

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
APRIL 18, 2023
9:00 AM**

MINUTES

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, and Ottice Amison

Commissioners Absent: 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. He noted that Commissioner Lockley was absent today due to the death of his sister. He also noted that Commissioner Amison may have to leave early due to a scheduled doctor's appointment. Chairman Jones reminded the public that there would be no board action during today's workshop. He offered his condolences to Attorney Shuler for the recent passing of his aunt.

Invocation and Pledge of Allegiance

Commissioner Ward led the Board in prayer followed by the Pledge of Allegiance.

Approval of the Agenda

Approval of Minutes and Payment of County Bills

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

On a motion by Commissioner Ward, seconded by Commissioner Amison, the Board approved the minutes from the April 4, 2023, Regular Meeting and approved the Payment of County Bills. Motion carried 4-0.

Public Comments

Mr. Steve Kirshenbaum thanked the Board for the opportunity to serve on the Airport Operations Economic Development Board. He noted that he looks forward to the opportunity to serve with a great group of people to bring jobs to the community.

Presentations and Requests

3. Sarah Quaranta – DOH Administrator – Update

Ms. Quaranta thanked the Board for their partnership and leadership. She introduced Ms. DT Simmons noting she would update the Board on the upcoming community health assessment. Ms. Simmons thanked the Board and the Clerk of Court for allowing them to plant the pinwheels on the courthouse lawn in support of National Child Abuse Prevention month. This month we recognize every child has a right to a nurturing supportive childhood. Ms. Simmons noted that every three to five years they are tasked to come up with an assessment of the overall health of the community. She invited the Board and county staff to attend a prioritization workshop next week at the health department. Now that the initial assessment has been done,

this workshop will take that assessment a little bit further. We will come together and really dig deep into our priorities. The workshop will be held next Tuesday, April 25th at 10:00 a.m. at the health department. Ms. Simmons noted that this is the first in person large meeting being held since Covid and they were looking forward to it. Commissioner Ward thanked them for everything they do for the community.

4. Ben Chandler – ARPC - Regional Rural Transportation Plan Update

Mr. Moron announced that Mr. Chandler was not present at the time. Chairman Jones noted the Board would move on and come back to him.

Planning and Zoning Adjustment Board Report

5. Critical Shoreline Applications

a. 2816 East Hwy 98

Consideration of a request to construct a 1,284 square foot single family dock that consists of a 4'x289' access walkway, an 8'x20' terminus and a 10'x10' boat slip located at 2816 E Hwy 98, Lanark Village, Franklin County, Florida. Request submitted by Jacob Schwartz, applicant.

b. 2186 East Hwy 98

Consideration of a request to construct a 997 square foot single family dock that consists of a 4'x220' access walkway, a 10'x18' terminus and (2) 10'x10' uncovered boat slips located at 2186 E Hwy 98, Lanark Village, Franklin County, Florida. Request submitted by John Chason, applicant.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Critical Shoreline Applications for 2816 East Hwy 98 and 2186 East Hwy 98. Motion carried 4-0.

6. Commercial Site Plan Applications

a. 383 Hwy 98

Consideration of a request for Commercial Site Plan Review of an 18'x20' Carport at property located at 383 Hwy 98, Eastpoint, Franklin County, Florida (Zoned C-1 Commercial Fishing). Request submitted by Pace 2, LLC, applicant.

b. 446 Hwy 98 E

Consideration of a request for Commercial site plan review of a 30'x46' Pole Barn Structure located at 446 Hwy 98, Eastpoint, Franklin County, Florida (Zoned C-1 Commercial Fishing). Application submitted by Eastpoint Lands, LCC (Bruce Millender), applicant.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Commercial Site Plan applications for 383 Hwy 98 and 446 Hwy 98 E. Motion carried 4-0.

7. Re-Zoning & Land Use Change Applications

a. 139 E Gulf Beach Drive

Consideration of a request for Public Hearing to Rezone a parcel of land located in Section 29, Township 9 West, Range 6 West, 139 East Gulf Beach Drive, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Commercial Mixed Use Residential. Request submitted by John Shelby, agent for Robert Heide, applicant.

b. 135 E Gulf Beach Drive

Consideration of a request for Public Hearing to Rezone a parcel of land located in Section 29, Township 9 West, Range 6 West, 135 East Gulf Beach Drive, St. George Island, Franklin County, Florida from C-2 Commercial Business to C-4 Commercial Mixed Use Residential. Request submitted by John Shelby, agent for Robert Heide, applicant.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the Re-Zoning and Land Use Change applications for 139 E Gulf Beach Drive and 135 E Gulf Beach Drive. Motion carried 4-0.

The Board moved to the RFP/RFQ/Bid Opening at this time.

RFP/RFQ/Bid Opening

11. Sealed Bids - Womack Creek Bridge Culvert Repair Bridge # 494035

The project consists of the repair of Bridge No. 494035. The scope of work includes the construction of new headwalls, lining of the existing culvert pipe, guardrail installation and miscellaneous asphalt work.

