

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM  
OCTOBER 17, 2023  
9:00 AM  
MINUTES**

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

Commissioner Absent: Noah Lockley

Others Present: Michael Shuler-County Attorney, Michael Moron-County Coordinator, Erin Griffith-Fiscal Manager/Grants Coordinator, and Jessica Gay-Clerk to the Board

**Call to Order**

Chairman Jones called the meeting to order.

**Invocation and Pledge of Allegiance Approval of the Agenda**

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

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the agenda. Motion carried 4-0.**

**Approval of Minutes and Payment of County Bills**

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

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized the Payment of County Bills and approved the minutes from the FCBCC Regular Meeting October 3, 2023. Motion carried 4-0.**

**Public Comments**

Cindy Slater spoke to the Board Chip Morrison Drive Alligator Point ongoing concern for our neighborhood which is public access to the beach, parking dangerous. We would like to see the parking removed from Chip Morrison Drive. There is no signage for pedestrians, for cars to close. The speed limit is 15 mph but there is no signage. Families unload cars with traffic coming from both directions. Someone is going to get hurt because it is so dangerous. Area not clearly marked for parking, there is no walkway. The parking needs to be removed. We have talked with a couple of people from the sheriff's office, and they agree it is a dangerous area. Feels the county would be liable for any accident that may occur there for creating the parking. Thanked the sheriff's department for their support. Commissioner Sanders noted that she will address this in commissioner comments.

Mel Kelley spoke to the Board via Zoom as follows:

RE: SGI Tree Ordinance Countywide

I respectfully request that you seriously consider extending the proposed tree clearing ordinance currently proposed for St. George Island into the entirety of the county. Too many countywide lots are being clearcut of late and some along Highway 98 are truly tragic examples of that damaging handiwork. There is one west of the St. James Golf Course Complex, which is a horrible example, recently clearcut into the wetlands at the water's edge. I believe Commissioner Sanders can speak emphatically about that property. Others have been clearcut also along Highway 98 between Carrabelle and Eastpoint addresses. I suspect inland lots have

also been clearcut, but I do not drive those roads regularly. I do, however, have a good friend who is suffering flooding of theirs and their neighbor's single-story home because of clearcutting that was done just north of their properties in Gulf Terrace. Such destruction must stop countywide and only you can have that saving ordinance drawn up as soon as legally possible. I have witnessed waterside and 98 northside lots butchered of their soil saving trees. Please consider making the drive yourself from Apalachicola to Summer Camp and see for yourself before there are no trees left on lots being clear cut and emptied for development. Trees can and will help hold the land when nature sends storms, but please do not let the storms of development denude our soils in Franklin County. We, on the outskirts of SGI are equally important to the futures for all of us. In Carrabelle, we just lost several oaks of 100 plus years to a callous commercial development. Please extend the proposed tree cutting ordinance to all our county before it is too late. I hope it is not too late already. Thank you.

### **Constitutional Officers**

#### **3. Sheriff's Office - Captain David Varnes - Security System & Outdoor Light Replacement**

##### **Request**

Ms. Ginger Coulter gave an update on the camera project. The goal was to complete phase 1 by September 30<sup>th</sup>. When the installers came to complete the project, the equipment order was not correct. Mr. Varnes said when they originally asked RedWire to put the projects together the system they came to put in was not compatible with our system. The new quote for the Phase 1 project came in at \$16,014.94 which was \$11,830 less than the original quote of \$27,845. The Phase 2 quote remains the same at \$21,800. Today's request is to approve the revised quote for Phase 1 and the perimeter lighting quote. Cates Electric submitted a quote in the amount of \$5,965.75. Mr. Varnes said he wants to say there is between 10 and 20 lights. Chairman Jones asked if it was sufficient. Mr. Varnes noted that will be upgrading them all to LEDs. The issue is you cannot get mercury bulbs anymore. We must pay to upgrade them.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, to approve the revised Phase 1 quote in the amount of \$16,014.94 and the outdoor lighting replacement quote from Cates Electric for \$5,965.75.** Chairman Jones noted the purpose of the Board saying they wanted to look at capital expenditures during the budget, just to reemphasize, is that we want to include that in the process. Mr. Moron said they can include that in the letter sent out to ask for capital expenditures to be included in their budgets. Chairman Jones noted that when they can get the strategic plan together the public will be able to see what projects we are planning to fund for each department. **Motion carried 4-0.**

### **Department Directors**

#### **4. Jennifer Daniels - Emergency Management Director - Contract Approval**

1. Request the Board approval and Retro-Acting of the Chairmans signature on the 30 - day extension of the emergency contract with The Summit Group. Date of Signature is 10/03/2023.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the 30 - day extension of the emergency contract with The Summit Group and approved retroactively the Chairman's signature on 10/3/2023. Motion carried 4-0.**

2. Request the Boards approval of awarding the contract for RFP# - RFP-EM2023-001 Emergency Planning, Disaster Recovery, and Mitigation Grant Program Services to the following:

1. The Summit Group (260)
2. Metric Consulting (224)
3. Elite Business Strategies (220)

We plan to present the contract to the board at the November 7th Board Meeting.

Mrs. Daniels explained the process of the scoring of the bid packages, considering the complaint received via email.

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved awarding the contract for RFP# - RFP-EM2023-001 Emergency Planning, Disaster Recovery, and Mitigation Grant Program Services to the following: 1. The Summit Group (260), 2. Metric Consulting (224), and 3. Elite Business Strategies (220). Motion carried 4-0.**

Mrs. Griffith presented the following items from her report at this time.

1. BOARD ACTION: DEM EMERGENCY OPERATIONS CENTER GRANT

The county was very successful in this past legislative session thanks to the assistance of Senator Corey Simon and Representative Jason Shoaf, Capital City Consulting, and county consultant Traci Buzbee. The county has now received the attached grant agreement from the Florida Division of Emergency Management in the amount of \$2,650,577 to go towards the construction of the new Emergency Operations Center. These funds, coupled with the \$1,000,000 congressional appropriation awarded in the prior year with assistance from Congressman Neal Dunn, and \$1,000,000 from RESTORE's Gulf Consortium will allow for the county to begin construction on the new EOC. As construction is now funded, the county cannot afford to wait any longer for the FAA approval of the site at the airport. This month, the county is closing on three acres of land (which is not in a flood zone) on Highway 65 near the county jail, landfill, and road department. The possible Highway 65 location will eliminate the FAA from the process and will allow for the EOC to be constructed on the ground instead of having to be situated on pilings.

Board action to approve and authorize the chairman to sign the attached DEM Emergency Operations Center Grant.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached DEM Emergency Operations Center Grant. Motion carried 4-0.**

Board action to approve site relocation to the 3-acre site in Eastpoint and to proceed with construction and design activities.

**On a motion by Commissioner Ward to approve site relocation to the 3-acre site in Eastpoint and to proceed with construction and design activities.** Commissioner Ward noted there are pros and cons. If we do this there are going to be some additional items, such as storage, etc. If we proceed with this, we are going to have to make sure she has what she needs. She noted that personally she would like to see a helicopter pad added, if we look at this and I know that Jennifer is going to have some things added to facilitate, I am okay with this going there if Jennier and her staff are. We are just going to need additional square footage for storage. **Seconded by Commissioner Amison.** Chairman Jones noted that he has had extensive discussion with Mrs. Daniels about the site and the needs. There needs to be an appropriate building, with not only room for our needs now, but room for growth. Chairman Jones noted that he would also like to see a helicopter pad added. **Motion carried 4-0.**

2. BOARD ACTION: AMENDMENT TO CDBG-DR GENERATORS MATCH GRANT

In July of last year, the county approved the CDBG-DR emergency generators match grant. The original agreement was between the county and the state's Office of Economic Opportunity. This summer, the state changed the name of the department to Department of Commerce. The attached grant amendment agreement reflects this change.

