to work overtime, during the summer months, on Fridays (with inmate assistance) and on Saturdays to perform the needed additional maintenance on county ditches and other locations. I support Mr. Nabors recommendation, as the process to advertise for, create an appealing pay scale, and supervise a temporary workforce could turn out to be more trouble than it's worth. Mr. Nabors is here this morning to answer any questions regarding this proposal.

Commissioner Ward said we have been issues in getting inmates. She said she thought if the overtime pay is going to equal or be less than paying new employees, she is okay with that. Chairman Jones said we do have an issue and my thing is instead of retraining a temporary workforce, if you do the work with county staff it is going to flow more smoothly. This is the quickest way to do it with the least impact on our budget. Mr. Nabors said we would have to hire four or five more people and need a couple more vehicles as well as weed eaters, etc. The inmate numbers are picking up a little bit, we had ten this morning. Commissioner Ward asked if he had staff willing to work the weekends. Mr. Nabors said yes, he has spoken with his crew and has willing employees. He said they will be cutting and weed eating only on the weekends. Commissioner Ward asked if there is a cap on overtime. Mrs. Griffith said Mr. Nabors currently has \$14,000 budgeted for overtime.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized overtime on Fridays and Saturdays for Road Department staff during the summer months to address ditch maintenance and other needed locations. Commissioner Sanders noted Mr. Dewitt only has a couple of employees. If they don't maintain the ditch in Carrabelle its going to back up on them. This will help so that don't back up on work and help with the mosquitos. **Motion carried 5-0.**

Commissioner Ward said she wasn't aware that Roberts and Roberts were mobilized in the County. She said she has some roads in her district that she wants them to look at. She informed the Board that Mr. Bailey is here if they have roads in their districts that they want to have him look at.

Mr. Moron presented Item 3 from his report at this time.

3. Action Item: Sheriff's JAG Grants

Board action to authorize the Chairman's signature on two JAG grants for the Sheriff's Department. The first grant is \$37,194 and the other grant is \$2,278. The Sheriff's Office is asking for Board approval and the Chairman's signature on two grants. The first is a \$37,194 Edward Byrne Memorial Justice Grant (JAG) for a drug investigation officer with no required county match. The other, also an Edward Byrne Memorial Justice Grant, is for \$2,278 for traffic enforcement with no required county match.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on the two above referenced JAG grants for the Sheriff's Department. Motion carried 5-0.

Other Reports

5. Kim Bodine - CSGC Executive Director - Update & Request

Mrs. Bodine will update the Board on the state-wide consolidation efforts and request approval of the Subsequent Local Area Designation for Local Workforce Development Boards

Mrs. Bodine attended via Zoom reporting on the state-wide consolidation efforts. She said we went

into the process not knowing if speaking out would help us. But because of the support we received, none of our boards were consolidated or relocated. Very happy to get through that process without having to consolidate into very large regions. We knew we could make it work but we knew it would be a lot of work and very difficult. The state board voted to honor realignment and consolidation as follows.

- Realignment:

- Realigning Jefferson County with CareerSource Capital Region (Local Workforce Development Area 5, currently Leon, Gadsden and Wakulla counties) resulting in a new four-county area instead of with CareerSource North Florida (Local Workforce Development Area 6), resulting in a new five-county area for North Florida that includes only Madison, Taylor, Lafayette, Hamilton and Suwannee counties.
- Realigning Monroe County with CareerSource Southwest Florida (Local Workforce Development Area 24) instead of CareerSource South Florida (Local Workforce Development Area 23). CareerSource Southwest Florida would become a six-county area by adding Monroe County to its service area that already includes Charlotte, Collier, Glades, Hendry and Lee counties. CareerSource South Florida would become a single-county service area for Miami-Dade County only, Florida's largest county.

- Consolidation:

- Consolidating CareerSource Florida Crown (Local Workforce Feb. 23, 2023, 4 Development Area 7) and CareerSource North Central Florida (Local Workforce Development Area 9). The new combined six-county local workforce development area would include the following: Alachua, Bradford, Columbia, Dixie, Gilchrist and Union counties.
- Consolidating CareerSource Flagler Volusia (Local Workforce Development Area 11) and CareerSource Brevard (Local Workforce Development Area 13) to create a new three-county local workforce development area for Flagler, Volusia and Brevard counties. o Consolidating CareerSource Pinellas (Local Workforce Development Area 14) and CareerSource Tampa Bay (Local Workforce Development Area 15) to create a new, two-county local workforce development area composed of Hillsborough and Pinellas counties.

The changes will go to the Governor for approval in June. Chairman Jones said so the result was they went from 24 regions to 21. Mrs. Bodine noted that there were three options which would be 21 districts, 19 districts or 16 districts. In the option for 16 districts, Franklin would have been consolidated into region 3.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the Subsequent Local Area Designation for Local Workforce Development Boards under the Workforce Innovation and Opportunity Act (WIOA). Motion carried 5-0.

6. Jim Warta - Consolidated Communications - Public/Private Broadband Partnership

Mr. Warta gave a short presentation on an upcoming program in which Consolidated Communications would like to partner with Franklin County to provide public and private broadband services. Chairman Jones noted that the Board would need additional information in regard to available speeds, affordability and accessibility. He noted we have not received an endorsement from our LTPE team for your program. Chairman Jones noted it would be helpful for the Board to obtain this information and then call a special meeting to meet a deadline. If this is going to help 10% of the county, we need to be aware of that before we partner. So far there has been no indication of how many households or businesses to be served. The language continues to change. Chairman Jones noted this is the first company who has made a presentation for this grant. Chairman Jones said the county can apply for several different areas. Chairman Jones inquired as to the cost. Mr. Warta noted this is at zero cost to the county, which means zero cost. We are not charging the county anything. We are not asking for anything from the county. Commissioner Lockley asked how much they are going to charge customers. What is going to be the pass through to the resident? You are getting a grant to do it. What is going to be the benefit to the residents of the county? Mr. Warta said he can forward one of the pamphlets that he has. There is a cost to us. We have the cost of the drop. Whenever we go by, we can get a splitter on the fiber and go down the streets. Commissioner Lockley said we need to

know if it is going to be affordable for the people outside the target areas. Are you going to tell us what we are dealing with before we decide? Chairman Jones said so maybe what we need to do is not take any action today, when you get this information together, we can call a special meeting to approve a letter of support. Chairman Jones noted they would like answers to questions such as: How much of the county are you going to serve? Is it going to be 100/100? Is it going to be affordable? If you are receiving a grant, it should cover it all. Mr. Warta noted there is a cost to them. Mr. Moron said he would like Mr. Warta to reach out to LTPT to get their recommendation. Chairman Jones said he thinks the DEO requires the county have a recommendation from the LTPT before a letter of support is issued.

The Board recessed at 10:16 a.m. and reconvened at 10:30 a.m.

The Board moved to the public hearings at this time.

1. AN ORDINANCE REGULATING THE OCCUPANCY AND THE USE OF TRAVEL TRAILERS IN FRANKLIN COUNTY, FLORIDA 10:00 a.m. (ET)

Attorney Shuler noted the hearing has been duly advertised, he is aware the staff have several issues with this ordinance. Commissioner Ward said there are a lot of variables and items that have come up, and in talking to staff suggested holding a workshop. **Commissioner Ward made a motion to table, seconded by Commissioner Amison.** Chairman Jones said he has issues with some of the language knowing this is what we will be using moving forward. Mr. Moron noted that Sheriff Smith had contacted him and would like some language added to assist with enforcement. Mr. Moron asked how the Board felt about running it by P&Z before the next workshop. Attorney Shuler said why not have the workshop at the P&Z. Commissioner Ward suggested having P&Z add to their meeting and then we hold the workshop. Chairman Jones concurred. **Motion carried 5-0.** Attorney Shuler noted that we are not tabling to a date/certain and it will be readvertised.

The Board moved to Item 3 Serenity Seaside Resort PUD Amendment hearing at this time.

3. Serenity Seaside Resort Planned Unit Development Amendment 10:30 a.m. (ET)
Continued from 2/21/23 BOCC Regular Meeting

Mr. Curenton said this was a continuation of our public hearing from a month ago. Not sure how you all want to proceed. Chairman Jones said the only thing that is substantial is that we received correspondence from DOT about some issues that we had raised. Mr. Curenton said Commissioner Ward had provided some questions to DOT about what actions they had taken with the developer.