Mrs. Griffith opened the sealed bids as follows:

North Florida Construction, Inc. from Clarksville, Florida
Bid Amount: \$1,641,400
Bid Bond included

RJ Gorman Contracting, LLC from Panama City, Florida
Bid Amount: \$1,861,400.90
Bid Bond included

MBI Marshall Brothers Construction & Engineering, Inc. from Panama City, Florida
Bid Amount: \$2,300,588
Bid Bond included

Mrs. Griffith noted that all the bids received were above the grant amount. She said the packages will be turned over to the engineer for review and recommendation.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized staff to release the bids to the engineer for review and recommendation. Motion carried 4-0.

The Board moved to Mrs. Griffith's report at this time due to the public hearings being scheduled for 10:00 a.m.

8. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD ACTION: RESILIENT FLORIDA VULNERABILITY ASSESSMENT GRANT APPLICATION

In June of last year, Franklin County submitted a \$175,000 grant application to conduct a vulnerability assessment through the Resilient Florida Program. This program provides funding for counties, municipalities, water management districts, flood control districts and regional resilience entities to

effectively address the impacts of flooding and sea level rise on critical government infrastructure and vulnerable residents. A county wide vulnerability assessment is required before any design and construction grant funding can be awarded through the program. At this time, we are still waiting for the grant award agreement for the program, but the funding notification has been published and the state's grant manager has given authorization for the county to proceed with getting a contract in place to conduct the study. The Apalachee Regional Planning Council has already completed some vulnerability assessments for small segments of the community and as they are a governmental support entity, we asked for a task order from them to complete the county-wide assessment.

Board action to approve and authorize the chairman to sign the attached agreement with the Apalachee Regional Planning Council to complete the county-wide vulnerability assessment.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached agreement with the Apalachee Regional Planning Council to complete the county-wide vulnerability assessment. Motion carried 4-0.

2. BOARD ACTION: CURBING FOR LANDFILL SCALES

The landfill scale house replacement is complete and now the scale system installer is onsite. As the new scale house and scales have shifted slightly forward and sit a little higher off the ground, there is a steep transition at the edge of the scale. While the scales are being installed, the vendor is recommending the addition of approximately 240' of 6" concrete curbing to keep trucks and trailers within the area of the scales as an additional safety improvement for customers crossing the scales and the scale house operator. The additional curbing work will cost \$14,875 and can be paid from the Landfill Tipping Fee Fund. Sample photos of similar curbing are pasted below.

A. Board action to approve the attached quote for the additional concrete curbing as a safety enhancement for the replacement of the landfill scales.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the attached quote for the additional concrete curbing as a safety enhancement for the replacement of the landfill scales. Motion carried 4-0.

B. Board action to authorize the removal of the old scales from the late 1980's from the landfill's equipment inventory which are being disassembled and removed by the installer.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the removal of the old scales from the late 1980's from the landfill's equipment inventory which are being disassembled and removed by the installer.

3. BOARD ACTION: SITE LAYOUT TASK ORDER LANARK EMS STATION

The county has submitted a community funding request through Congressman Neal Dunn's Office for construction funds for the Lanark Village EMS Station. To keep the project on-track as it is a necessary upgrade for the ambulance services for a permanent building to replace a rented location, a comprehensive site survey has been ordered and staff requested a task order from county engineers Dewberry for the civil site design and permitting work for the planned 2600 SF modular EMS Building.

Board action to approve the attached \$16,800 task order with Dewberry Engineers for the civil site design

and permitting of the Lanark EMS Station to be paid by the Health Care Trust Fund.

On a motion by Commissioner Sanders, seconded by Commissioner Ward and Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached \$16,800 task order with Dewberry Engineers for the civil site design and permitting of the Lanark EMS Station to be paid by the Health Care Trust Fund. Commissioner Sanders thanked the Board for their support of this noting maybe this will alleviate the problems on response times for emergencies. Commissioner Amison inquired how this was funded, Mrs. Griffith noting from the capital side. Commissioner Ward noted that this is what the people voted on with the referendum. **Motion carried 4-0.**

4. BOARD ACTION: CHAPMAN AUDITORIUM THEATER SEATING

Attached is a request from the Panhandle Players for their purchase of theater seating to run through the county whereas the county will qualify for a 40% reduction in price due to Sourcwell Contract Pricing. The hard seats at Chapman Auditorium will be replaced with comfortable theater style seats. Chapman Auditorium is owned and maintained by Franklin County and the location is leased to the Panhandle Players.

Board action to accept the funding contribution for the new seats from the Panhandle Players and authorize the issuance of a county purchase order for the new seating.

Commissioner Ward noted this purchase is funded by the Panhandle Players. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board accepted the funding contribution for the new seats from the Panhandle Players and authorize the issuance of a county purchase order for the new seating. Motion carried 4-0.**

5. BOARD ACTION: DRAFT SPENDING PLAN US TREASURY LATCF FUNDS

As part of the American Rescue Plan, Franklin County was eligible to receive Local Assistance and Tribal Consistency Funds (LATCF) from the US Treasury. The county received the first allocation (of two) in December of \$113,200.44 after applying for the funds. These funds are non-recurring revenues which can be used in a variety of ways for governmental infrastructure and operations. As this revenue can be used to fund capital improvements and repairs which would not be eligible through various grant programs, a list of needed repairs and refurbishments are summarized below as part of the proposed DRAFT spending plan.