Board action to approve and authorize the chairman to sign the attached amendment with the Florida Department of Commerce for the CDBG-DR Grant.

**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 to sign the attached amendment with the Florida Department of Commerce for the CDBG-DR Grant. Motion carried 4-0.

### **Presentations/Updates/Requests**

#### **5. Clint Davis – Forestry – Use of McIntyre Road**

Jerry Cook and Clint Davis addressed the Board with the request to use McIntyre Road for logging operations. Mr. Cook noted that this was being done as a preventative measure by thinning timber to alleviate future infestations. He noted that this area is past due four years for thinning. Commissioner Sanders noted that she had spoken with Mr. Davis about a month ago asking him if it were an infestation of pine beetles which would allow for a special permit under the ordinance.

Attorney Shuler noted he had read and reviewed the ordinance which was passed in the late 80s and then an amendment which allowed for treatment and prevention of pine beetles. He said he had informed the commissioners and forestry under the current ordinance they did not qualify for a special permit. He noted with the information he had been given he could not recommend Mr. Moron to present the special permit request.

At this time, Mr. Cook noted that thinning is a preventative measure for preventing southern pine beetles. Attorney Shuler noted that he is hearing this for the first time this morning. Attorney Shuler noted that if it qualifies under the prevention of southern pine beetles, then it qualifies under the amended ordinance. Chairman Jones said if that is the case, the ordinance remains in effect. Attorney Shuler noted there is a road maintenance clause in the ordinance. Attorney Shuler said he will get with Mr. Moron, Mr. Cook and Mr. Davis after the meeting to get the special permit drafted.

#### **6. Jon Creamer – FWC – Apalachicola Bay Update & Bear Population Update**

Mr. Jon Creamer spoke to the Board and introduced Mr. Resko. He will provide an update on the bear population later in the meeting. Chairman Jones noted that Seminole County had received a grant to purchase bear proof cans, which they then sold to municipalities. He said he has reached out to Lee Constantine for the ordinance and once he sent it over, he would distribute to the other commissioners.

Mr. Devin Resko, Fishery Disaster Relief Program Coordinator for the Division of Marine Fisheries Management presented the following presentation to the Board regarding the FWC Apalachicola Bay Oyster Restoration.

#### **NFWF Gulf Environmental Benefit Fund - \$20,057,000**

- National Fish and Wildlife Foundation
- Apalachicola Bay and Suwanee Sound
- **Oyster reef restoration**
- Develop oyster management plans
- Multiple partnerships
- Important to stress collaboration with management agencies, universities, and local, public stakeholders

#### **Current Oyster Reef Conditions in Apalachicola Bay**

- Recent mapping shows approximately 2,000 acres of potential oyster habitat
- Most of this area is degraded and does not support oyster spat settlement
- The east and central east sides of the Bay are the main areas supporting oysters and likely represents the core of the oyster population in the Bay
- Mapping shows areas where restoration would be most beneficial
- Additional \$10 million allocated from Governor DeSantis' Framework for Freedom Budget
  - Exclusively for Apalachicola Bay oyster reef restoration

## Apalachicola Bay Oyster Restoration – Pilot Study

- NFWF has requested FC conduct a restoration pilot study prior to extensive restoration
  - Past restoration operation in the Bay did not perform as well as expected
- Large number of unknowns still present
- Perform a large-scale pilot study
  - FSU will conduct complementary studies
- FWRI will conduct sampling and monitor oversight
- Utilizing these studies, FWC will have more data to construct and perform larger restoration activity

### Reef Characteristics

1. Hardbottom
2. Good waterflow
3. Nearby oysters
4. Not a navigational hazard
5. Navigable for contractor



## Apalachicola Bay Oyster Restoration – Pilot Study

- Pilot study will test multiple reef heights: 1 ft (low) and 2 ft (high)
- Material will be *Kentucky Blue* limestone
  - Not using large rock, unable to be tonged
- Each restored reef will be 1 acre in size
- Site observer will be hired to oversee restoration efforts
- FWC will exhaust the \$10 million state allocation
- NFWF has approved these revisions to the pilot study
- FSU ABSI's complimentary study
  - Increases scientific scope of work done in Apalachicola Bay
  - Provides more data to assist in future, larger restoration activities

### Adaptive Management and Restoration Plan

- Pilot Studies
- No oysters
- Regroup with NFWF
- Large-scale Restoration

- Pros and cons for future restoration activities
- Informs FWC on management options for local fishery

#### Apalachicola Bay Oyster Fishery Management

- FWC continues to gather public feedback to inform oyster fishery management
- Continue to monitor and analyze biological data
  - Most recent monitoring efforts have shown improvements where restoration has occurred.
- Decisions on future restoration and reopening of the Bay will be data informed as well as include input.
- Actively researching additional funding opportunities
  - Example: NOAA Transformational Habitat Restoration and Coastal Resilience Grant
  - Recurring state funding

#### Conclusion

- \$20 million for preliminary data gathering and analyses, restoration efforts, stakeholder-informed, regionally specific oyster management plans
  - Additional \$10 million allocated from the State for reef restoration
- Restoration pilot study underway
  - Material in the Bay early Spring 2024
  - Inform FWC for large-scale restoration
- Continually looking for additional funding sources
- Ride-a-long opportunities
- Successful Apalachicola Bay oyster restoration through the culmination of work from management entities, university researchers, and local stakeholders

Commissioner Ward asked Mr. Resko to add her to the list for a ride along to see the project and what they are doing. Commissioner Sanders said she is glad to see they are going to have the Kentucky Blue; glad you are looking at additional funding because once the bay is opened you are going to have to continue the shelling etc. It is very important that we get this bay opened back up but in way that it will last for generations. Commissioner Amison asked if the timeline for 2025 would be correct, Mr. Resko noted that so far there have been no talks of extending the timeline. Commissioner Sanders asked Mr. Resko if he thought the bay was seeing improvement. Mr. Resko noted that he is a pessimist, but he is seeing results that will tie into this restoration. Chairman Jones said with the sizes of those rocks, it is not that it cannot be done just makes it more difficult. Chairman Jones talking about the Kentucky Blue, you noted that is *some* of what we will use, Mr. Resko noted that was a misspeak on his part. The contractor we have picked is going to use the Kentucky Blue. If anything changes, we will update the board. Chairman Jones noted the longer the bay is closed, the more difficult it is going to be to sustain the brand that was built in this area. A brand is important. How are we going to address how our shells need to stay here? That is one of the things that happened over time, the shells did not go back into the bay. We need to make sure going forward we correct that. Commissioner Sanders noted she agrees the oyster shells need to stay in the bay they came from. Chairman Jones said we have been there before but one of the consistent things we had was oysters had to be worked and moved. The more you work it the more it extends. It must be worked to grow. Mr. Resko noted they are talking with every different facet of the management. This material that we are deploying builds the bar back up. Commissioner Ward asked if they were involving the local fisherman and are they incorporating their ideas also. Mr. Resko said that will be speeding up soon. A lot of the stakeholders are being pulled in through FWC. Commissioner Amison asked the latest studies on the materials. He noted that we do not shuck a lot of Apalachicola oysters here anymore so that is going to be an issue. Nothing being done with our pilot study is set in stone for large scale restoration. Commissioner Amison your pilot study is going to be a much larger study. Would like to have as much discussion with this, we have seen management plans in the past that have worked, we need to have this opened dialogue. Commissioner Amison noted that we need to be part of the limited entry discussion. Mr. Resko said his leadership always