Question 1: Did FDOT perform a traffic study to ascertain the potential increase in traffic flow with this change, in addition to other important data?

FDOT Response: No, the Department did not conduct a traffic study. We rely on our access management criteria as stated above. Any studies required for proposed developments are the responsibility of the permittee.

Question 2: The crosswalk was built/constructed in 2018. This PUD was approved in 2019 with Island Drive being the ingress and egress, however, now it's been changed citing safety concerns. Why wasn't it an issue then?

FDOT Response: Developers many not come to the Department for permitting at the same time they submit the PUD to the local government. I am not aware of this development approaching the Department prior to this submittal.

Question 3: Was Begonia Street ever discussed as an ingress and egress for the PUD?

FDOT Response: Yes, we did discuss them using Begonia Street as additional access.

Question 4: Ingress and egress was changed from a state road to a county road. Is that so the county will be responsible for the upkeep of the road vs FDOT?

FDOT Response: No, access was changed based on the above-mentioned information.

Question 5: Although we realize South Bayshore is a county road, was there ever a discussion about blocking off the North part of the “Y” intersection on South Bayshore making it a “T” intersection? We feel this is a safety issue as the new potential ingress and egress would be on three curves, one from the East, one from the West, and one from the South. This could be dangerous for people pulling off of the PUD onto South Bayshore.

FDOT Response: There was never any discussion on changing the alignment or configuration of South Bayshore Drive. Any changes to South Bayshore Drive would be the responsibility of the local government.

Question 6: FDOT stated there were issues with Island Drive access as it doesn’t meet FDOT’s spacing requirements and has the potential to disrupt access for adjacent property owners. I believe the spacing has to be 440’. Isn’t that the same issue that would present itself having the ingress/egress off of South Bayshore?

FDOT Response: I am not aware of the access requirements on South Bayshore Drive since this does not fall under the Department’s management. Based on the information from PowerPoint that was presented at the public hearing the proposed connection is approximately 590’ from the split (Y) at the intersection of SR 300. This frontage is under the ownership of the Development and would allow for a right turn lane without disrupting any adjoining properties.

Question 7: Was this area looked at on a map, or did the engineer or FDOT representative actually come and look at the area to see the layout?

FDOT Response: I am not aware of any Department personnel visiting the location specifically for this development. However, we routinely travel all the roads on the state highway system and am familiar with this area.

Chairman Jones said in between that Y is not all state property, someone owns it and they use to rent out billboard space.

Chairman Jones called for public comments at this time.

Laverne Hollman, resident of South Bayshore Drive spoke in opposition to granting ingress/egress on South Bayshore Drive. Suggested a one lane only entrance and exit only through Begonia.

Pete Whitesill resident of Apalachicola spoke in opposition to granting ingress/egress on South Bayshore Drive.

Barbara Sanders resident of St. George Island suggested the developer contact private property owners to buy access easement from adjacent property owners noting this is the only way off the island during a hurricane evacuation.

David Duncan asked if they ever received an actual denial from DOT. I feel like they are asking for something that they never were denied.

Mr. Durhman said he appreciated the Board doing their due diligence, noted it would not be a solution due to sidewalks.

Commissioner Ward asked if this entrance into South Bayshore Drive a recommendation was and not a denial. Mr. Durham said it is a denial. Commissioner Ward asked if he had considered having South Bayshore be an entrance and exit be Begonia. Mr. Durham said they would allow it and put signs up for it, Begonia is going to be restricted to a service entrance. Then we would have guests using a service entrance. It is going to provide jobs, noted minimum wage is \$12. Provide jobs for young people. Commissioner Ward have you considered reaching out to adjacent property owners. We did the closest one owns the water company. Even if we did, we would not be in compliance with the Y and crosswalk.

Commissioner Amison asked going back to whenever the PUD was approved according to the newspaper it was approved because you put the entrance at Begonia. Is that correct? Chairman Jones said he was not aware that it was. Commissioner Amison said on Begonia you have low-income housing there and it is not an attractive entrance. Mr. Durham said it is not an appropriate road to begin with. We are over 500 feet to the closest neighbor to the west. On Begonia we would be 50 feet from a neighbor. Commissioner Amison said our main issue is the safety issue. Commissioner Amison said Begonia Road is not an attractive entrance to a resort. Mr. Durham said we still need to egress/ingress. Commissioner Amison said the only way that he would approve South Bayshore would be for an entrance only and completely take out the exit. It kind of looks like you are going to get a little bit of this. Mr. Durham said they did talk to FDOT before asking PUD to be approved. Mr. Durham noted they had discussed another exit to the north side of the property. There are wetlands up there. Just that entrances have distance issue and exits do not. Commissioner Sanders said she is not going to go with it as it sets. It is not the county's responsibility to provide you with egress/ingress. When people come and see a shorter route, they are going to take it. Chairman Jones said he is fine with the discussion if at the end of the day they have access to their property. They have discussed this with several property owners. There has been discussion that maybe they should buy another piece of property to have access, I do not recall that we have ever done that in the past. Chairman Jones noted that Begonia was one of the streets he wanted to have paved but there was not enough money in his budget to pave it. If the Board wants to use that road as an exit, he said he thinks the other board members need to provide funds to help with upgrading it. Commissioner Lockley said he was on the board when this PUD was approved, and he is going to vote to approve to give him access. He noted that if you put a 100-room hotel there, they are going to be buying gas, gas pays for roads. He said he knows you will have public that don't like it, and some want it. Its time to let these people do there thing before you end up in court again. Commissioner Sanders said this is not about the PUD, it is about the egress and ingress. Chairman Jones said without the access PUD is not worth anything. Commissioner Sanders asked if DOT has said Island Drive is not to be used. Commissioner Amison said we are going to have to make some improvements on Begonia Street. Regardless of whether we make that an entrance or exit we are still going to have to make some improvements. Attorney Shuler noted there is more to this potential PUD than the access issue and he asked Mr. Curenton to give a thumbnail. Mr. Curenton noted that the changes are minor as listed below.

Additional language added:

Whereas the Ordinance is amended to protect Public Highway and Pedestrian Access Safety on State Road 300 by relocating the ingress-egress to the South Bayshore Drive as illustrated in the Map.

Whereas the internal layout of the hotel and residential areas been amended for consolidation resulting in increased common area.

SECTION 4. DEVELOPMENT STANDARDS DENISTY and COVER (Please see Conceptual Land Use Site Plan and Table)

- 1) Common Areas (Green Space (~~19.08 acres~~ 20.29 acres), Wetlands (~~7.68 acres~~ 12.95 acres) Lake (5.61 acres), Upland Buffers (2.49 acres) Total ~~38.12 acres~~ 41.34 acres (~~68.2% total area~~ 73.9 % total area);
- 2) Commercial Density 100 Units (~~40~~ 100 Unit Hotel with ~~60 Motor Court Cottages~~ (450 sq ft on 600 ft spaces), Maintenance Building, Common Area Amenities) (swimming pool, restaurant-grill-bar exercise area) ~~5.08 Acres~~ 4.18 acres (~~9.1% total area~~ 7.5% total area).
- 3) Residential Density 44 Units (1350 sq ft buildings on 6000 sq ft lots) ~~3.68 acres~~ 5.24 Acres (~~6.7% total area~~ 9.4% total area)
- 4) Infrastructure (roads, sidewalks, stormwater management underground utilities) ~~9.0 Acres~~ 5.12 Acres

(~~16% total area~~ 9.2% total area)*subject to final NFWMD SWM Standards
MINIMUM LOT SIZE: Minimum lot size for Residential will be 6000 sq ft. ~~The minimum lot size for the Commercial stand alone cottages will be 800 sq ft including parking and outdoor uses.~~

SECTION 5. FUTURE PLAT(S), SITE PLAN(S) AND PHASING

The Planned Unit Development as illustrated by the Site Plan will be developed as a ~~three phase~~ one phase development. The ~~three phases~~ residential unit development will be driven by market demand. The Site plan contains a Commercial Development with support amenities, ~~three phases~~ two areas of Residential Development and a Maintenance Facility.