LATCF DRAFT SPENDING PLAN – PROJ DESCRIPTION	PROJECT COST	1ST PHASE AVAILABLE BALANCE \$ 113,200.44	2ND PHASE AVAILABLE BALANCE \$ 113,200.44
Repairs and Roof Replacement Old Carrabelle Annex	\$ 55,000.00	\$ 23,021.51	\$ 31,978.49
Playground Refurbishment DW Wilson Park & Other Repairs	\$ 29,754.72	\$ 14,143.74	\$ 15,610.98
Playground Refurbishment Kendrick Park	\$ 22,492.66	\$ 22,492.66	-
Playground Refurbishment Vrooman Park (*Pending DEO Grt Amend)	\$ 53,542.53	\$ 53,542.53	-
Roof Replacement Carrabelle Health Department	\$ 65,610.97	\$ -	\$ 65,610.97

TOTAL DRAFT SPENDING PLAN	\$226,400.88	\$ 113,200.44	\$ 113,200.44
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Board action to approve the DRAFT spending plan above for the LATCF Program.

On a motion by Commissioner Ward, seconded by Commissioner Sanders to approve the DRAFT spending plan above for the LATCF Program. Commissioner Sanders inquired if this included refurbishing both playgrounds at Kendrick Park. Mrs. Griffith confirmed it did and should correct all issues noted during the recent visit. Motion carried 4-0.

6. BOARD ACTION: LATCF Old Carrabelle Annex Location Task Order BFBS Architects

At the February 21st meeting, the Board authorized requesting a task order from architect Dough Shuler of BFBS to develop the technical specifications and bid documents for the re-roof and rot repair work at the old Carrabelle Annex location to be used as viable storage for the parks and recreation department. This task order will be paid by the LATCF Program Funds allocated above for the Old Carrabelle Annex Project.

Board action to approve and authorize the chairman to sign the attached task order with BFBS Architects to develop the specifications and bid documents for the old Carrabelle Annex Building.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached task order with BFBS Architects to develop the specifications and bid documents for the old Carrabelle Annex Building. Motion carried 4-0.

7. BOARD ACTION: LATCF Playground Repair/Refurb. Quotes D.W. Wilson & Kendrick Park

As discussed at the first meeting in March and after inspections of the county’s existing playgrounds, Gametime and NSP have submitted the requested estimates for repair and refurbishment of Vrooman Park in Eastpoint, D.W. Wilson Park in Apalachicola and Kendrick Park in Carrabelle. Gametime can provide the replacement parts and pieces needed for the repair based upon contract pricing through OMNIA. NSP is a sole source service provider specializing in the refurbishment, repair, and replacement of playground parts. The attached quotes will replace damaged components, professionally remove rust, and do necessary safety upgrades as needed at the park locations. As Vrooman Park’s large-scale refurbishment may qualify for funding through an amendment with the Hurricane Michael Assistance Grant Program, we will hold a space in the LATCF program for that refurbishment until the county receives a formal response to the amendment request (which should be by the next meeting). Once the county’s playgrounds are brought up to good condition, NSP will be able to add the locations for annual inspections and routine maintenance.

Board action to waive the county bid policy and acknowledge NSP as a sole source service provider of playground maintenance and refurbishment services and accept the attached quotes from NSP for the repair/refurbishment work at D.W. Wilson Park and Kendrick Park.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board waived the county bid policy and acknowledge NSP as a sole source service provider of playground maintenance and refurbishment services and accept the attached quotes from NSP for the repair/refurbishment work at D.W. Wilson Park and Kendrick Park. Motion carried 4-0.

Board action to accept the quotes from Gametime based on OMNIA Contract pricing for the equipment

components needed for the repair and refurbishment of the playgrounds at D.W. Wilson Park and Kendrick Park.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, to accept the quotes from Gametime based on OMNIA Contract pricing for the equipment components needed for the repair and refurbishment of the playgrounds at D.W. Wilson Park and Kendrick Park. Commissioner Ward said in the past no one has ever maintained our playground equipment. She said she thinks this is beneficial because they will maintain it and we should not have to replace it so often. Mrs. Griffith noted they will coat it with a marine like coating used on barges. It will look a little different with a bubble-like finish. **Motion carried 4-0.**

8. BOARD INFORMATION: Miscellaneous Project Updates

Mrs. Griffith noted the lighting project at Vrooman Park should begin on May 26th. The installation of the St. George Island Park playground equipment should begin on May 15th. Mr. Davis and his crew will begin disassembling the old equipment on May 1st in preparation for the new equipment. Mrs. Griffith noted that the Carrabelle Beach Pavilion renovation was supposed to start yesterday, however the contractor had a delay due to weather. Hopefully, they will begin sometime this week. Chairman Jones noted that he understood they would begin with the lighting immediately. Mrs. Griffith confirmed that is correct.

