



Board of County Commissioners - Regular Meeting

Tuesday, March 19, 2024 at 9:00 am

34 Forbes Street, COURTHOUSE ANNEX, COMMISSION MEETING
ROOM

The Board of County Commissioners asks that all cell phones are turned off or placed on silent (vibrate) mode. Any handouts (information) for distribution to the Commission must be submitted to the Board Secretary (Clerk's Office) or to the County Coordinator five (5) calendar days prior to that meeting date. Failure to do so will result in your removal from the agenda or a delay of any action relating to your request until a future meeting.

Meeting Audio/Video Recording

[Click here to view or download the meeting audio/video recording](#)

(9:00 a.m.) Call to Order

(9:01 a.m.) Invocation and Pledge of Allegiance

(9:05 a.m.) Approval of the Agenda

The Chairman will ask for any proposed changes to the agenda, then request a motion to approve the agenda.

(9:07 a.m.) Approval of Minutes and Payment of County Bills

The Board will consider action on all Minutes and payment of County bills with one motion. A Commissioner may request to have either the Minutes or payment of County bills considered with a separate motion.

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

(9:10 a.m.) Public Comments

This is an opportunity for the public to be heard. When you are recognized by the Chairman, please

adhere to the 5-minute time limit.

(9:20 a.m.) Constitutional Officers

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

Clerk Maxwell will present a proclamation declaring March 18th-22nd as Government Finance Professionals Week in Franklin County.

4. Captain David Varnes -- Sheriff's Department -- Boiler Room Repairs

(9:30 a.m.) Presentations/Updates/Requests

5. Valorie Hill -- PanCare -- Update

6. Lynn Wilde -- ANERR -- Sea Turtle Update

7. Evan Blythe -- ARPC -- F-98 Shoreline Project: Waterway Markers

[Click here to view or download the presentation](#)

8. Joe Ross -- SJLVFD Fire Chief -- Update

9. Dr. Huy Nguyen -- Healthcare Proposal

[Click here to view or download the presentation](#)

10. Sandra Brooke PhD -- Presentation

[Click here to view or download the presentation](#)

(10:30 a.m.) Planning and Zoning Adjustment Board Report

[Click here to view the agenda and minutes](#)

11. 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. 1273 East Gulf Beach Drive

A consideration of a request to construct a 116 linear foot riprap revetment located at 1273 E Gulf Beach Drive, St. George Island, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, agents for Jack Rohlinger, applicant.

b. 1567 Alligator Drive

A consideration of a request to construct a private single-family dock that consists of a 4'x350' access pier, a 10'x6' terminal platform, and 20'x40' covered boat slip with lift, and a 16'x40' uncovered boat slip with lift located at 1567 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, agents for BrandEast, LLC, applicant.

c. 857 Hwy 98

A consideration of a request to construct a 1688 square foot single-family dock with 4'x300' access pier, 10'x20' terminal platform, a 12'x24' covered boat slip with lift and 12'x32'

uncovered boat slip with lift located at 857

Hwy 98, Eastpoint, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, agents for Joseph Hutchins, applicant.

d. 2532 CR-30A

A consideration of a request to construct a 1,216 single-family dock that consists of 4'x264' access walkway, a 10'x16' terminal platform, and (2) 10'x10' open boat slips located at 2532 CR 30A, Apalachicola, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agents for Fred McGill, applicant.

e. 1911 Hwy 98 W

A consideration of a request to construct an 840 square foot single family dock that consists of 4'x170' access walkway, a 10'x16' terminal platform, and (2) 10'x10' open boat slips located 1911 Hwy 98 W, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for Anthony Dipaola, applicant.

f. 1470 Alligator Drive

A consideration of a request to construct a 4'x288' access pier, a 10'x16' platform, a 22'x5' lower platform, with two boatlifts, a 96.5 linear retaining wall faced with riprap to extend 7 feet waterward at the property located at 1470 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, Inc., agents for Christopher Register, applicant.

g. 564 River Road

Consideration of a request to construct a single-family dock that consists of a 25'x6' access pier, a 10'x20' terminal platform, with one 14'x26' boat slip with a lift located at 564 River Road, Carrabelle, Franklin County, Florida. Request submitted by Florida Environmental & Land Services, agent for William Oliver, applicant.

12. Variance Requests

a. 143 W Gorrie Drive

Consideration of a request for a variance to encroach 13 feet into the West Gulf Beach Drive 25-foot front setback to construct a 870 square foot storage addition on the property described as 143 West Gorrie Drive, St. George Island, Franklin County, Florida. Request submitted by Sam Gilbert, agent for Walter Armistead, applicant.

Staff Notes

The applicant has two front streets and is only requesting encroachment into the Gulf Beach Drive side. Staff has no objection to this variance request.

Staff recommends approval

b. 1273 East Gulf Beach Drive

Consideration of a request for a variance to encroach 50 feet into the 50-foot critical shoreline/mean high waterline setback to construct riprap revetment at the mean high waterline on the property described as 1273 East Gulf Beach Drive, St. George Island, Franklin County, Florida. Request submitted by Florida Environmental and Land Services,

agents for Jack Rohlinger, applicant.

Staff Notes

They property owner has to encroach into the 50-foot setback to construct the riprap.

Staff recommends approval

13. Commercial Site Plan Applications

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

a. 20 Shuler Street

Consideration of a request for a Commercial Site Plan Review of 900 square foot Pole Barn located at 20 Shuler Street, Eastpoint, Franklin County, Florida. Request submitted by Donald Deveau, applicant.