SECTION 11. ZONING MAP Upon this Ordinance becoming effective, the Franklin County Zoning Map shall be amended to show the property described on the attached Legal Description as **Serenity Seaside Resort PUD Amendment 1.**

Commissioner Ward said that what they are asking for on the PUD is allowing for more green space. Mr. Curenton said before they had a 40-unit hotel and cottages, doing away with cottages and creating a 100-room hotel. Attorney Shuler said if there are no other questions from the Board, now would be an appropriate time if the public has any particular questions for the applicant, if they have any. Commissioner Lockley said when they came and brought the proposal initially if I remember right that property was zoned for trailers. There wasn't anything saying you had to put new trailers in that area. Back then I said that would make the place look better. Me if I knew all of this, I wished someone would have gotten trailers and filled it up.

Ms. Josephine Cook, who lives on South Bayshore Drive, inquired as to then the project anticipates breaking ground.

Mr. Wayne Gleasman who lives on Las Brisas asked if the Board considered an ingress only on South Bayshore would it also include a deceleration lane as created and funded by the developer and reconfiguration of crosswalks, sidewalks and preservation of stormwater ditch in that location.

Mr. Whitesill asked about cutting out property at Y. He was away from the microphone, audio not available.

Mr. Durham said things have been delayed due to the banking crisis, the earliest break ground would be August or September 2023. Mr. Durham noted that they have already discussed this. We would have to come back to the county in order to receive permission to install piping, etc. to construct. We talked about making a sidewalk across to each side. We would put up a crosswalk on the sidewalks with stop signs.

Chairman Jones said people have talked about completely closing off the road to the public but he isn't aware of the county ever shutting down a road to give access. Chairman Jones said he would like to remind everyone that Commissioner Amison brought up a traffic study done by the Sheriff last summer where 8,000 visitors during a three-day span on South Bayshore. He noted that Patton Drive (which needs to be widened and resurfaced) had around 26,000 visitors. Attorney Shuler said at this time the Board is at a procedural point to make a decision. Chairman Jones said he isn't in a position to make a motion but he hopes that today's vote gives the property owner access.

Motion by Commissioner Lockley to give access to their property with egress on South Bayshore and egress on Begonia Street. Seconded by Commissioner Amison with a notation that it is an ingress only on South Bayshore with egress on Begonia. He said if not, we are going to be doing this again and again. He said that we need to put language in there so that there won't be any amending that decision and there is no gray area.

Attorney Shuler asked Commissioner Lockley to confirm that the motion includes not only the ingress from South Bayshore but also the revisions as stated by Mr. Curenton to the PUD.

Commissioner Lockley amended his motion to include the revisions to the PUD as stated by Mr. Cureton. Seconded by Commissioner Amison.

Chairman Jones said we are giving the developer ingress on South Bayshore Drive with the understanding the egress will be either on Begonia or another location. There is not a limitation of egress on the motion, the easement on South Bayshore Drive will be restricted to entrance only. Mr. Moron noted that Begonia will be used for service entrance/exits and exits. Mr. Moron said hence why Chairman Jones is asking for funds to pave it. Commissioner Amison said Begonia is already a service road, it's not like it is a dirt road, and is not a bad road. Chairman Jones noted that it is possible it isn't wide enough. Chairman Jones confirmed the motion is egress on South Bayshore and Begonia can be used for egress and ingress. Commissioner Lockley and Commissioner Amison confirmed. Commissioner Lockley noted this is the start of a bonanza in that area. You are looking at a 100-year-old wood that is about to be built up. It is going to be built up and good for the county all the way around. Attorney Shuler clarified for the record this action does not tie the current board's hands or the hands of a future board for revisions in the future. The action today is not written in stone that it cannot be amended. This board can always accept an application to amend in the future. **Motion carried 5-0.**

The Board recessed at 11:30 a.m. and reconvened at 11:47 a.m.

The Board moved to the next public hearing at this time. ITEM NO 12

2. AN ORDINANCE REZONING 8.03 +/- ACRE OF LAND 10:30 a.m. (ET)
AN ORDINANCE REZONING 8.03 +/- ACRE OF LAND IN SECTION 36, TOWNSHIP 8 SOUTH, RANGE 7 WEST, FROM R-1A SINGLE FAMILY RESIDENTIAL SUBDIVISION DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL.

Mrs. Cortni Bankston explained the request to rezone the 8.03 +/- acre of land from R-1A to R-1. Commissioner Ward noted she understands the difference in R1-A and R-1 is density. Mrs. Bankston confirmed this rezoning will change the density from three dwellings per acre to one dwelling per acre.

Chairman Jones called for public comments and there were none.

Chairman Jones said it his understanding you are planning to build one home on this property. Mr. Thomas, the applicant, noted that they have had several issues with Las Brisas due to storm water. We built 18 homes in Las Brisas so we are familiar with it. With this particular eight acres it was determined the cost of extending the sewer is just not viable. Mr. Thomas said he is looking to build a personal home in the middle. Chairman Jones noted they do have on the local mitigation strategy a plan to help with that area. Mr. Thomas said we appreciate it and, in this case, we are going to less density. Our ingress and egress will be Las Brisas and we have received an easement. Mr. Thomas noted the property is about four acres of wetlands and four acres of uplands.

On a motion by Commissioner Amison, seconded by Commissioner Sanders and Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved the ordinance Rezoning 8.03 +/- Acre of Land in Section 36, Township 8 South, Range 7 West, from R-1A Single Family Residential Subdivision District to R-1 Single Family Residential. Motion carried 5-0.

7. Angela Lolley - Floodplain Administrator - FEMA Flood Maps Update

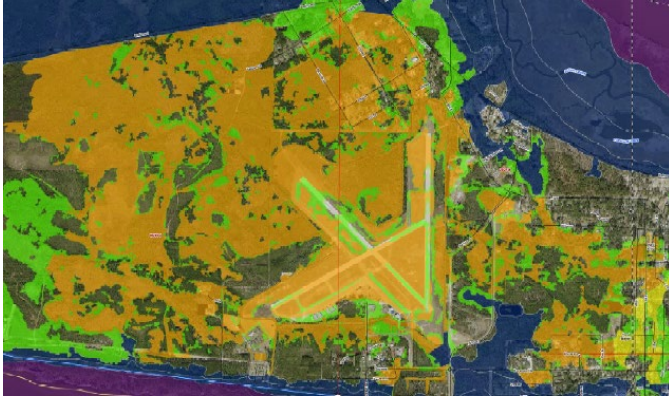
Mrs. Lolley gave the following presentation to the Board.

FEMA DEFININES UNRATED A ZONES AS:

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

WHAT DOES THAT MEAN?

FEMA has not gathered enough data to determine base flood elevations or depths. When FEMA decides to place an area in an unrated A flood zone, they have decided that the area may be at higher risk of flooding based on limited data.

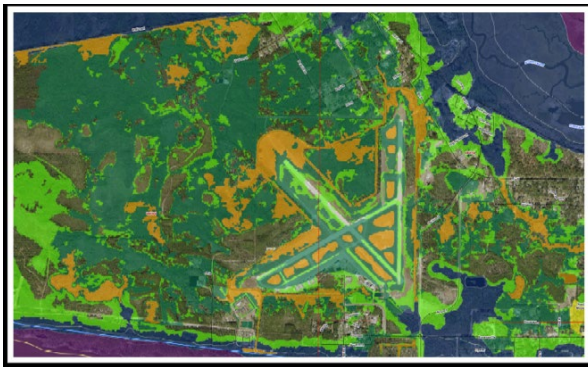


2019 PRELIMINARY FLOOD MAP

This map would have put the majority of the updated panels in an unrated A flood zone (the shaded orange areas). This map would have put hundreds of properties in an unrated A zone. Thus, putting them in a special flood hazard area. Existing homes being placed in unrated A flood zone would have caused:

- Mandatory flood insurance for homes with federally backed mortgages.
- Homes built less than three feet off of the ground would be non-compliant structures.

2022 REVISED PRELIMINARY FLOOD MAP



After appealing with FEMA, the new maps include much less of the unrated A zone. Also, existing homes removed from unrated A zone remain in compliance with height requirements, there is no mandatory requirement for flood insurance and no FEMA limitations on improvements. If the maps had been revised as proposed in 2019, our Apalachicola airport would have been greatly impacted. The new map represents the topography of the airport more accurately. Mrs. Lolley explained how we can best protect our assets from future map changes by planning for the future. In doing so we can look at existing structures by reviewing existing stormwater plans, inspecting drains regularly and obtaining a topographical survey. When looking at building new structures we should build outside of the special flood hazard area, when possible, include stormwater plan and consider building access after a storm.