Mr. Moron announced that there was a misunderstanding and the Regional Planning Council thought they were presenting at the May meeting. Therefore, they will not be presenting their presentation today.

Mrs. Griffith noted that she just received an email from Caleb from Dewberry regarding the Vrooman Park Drainage Improvements design. She would like the Board to consider adding this item to today's agenda and approving.

- Vrooman Park Drainage Improvements Design – Professional Services

Chairman Jones called for public comments. There were no public comments. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, to approve the proposal presented by Dewberry in the amount of \$9,850 for the design of the Vrooman Park Drainage Improvements.** Commissioner Ward noted this is one of the biggest issues we have at Vrooman Park. This prevents them from being able to practice and play games. Commissioner Amison noted the other day when we had the light rain, all the Eastpoint games had to be held in Apalachicola. **Motion carried 4-0.**

The Board moved to Mr. Moron's report at this time.

14. Michael Morón – County Coordinator

1. Action Item: \$3000 Request - EP Fire Victims Fund

Board action to waive the policy restricting the Eastpoint Fire donated funds to assist fire survivors only and authorize a payment to assist Mrs. Shelia Chambers with the installation of her replacement trailer.

Chairman Jones and Commissioner Ward have been asked to assist Mrs. Shelia Chambers. Mrs. Chambers lives in Eastpoint and lost her home to a fire, although it was not the Eastpoint wildfire. The Sheriff assisted Mrs. Chambers with a replacement trailer, however Mrs. Chambers property is in a flood zone that requires the replacement trailer to be placed on pylons. This requirement has added an unanticipated \$15,000 to the project. Commissioners Jones and Ward would like the Board to consider waiving the policy that restricted the Wildfire donated funds for those survivors and authorize a \$3,000 payment to assist Mrs. Chambers. Mrs. Chambers has another funding source for the balance of the needed funds. Commissioners Jones and

Ward may have additional comments regarding this request.

Commissioner Ward said this has been an ongoing issue for her and she feels like this is the right thing to do. Chairman Jones said she is replacing a mobile home with a mobile home. It is very expensive to put a mobile home on pilings and there are not many people who do that. **On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board waived the policy restricting the Eastpoint Fire donated funds to assist fire survivors only and authorize a payment to assist Mrs. Shelia Chambers with the installation of her replacement trailer. Motion carried 4-0.**

2. Action Item: Amendment to ARPC GIS Agreement

Board action to increase ARPC's hourly rate, for the for the Geographic Information System (GIS) services agreement dated October 2021, from \$50 per hour to \$65 per hour.

Attached to my report is a copy of the GIS agreement with the Apalachee Regional Planning Council (ARPC). ARPC is asking for an increase from \$50 per hour, the amount agreed to in the original 2021 agreement, to \$65 per hour. Staff supports this requested increase.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board increased ARPC's hourly rate, for the for the Geographic Information System (GIS) services agreement dated October 2021, from \$50 per hour to \$65 per hour. Motion carried 4-0.

3. Action Item: ARPC Agreement for County Logo Design

Board action to authorize staff to request an agreement from ARPC for the design of a County Logo and present this agreement to Attorney Shuler for his review.

Chairman Jones requested that staff look at options to redesign the County's logo. Based on research, staff is recommending that we engage Apalachee Regional Planning Council's graphic design staff for this project. If the Board is agreeable, I would ask that Attorney Shuler is authorized to review ARPC's agreement for this project and present it at a future meeting for approval.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized staff to request an agreement from ARPC for the design of a County Logo and present this agreement to Attorney Shuler for his review. Motion carried 4-0.

4. Action Item: Big Bend Hospice Letter of Support

Board action to authorize the Chairman's signature on a letter of support for Big Bend Hospice.

Attached to my report is an email from Mr. Stephen Emanuel, a Big Ben Hospice representative. Mr. Emanuel contacted Commissioner Sanders and explained that Big Ben Hospice is seeking letters of support, from the Board as a whole and from Commissioners or other elected officials, expressing their work and reputation in the County. If any Commissioner would like to send an individual letter of support, I have the address for your letter.

Commissioner Sanders noted that when you are at end of life, those services are much needed. What it is you have other companies coming in trying to do the same thing. **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 a letter of support for Big Bend Hospice. Motion carried 4-0.**

5. Action Item: CareerSource Office in Armory

Board action to authorize Attorney Shuler to review a rental agreement with CareerSource for office space in Fort Coombs Armory.

Mrs. Kim Bodine of CareerSource is looking for new office space in Apalachicola. I suggested the old SHIP office located in the Fort Coombs Armory as an option. I discussed this proposal with both Mr. Mark Curenton and Mr. Fonda Davis and they both support having someone in the Armory on a regular basis. If the Board supports this proposal, Attorney Shuler will need authority to review an agreement, that will include a monthly rental amount, and present it for approval.