encourages public comment. Commissioner Amison inquired about the time frame for full scale restoration. Mr. Resko noted their researchers have said they would like to get about 12 months of data. He noted that everything is going to be on the table, we are coming up quickly to 2026. The worst-case scenario would be to extend the closure, we want to make sure it is opened and sustainable. We are moving forward as best as we can. Commissioner Amison noted there should not have been a time certain closure because there are variables that cannot be controlled. Mr. Resko certainly going to be pushing our researchers to get in the water to get that data. We could potentially speed up the process provided the data supports it. See what the data says and if we can speed up the process we will. Restoration is always going to be a topic of the bay going forward, but what is sustainable for the future. Mr. Jon Creamer noted the key thing is to increase sharing of information on what we are doing in coordination. They are all throughout the state. Conservation success. The key thing we need from community, I know there is frustration with on property, but we need that information. We want them living in the woods and not in town. We want to work with the community to get the conflict bears out, but they will always be in the community. It is an ongoing issue. Commissioner Ward said she had asked the director before him but are the urban and metropolitan areas, are they relocating their bears here? We do not do that; it has not been employed in years. We do not move bears from one area to another. Commissioner Ward inquired if there was a database to see what bear tag came from where. These bears are getting from down south to our area. Personally, I do not want to have to freeze scraps. If the biologist received the call instead of FWC and sheriff's office was called. Do not think mandatory garbage pickup is the solution, would help. We are taking concerns back from sheriff. We can only use tools we have that are allowed. We want local stakeholder's input. There are options and we do want to work with the county. Dave Telesco noted that we still see bears with mandatory trash pickup but drastically reduced. The bear proof cans are not on back order. The idea behind the cost share is you get a grant, and you sell the can to resident. The money goes back into the fund. We are doing the best we can and coordinating together to get better data. If there is a safety risk, we kill the bear. Key is garbage control. If there is an issue that comes up, we respond. 4% in state result in trapping, 9% in Franklin County result in trapping. We are responding to what is going on. Commissioner Ward asked do we have something in place where people can call to get the latching system. Yes, people can call, and they will deliver the latching system. Mr. Moron asked if they were saying that the other county was not successful in getting the funding, they have gotten money from FWC? You have Traci coming up later in the meeting maybe have her add to the list. We can ask for it and see what happens. It may would help if we received a letter of support from FWC. Chairman Jones are those consistent with a bear being a nuisance bear. FWC has a policy on nuisance bears. I think we have put down to 1/2 to 1/3 of the bears we catch. We do not move bears from Orange County to here. We try not to mix different populations; we normally move them to mud swamp but that is close, and they come back. Commissioner Sanders said bears migrate and this time of the year you are going to see it more. They migrate when the mullet migrates. They move to where the food is. Easier to get food from us. Chairman Jones none of us can move backwards but moving forward do our best to work in conjunction. Commissioner Amison asked how nuisance bears are defined. Mr. Telesco noted Tier 1 to Tier 6. Tier 1 if it touches someone to Tier 6 is I seen it in the woods. Commissioner Amison noted he has seen videos from home security cameras where they are going into garages. Personally, he would like to see some of these bears taken care of. Noting if you take the food out now, the bears are still going to come. We need some bears shot and some cans locked. Mr. Telesco noted that Seminole county had a 90% reduction when they secured their cans. Mr. Moron gave a link on the county's website for the public. Chairman Jones inquired about the estimated population statewide and for our area. Mr. Resko noted the estimate population statewide in 2015 was 4,000, in the eleven-county area 4,000, and countywide 1,000. Estimated to be around 12,000 statewide in 2030. Commissioner Amison inquired as to what the state considers to be a healthy population. Mr. Resko noted that it depends upon the area. Noting we have more sustainable area for the bear population than some counties.

The Board moved to the Public Hearings at this time.

## **7. Evan Blythe – ARPC – Franklin-98 Project Update**

*Item to be addressed at a later date.*

**8. Sandra Brookes PhD – ABSI – Project Update**

*Item to be addressed at a later date.*

**9. Traci Buzbee – The Management Experts, LLC. – Legislative Appropriations Presentation**

*Item to be addressed later in the meeting.*

**Public Hearings 11:00 a.m. (ET)**

**10. Golf Carts in part of Lanark Village - 11:00 a.m.**

Attorney Shuler presented the proposed ordinance to the Board. Any streets that are above 30 mph that would need to reduce? If so, we would need to adopt a resolution to reduce the speed on these roads. Chairman Jones asked by having the definition of golf carts, it should be excluding side by side and UTVs. What does it do to address with the legislature passing the rule of low-speed vehicles? Attorney Shuler said last time he looked it up slow speed vehicle is licensed, tagged, and insured. If they are on a section of road that is posted higher than 35 than it is legal. Think according to law county governments can designate if they have a low-speed vehicle, they can still not be on high-speed highways. Commissioner Sanders said for a point of clarification the Ho-Hum trailer park is on the south side, between Alabama and Arkansas. Attorney Shuler noted most people coming into Lanark Village have a sense of where Ho-Hum trailer park is.

Mrs. Barbara Sanders noted that she thinks the low-speed verbiage needs to be added. There were no further public comments.

Attorney Shuler explained clarity of the verbiage with Ho Hum and Lanark. Commissioner Sanders noted that she does not think it is going to be a problem.

**Motion by Commissioner Sanders to approve the proposed ordinance.** Commissioner Ward asked if the low-speed verbiage needs to be added. Attorney Shuler advised against it being that it was not advertised in that way. Chairman Jones said he is okay if the Board knows this is going to be a discussion for a future workshop. **Commissioner Ward seconded. Motion carried 4-0.** Attorney Shuler requested the Board authorize reducing the speed limit to 30 mph on Oak Drive. **Commissioner Amison made a motion to reduce the speed limit to 30 mph on Oak Drive, seconded by Commissioner Sanders. Motion carried 4-0.**

**11. Regulating and Requiring Stormwater on SGI - 11:05 a.m.**

**12. Regulating Fill and Stormwater in Unincorporated Franklin County - 11:10 a.m.**

Chairman Jones said he has pushed for this item. The big concern he has is that he wants to make sure that when we do it, we do it right. This is something we have never done before, cover the needs, not make lots unbuildable, future home builders that we are making an adverse process. We are still at the point in the county that we are trying to get code enforcement. The other concern I have is most of the people that work in the industry that build the homes, used to work in the seafood. At the end of the day, we must take care of our environment, some of the discussion I have had with people in the industry, most of the guys did not even know we were talking about this. If I have sought to do anything in my seven years on the board, it has been to be transparent. I am 100% for it. Supportive of this and want to see it pass, but I want to make sure we do it right. We need more input and not less. Commissioner Ward said she tends to agree. Most of our public just received the draft with the verbiage. They should have been able to go over this before our hearing today. In this ordinance, it says nothing about existing driveways. Are they going to have to pay money to get a pre survey? I do not think everything is addressed in this ordinance. I do not want to reinvent the wheel. We can have a workshop and get everyone's input. A lot more go into play with this, I do not feel like we have all our dots teed and I's closed. We need everyone's input so that it is a benefit to everyone and not a