Chairman Jones inquired as to the unrated zones. How they did not perform a detailed analysis. When you see the orange area FEMA feels like there are some areas of concern but they have not done enough studies so they put it in the unrated. The main thing is that the unrated area that was going to be the majority of Commissioner Amison's district has been removed from the unrated. Chairman Jones noted FEMA had this 2019 map then we asked them to verify and they still didn't do additional research. Mrs. Lolley said the new map was basically a compromise. These maps are going to continue to change, roughly every five years, and maybe sooner. Planning, being proactive and having a topographical survey, making sure we have a current storm water plan. Commissioner Amison asked her to show them what FEMA put into effect in

2019 and what they have revised. Chairman Jones said it seems like to him that there were some big discrepancies in what FEMA was saying the elevation was and in in what FAA was saying. If we had our own topographical survey done, we could have a leg up on any future discussions on future flood zones. Having stormwater plans and topographical surveys is proactive. Chairman Jones asked Mr. Moron to put on the next agenda for the Board to approve ordering a topographical survey of the airport. Commissioner Sanders asked if there were any other parts of the county that had discrepancies like that. Mrs. Lolley noted that there was one in Carrabelle, we spoke with several of the residents over there and there was positive feedback. FEMA decided to keep the 2019 for that side of the county. The 2022 revised preliminary flood map. If there is anything that we are not pleased with we do have the ability to appeal it. There is a timeline for that. The sooner the better. Chairman Jones asked Mrs. Lolley to obtain the deadline and present to the commissioners. Mrs. Lolley noted that individuals can appeal the changes for their own properties also. If they have any questions that can contact the P&Z. Commissioner Lockley asked what our CRS rating was. Mrs. Lolley noted it is still at 7. Commissioner Amison said going forward if we decide that we want to challenge this, Ms. Hardy said at anytime if you have evidence that the flood map does not represent your property, you can appeal. Typically, the surveyor would recommend it. Mrs. Lolley noted she had a conversation with CRS in December she thinks we could get below a seven.

RFP/RFQ/Bid Opening

8. FUEL FARM REPLACEMENT

Notice is hereby given that the Franklin County Board of County Commissioners will receive sealed bids at the Franklin County Office of the Clerk of Court, 33 Market Street, Suite 203, Apalachicola, Florida 32320 (office: 850-653-8861) until 4:00 PM local time on Monday, March 20th, 2023, for the FUEL FARM REPLACEMENT project at Apalachicola Regional Airport. All bids will be publicly opened and read aloud in the regularly scheduled meeting of the Board of County Commissioners on Tuesday, March 21st, 2023, at 9:00 AM. Bids must be submitted in a sealed envelope clearly marked "BID ENCLOSED: FUEL FARM REPLACEMENT – APALACHICOLA REGIONAL AIRPORT." The project generally includes but is not necessarily limited to the following tasks: Construction of a new fuel farm with concrete foundation, 12,000-gallon Jet-A and 12,000- gallon Avgas tanks, fuel system equipment, self-serve terminal, fencing, drainage improvements, and backup generator.

Mrs. Griffith asked the Board to waive the formality. Mrs. Griffith noted that we finally received a bid and it was 10 minutes late. Attorney Shuler said in this case he recommends the Board waive the bid formality and accept the bid that was delivered ten minutes late and allow staff to open the bid package. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved waiving the formality of submission time and accepting the bid that was delivered ten minutes late. Motion carried 5-0.**

Mrs. Griffith and Mr. Moron opened the bid as follows:

MDM Services, Inc.

Bid Bond: Yes

Amount: \$1,992,725.90

On a motion by Commissioner Lockley, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board accepted the bid and authorized releasing to John Collins with AVCON for a recommendation. Motion carried 5-0.

9. 7TH STREET WEST DUNE WALKOVER

DESCRIPTION OF WORK: The project consists of the construction of a wood dune walkover project located at the end of 7th Street West, St. George Island, Franklin County, Florida, specifically between DEP Monuments R-79 and R-80. The pile-supported structure is 6-foot wide by 146.5 feet long for an

area of approximately 879 square feet. BIDs will be received until 4:00 p.m., ET (local time), on Monday, March 20th, 2023, at the Franklin County Office of the Clerk of Court, 33 Market Street, Suite 203, Apalachicola, Florida 32320. BIDs will be opened and read aloud at the regularly scheduled meeting of the Commission Meeting Room, 34 Forbes Street, Courthouse Annex, on the following day, Tuesday, March 21st, 2023, starting at 09:00 a.m., ET. Bids must be submitted in a sealed envelope clearly marked with YOUR COMPANY NAME, ADDRESS, and “BID – 7th Street West Dune Walkover” on the outside of your envelope and include the original bid plus 0 copies. We are actually moving the dune walk over to allow for additional parking.

Mrs. Griffith and Mr. Moron opened the bids as follows:

LAG Construction
Bid Bond: Yes
Amount: \$144,441

North Florida Construction, Inc.
Bid Bond: Yes
Amount: \$67,009.03

MKM Quality Construction
Bid Bond: Yes
Amount: \$72,567

On a motion by Commissioner Sanders, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board authorized release of the bids to MRD for a recommendation, as well as permission for staff to issue a notice of award upon MRD recommendation and approval. Motion carried 5-0.

10. Womack Creek Bridge Repair CEI Services

The Franklin County Board of County Commissioners is seeking civil engineering services relating to the construction engineering and inspection (CEI) for the construction of new headwalls, clean and repair the arch CMP culverts and add barrier walls to replace the guardrails over the culvert. The existing culvert crossing consists of three 142” x 91” arch CMP’s that allow Womack Creek to flow west to east under CR 67. Consideration will be given to only those firms that are qualified pursuant to law and that have been prequalified by FDOT to perform the indicated types of work.

S&ME Inc.

EXP US Services, Inc.

AECOM

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the release of the RFQs to the review committee (comprised of Mr. Paterson, Mr. Moron and Mrs. Griffith) for recommendation. Motion carried 5-0.

Mr. Moron presented the following item from his report at this time.

10. Discussion/Possible Action Item: Alligator Point Golf Cart Ordinance

Commissioner Sanders, Attorney Shuler, and staff received emails from the Alligator Point/Bald Point

residents asking the Board to consider a golf cart ordinance for that area. A few years ago, a traffic study was done in that area for the purpose of a golf cart ordinance, but most residents were not in favor of the engineer's recommended speed reduction, which ended that process. Commissioner Sanders would like to use the City of Carrabelle's recently adopted ordinance (attached) as a starting point for a proposed golf cart ordinance for the Alligator Point/Bald Point area and will discuss this matter with the Board this morning.

Commissioner Sanders said everyone was for it then there was someone who didn't want it and it went away. This will be for golf carts only, not ATV/UTVs. I think it is time we allowed the residents of Alligator Point this amenity. You have 55 going down to Pine Street, then it goes down to 35. We are going to have to reduce the speed limit. We are trying to accommodate the people who want to ride their golf carts. We are going to have to make sure that the majority is in support of it. I am not backing anyone or nothing, just see a need. There is going to be some opposition to it, but I hope that the need is better than the opposition.

On a motion by Commissioner Sanders, seconded by Commissioner Lockley, to direct Attorney Shuler to draft a golf cart ordinance for Alligator Point, schedule a workshop and then hold a public hearing. Mr. Moron asked if they wanted a public hearing after they had one or two workshops. At the end of the day the liability is going to fall back on the county. Commissioner Ward noted this study was from 2016 and things have changed a lot. I echo Commissioner Sanders on this. Commissioner Sanders noted one thing the board and people didn't agree with was they wanted to drop the speed limit to 25. **Motion carried 5-0.**

11. Informational Item: Alligator Point Public Hearing

There will be a public information meeting regarding the upcoming construction of the Alligator Drive Multi-Use Path from East Harbor Circle to the S-curve on Thursday, March 30, 2023, beginning at 5:00 p.m. at the Mission by the Sea Church located at 772 Alligator Drive, Alligator Point, Florida. The route of the path and the construction schedule will be explained, and any questions will be answered. The public is invited to attend. For more information contact Mark Curenton at 850-653-9783 x-5.