On a motion by Commissioner Amison, seconded by Commissioner Ward and Commissioner Sanders to authorize Attorney Shuler to review a rental agreement with CareerSource for office space in Fort Coombs Armory. Commissioner Ward asked if we should be concerned about security with sensitive data being stored and people renting the building. Mr. Moron noted that there is a secure office, and he will make sure Ms. Bodine know where they can store their stuff. Mr. Moron said if the Board would like he can recommend a small security system for that one room. **Motion carried 4-0.**

6. Action Item: Building Inspection Proposal

Board action to authorize Attorney Shuler to review an agreement with ECPI Code Administrative Services for building code inspection services.

During your last budget workshops, the Board included funds for a building inspector to assist Mr. Steve Paterson, the County's Building Official with inspections and building code enforcement. Staff advertised for a part-time inspector but did not receive any applicants. Mr. Paterson contacted an ECPI Code Administrative Services representative to discuss the possibility utilizing their inspection services. ECPI Code Administrative Services assists local municipalities throughout Northwest Florida with enforcing state building codes. ECPI has worked for the City of Apalachicola and served as backup for a previous County Building Official. Staff is interested in an agreement that would run from May 1st to September 30th. During this year's budget workshops the Board and staff could discuss a permanent agreement. If the Board is willing to proceed with this 5-month agreement, Attorney Shuler would need authorization to review an agreement that would be presented for your approval.

Commissioner Ward asked Mr. Moron to confirm the funding comes from the building department budgeted funds, and at no additional expense. She asked if they would be helping with code enforcement as well. Mr. Moron noted that they will assist with code enforcement on the building side such as people working with out permits, licenses and violations against Florida Building Code. Commissioner Ward noted that she knows Mr. Patterson needs the help. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to review an agreement with ECPI Code Administrative Services for building code inspection services. Motion carried 4-0.**

7. Discussion/Possible Action Item: Code Enforcement Workshop

Chairman Jones and I met with Sheriff Smith and his staff to discuss code enforcement. To summarize, Sheriff Smith is of the opinion that if this Board adds stiff penalties, that can be enforced by law enforcement, along with a few other changes to the Travel Trailer/RV/Camper ordinance and create an ordinance that addresses junk and trash on private property most of the County's code enforcement issues would be solved. I realize that there are valid concerns regarding creating a bigger homeless problem in the County with enforcement of this ordinance, so a workshop is in order. During a workshop, the Board can hear from the Sheriff and discuss options that would allow for enforcement of the ordinance but create an option for those with hardships. Chairman Jones may have additional comments regarding this meeting. Board discussion and possible action to schedule a workshop.

Chairman Jones noted that he is good with holding this workshop. We already have some ordinances on the books, and we need to figure out how to enforce them. The sheriff was not interested in enforcing an ordinance that you would be dealing with the same issue next week. After this workshop, I want us to look at having code enforcement. People are believing that we are never going to do it and keep workshopping

it. There are issues such as abundance trash on properties. This might could be alleviated by mandatory trash pickup. The sheriff seemed like he was agreeable to enforce the ordinances. What we did discuss was the county continuing to accept concerns through portal and the deputies responding to the complaints. Some will be proactive and some reactive. We need to have a venue where we can discuss this with the sheriff and then put on an agenda to act. **Commissioner Ward made a motion to schedule a workshop to discuss code enforcement.** She noted when she took office this was one of her passions. She said she knows we have a lot of ordinances on the books, but we need to start enforcing them. If we start enforcing ordinances that we have had on the books since the 90s we are going to get a lot of feedback. **Commissioner Amison seconded the motion.** Commissioner Sanders agreed that we need to have a workshop to look at the ordinances on the books and not create new ones if we do not have to. Chairman Jones asked when the next meeting would be the Board could hold a workshop. Mr. Moron said May 16th at 1:30 p.m. **Commissioner Ward and Commissioner Amison amended their motions to include scheduling the workshop for Tuesday, May 16th at 1:30 p.m. Motion carried 4-0.**

8. Informational Item: Triumph Meeting

As an update, County, City of Apalachicola, and City of Carrabelle representatives will meet with Triumph staff on Wednesday, April 19th. If you have any funding items or ideas you would like presented or discussed, let Chairman Jones or staff know prior to tomorrow's meeting.

9. Informational Item: AOED Organizational Meeting

(This meeting is scheduled for Monday, April 17th at 5:00 p.m. I will have an update at the BOCC meeting.) Commissioner Amison noted there was a good collective group of people chosen for the board and he is excited to see what they do. He noted that assured Tara with Centric that we want to move forward with their company, noting we are behind in renewing the lease agreement.

10. Informational Item: Senior Center Board Meeting

A Franklin County Senior Citizen Council Inc., representative contacted Commissioner Ward and requested a meeting to discuss the possibility of using the Senior Center in Carrabelle as a congregate center for the seniors displaced from the Garden Center Building in Carrabelle. Commissioner Ward has agreed to meet with representatives from the Council on Thursday, April 20th. I will update the Board on the outcome of that meeting.

Commissioner Ward noted that they are now wanting to meet after a request was made to them in January. She noted funny what happens when you pull funding. She said they will come back to the Board with an update after the meeting.