detriment. Chairman Jones said he did not want staff to feel that we are ungrateful because they have done a good job putting this together. Think we go to workshop and then to a public hearing. Commissioner Amison noted we had an emergency meeting last week. Think we need to have the environment for the back and forth. It is something we need to get done. Chairman Jones noted that he does not think you have the same issues in the other parts of the county that you do on SGI. Echo what the Charman said all for it, but do not want to jump forward and not be able to go back and fix it. I think we need to have a little more discussion. We need to have a workshop on this, and we appreciate the work staff is doing. Commissioner Sanders said the other day it was apparent that no one knew what we were trying to do. One of our number one thing to do is regulate uplands, whatever we do on the upland is going to go to the bay. SGI has seen tremendous growth. We must do what is charged to us to do is to take care of the problem. Every lot in Franklin County is not buildable. What lots are needed to minimize the fill. I do not want anyone pushing water on me because they put too much dirt in there. Commissioner Sanders agreed with the Chairman, noting that we need to hear more from the public before we put something in to writing. Commissioner Ward said some of the ones who would like to speak are not able to be here because of having to work, and that is why we have workshops during the evening. Mr. Moron said if everyone's schedule allows, we can have a workshop on October 26<sup>th</sup>. Then hold a public hearing at the second meeting in November which is the 21<sup>st</sup>. We could hold both hearings on the 21<sup>st</sup> to save for the advertisement. At the workshop, enough of us need to be educated on flood plain management. Recommend a 5 pm workshop on 10/26. Commissioner Ward asked to clarify the workshop is for both SGI and unincorporated to include fill, stormwater, and land clearing. Chairman Jones noted that the proposed final ordinance should be provided to the public at least one week ahead of time. Attorney Shuler noted Mr. Moron has suggested to table to a date/time certain. Permission to advertise at least 10 days. Proposed ordinance must be drafted on file and 10 days in the clerk's office. Recommend tabling public hearing to November 21<sup>st</sup>. **Commissioner Ward made a motion to table both SGI and Unincorporated Franklin County stormwater hearings until November 21, 2023, at 11:00 a.m. and to schedule a workshop for both stormwater SGI and Unincorporated Franklin County for October 26, 2023, at 11:00 a.m. and 11:05 a.m., Commissioner Amison seconded. Motion carried 4-0.**

Chairman Jones announced the Board would recess for lunch and reconvene at 2:00 p.m.

The Board reconvened at 2:00 p.m. At this time, Ms. Traci Buzbee gave an update on the Legislative Appropriations.

## **12. Traci Buzbee – The Management Experts, LLC. – Legislative Appropriations Presentation**

Ms. Buzbee gave an update on the Legislative Appropriations list which is due to the House on November 8<sup>th</sup> and the Senate on November 14<sup>th</sup>. Ms. Buzbee noted that on her list was the EMS substation in Lanark, the Alligator Point boat ramp, the St. George Island path stage two. Today added the bear situation. In speaking with Senator Simon's office on Friday, I do not think we are going to have to do the Alligator Point boat ramp, they will champion this request on their end. Are these the projects y'all want to go for or if there is any additional? Commissioners had no additional items to add.

Chairman Jones noted he is not sure what the remedy is for the bears, and he is not sure if we are going to have to move to mandatory trash pickup. We may could ask for their help to secure bear proof cans. Ms. Buzbee asked if they would be asking for the funds to purchase the cans for the residents. Chairman Jones said yes. Noting Seminole County was able to get money to buy bear resistant trash cans, then they sold those cans to municipalities for the same rate they would have paid for a regular can. Not sure if they worked out something with their residents. All the money they made selling them, they put back in a fund to replenish supply. Ms. Buzbee asked Chairman Jones to send her the information from Seminole County.

Ms. Buzbee noted that she was taking notes, and somebody asked for legislative, and senate house, but did not get funded. Chairman Jones not sure, that is what someone from FWC said this morning. That is a project

that we want to add. Chairman Jones we need to nail down what the need is and what would cover everything. Chairman Jones noted that Waste One provides service to most of the residents. Ms. Buzbee noted that in Tallahassee the trash is included in their bill. Chairman Jones noted he thought that would be answered when and if we move forward with trash pickup. Mr. Moron currently how is it done? Two cities are mandatory, unincorporated is elective. Ms. Buzbee said she could see that if everyone does not do it you are still going to have an issue. Chairman Jones said let us do mandatory trash pickup for a year, then see where we are. Commissioner Ward asked Ms. Buzbee if she is still trying to get some land from the state to build a shooting range. Ms. Buzbee noted that we did not talk about adding that. Commissioner Ward said it does not hurt to ask. Commissioner Ward said she will get with Ms. Buzbee after the meeting. Short story is the current owned gun range is behind the humane society and has caused some safety issues.

Wilson Simpson stated that he wants to be giving back some lands to rural, fiscally restrained counties. She would like to see if they would be willing to give some of this land back. Ms. Buzbee said your request would be the FWC to give land and not funds? Commissioner Ward its owned by the State Forest, Ms. Buzbee said so the Department of Ag then. We might need to talk to the Senator's representative. Might be one that I am not sure if that is a true legislative request or if that is that trying to work behind the scenes and not through appropriation. Chairman Jones think the proper step would be to work with the Department of Agriculture first, but for them to be able to give us land we are going to have to go through legislative delegation.

Commissioner Ward FWC gave us the quote of 400K, if you want a number to put on it. They can always say no. Chairman Jones they can always say yes. Commissioner Ward said it never hurts to ask. Ms. Buzbee asked where would that fall in your request? Commissioner Ward let us make this one last on the list. Chairman Jones said the EMS substation should be number one. Ms. Buzbee said she would like to have these done before Nov 7<sup>th</sup>. Michael how does that work for review purposes? Mr. Moron said I can send them to the commissioners and for their review. Ms. Buzbee will shoot for getting them done no later than the 3<sup>rd</sup> or 4<sup>th</sup>. You can call me to make changes before the 7<sup>th</sup>. Ms. Buzbee noted the other thing we are doing for the EOC is the environmental review on the property we are purchasing so we can get all the pieces moving at the same time.

## **Planning and Zoning Adjustment Board Report**

### **13. Lot Reconfiguration Applications**

These items were tabled at the October 3, 2023, meeting.

Lot Reconfiguration requests will be discussed and acted on an individual basis.

#### **a. 2140 Hwy 98 West**

A consideration of a request to reconfigure three (3) existing lots for a more proportionate split of road and water frontage that will be similar in width in order to give each lot more buildable space at property located at 2140 Hwy 98 West, Carrabelle, Franklin County, Florida.

Request submitted by Martin Wohl, applicant.

These three lots are grandfathered lots. Attorney Shuler had a chance to review the record, the only instance was one other time when the board did this. One that I do remember and found in the record, over at great wall, near yellow hill, we had an applicant that wanted to do a reconfiguration. Subdivisions you can approve, but what happened at the great wall property the app had 5-6 lots of record some buildable some not. They went through the subdivision process the ones that were buildable became lots and the other lots became common space. Do not think the board can just change the boundary line on a deed of record. I cannot find any authority where the Board can reconfigure lot lines. They can go through the process of subdivision. Chairman Jones that was his whole point it is one thing to be dealing with subdivision and lot of record. Can we change a line on a lot of record if it is not going to be an acre? Attorney Shuler noted one of the issues in recent litigation,

he needed to ask the judge to reform a deed. They are very specific factual basis to get reformation. I do not think the board has the authority to do this.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, to deny the request because these are deeds of record and not subdivisions, direct them to work with county staff through subdivision process.** Commissioner Amison asked if that is a structure on the survey. Yes, it is. Commissioner Sanders said the one thing that she has been told for twenty years is that we cannot change lot lines. Commissioner Amison asked if they were grandfathered in are they buildable now. Attorney Shuler they still must meet the other requirements. **Motion carried 4-0.**

**b. 1808 Hwy 98 West**

A consideration of a request to reconfigure on parcel back into two (2) lots with both lots being proposed as approximately 80 feet in width each at the property located at 1808 Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by David Quackenbush, applicant.