Chairman Jones said please make sure Mr. Curenton informs them that these paths are for non-motorized vehicles.

Public Hearings 10:00 a.m. (ET)

11. AN ORDINANCE REGULATING THE OCCUPANCY AND THE USE OF TRAVEL TRAILERS IN FRANKLIN COUNTY, FLORIDA 10:00 a.m. (ET)

Item addressed earlier in the meeting.

12. AN ORDINANCE REZONING 8.03 +/- ACRE OF LAND 10:30 a.m. (ET)

Item addressed earlier in the meeting.

13. Serenity Seaside Resort Planned Unit Development Amendment 10:30 a.m. (ET)

Continued from 2/21/23 BOCC Regular Meeting

Item addressed earlier in the meeting.

Planning and Zoning Adjustment Board Report

14. Variance Requests

All Variance requests will be discussed and acted on an individual basis.

a. 200 W Pine Avenue

A consideration of a request for a variance to encroach 20 feet into the front 25-foot setback along 2nd Street West on lot 15, a request to encroach 5 feet into the 10-foot side setback on lot 15, and a request to encroach 5 feet into both 10-foot side setbacks of lots 10, 11, 12, 13, & 14 at property located at 200 West Pine Street, St. George Island, Franklin County, Florida, (Zoned C-4 Commercial Residential). Request submitted by Thurman Roddenberry, agent for AHA Real Estate, LLC.

Mr. Roddenberry noted they have 9 lots and are requesting to decrease density to 7 lots. Chairman Jones noted they are in the process of doing a storm water management plan for the island. Hoping to address it next fall. We may need to make sure that we are not creating more flood issues for ourselves by residential development on St. George Island. We have to make sure that we do not make storm water worse. I do not know if the current plan we are working on will address future development. Commissioner Ward confirmed that P&Z recommended approval. Attorney Shuler said during the meeting when he reviewed the application it was clear that the type of variance requested the interior lots needed to be modified. A modification for a five-foot variance for the interior lots was made by the applicant and approved by the P&Z board. Attorney Shuler noted it was his understanding that these nine lots had already been reconfigured into the existing six lots. Mr. Roddenberry said there had not been a lot-line reconfiguration to his knowledge. Attorney Shuler noted that Mr. Roddenberry could confirm this and come back to the Board for a lot line reconfiguration at a later date if needed. He noted there is no reason not to move forward with today's request.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved a request for a variance to encroach 20 feet into the front 25-foot setback along 2nd Street West on lot 15, a request to encroach 5 feet into the 10-foot side setback on lot 15, and a request to encroach 5 feet into both 10-foot side setbacks of lots 10, 11, 12, 13, & 14 at property located at 200 West Pine Street, St. George Island, Franklin County, Florida, (Zoned C-4 Commercial Residential). Mrs. Barbara Sanders asked if she could speak at which time Chairman Jones let her know that it was not procedurally required at this time. **Motion carried 5-0.**

b. 215 W Gulf Beach Drive

A consideration of a request for a variance to encroach 20 feet into the front 25-foot setback along 2nd Street West on lot 16, a request to encroach 5 feet into the 10-foot side setback on lot 16, and a request to encroach 5 feet into both 10-foot side setbacks of lot 18 at property located at 215 West Gulf Beach Drive, St. George Island, Franklin County, Florida, (Zoned C- 4 Commercial Residential). Request submitted by Thurman Roddenberry, agent for AHA Real Estate, LLC.

Commissioner Amison inquired if the P&Z board recommended approval. Mrs. Bankston confirmed they did recommend approval. Commissioner Ward inquired about the fire rating. Mrs. Bankston noted they did do a contingency with the walls only being five or ten feet between they had to increase to a two-hour fire rating on the buildings.

On a motion by Commissioner Ward, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board approved a request for a variance to encroach 20 feet into the front 25-foot setback along 2nd Street West on lot 16, a request to encroach 5 feet into the 10-foot side setback on lot 16, and a request to encroach 5 feet into both 10-foot side setbacks of lot 18 at property located at 215 West Gulf Beach Drive, St. George Island, Franklin County, Florida, (Zoned C- 4 Commercial Residential).

Chairman Jones noted that since the Board had not adopted rules of quorum for meetings, he

would like to allow Mrs. Barbara Sanders to speak at this time.

Mrs. Barbara Sanders said she would like the commission to talk to their staff about the five-foot setback. She said what she learned is when the county had granted other developers the right to work into the setback they are cantilevering even further. Is the setback to the sky or are we going to be allowing pool equipment, decks etc. beyond five-foot? Chairman Jones said no there should be nothing encroaching past the five feet. Mrs. Sanders inquired as to the number of driveways and if they are coming in on the alley or Gulf Beach Drive. Mrs. Bankston said it looks like the proposed driveway is on the alley way on both sides. Mrs. Sanders asked if the Board was approving what is on the plat vs later on it could be something else. Mrs. Bankston noted that whatever is on the plat is what the Board is approving of today. **Motion carried 5-0.**

15. Commercial Site Plan Applications

a. 2118 Hwy 98 E

Consideration of a request for Commercial Site Plan review for Beach Cottages located at 2118 Hwy 98 E, Lanark Village, Franklin County, Florida. (Zoned C-3 Commercial Recreational). Application submitted by Edward Golson, applicant.

Attorney Shuler noted that Mr. Golson said at the P&Z meeting this is Phase one of two. Commissioner Sanders asked if we could table this, she said it concerns her being right at the curve.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board tabled the request for Commercial Site Plan review for Beach Cottages located at 2118 Hwy 98 E, Lanark Village, Franklin County, Florida. (Zoned C-3 Commercial Recreational). Motion carried 5-0.

16. Re-Zoning & Land Use Change Applications

a. 243 E Gulf Beach Drive

Consideration of a request for Public Hearing to change the zone of 2 lots located in Section 29, Township 9 South, Range 6 West, 243 E Gulf Beach Drive, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Commercial Mixed Use Residential. Request submitted by Carro Thomas, agent for Hull House of SGI, LLC, applicant.

b. 322 Patton Drive

Consideration of a request for Public Hearing to change the zone of 0.53 Acre parcel of land located in Section 31, Township 8 South, Range 6 West, 322 Patton Drive, Eastpoint, Franklin County, Florida from C-1 Commercial Fishing to C-3 Commercial Recreational. Request submitted by Tapper Creek Properties, LLC (Brian Emil Syska), applicant.

On a motion by Commissioner Lockley, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved a request for a Public Hearing to change the zone of 2 lots located in Section 29, Township 9 South, Range 6 West, 243 E Gulf Beach Drive, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Commercial Mixed Use Residential and a Public Hearing to change the zone of 0.53 Acre parcel of land located in Section 31, Township 8 South, Range 6 West, 322 Patton Drive, Eastpoint, Franklin County, Florida from C-1 Commercial Fishing to C-3 Commercial Recreational. Motion carried 5-0.

County Staff & Attorney Reports

17. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: CONGRESSIONAL COMMUNITY FUNDING REQUEST - EMERGENCY OPERATIONS CENTER

This past Monday, the county received notification of availability for different Federally qualified projects through the Congressional Community Funding Program. The county was given a short five-day turnaround period and the applications were due this past Friday by 5:00 p.m. Construction of the county's new emergency operations center (for which design work is nearly complete) fits within the Homeland Security Program Application. Franklin County received \$1,000,000 towards this project through last year's funding request and another \$1,500,000 is available through the Gulf Consortium for the project. Construction costs have risen dramatically, and the latest cost estimate now exceeds \$4,000,000 for the robust 5,748 square foot building. This funding request is for the balance needed to complete the project.

Board action to grant retroactive authorization to submit the attached community funding request and letter of support for the EOC Construction Community Funding Request through Congressman Neal Dunn's Office.

On a motion by Commissioner Amison, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board granted retroactive authorization to submit the attached community funding request and letter of support for the EOC Construction Community Funding Request through Congressman Neal Dunn's Office. Motion carried 5-0.

Attorney Shuler asked if this is dependent on the appraisal coming back and the swap at the airport. Mrs. Griffith noted no, this is separate and strictly for construction costs.