11. Informational Item: Vehicle for ECCC

As an update, Sheriff Smith is working on a vehicle for Elder Care Community Council (ECCC) of Franklin County. This vehicle will assist ECCC with transporting seniors in Carrabelle for shopping or other errands they may have. I will update the Board once the Sheriff is successful with locating a vehicle.

12. Informational Item: Next Meeting

Your next regular meeting is scheduled for Tuesday, May 2, 2023, at 9:00 a.m.

Chairman Jones noted that at the DOH meeting next week, we should make sure to address the issues we are having with houses being renting for more people than what their septic systems are designed for.

Attorney Shuler presented the action item from his report at this time.

2. Electric Bikes or E-Bikes

Recently, the Board asked me to review our current ordinances to determine whether they sufficiently regulate electric bikes in areas such as the public beach or our bike paths. While your ordinances prohibit

motorize and powered vehicles from the beach and bike paths, the Legislature has declared that a E-bike is not a motor vehicle but has allowed local governments to pass regulations on E-bikes.

Board Action Requested: I recommend that the Board authorize a public hearing so that you can consider adopting specific county regulations concerning E-Bikes in areas such as bike paths, multi-use paths and the public beaches.

Mrs. Griffith asked the Chairman if she could add an item to the agenda for action. The library budget transfer was inadvertently left off the bill run. Chairman Jones called for public comments and there were none. **On a motion by Commissioner Ward, seconded by Commissioner Amison, to authorize the Clerk's Finance Department to issue a manual check for the library budget transfer. Motion carried 4-0.**

The Board moved back to Attorney Shuler's item at this time.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, to authorize a public hearing so that you can consider adopting specific county regulations concerning E-Bikes in areas such as bike paths, multi-use paths and the public beaches. Commissioner Ward noted that she has discussed e-bikes on Carrabelle Beach with Attorney Shuler in the past. She asked if this ordinance would include all beaches. Attorney Shuler noted that the ordinance would include all public beaches and exclude private beaches. He noted it would be like the animal ordinance which is countywide. He said he will contact the City of Carrabelle's attorney to make them aware of the proposed ordinance. Unless they pass an ordinance in conflict with the county's ordinance their beaches would be covered. For the record, the proposed date for the workshop would be May 16th at 10:00 a.m. **Motion carried 4-0.**

Chairman Jones noted that he would like Attorney Shuler to bring back to the Board information regarding a business registration and/or short-term rental registration.

Information Items

3. Public Workshop to Discuss Possible Golf Cart Ordinance at Alligator Point, FL -1:30 PM

The following documents are attached for the Board's consideration for the public workshop to discuss a possible golf cart ordinance at Alligator Point, FL:

- a. F.S. 316.212 Operation of golf carts on certain roadways.
- b. July 2017 Alligator Point Golf Cart Study prepared for Franklin County.
- c. St. George Island Golf Cart Ordinance.
- d. Eastpoint Golf Cart Ordinance.
- e. City of Carrabelle Golf Cart Ordinance No. 487

4. Purchase of Gander Property

The closing statement and title commitment issued for the Board's purchase of this property is attached. The purchase price is \$146,544.29, with each party equally paying the costs of closing.

5. I have completed my review of the issue regarding a single wide trailer that has been placed just off the paved terminus of Messer Road, Carrabelle, FL, but which was on top of a lime rock cul-de-sac that extended from the paved terminus of Messer Road. The issue was whether the county acquired ownership of the lime rock cul-de-sac sometime on or about November 2019. F.S. 95.361 requires a four-year period of maintenance before the county can claim ownership. That statutory period has not passed, so the county cannot claim ownership of the lime rock cul-de-sac at the end of the paved terminus of Messer Road, Carrabelle, FL. This ends my inquiry into this matter.

The Board recessed at 10:07 a.m. and reconvened at 10:18 a.m. The Board moved to the public hearings at this time.

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

9. Consider Abandoning Part of The End of Bay City Road 10:00 a.m. (ET)

Petition requesting a public hearing to consider the request of Mr. Jimmy Mosconis to abandon 0.15 tenths of an acre at the end of Bay City Road, Apalachicola, Florida, as described in said petition, was considered and approved for a public hearing by the Franklin County Board of County Commissioners.

Attorney Shuler presented the request from applicant, Jimmy Mosconis regarding abandoning part of the end of Bay City Road. Attorney Shuler noted that in abandoning as requested there would be no public water access abandoned. The property between the terminus and water is privately owned. Attorney Shuler noted today's hearing has been duly advertised and the application for abandonment does not violate the Board's policy. At this time, Attorney Shuler introduced Mrs. Kristy Branch Banks as counsel for applicant. Mrs. Banks presented the Board with additional photos of the property explaining the current building sits where the original building was when the property was purchased in 1974. Mrs. Banks reaffirmed the request does not restrict a public access or connection on the roadway. Mrs. Banks noted that there is precedence for the county where this has been done in the past at Breakaway Lodge. At this time, Chairman Jones called for public comments and there were none. Mr. Mosconis noted that this dates to 1951. **Commissioner Amison made a motion to approve the abandonment of 0.15 tenths of an acre at the end of Bay City Road, Apalachicola, Florida, seconded by Commissioner Sanders.** Commissioner Sanders said the Board has done this a few times in the past, it is just nothing but an error. Chairman Jones said he does like that Attorney Shuler made it clear that in approving the Board will not be blocking any public access to the water. Commissioner Amison said this piece of property does not for the public. This encroachment was done when Florida DOT has the road. It is a clerical error that needs to be cleared up. **Motion carried 4-0.** Mr. Mosconis thanked the Board.