Ms. Jackie Etheridge spoke via Zoom with Mr. Quackenbush. The lots were originally platted in 1948. It was always one parcel, but they were pre-platted. They want to do equal distribution of lots. They are 75, 55 and 15. Attorney Shuler reviewed the legal description, clearly a mete and bounds legal, but it does reference a subdivision. Ms. Etheridge noted that this is what was recommended by Mark Curenton, a lot reconfiguration. These were previous lots. Ms. Bankston noted she did not realize these were subdivision. Chairman Jones asked does it matter that this was split before. Attorney Shuler said he believes they lost their grandfathered status when they changed it. Attorney Shuler said if it is a subdivision, they can go through the subdivision process to modify the lot lines. Chairman Jones asked if the Board voted no today, does that make them have to wait a year. Attorney Shuler noted they can reapply immediately. Attorney Shuler said he could not find any factual basis to reconfiguring lot lines unless they are in a subdivision. Mr. Moron asked should not accept any applications for reconfigurations of lot lines unless they are in a subdivision. Mr. Moron said we can set this as a policy and move forward. The Board and Ms. Bankston discussed the sketch plat process. Commissioner Amison said one of the similar situations was from the last year. Commissioner Ward said she was not aware that we were not able to reconfigure lot lines. Commissioner Amison said he just hates it took us this long to come to this. Chairman Jones noted this was the question he had before. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, to deny the request to reconfigure on parcel back into two (2) lots with both lots being proposed as approximately 80 feet in width each at the property located at 1808 Highway 98 West, Carrabelle, Franklin County, Florida.** **Motion carried 4-0.**

**14. Critical Shoreline Applications**

The Board will consider action on all Critical Shoreline applications with one motion. A Commissioner may request to have an application considered with a separate motion.

**a. 2154 Hwy 98 East**

A consideration of a request to construct a 1,088 sq foot single-family dock that consists of a 4'x184' boardwalk, a 16'10' terminal platform, and a 12'x16' covered boat slip with a lift located at 2154 Hwy 98 East, Lanark Village, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, Inc, agents for Jeff Fender, applicant.

Commissioner Sanders asked if they had an existing dock? Mrs. Cortni noted not that she is aware of. The one in the photo does not belong to him. **On a motion by Commissioner Sanders to approve a request to construct a 1,088 sq foot single-family dock that consists of a 4'x184' boardwalk, a 16'10' terminal platform, and a 12'x16' covered boat slip with a lift located at 2154 Hwy 98 East, Lanark Village, Franklin County, Florida, seconded by Commissioner Amison.** Commissioner Amison asked if this property had a house on it, Mrs. Bankston confirmed that it does. **Motion carried 4-0.**

**b. 1567 Alligator Drive**

A consideration of a request to construct a 3,000 square foot single-family dock that consists of a 4'x350' access dock, a 10'x16' terminal platform, a 20'x40' covered boat slip, and a 16'x40' uncovered boat slip with a lift at the property located at 1567 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, agents for Shad Dean, applicant.

**Commissioner Sanders made a motion to deny due to aquatic preserve, seconded by Commissioner Ward.** Commissioner Sanders said she does not mind them reapplying with something in line with the other ones. Attorney Shuler said they cannot submit the same application, but they could apply with a substantial modification immediately. **Motion carried 4-0.**

**c. 2118 Highway 98 E**

A consideration of a request to construct a Commercial dock that consists of a 4'x150' access pier, a 6'x40' terminal platform, and (4) uncovered boat slips at the property located at 2118 Highway 98 East, Carrabelle, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, agents for Eddie Golson, applicant.

Commissioner Ward noted that she looked up the zoning code and with the zone C4 it is in, he could do a larger marina if desired. **On a motion by Commissioner Ward, seconded by Commissioner Amison, to approve the request to construct a Commercial dock that consists of a 4'x150' access pier, a 6'x40' terminal platform, and (4) uncovered boat slips at the property located at 2118 Highway 98 East, Carrabelle, Franklin County, Florida. Motion carried 3-1, Commissioner Sanders opposed.**

**15. Plat Review Applications**

**a. Sand Oaks Beach Final Plat**

A consideration of a request for final Plat Review of 13 lots located within Summer Camp West, St. Theresa, Franklin County, Florida. Request submitted by Russell Large/Inovia Consulting Group, agent for Summer Camp Beach, LLC, applicant.

Commissioner Ward noted with PUD every phase they complete; they have to come back to the board when they are ready to begin next phase. Have one year to begin each phase from approval. Chairman Jones asked if this was consistent with original approved. Ms. Bankston confirmed that it was. Mr. Andy Walter spoke to the Board noting he was there to answer any questions.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the request for final Plat Review of 13 lots located within Summer Camp West, St. Theresa, Franklin County, Florida. Motion carried 4-0.**

**16. Zoning Administrator's Report**

Action Items:

1. Approval of agreement with ARPC for Geospatial Planning Support and Services.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the agreement with ARPC for Geospatial Planning Support and Services. Motion carried 4-0.**

2. PZA Board Vacancies

**Two Vacant Seats for District 2 and 3**

Commissioner Sanders said she will get some names for the board. Commissioner Ward noted that it is going to become more and more difficult to get volunteers. We need to come up with a solution that does

not involve an advisory board. Also, as moving forward with docks. I know that we do not allow secondary structures without a primary structure first. Instead of improving these docks, we may need to do an ordinance only have a primary structure or a building permit. Commissioner Sanders said at that time unless there was a house on property, they could not have a dock. Mr. Moron noted he remembered when we used to make sure that there was a structure or a permit for structure. Commissioner Amison said these do not benefit us at all. We are still absorbing it. Does not help our tax base if we allow someone from Georgia for a weekend retreat. Mrs. Bankston noted it is also the campers. Mrs. Bankston will bring it up to the P&Z board about not approving without a primary structure. Chairman Jones asked her to also talk to them about lot line reconfigurations.

#### Informational Items: 1. Code Enforcement/Zoning Violation Letters

Mrs. Bankston spoke about not having authority to serve letters. She knows they are there. A code enforcement officer will be able to serve. Attorney Shuler said use Debbie Faircloth to serve letters. Commissioner Ward asked where we are at for code enforcement officer. Mr. Moron asked if we are going to let a company do it or go out for bids. Commissioner Amison said he was under the same impression as Michael that we were looking at another company to do it.

#### Lanark Village Fence Update

Mrs. Bankston asked the Board how many days they would like to give property owners to come into compliance suggesting 30 or 90 days. She noted there is about four fences out of compliance at this time. Commissioner Sanders said it did not matter to her. Commissioner Amison noted this is in the special zoning. Mrs. Bankston noted that she wants to allow for sufficient repair or replacement of the fences. Commissioner Sanders recommended giving 60 or 90 days.

### County Staff & Attorney Reports

#### 17. Erin Griffith – Fiscal Manager/Grants Coordinator

##### 1. BOARD ACTION: DEM EMERGENCY OPERATIONS CENTER GRANT

The county was very successful in this past legislative session thanks to the assistance of Senator Corey Simon and Representative Jason Shoaf, Capital City Consulting, and county consultant Traci Buzbee. The county has now received the attached grant agreement from the Florida Division of Emergency Management in the amount of \$2,650,577 to go towards the construction of the new Emergency Operations Center. These funds, coupled with the \$1,000,000 congressional appropriation awarded in the prior year with assistance from Congressman Neal Dunn, and \$1,000,000 from RESTORE's Gulf Consortium will allow for the county to begin construction on the new EOC. As construction is now funded, the county cannot afford to wait any longer for the FAA approval of the site at the airport. This month, the county is closing on three acres of land (which is not in a flood zone) on Highway 65 near the county jail, landfill, and road department. The possible Highway 65 location will eliminate the FAA from the process and will allow for the EOC to be constructed on the ground instead of having to be situated on pilings.

Board action to approve and authorize the chairman to sign the attached DEM Emergency Operations Center Grant.

*Item addressed earlier in the meeting.*

Board action to approve site relocation to the 3-acre site in Eastpoint and to proceed with construction and design activities.

*Item addressed earlier in the meeting.*

2. BOARD ACTION: AMENDMENT TO CDBG-DR GENERATORS MATCH GRANT

In July of last year, the county approved the CDBG-DR emergency generators match grant. The original agreement was between the county and the state's Office of Economic Opportunity. This summer, the state changed the name of the department to Department of Commerce. The attached grant amendment agreement reflects this change.

Board action to approve and authorize the chairman to sign the attached amendment with the Florida Department of Commerce for the CDBG-DR Grant.