2. BOARD ACTION: CONGRESSIONAL COMMUNITY FUNDING REQUEST – AMBULANCE EMS STATION

Construction of the county's proposed EMS Ambulance Station in Lanark Village (draft design attached) fits within the Transportation, Housing and Urban Development Program Application. The proposed site of the permanent EMS station (which will replace the leased location in Carrabelle) will be located to the West of the existing Lanark/St. James Volunteer Fire Department on Oak Street. The project will include construction of approximately 1,792 square feet of fully functional staging/staffing space for EMTs and paramedics and an attached 26' x 48' enclosed garage area for oxygen tank storage/refill and ambulance parking. The county is pursuing modular construction options currently for the building and intends to add storm resilience features such as impact windows/and or shutters at the location, a concrete stem wall foundation, metal roof, 2x6 exterior walls and plywood sheathing in lieu of OSB.

Board action to grant retroactive authorization to submit the attached community funding request and letter of support for the EMS Ambulance Station through Congressman Neal Dunn's Office.

On a motion by Commissioner Sanders, seconded by Commissioner Lockley, and by a unanimous vote of the Board present, the Board granted retroactive authorization to submit the attached community funding request and letter of support for the EMS Ambulance Station through Congressman Neal Dunn's Office. Motion carried 5-0.

3. BOARD ACTION: RESTORE SGI STORM WATER PROJECT FDOT RIGHT-OF-WAY AGREEMENT

On May 9th, 2022, Franklin County sent a formal request to the Florida Department of Transportation requesting a transfer of ownership of the state's right-of-way areas along Franklin Boulevard for the county

to be able to finalize the design and permits for the SGI Storm Water Project. The proposed design necessitates routing the storm water drainage pipes for the areas near Franklin Boulevard to the two existing retention ponds and the creation of a third north pond. On February 1st, the County finally received the formal right-of-way transfer agreement from the State of Florida. This agreement was then sent to Attorney Shuler and Dewberry Engineers for review. Engineers needed to time to review and access the agreement as the state will maintain a perpetual right to a reserved amount of treatment capacity for the storm water drained from the top of the St. George Island Bridge south. Storm water from this area flows to the existing ponds via two inlets at the base of the bridge piped beneath the road on the causeway. Two weeks ago, Dewberry met with Northwest Florida Water Management District (which will be the permitting agency) to clarify what capacity or treatment will be required for issuance of the county permit and just last week engineers were able to finalize calculations and confirmed that the existing ponds and the proposed creation of a third, will meet the county's project needs and the reserved capacity needs of FDOT. The county will be responsible for the maintenance of these pond areas in the future and the state will still be responsible for the roadway surfaces of Franklin Boulevard (which is slated for resurfacing on the State's 5-year work plan (attached) to begin in 2025. I would like to now turn the floor over to Engineer Caleb Brown with Dewberry as he is on hand to discuss the project.

Board action to accept and authorize the chairman's signature on the attached Joint Use Pond Agreement and Quitclaim Deed from the Florida Department of Transportation.

Mr. Brown spoke to the Board about three systems of improvements. Attorney Shuler said he has reviewed the agreement and they are transferring the ownership of the ponds to us but also the maintenance, repair, permitting, future expansions, etc. including the need to purchase future rights-of-way. We will both be using the ponds. They have proposed a process if contamination occurs, in the event that we cannot reach an agreement as to who has contaminated, they want us to agree the FDOT secretary resolves all disputes. Attorney Shuler noted that he would like to have a conversation with them to allow the court to decide. Attorney Shuler recommended approval subject to meeting with FDOT representative and making the changes on contamination liability and other language on limited waiver of cyber immunity (would like Franklin County to have the same waiver as them).

On a motion by Commissioner Lockley, seconded by Commissioner Sanders to accept and authorize the Chairman's signature on the attached Joint Use Pond Agreement and Quitclaim Deed from the Florida Department of Transportation with the provision to allow Attorney Shuler to propose his recommended changes to the contract regarding contamination liability and waiver of cyber immunity.

Chairman Jones said knowing the timeline that we have on this project, being it took us a year to work through this with DOT I would like to approve and go forward because they are probably not going to agree with what we want them to. We have a small window of time to complete this project. Commissioner Lockley asked if Chairman Jones still wanted Attorney Shuler to talk with them. Chairman Jones noted he does want Attorney Shuler to discuss the revision with them but he doesn't want it to hold up the agreement if they don't agree. Attorney Shuler said typically we don't move forward; but we could give them a couple of weeks to respond and move forward. We are approving with contingency to authorize Chairman Jones to sign the contract with or without the revisions recommended by Attorney Shuler. **Motion carried 5-0.**

4. BOARD ACTION: FINANCING PROPOSAL WHEEL LOADER FOR LANDFILL

At the last meeting, the Board approved the purchase of a new 2023 John Deere 544 P Wheel Loader for the landfill to replace the 2008 model. Not all quotes for financing were received but at the time the purchase was approved, the best rate was 5.40% from Cadence Bank (which was less than John Deere at 5.99% and Leasing2 at 5.55%. Peoples South has since provided a quote and they were able to beat the other lenders at 5% fixed with an annual payment of \$37,680. The budgeted payment funds are available at this time from the Landfill Tipping Fee Fund as the 2016 compactor was just paid off earlier this month.

Board action to approve the attached financing proposal from Peoples South Bank for the 2023 John Deere Wheel Loader.

On a motion by Commissioner Ward , seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached financing proposal from Peoples South Bank for the 2023 John Deere Wheel Loader. Commissioner Ward thanked Mrs. Griffith for her efforts in obtaining the best interest rate. **Motion carried 5-0.**

5. BOARD INFORMATION: PROJECT UPDATE VROOMAN PARK BALLFIELD LIGHTS

Vendor Musco Lighting has scheduled the tentative delivery of the new ballfield lights for Monday, May 22nd. This date has been cleared by Parks and Recreation Director Fonda Davis who has confirmed that this date will not conflict with any events or games scheduled by the sports leagues. Musco Lighting has also been notified of the active osprey nest in one of the existing poles and the project can move forward without disturbing or removing the nest pole (which can be removed later when the nest is abandoned).

6. BOARD INFORMATION: PROJECT UPDATE CARRABELLE BEACH WAYSIDE PARK

Arris General Contractors has issued a preliminary construction schedule for the Carrabelle Beach Wayside Park Project. All necessary bonds and contracts are in place, material on order and the contractor plans to be on-site, going full speed on the project in about 30 days. The county asked for the project to be done in two separate phases so the public could still enjoy the park throughout construction. The first phase will include the complete restoration of the (7) eastern picnic pavilions and the exterior of the restroom building, and the second phase will include the restoration of the balance of the picnic pavilions on the West side.

Safety railings going to the beach Mrs. Griffith contacted Jason White Construction and he is working on a build.

7. BOARD INFORMATION: SGI PLAYGROUND IMPROVEMENT AT LIGHTHOUSE PARK

The tentative delivery date for the playground equipment has now been moved up to May 15, 2023. If the May 15th date holds true, the county will need to begin site preparation efforts (including the disassembly of the existing swings) on May 1st, 2023. The playground installation will occur first, and other project elements will follow after (construction of shade areas and landscaping).

Chairman Jones spoke of the community support and private donations. \$82k private funds are going for this project.

8. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

Mrs. Griffith gave a brief presentation of the project updates tool on the website. The website can be accessed by going to franklincountyflorida.com, then click on Franklin County Projects portal.

18. Michael Morón – County Coordinator

1. Action Item: Temporary Workforce

Board action to authorize overtime for Road Department staff during the summer months to address ditch maintenance and other needed locations.

At a previous meeting, the Board directed me to meet with Mr. Howard Nabors (Road & Bridge Superintendent) and Mrs. Erin Griffith (Fiscal Manager) to discuss options that would address the need for additional labor to assist the Road Department with ditch maintenance and other related projects during the summer months. During our conversation, Mr. Nabors proposed that the current Road Department staff is allowed to work overtime, during the summer months, on Fridays (with inmate assistance) and on Saturdays to perform the needed additional maintenance on county ditches and other locations. I support Mr. Nabors recommendation, as the process to advertise for, create an appealing pay scale, and supervise a temporary

workforce could turn out to be more trouble than it's worth. Mr. Nabors is here this morning to answer any questions regarding this proposal.