RESOLUTION

A RESOLUTION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSION WHEREBY GRATING PETITION OF JIMMY MOSCONIS FOR THE ABANDONMENT OF 0.15 ACRES, MORE OR LESS, AT THE END OF BAY CITY ROAD, APALACHICOLA, FLORIDA, FORMALLY KNOWN AS STATE ROAD NO. 384 R/W AS PER DOT MAP SECTION NO. 4951-150.

WHEREAS THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS (BOARD) RECEIVED A PETITION OF JIMMY MOSCONIS (MOSCONIS), OWNER OF FRANKLIN COUNTY PARCEL IDENTIFICATION NO. 26-08S-08W-0000-0020-0000, SEEKING ABANDONMENT OF RIGHT OF WAY AT THE END OF STATE ROAD NO 384, A/K/A BAY CITY ROAD, APALACHICOLA, AS FOLLOWS:

PORTION OF BAY CITY ROAD .15 ACRES MOL:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 8 WEST, FRANKLIN COUNTY, FLORIDA, THENCE RUN NORTH 00 DEGREES 47 MINUTES 54 SECONDS EAST 2357.59 FEET TO A CONCRETE MONUMENT (NORTH 2357.85 FEET AS PER RECORD DEED); THENCE RUN NORTH 76 DEGREES 25 MINUTES 29 SECONDS EAST 127.43 FEET TO A CONCRETE MONUMENT LYING ON THE WESTERLY RIGHT OF WAY BOUNDARY OF BAY CITY ROAD, SAID POINT ALSO LYING ON A CURVE CONCAVE TO THE WESTERLY, THENSE RUN NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY AND SAID CURVE HAVING A RADIUS OF 448.34 FEET, THROUGH A CENTRAL ANGLE OF 25 DEGREES 43 MINUTES 19 SECONDS, FOR AN ARC DISTANCE OF 201.28 FEET, CHORD BEING NORTH 00 DEGREES 15 MINUTES 03 SECONDS WEST 199.59 FEET TO A DEPARTMENT OF TRANSPORTATION CNOCRETE MONUMENT;

THENCE LEAVING SAID CURVE RUN NORTH 13 DEGREES 01 MINUTE 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY 198.60 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 13 DEGREES 01 MINUTE 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY 538.44 FEET TO AN IRON ROD AND CAP (MARKED 7 160) MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 13 DEGREES 01 MINUTE 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY 107.70 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF SAID RIGHT OF WAY; THENCE LEAVING SAID WESTERLY RIGHT OF WAY BOUNDARY RUN NORTH 76 DEGREES 41 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY 59.36 FEET TO A POINT LYING ON THE EASTERLY BOUNDARY OF SAID RIGHT OF WAY; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY RUN SOUTH 13 DEGREES 01 MINUTE 38 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY 107.70 FEET TO AN IRON ROD AND CAP (MARKED 7160); THENCE LEAVING SAID EASTERLY RIGHT OF WAY BOUNDARY RUN SOUTH 76 DEGREES 41 MINUTES 32 SECONDS WEST 59.36 FEET TO THE POINT OF BEGINNING CONTAINING 0.15 ACRES, MORE OR LESS.

WHEREAS THE BOARD HAS RECEIVED THE LEGAL DESCRIPTION SETTING FORTH THE SPECIFIC DESCRIPTIONS OF THE REQUESTED ABANDONMENT AND DESCRIPTION IS REFERENCED HEREIN AND ATTACHED HERETO THIS RESOLUTION FOR CLARITY AND DEFINED METES AND BOUNDS.

WHEREAS THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS HAS PROPERLY NOTICED AND CONDUCTED A PUBLIC HEARING ON APRIL 18, 2023, FOR THIS PETITION FOR ABANDONMENT PURSUANT TO FLORIDA STATUTE 336.09; AND

WHEREAS THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS FOLLOWING A PUBLIC HEARING AND BOARD DISCUSSION VOTED TO APPROVE AND GRANT THE PETITION FOR ABANDONMENT; AND

NOW, THEREFORE BE IT RESOLVED, BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS IN FRANKLIN COUNTY, FLORIDA, IN REGULAR SESSION THIS 18TH DAY OF APRIL 2023, AS FOLLOWS:

1. THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY ABANDONS THE STATED ROADWAY AND RIGHT OF WAY AS DEFINED HEREIN FOLLOWING PROPER NOTICE, PUBLIC HEARING AND AUTHORIZING VOTE OF THE BOARD OF COUNTY COMMISSIONERS; AND
2. BE IT FURTHER RESOLVED THE BOARD HAS ACCEPTED THIS PETITION FOR ABANDONMENT BASED IN PART ON THE NOTICED PUBLIC HEARING, BOARD COMMENT AND DISCUSSION AND THE DETAILED CONDITIONS AND AFFIRMATIVE REPRESENTATIONS OF MOSCONIS AND HIS LEGAL REPRESENTATIVE PRESENTED IN ITS WRITTEN SUBMISSIONS TO THE OFFICIAL COUNTY RECORD AND ITS TESTIMONY AT DULY NOTICED PUBLIC HEARING; AND
3. BE IT FURTHER RESOLVED THE BOARD DIRECTS ITS COUNTY STAFF TO PROVIDE SAID RESOLUTION TO THE PETITIONER FOR ITS FINAL IMPLEMENTATION.