*Item addressed earlier in the meeting.*

3. BOARD ACTION: TRIUMPH FIRST RESPONDER COMMUNICATION SYSTEM PRE-APPLICATION

Last month, the county met with Triumph representatives here in Apalachicola and in addition to discussing ideas for economic development at the county airport, there was also discussion about conversion to a new communication system for first responders. There are changes on the horizon with the state emergency response SLERS system and at some point, the county will be mandated to transition to a banded 800 MHz radio system. The sheriff's department is set to receive a \$1,500,000 grant from the Florida Legislature to outfit their department with radios that are compatible with the existing system and the state's new 800 MHz system. Although the Triumph program is funded by settlement funds due to impacted counties from the Deepwater Horizon Oil Spill, the program has strict requirements for eligibility and local match. The \$1,500,000 equipment grant for the Sheriff's Department can be listed as part of the county's match for the Triumph Pre-application along with an additional \$25,000 local effort towards the project analysis and planning phase. A fully operational and effective radio communication system will be extremely expensive but is of paramount importance for life saving response services.

In Wakulla County, a roughly twelve-million-dollar project included the property acquisition and construction of (7) radio communications towers, programming, base stations, and the purchase of radios for all first response entities. Walton County is also in progress with their new system through Triumph now. One side benefit to the construction of new radio communication towers is the ability for telecommunications providers to 'rent' tower space to be able to provide better internet broadband and cellular service within the county. This system upgrade will not only provide reliable communications and equipment for first responders (law enforcement, cities, county departments, ambulance service, school district, and volunteer fire departments) but will also enhance the county's broadband and cellular access for all residents.

Board action to submit a pre-application to RESTORE's Triumph Gulf Coast for approximately \$10,000,000 for the analysis, planning, design, construction, and implementation of an 800MHz county-wide First Responder Communication System.

**On a motion by Commissioner Amison, seconded by Commissioner Sanders, to approve submitting a pre-application to RESTORE's Triumph Gulf Coast for approximately \$10,000,000 for the analysis, planning, design, construction, and implementation of an 800MHz county-wide First Responder Communication System.** Commissioner Ward noted that she will still be fighting for something up Highway 65. Mrs. Griffith noted that this should be a net across the entire county. **Motion carried 4-0.**

4. BOARD ACTION: NOTICE OF AWARD & CONST CONTRACT - 8TH, 9TH, 10TH STREET DUNE WALKOVERS

At the October 3rd, meeting, the county opened bids for the construction of the 8th, 9th, and 10th Street

West Dune Walkovers on St. George Island. Six bids were received and released to coastal engineers MRD and Associates for review and recommendation. MRD and Associates has reviewed the bids which were submitted, and they are recommending award to the lowest bidder MKM Quality Construction, Inc. (who was the same vendor who constructed the dune walkover at 3rd Street West earlier this year) for the base bid of \$184,744.69 and the alternate bid items of \$4,355 as all paperwork and documentation was in order. These dune walkovers are being replaced as part of the county's beach erosion control efforts (dune walkovers to protect dunes and vegetation from foot traffic, post and rope fencing and parking stops to prevent forward encroachment onto the dunes, and planting of sea oats at accesses) funded by Tourist Development Sales Tax Proceeds.

Board action to authorize the chairman to sign the attached notice of award to MKM Quality Construction, Inc. and the construction contract documents once available.

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized the Chairman to sign the attached notice of award to MKM Quality Construction, Inc. and the construction contract documents once available. Motion carried 4-0.**

5. BOARD ACTION: Budget Resolutions – Fiscal Year 2022/2023

Attached are resolutions for the adoption of unanticipated revenues as part of the end-of-the-fiscal year bookkeeping. These funds were not included in your original adopted 2022/2023 budget because at the time of budget adoption they were unanticipated. Florida Statute 129 allows a county 60 days after the end of a fiscal year to incorporate unanticipated revenues into the prior year's budget. As grant invoices are processed for work completed through September 30th, resolutions and amendments will be a part of my report through the end of November.

The 1st resolution is for \$124,500 in state grant funds received through the Florida Department of Transportation for the Airport Obstruction Removal Project Phase I. The 2nd resolution is for \$636,371 in state and federal grant funds received from the Florida Department of Transportation and the Federal Aviation Administration for the rehabilitation of the apron pavements at the Airport. The 3rd resolution is for \$623,830 in state and federal FEMA funds received for the reconstruction of Alligator Drive.

Board action to adopt the attached budget resolutions.

**RESOLUTION  
FRANKLIN COUNTY  
BOARD OF COUNTY COMMISSIONERS**

WHEREAS, Franklin County is a political subdivision of the State of Florida and subject to Florida Statutes Chapter 129 regarding preparation of budgets, and

WHEREAS, FS 129.06 provides for budget amendments for unanticipated revenues, and

WHEREAS, Franklin County will receive unanticipated federal grant revenues in the amount of \$124,500.00 from the Florida Department of Transportation for the payment of expenses relative to the Airport Obstruction Removal Project Phase I and

WHEREAS, said revenue is needed to pay certain expenditures incurred in Fiscal Year 2022-2023 and

WHEREAS, FS 129.06(2)(d) provides for budget amendments in relation to receipts and expenditures of the nature that is received, and

WHEREAS, this section requires the Board of County Commission to spread on its minutes the expenditures for the purpose of:

170.74.540.3403	Contract Svcs – Apt Obstruction Removal	\$124,500.00
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NOW THEREFORE, BE IT RESOLVED, Franklin County Board of County Commissioners appropriates these unanticipated revenues in the amount of \$124,500.00 in the AIRPORT FUND to comply with FS129(2)(d).

THIS RESOLUTION ADOPTED by the Franklin County Board of County Commissioners this 17th day of OCTOBER 2023.

**RESOLUTION  
FRANKLIN COUNTY  
BOARD OF COUNTY COMMISSIONERS**

WHEREAS, Franklin County is a political subdivision of the State of Florida and subject to Florida Statutes Chapter 129 regarding preparation of budgets, and

WHEREAS, FS 129.06 provides for budget amendments for unanticipated revenues, and

WHEREAS, Franklin County will receive unanticipated state grant revenues in the amount of \$463,127.00 from the Florida Department of Transportation and \$173,244.00 from the Federal Aviation Administration for the payment of expenses relative to the Rehabilitation of the Airport Apron Pavements and

WHEREAS, said revenue is needed to pay certain expenditures incurred in Fiscal Year 2022-2023 and

WHEREAS, FS 129.06(2)(d) provides for budget amendments in relation to receipts and expenditures of the nature that is received, and

WHEREAS, this section requires the Board of County Commission to spread on its minutes the expenditures for the purpose of:

170.74.540.6302	Infrastructure – Apt FAA Pvmt Aprons	\$173,244.00
170.74.540.6303	Infrastructure – FDOT Pvmt Aprons	\$463,127.00

NOW THEREFORE, BE IT RESOLVED, Franklin County Board of County Commissioners appropriates these unanticipated revenues in the amount of \$636,371.00 in the AIRPORT FUND to comply with FS129(2)(d).

THIS RESOLUTION ADOPTED by the Franklin County Board of County Commissioners this 17th day of OCTOBER 2023.

**RESOLUTION  
FRANKLIN COUNTY  
BOARD OF COUNTY COMMISSIONERS**



WHEREAS, Franklin County is a political subdivision of the State of Florida and subject to Florida Statutes Chapter 129 regarding preparation of budgets, and

WHEREAS, FS 129.06 provides for budget amendments for unanticipated revenues, and

WHEREAS, Franklin County will receive unanticipated federal and state FEMA grant revenues in the amount of \$623,830.00 from the Florida Division of Emergency Management for the payment of expenses relative to the repair of Alligator Drive and

WHEREAS, said revenue is needed to pay certain expenditures incurred in Fiscal Year 2022-2023 and

WHEREAS, FS 129.06(2)(d) provides for budget amendments in relation to receipts and expenditures of the nature that is received, and

WHEREAS, this section requires the Board of County Commission to spread on its minutes the expenditures for the purpose of:

139.69.541.6302	Infrastructure – Alligator Drive	\$623,830.00
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NOW THEREFORE, BE IT RESOLVED, Franklin County Board of County Commissioners appropriates these unanticipated revenues in the amount of \$623,830.00 in the BALD POINT TRUST FUND to comply with FS129(2)(d).