Item addressed earlier in the meeting.

2. Discussion/Possible Action Item: John Gorrie Memorial Bridge Causeway

During the last two meetings, there was discussion regarding changes to the guardrail system on the John Gorrie Memorial Bridge causeway between Eastpoint and the bridge. The Board wanted FDOT to consider moving the guardrail on the southside of the causeway closer to the rocks so that there would be additional space if a driver needed to pull over for emergency purposes and consider changing the guardrail system to the traditional style rather than the cable barrier system that is in place now. FDOT response was these requests would be reviewed and considered during the 2025 paving project. There was a third request made by the Sheriff to restrict access behind the guardrail to discourage drivers from making U-turns that could cause accidents on the bridge. Apparently, there was some miscommunication as to where exactly the barriers should go, so a request was made to FDOT to remove the barriers, placed that day, that blocked access behind the guardrail. The barriers were removed the next day. In the future, any request of this nature will be made to this Board directly, to avoid any further miscommunications. With all that said, are there any changes or restrictions on the bridge or causeway the Board would like FDOT to consider?

Chairman Jones said he believes some of that will be address by moving the railing further from the road.

Chairman Jones expressed his desire for there to be access on the west end of the bridge as well as the east end.

3. Action Item: Sheriff's JAG Grants

Board action to authorize the Chairman's signature on two JAG grants for the Sheriff's Department. The first grant is \$37,194 and the other grant is \$2,278. The Sheriff's Office is asking for Board approval and the Chairman's signature on two grants. The first is a \$37,194 Edward Byrne Memorial Justice Grant (JAG) for a drug investigation officer with no required county match. The other, also an Edward Byrne Memorial Justice Grant, is for \$2,278 for traffic enforcement with no required county match.

Item addressed earlier in the meeting.

4. Discussion/Possible Action: County Lobbyist

For some time, the County discussed the possibility of engaging a lobbyist but except for back in 2009, when the county hired a consultant to assist with state and federal economic stimulus services for a total retainer cost of \$20,000, never took any action on engaging a lobbyist. Chairman Jones would like the Board to discuss and consider engaging a lobbyist to assist the County on the State level with securing funds, other requests, and protecting home rule. The Chairman believes that we are still early enough in the legislative process to benefit this year and would like to discuss a more permanent funding plan during this year's budget workshops.

Chairman Jones said that he had spoken with Attorney Shuler are current policy and procedures allow us to do this without an RFQ process. Number one in my estimation we are just not in at the table. We are a small rural community. We do not have enough votes to move the needle our way on appropriations. From discussing that most of these contracts are yearlong. We may need to ask the company to work through the appropriations and get the governor to sign. If no one is talking to them on our behalf. This is not negative towards the legislative. It would cost about \$75k a year. But if we get one thing approved it would pay for itself. Commissioner Ward said Commissioner Sanders and Chairman Jones went to legislative day in Tallahassee last week. The senator blew us off. Our appointment time was 3:15, he turned to us and walked away. We cannot be up there every day to be advocating and it will be good having someone up there fighting for us every day. I agree with Chairman Jones. We did meet with Representative Shoaf. Chairman Jones said the company he is looking at is Capital City Consulting. They have a vast range of staff to handle any issue that may come up. Mr. Moron said do you remember Legislative Delegation Day and they talked

about the EPWSD? They addressed their lobbyists not staff. In their defense they do get bombarded but they could have acknowledged us. I think the elected officials that are available to go up there should get precedence for that day. Chairman Jones noting having a consultant would assist in finding out why things do not get funded.

Chairman Jones said he believes we would need to direct the attorney to contact CCC for a contract, upon his approval of the contract, \$75K maximum. Commissioner Amison said if you can hire someone for \$75k and they can get us funding of \$1million we are money ahead.

On a motion by Commissioner Ward, seconded by Commissioner Amison, the Board authorized Attorney Shuler to negotiate a contract with Capital City Consulting, and upon his review and approval, authorize Chairman Jones to sign a contract with a \$75k maximum. Motion carried 5-0. Motion carried 5-0.

5. Action Item: Weems Audit Engagement Letter

Board action to authorize Weems to engage Carr, Riggs & Ingram to perform the annual independent audit.

Weems is requesting Board authorization to engage Carr, Riggs & Ingram to perform the hospital's annual independent audit. After the audit is completed, Mr. Bryan Hall, of Carr, Riggs & Ingram, will present the audit to this Board for your review and questions.

Weems is requesting Board authorization to engage Carr, Riggs & Ingram to perform the hospital's annual independent audit.

Commissioner Ward said she doesn't think that Weems should be able to choose who does the audit. Mr. Moron said he believes the firm was chosen through an RFQ. **Motion by Commissioner Lockley, seconded by Commissioner Sanders to authorize Weems to engage Carr, Riggs & Ingram to perform the annual independent audit.** Commissioner Ward said it will be interesting to see what this audit says, and she thinks we'll need to do the other one. But we will see. Commissioner Sanders said she agrees with Commissioner Ward. Commissioner Amison clarified that the Board is contracting for this audit. Chairman Jones confirmed. **Motion carried 5-0.**

6. Action Item: Airport Tree Cutting Proposal

Board action to authorize Douglas Clearing and Land Development LLC to clear the necessary trees that will keep the approach to RW 18 at the Apalachicola Airport open and request Attorney Shuler to create a liability document for the property owner's signature.

Earlier this year, Commissioner Amison informed the Board that prior to the annual FDOT inspection, there were some trees that were impeding the approach to RW18 at the Apalachicola Airport. Commissioner Amison was able to contact the property owner, who agreed to allow the county to cut whatever trees were necessary to clear the approach to runway 18 and assisted staff with locating a tree removal/land clearing contractor, Douglas Clearing and Land Development LLC., who agreed to remove all necessary trees and haul the debris for a total cost of \$6500. Douglas Clearing and Land Development LLC., would like the County to waive the tipping fees as they haul the debris to the landfill. Staff have received the proper insurance and tax information. Along with the Board's approval to proceed with this project, a liability agreement with the property owner will be required.

Chairman Jones asked if the airport had any money. Mrs. Griffith said the JINGOLI money. Chairman Jones said why are we waiving the tipping fees not talking about the amount but the principal of the matter. Commissioner Amison said just keep in mind that the rent on the lift may go up. Mrs. Griffith said there was also a time when the airport was not self-sufficient.

On a motion by Commissioner Amison, seconded by Commissioner Lockley, and by a unanimous vote

of the Board present, the Board authorized Douglas Clearing and Land Development LLC to clear the necessary trees that will keep the approach to RW 18 at the Apalachicola Airport open and request Attorney Shuler to create a liability document for the property owner's signature. Motion carried 5-0.

7. Action Item: Airport Project Extensions

Board action to authorize the Chairman's signature on requests for time extensions with the required Resolutions for two Apalachicola Airport projects, Contract #GS194 and Contract #GS194.

Attached to my report are two requests for time extensions along with the required resolutions for Apalachicola Airport projects. The first is for contract #GS194 (Stormwater Improvement Project) and the other is for contract #G2210 (Purchase of Backup Generators). Agreements for both projects are set to expire on June 30, 2023, however execution of these time extensions will extend the agreements until June 30, 2024.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized the Chairman's signature on requests for time extensions with the required Resolutions for two Apalachicola Airport projects, Contract #GS194 and Contract #GS194. Commissioner Ward inquired as to if the equipment would be housed in an enclosed area so not to be damaged. Mr. Moron confirmed. **Motion carried 5-0.**

8. Action Item: Airport Task Order #10 – Airport Obstruction Removal

Board action to approve and authorize the Chairman's signature on AVCON's Task Order #10 for services as described for Phase 2 of the Obstruction Removal project at the Apalachicola Airport.

Attached to my report is Task Order #10 from AVCON for grant coordination with the FAA and FDOT, development of FAA-compliant bid documents, bid phase services, and construction administrative services for Phase 2 of the Obstruction Removal project at the Apalachicola Airport. AVCON is anticipating the FAA funding \$600,00 via entitlements and the FDOT funding \$60,000 to cover the 10% local match requirement for the FAA grant. AVCON will only invoice the County for these services if the FAA grant for this work is successfully procured.