DULY ADOPTED THIS 18TH DAY OF APRIL 2023.

10. AN ORDINANCE REZONING 0.15 +/- ACRE OF LAND 10:30 a.m. (ET)

AN ORDINANCE REZONING 0.15 +/- ACRE OF LAND IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 6 WEST, FROM C-2 COMMERCIAL BUSINESS DISTRICT TO C-4 COMMERCIAL MIXED USE RESIDENTIAL DISTRICT.

Mrs. Bankston presented the rezoning request to the Board originally noting that there was a typo on the property should be Range 6 East instead of Range 6 West. The applicant, Mr. Thomas appeared before the Board to answer any questions they may have. Chairman Jones called for public comments and there were none. Commissioner Ward inquired about the advertisement and if it would need to be readvertised with the correct legal description. Attorney Shuler noted that it was sufficiently advertised. He asked Mrs. Bankston if she had anyone inquire about today's hearing. Mrs. Bankston noted that no one had inquired, however, she had someone call her about correcting the legal. Attorney Shuler called Mr. Thomas up to inform him that potentially someone could contest today's decision since it was advertised incorrectly. He noted it is more of a risk to him than the Board so it would be up to him if he wanted to move forward. At this time, Mrs. Bankston announced that she was mistaken, and the correct legal description had been advertised and listed on the agenda. Chairman Jones said he understands the desire to change it especially with the zoning around it. The Board needs to address residential drainage and parking in the future. We are working on a drainage project that is a snapshot in time, but it does not include any future development. Currently we do not require residential properties to have a stormwater plan. Mr. Thomas noted that he is a residential builder and plans to build residential. He noted that his company's intent is to reduce density. He said they do deal with run off and storm. We are not building six houses there. Good faith in idea of reducing density.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved an ordinance rezoning 0.15 +/- ACRE OF LAND IN SECTION 29, TOWNSHIP 9 SOUTH, RANGE 6 WEST, FROM C-2 COMMERCIAL BUSINESS DISTRICT TO C-4 COMMERCIAL MIXED USE RESIDENTIAL DISTRICT. Motion carried 4-0.

11. AN ORDINANCE REZONING 0.53 +/- ACRE OF LAND 10:35 a.m. (ET)

AN ORDINANCE REZONING 0.53 +/- ACRE OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM C-1 COMMERCIAL FISHING DISTRICT TO C-3 COMMERCIAL RECREATIONAL DISTRICT.

Mrs. Bankston presented the rezoning request to the Board. She announced that Mr. Syska is on the line in case the Board has any questions for him. Mr. Syska thanked the Board for taking the time to consider this request. He noted that he has owned this property for close to nine years and is interested in finding a good use for it. Chairman Jones said he knows we are not talking about a commercial site plan today, but he hopes that we are not just looking at regular RV sites. He said that he does not think it would be consistent with what is going on in Eastpoint right now. Mr. Syska noted that his intent is not RV sites. Chairman Jones called for public comments and there were none. Commissioner Ward asked if this is something the Board has done in the past changing this type of zoning. Chairman Jones said yes, the last time we did it was for Mr. Howard and Susan Reeder. He said he thought the Board did it also for Mrs. Reeder's sister. He said he believes she is having issues with the amount it is going to cost her to get water. Chairman Jones said when the bay comes back there does need to be somewhere for the boats to dock. There is a lot of commercial property and I think it should be case by case on what they are trying to do with it. **On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the ordinance REZONING 0.53 +/- ACRE OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM C-1 COMMERCIAL FISHING DISTRICT TO C-3 COMMERCIAL RECREATIONAL DISTRICT. Motion carried 3-1, Commissioner Sanders opposed.**

RFP/RFQ/Bid Opening

12. **Sealed Bids - Womack Creek Bridge Culvert Repair Bridge # 494035**

The project consists of the repair of Bridge No. 494035. The scope of work includes the construction of new headwalls, lining of the existing culvert pipe, guardrail installation and miscellaneous asphalt work.

Item addressed earlier in the meeting.

County Staff & Attorney Reports

13. **Erin Griffith – Fiscal Manager/Grants Coordinator**

All items addressed earlier in the meeting.

14. **Michael Morón – County Coordinator**

All items addressed earlier in the meeting.

15. **Michael Shuler – County Attorney**

All items addressed earlier in the meeting.

Commissioners' Comments

There were no further Commissioner 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.