THIS RESOLUTION ADOPTED by the Franklin County Board of County Commissioners this 17th day of OCTOBER 2023.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board adopted the budget resolutions as stated above. Motion carried 4-0.**

6. BOARD ACTION: PERMISSION TO SCHEDULE AND ADVERTISE PUBLIC HEARING FOR CAPITAL IMPROVEMENT PLAN UPDATE

Each year the county formally updates the Capital Improvements Schedule of the Comprehensive Plan to reflect upcoming goals and projects within the county. This list assists with the planning process and grant funding applications. A copy of the current Capital Improvements Schedule is attached to this report.

Board action to approve the scheduling and advertisement of a public hearing to update the Capital Improvement Plan.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the scheduling and advertisement of a public hearing to update the Capital Improvement Plan. Motion carried 4-0.**

7. BOARD ACTION: REPLACEMENT OF DAMAGED SIGN AT KENDRICK PARK

Strong winds toppled and damaged the high density 4' x 8' entrance sign at Kendrick Park several weeks ago. Sign Design has submitted the attached estimate to replace and install the new sign. With the park's size, parking facilities and variety of sports fields, replacement of the damaged sign does align with the county's desire to designate the park as a sports arena in hopes of promoting sports tourism for the county and hosting state-wide tournaments in the future.

Board action to approve of the estimate and design for the sign at Kendrick Park.

Commissioner Sanders said if we are going to put arena on all of them then she is okay with it.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the estimate and design for the sign at Kendrick Park. Motion carried 4-0.**

#### 8. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES

Lanark EMS Station – draft architectural renderings and preliminary site layout is attached to this report. The design and permitting work are approximately 50% complete. Lights at Vrooman Park are operational. Thursday meeting on site at SGI fishing pier access road it was washed out during Hurricane Idalia, only damage sustained.

#### 18. Michael Morón – County Coordinator

##### 1. Action Item: Sea Oates Garden Club Landscape Estimate

In our efforts to reopen the Sea Oates Garden Club in Carrabelle for the senior citizens, staff has received a \$3000 quote from L & S Lawn Service (Carrabelle) for the overall cleanup of that property. As detailed in the attached proposal, there is a lot of landscape work to be done at that location which is the reason for what could be considered a high quote. Board action to approve the \$3000 quote for landscape services at the Sea Oates Garden Club located in Carrabelle. Since the County now owns this building, the cost will be paid from Courthouse maintenance.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the \$3000 quote for landscape services at the Sea Oates Garden Club located in Carrabelle. Since the County now owns this building, the cost will be paid from Courthouse maintenance. Motion carried 4-0.**

##### 2. Action Item: Airport West Hangar Development FDOT Grant

Mr. John Collins (AVCON) submitted the attached FDOT's Public Transportation Grant Agreement for the Airport West Hangar Development project. This is an \$800,000 FDOT grant that will be used for design and construction of hangars at the Airport.

Board action to approve and authorize the Chairman's signature on this \$800,000 PTGA for Airport West Hangar Development project.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman's signature on this \$800,000 PTGA for Airport West Hangar Development project. Motion carried 4-0.**

##### 3. Action Item: Airport PAPI Lights Repair

Mr. John Collins (AVCON) reported that FAA performed a flight check a few weeks ago on all runways and determined that one of the PAPI lights were malfunctioning on Runway 14. After conferring with Mr. Ted Mosteller (Airport Manager) and his explanation of the importance of repairing these lights, I asked Mr. Collins to have the lights repaired with the anticipation that the Board would authorize the repairs today. TCA Electrical Contractors have maintained the PAPIs for years. Mr. Collins contacted TCA about repairing the lights, and since they did not know exactly what the problem was without an onsite inspection, their estimated cost to repair the lights was \$1,250 plus the cost of any parts. The lights have been repaired and we are waiting for the invoice.

Board action to approve the repair of Runway 14 PAPI lights.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the repair of Runway 14 PAPI lights. Motion carried 4-0.**

4. Action Item: 2023 Eastpoint Christmas Parade and Celebration

The 2023 Eastpoint Christmas Parade and Celebration is scheduled to take place on December 8<sup>th</sup>. Parade line up is at 4:00 p.m. at the corner of Franklin Street and Highway 98. There will be a break in the line for Taylor's customer traffic. The parade will start on Highway 98 going east, ending on School Road. Santa Clause will continue to the Eastpoint Firehouse.

Board action to approve the Eastpoint Christmas Parade route scheduled for December 8<sup>th</sup>.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the Eastpoint Christmas Parade route scheduled for December 8<sup>th</sup>. Motion carried 4-0.**

5. Action Item: Sheriff's EEOP and Audit Certification Form

Staff received a request from Mrs. Ginger Coulter (Sheriff's Chief Financial Officer) for the Chairman's signature on FDLE's Equal Employment Opportunity Plan certification form and Single Audit Certification form. Both were due prior to today's meeting. Mrs. Griffith reviewed the forms before the Chairman was asked to sign.

Board action to ratify the Chairman's signature on FDLE's Equal Employment Opportunity Plan certification form and the Single Audit Certification form.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board ratified the Chairman's signature on FDLE's Equal Employment Opportunity Plan certification form and the Single Audit Certification form. Motion carried 4-0.**

6. Discussion/Possible Action Item: Candidates for Vacant Advisory Board Seats

The County has advertised to fill four vacant seats on its advisory boards: Local Technology Planning Team, Regional Rural Transportation Plan Technical Advisory Committee, Byway Management Authority, and the Airport Operations Economic Development Board. There has not been any letter or emails of interest for the Local Technology Planning Team District 1 seat. Commissioner Jones is in discussions with a few of his constituents to serve on this Board. Mr. John Berry is the only resident that submitted a letter of interest for the Regional Rural Transportation Plan Technical Advisory Committee. Mrs. Mel Kelly and Mrs. Rebecca Dolan submitted emails of interest for the Byway Management Authority. Mr. Steve Norton was the only submission for the Airport Operations Economic Development Board; however, Mr. Steve Kirschenbaum (Chairman of the AOED) would like permission to include applicants that were not selected earlier this year when the AOED was formed, along with Mr. Norton's information, as part of their review before making a recommendation for your approval and appointment.

Board discussion and possible action on appointments to fill vacant advisory board seats.

Chairman Jones asked why some of the applicants who were interested before did not reapply. Mr. Moron said it could have been with the expectation that the Board would look at prior applications also. Chairman Jones said we do not do that with any other position that we have. Mr. Moron I just did that knowing that board was new. Since there were not many applicants. Not pushing you either way. Commissioner Amison we were going to advertise again and include the previous applications. If that is the case, that could be my fault also. Commissioner Sanders said whatever way we do this one, or however we have done in the past. All that have applied and new applications. Chairman Jones does the board want to accept and appoint Berry, Kelly, and Dolan today in the interest of time?

**Commissioner Sanders made a motion to appoint Mr. John Berry to the Regional Rural Transportation Plan Technical Advisory Committee, and Mrs. Mel Kelly and Mrs. Rebecca Dolan to the Byway Management Authority. Seconded by Commissioner Ward. Motion carried 4-0.**

Mr. Moron

Commissioner Amison noted this is for one of the at large board members. Commissioner Amison if we may have caused some confusion, maybe we need to readvertise, so the people who applied could re-apply.