Staff Notes

Applicant has met with staff on numerous occasions and staff is satisfied with new site plan

Staff recommends approval of this commercial site plan

b. 143 W Gorrie Drive

Consideration of a request for a Commercial Site Plan Review of 870 square foot storage building addition on existing concrete slab located at 143 W Gorrie Drive, St. George Island, Franklin County, Florida. Request submitted by Sam Gilbert, agent for Walter Armistead, applicant.

Staff Notes

Applicant meets all requirements with adding the addition and have exceeded parking requirements and have proposed stormwater for the addition. Staff has no objection to his request

Staff recommends approval

c. 114 Oyster City Drive

Consideration of a request for a Commercial Site Plan Review of 8,000 square foot new commercial building located at 114 Oyster City Drive, Eastpoint, Franklin County, Florida. Request submitted by GeoFlora Group, LLC, agent for Bay and 98 LLC, applicant.

Staff Notes

Applicant meets all parking, setbacks, stormwater, and lot coverage. Staff has no objection to this request

Staff recommends approval

14. Re-Zoning & Land Use Change Applications

The Board will consider action on all Re-Zoning & Land Use Change applications with one motion. A Commissioner may request to have an application considered with a separate motion.

a. 2390 Oak Street

Consideration of a request for Public Hearing to change the zone and land use of parcel of land located in Section 12, Township 7 South, Range 4 West, 2390 Oak Street, Lanark Village, Franklin County, Florida from C-4 Commercial Mixed Use Residential to C-3

Commercial Recreational. Request submitted by Joellen Joseph Paige, agent for Charles and Lyda Shultz, applicants.

b. 263 Patton Drive

Consideration of a request for Public Hearing to change the zone and land use of a parcel of land located in Section 31, Township 8 South, Range 6 West, 263 Patton Drive, Eastpoint, Franklin County, Florida from R-1 Single Family to C-3 Commercial Recreational. Request submitted by Thurman Roddenberry, agent for Jerry Davis and Shannon Boyd, applicants.

15. Sketch Plat Approval

a. Petit St George's Bluff

A consideration of a sketch plat request to reconfigure 2 lots 1707 St. George's Court, Eastpoint, Franklin County, Florida. Request submitted by Thurman Roddenberry, agents for Jean M. Cassese and McCormick/Young Farms, LLLP, applicants.

16. Final Plat Application

a. Petit St. George's Bluff

A consideration of a sketch plat request to reconfigure 2 lots 1707 St. George's Court, Eastpoint, Franklin County, Florida. Request submitted by Thurman Roddenberry, agents for Jean M. Cassese and McCormick/Young Farms, LLLP, applicants.

(11:00 a.m. ET) -- Public Hearing(s)**

17. **11:00 a.m. (ET) -- Public Hearing -- Working Without Required Permits

***This is a time certain agenda item that cannot be heard prior to the scheduled agenda time.

[Click here to view or download attachments](#)

(11:20 a.m.) RFP/RFQ/Bid Opening

18. NOTICE TO RECEIVE SEALED BIDS: OLD FERRY DOCK BOAT RAMP IMPROVEMENTS

Project is located in Franklin County, Florida and consists of removing and existing boat ramp and concrete sheet pile wall and replacing them with a steel sheet pile wall, two boat ramps, a fixed timber dock, and improvements to the access road at the Old Ferry Dock Boat Ramp in Eastpoint, FL.

[Click here to view or download notice](#)

(11:30 a.m.) County Staff & Attorney Reports

19. Erin Griffith – Fiscal Manager/Grants Coordinator

[Click here to view or download the report and attachments](#)

20. Michael Morón – County Coordinator

[Click here to view or download the report and attachments](#)

21. Michael Shuler – County Attorney

(12:30 p.m.) Commissioners' Comments

(12:45 p.m.) Recess

(5:00 p.m.) Reconvene

(**5:00 p.m. ET) Public Workshop

*** This is a time certain agenda item that cannot be heard prior to the scheduled agenda time.

22. **5:00 p.m. (ET) Public Workshop: Sea Shire PUD

[Click here to view or download notice and attachments](#)

(6:00 p.m.) Adjournment

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

Meeting Information

The general public is welcomed in the commission meeting room for meetings. As an option, all meetings are live-streamed on Zoom and regular meetings are also live-streamed on Forgotten Coast TV. Those wanting to view the meeting on Forgotten Coast TV can use the livestream link <https://facebook.com/forgottencoasttv/> or go to Forgotten Coast TV's Facebook Page. You do not need a Facebook account to view Facebook live. The livestream feed will promptly start 5 minutes before the meeting commences.

Those wanting to view or participate virtually during the meeting should use the Zoom log-in/call-in information provided below. There is a link to a list of videos and Getting Started Resources on the main "Agenda and Minutes" webpage for those unfamiliar with Zoom. If you are experiencing any issues with the livestream or Zoom, call (850) 653-9783 for assistance.

To join the meeting via Zoom, click on this link on the meeting date and time.

*If you do not have speakers or a microphone on your computer or prefer to call, you can dial in for audio. Call (301) 715-8592 or (312) 626- 6799 or (929) 205-6099 and enter ID number (825 1333 0975#). All attendees are muted by default. For those that have called into the meeting by phone, press *9 to raise your hand, then *6 to unmute.*

If you would like to speak during the meeting in-person or via Zoom, you are required to complete the virtual speaker card [click here for card](#). If you are attending via Zoom, this card must be received by the County Commission Administrative Office no later than 15 minutes prior to the start of the meeting in order for you to speak during the meeting. If you are attending in person, this card must be received prior to the start of the meeting.

Once recognized by the Chairman, you may comment on a non-agenda or agenda item during

"Public Comments" for up to 5-minutes.

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

Agenda and reports are subject to change.

Contact: Michael Moron, County Coordinator (michael@franklincountyflorida.gov (850) 653-5077) | Agenda
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