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman's signature on AVCON's Task Order #10 for services as described for Phase 2 of the Obstruction Removal project at the Apalachicola Airport. Motion carried 5-0.

9. Action Item: Airport Operations Economic Development Board

Board action to approve the Airport Operations Economic Development Board's procedures and guidelines with any proposed changes and appoint members to the Board.

At the last meeting, you received a draft copy of the Airport Operations Economic Development (AOED) Board's procedures and guidelines for your review and approval. Once the procedures and guidelines are approved, you could proceed with appointing members to the AOED.

Mr. Moron said we are basically making the airport manager the "Cortni" of the board. He will be responsible for the advertising of meetings, creating the agenda, making sure the meetings are held in an ADA compliant location and preparing the minutes. Mr. Moron also recommended putting in writing that the AOED board would have no authority over the airport manager or Centric and they would report to the Board independently for checks and balances. Commissioner Amison said he would like a representative from the board to attend the County Commission meetings in the event we need clarification on an item. Mr. Moron also suggested dropping economic development from the board's title, noting most of the applicants are mostly airports. He said he wouldn't want Opportunity Florida or Florida Great Northwest

thinking this is the county's economic development board. Commissioner Amison said the only thing with that is its going to start looking like we are not looking at the airport as far as economic development. He said he doesn't see where that is going to be an issue. He said he had people wanting to create two separate boards, but we aren't there yet. Commissioner Amison said he doesn't see where the name is going to be an issue.

Commissioner Amison made a motion to approve. Chairman Jones inquired as to what term the members would be appointed to. Commissioner Amison noted appointing for a two-year term. Chairman Jones noted that we have several really good applicants, and we have talked about having a five-member board. How are going to whittle down to five? Are we going to draw names? Commissioner Amison asked if everyone had looked at the applicants, noting he is fine with moving forward. He said he would like to have five members and two alternates. Commissioner Lockley said he had someone who was interested but they have not applied. Commissioner Amison asked if they were in business or had aviation experience. He said we have advertised. If they are on the fence about applying, are they going to show up at the meetings? Commissioner Ward asked if the motion we are wanting today is to get the approval of the procedures and guidelines, not appoint members? Commissioner Amison noted that he is fine with that with the stipulation that at the next meeting the board members will be chosen and the board established. He said if people want to apply, they better get their application in there. **Commissioner Amison amended his motion to approve the AOED board's procedures and guidelines with the proposed changes discussed today and be prepared to appoint members at the next meeting.** Mr. Moron asked Commissioner Amison if he wanted alternates or at large members. Commissioner Amison said he wanted alternates. **Commissioner Lockley seconded the amended motion. Motion carried 5-0.**

10. Discussion/Possible Action Item: Alligator Point Golf Cart Ordinance

Commissioner Sanders, Attorney Shuler, and staff received emails from the Alligator Point/Bald Point residents asking the Board to consider a golf cart ordinance for that area. A few years ago, a traffic study was done in that area for the purpose of a golf cart ordinance, but most residents were not in favor of the engineer's recommended speed reduction, which ended that process. Commissioner Sanders would like to use the City of Carrabelle's recently adopted ordinance (attached) as a starting point for a proposed golf cart ordinance for the Alligator Point/Bald Point area and will discuss this matter with the Board this morning.

11. Informational Item: Alligator Point Public Hearing

There will be a public information meeting regarding the upcoming construction of the Alligator Drive Multi-Use Path from East Harbor Circle to the S-curve on Thursday, March 30, 2023, beginning at 5:00 p.m. at the Mission by the Sea Church located at 772 Alligator Drive, Alligator Point, Florida. The route of the path and the construction schedule will be explained, and any questions will be answered. The public is invited to attend. For more information contact Mark Curenton at 850-653-9783 x-5.

12. Informational Item: Broadband RIF Application

Mr. Moron noted that the HHRP Program has closed.

Chairman Jones said our current CDBG program that we just started. We had 12-13 applications and like three are going to get help. A lot of the applicants are widows and they did not qualify by like \$1000 a year. I do not know if we can change the perimeters of the program but I think we need to have the discussion. When these applicants are applying, they are telling all of their business to make sure they are completely honest. Think we need to have this discussion with the CDBG representatives. Mr. Moron asked if he wanted them to attend the next meeting. Chairman Jones noted that we do not need them to come unless they have a resolution. Commissioner Ward said she agrees she had spoken with a gentleman who had applied but he could not afford the insurance. Met with Angela Webster have ideas on ways we can move forward on our housing development. She noted that she will be coming back with some ideas that we can change from a board level and state level. In order for us to provide housing for our community we are going to have to

make some changes.

19. Michael Shuler – County Attorney

Appraisal update from Mr. Matt Terry the airport appraisal for the land swap should be received by the end of next week. On Gander and Barber properties we should have both of those by the end of this week.

1. Public Hearing on Possible Amendment to RV Ordinance

Item addressed earlier in the meeting under Public Hearings.

2. Request for Public Hearing to Consider Abandonment of Part of End of Bay City Road, Apalachicola, FL

Attached is a letter dated March 14, 2023, from attorney Kristy Banks requesting a public hearing for the Board to consider her client's request that Franklin County abandon 0.15 tenth of an acre at the end of Bay City Road, Apalachicola, Florida, as described in the attached letter dated March 14, 2023.

I have also attached Fla. Stat. 336.10; 336.11 and 336.12 regulating road abandonments are attached for your consideration.

Board Action Requested: Board discussion and action to approve the request for a public hearing.

On a motion by Commissioner Lockley, seconded by Commissioner Sanders, to approve the request for a public hearing to be held on April 18, 2023, 10:00 am (ET). Commissioner Ward noted that Attorney Kristy Banks was in attendance for her client and asked if she had anything. Mrs. Banks introduced herself and said she was here for any questions the Board may have. **Motion carried 5-0.**

INFORMATIONAL ITEMS

2. Unopened County Right of Way Between Gulf Beach Drive and Gorrie Drive at 7th Street East, St. George Island, FL

Attorney Shuler noted that he and Chairman Jones had been discussing the recent access closure and it that discussion they thought we may want to address reopening of the access. There was some indication that the public was not properly informed that they could not open public access. Attorney Shuler noted a public educational process may be useful. Attorney Shuler apologized for how it was worded in his report.

Chairman Jones said we have had an issue at this access. Attorney Shuler had sent a letter asking them to cease and desist. However, they were still clearing county property. There were starting to be ecological concerns. It was closed not in an effort to say the county does not care about the public's access to the water. It was about two property owners on opposite sides of the fence arguing about it. I am hoping that we can get the neighbor and property owner to agree they will cease and desist with any additional clearing and any future clearing will only be done by county employees. The access was closed by the Board therefore a motion and second are required to reopen it.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, the Board approved reopening the county right of way between Gulf Beach Drive and Gorrie Drive at 7th Street East, St. George Island, FL. Commissioner Amison said so we are opening something we closed? He said it is the people's land but that does not give them a right to clear it. Chairman Jones noted there is over two hundred accesses on the island, and we don't have the staff to maintain them. Commissioner Amison expressed his concerns over residents opening the accesses on their own. Commissioner Ward said it is all about education. **Motion carried 5-0.**

Commissioner Sanders noted that she had asked Attorney Shuler to research if MSBU could be used for building a new building at Alligator Point fire department. Attorney Shuler noted that he had researched the statute and local ordinance and is of the opinion it can be used for essential facilities. Attorney Shuler noted that the AG opinion found the Board to be the ultimate determining body to make the decision as to whether it is an essential facility. Commissioner Sanders asked Attorney Shuler to look at other counties' contracts with their fire departments. Attorney Shuler said Mr. Moron has taken over the role of working directly with the fire fighter association. They have a form, we will use that as a baseline, along with a couple other versions. Then I will bring it back to the Board.

Chairman Jones asked where an e-bike would fall on the exclusion on sidewalks. It is technically a bicycle but it does not have a motor. Attorney Shuler said he will research; he thinks our ordinance captures them but state law may conflict.

Commissioners' Comments

There were no additional comments.

Adjournment

There being no further business before the Board, the meeting was adjourned.

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts

The audio is available upon request. Please e-mail jgay@franklinclerk.com, call 850-653-8861 to speak with the Administrative Assistant, or submit a request in writing to obtain audio of this meeting.