#### 7. Informational Item: AOED Chairman's Report

Mr. Steve Kirschenbaum said he would like to discuss a few items (see attached report) with the Board.

First item discussed was the contract with Centric regarding the rental car operation. Chairman Jones said he would be more in favor of them getting on their feet to see if they can rent these cars. Commissioner Amison said they have a very lucrative contract with us. It is our obligation that we get the best bang for our buck. Given the generosity that we have given them in the past, I do not see why 10% would be a problem. Attorney Shuler would like to review the lease with Centric and make sure we are not doing anything in violation of the lease. Mr. Kirschenbaum brought up that they were still in need of the keys to the hangars. Noting the airport manager must have keys. Chairman Jones transferred the gavel to the Vice Chairman and excused himself due to a prior engagement Eastpoint Water and Sewer Board. Commissioner Amison asked Mr. Mosteller what keys he has. He said none. Mr. Moron asked if he wanted him to reach out to them or was, he? Mr. Moron said he will reach out to him. Mr. Mosteller noted that he does have keys to the power vault and eed building. Mr. Moron said he will talk to Andrew and get back with him. Mr. Kirschenbaum noted that they need to audit stuff. Mr. Kirschenbaum noted that the metes and bounds were agreed on. The county property appraiser's website does not reflect. Mr. Moron noted if someone wants to know the true metes and bounds, they wouldn't go to the property appraiser's website. Mr. Moron noted that he will contact Mrs. Skipper's office to discuss. Mr. Kirshenbaum noted that there is an immediate issue of grass growing up on runway lights somehow, we must get someone out there or expedite the hiring of someone. Mr. Moron said he believed the closing date is this Friday and from there we decide on applicants. If anyone wants to transfer within the county it is an automatic, if there is two, we must conduct interviews. Commissioner Ward noted that it appears to be like there is more money, but this person is going to have to be on their own, it is a lot more than just mowing. Commissioner Amison verbal agreement that Centric was going to cut the grass. If we can get this FBO agreement to move forward it is going to open some revenue to hire someone. They have not upheld the verbal agreement because they are lacking personnel. Mr. Moron said the deadline is the 27<sup>th</sup> not this Friday. I am not looking at a calendar, but I believe we are right in the timeline that he gave me. Mr. Kirschenbaum thanked the board for the appointment of Mark Noble. Mr. Kirschenbaum noted that the meeting with Tyndall went well and noted possibilities for Haney School of Aviation. Mr. Mosteller said it will be more than mowing the grass, maintenance on equipment, building maintenance, do it yourself type of person. Also self-motivated. Mosteller noted that he mowed Saturday, almost everything is waist high out there. Need permission to let volunteers use equipment. Mr. Moron said he must talk to Erin as far as insurance. Commissioner Amison asked if there was anything that is hampering aviation. Mr. Mosteller said yes and that is what he mowed on Saturday. Mr. Mosteller noted they have some volunteers. The Board asked for clarification on using volunteers with county equipment. Commissioner Ward if we check and see if it is more of liability maybe we can get Mr. Nabors to go out and knock it down. Commissioner Amison noted that we triage and do the navigational hazard. If we can get the road department, do the hazards first so that if they get caught away at least we have that much done.

#### 8. Informational Item: Buddy Ward Reef Documents

Staff was asked to sign the attached documents relating to the Buddy Ward Reef project. Attorney Shuler reviewed the documents prior to signing.

#### 9. Informational Item: 2023 FAC Legislative Conference

The 2023 FAC Legislative Conference is scheduled for November 15<sup>th</sup> – 17<sup>th</sup> in Hillsborough County. Guest Speakers will include Mr. Kevin Guthrie, Florida Division of Emergency Management's Executive Director, and Mr. Carlos Nathan, a Federal Program Officer with NTIA. Mr. Nathan will speak on the

Federal Broadband Equity and Deployment (BEAD) program. If you are planning on attending, let Mrs. Cortni Bankston know as soon as possible.

10. Informational Item: Aquaculture Grant

Last week I forwarded an email from Mrs. Susan Skelton (TRIUMPH) regarding a grant program to assist aquaculture shellfish hatcheries and nurseries. I will add this information to the County's website for public information.

11. Informational Item: EMS & Clinic Financial Report

Mrs. Erin Griffith and I met with Bryan Hall of Carr, Riggs, and Ingram to finalize the financial breakdown report for the County's EMS service and both clinics. Mr. Hall sent a draft report for our review. Mrs. Griffith and I plan to meet with Mr. Hall to tweak the draft, so a final version is ready for your review at your November 7<sup>th</sup> meeting.

12. Informational Item: Next Meeting

Your next meeting date is Tuesday, November 7<sup>th</sup> at 9:00 a.m. (ET)

Commissioner Ward we need to proceed with the benches in Eastpoint they are all on grass, cannot tell if they are bolted or concreted down. Look at removing those and relocating to Carrabelle. Mr. Moron said he will talk to Mr. Nabors and get back. Commissioner Sanders said we had lady talk about Chip Morrison beach access. Asked Mr. Moron to get with citizen and bring something back to the Board to look at. Not sure if it can be removed. Commissioner Sanders noted that there are not enough signs to go down on Bald Point, Lanark, Alligator Point. Asked staff to please go ahead and do that.

Commissioner Sanders asked Attorney Shuler to talk to us about what happened with the division of forestry. Attorney Shuler noted that the first thing he asked Mr. Davis were there pine beetles. He noted he was told they did not want to deal with DEP. Attorney Shuler noted that they special use permit was for the purpose of removing and treating pine beetles. He noted that he had a discussion with Mr. Davis and Mr. Cook, and there was no infestation. Attorney Shuler noted that he knows the Board wants to be helpful to everyone and asked if thinning could be treatment. They responded on August 24<sup>th</sup> that it was not infested, and thinning is precautionary and not considered treatment.

**19. Michael Shuler – County Attorney**

1. Possible Exchange of Land with Duke Energy

On October 3, 2023, the Board discussed Duke Energy's request to purchase a single lot of land next to its existing tower located in the old Bowery section of Apalachicola, described as Block H2, Lot 5 (O/R 107/551) by the Property Appraiser's website with a market value of \$30,000.00. Location maps are attached, together with information from the Appraiser's website. The map for the City of Apalachicola indicates that Lot 5, Block H2 is 30' wide by 80' deep. Discussions with Duke Energy representative Danny Collins indicate that the two parties should discuss a land swap instead of a sell of the county land. Duke Energy owns a parcel of land immediately West of the old Apalachicola Bay Charter School site on Fred Meyer Road. According to the Property Appraiser's website the parcel of land owned by Duke Energy is 4.95 acres, more or less, and has a market value of \$173,250.00. Location maps are attached, together with information from the Appraiser's website. Per Duke Energy, their transmission lines run along Fred Meyer Road, which road is located along the southernmost part of their land shown as a small triangle on the location map. Does the Board want to engage in a discussion with Duke Energy regarding a possible land swap instead of a purchase and sale of land of the lot owned by the county? Florida Statute section 125.37 authorizes a land swap. It requires that the Board find that county land is not needed for county purposes and that the property may be to the best interests of the county exchanged for other real property which the county may desire to acquire for county purposes. The terms of the exchange must first be advertised for two weeks in the local newspaper before adoption of a resolution authorizing the exchange of lands.

Board Action Requested: I recommend that the Board authorize me to negotiate a possible land swap.

**On a motion by Commissioner Sanders seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to negotiate a possible land swap with Duke Energy. Commissioner Ward noted that she is familiar with this property and the power lines are well south of dad's property, this property has no power lines on it. Motion carried 3-0.**

**Commissioners' Comments**

There were no further commissioner comments.

**Adjournment**

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

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**Ricky Jones – Chairman**

**Attest:**

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**Michele Maxwell – Clerk of Courts**

The audio is available upon request. Please e-mail [jgay@franklinclerk.com](mailto: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.