



Board of County Commissioners - Regular Meeting

Tuesday, April 16, 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. All agenda item times are eastern standard and approximate unless indicated (+++) as a time certain agenda item.

Zoom Recording Link

[Click here to view or download a copy of the meeting's Zoom recording](#)

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

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

(9:05 am) 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

a. Escheatment Tax Deeds

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

4. Valentina Webb -- ECCC Executive Director -- Senior Services Update

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

5. Georgia Ackerman -- Apalachicola Riverkeepers -- Exploratory Oil & Gas Permit in Calhoun County Update

6. Michael Kozar -- Alliant Management -- Weems Lease Proposal Presentation

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

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

[Click here to view or download the PZA Agenda and Minutes](#)

7. 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. 496 Ave A

Consideration of a request for Public Hearing to change the zone of parcel of land located in Section 29, Township 8 South, Range 6 West, 496 Avenue A, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to R-1A Single Family Subdivision. Request submitted by Construction Permitting Solutions, LLC, agent for VCLR Enterprises, LLC, applicants.

8. 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. 173 Kal Lane

A consideration of a request to construct a 441 square foot single-family dock with (1) covered 10x10 boat slip located at 173 Kal Lane, Carrabelle, Franklin County, Florida. Request submitted by Larry and Judy Brooks, applicants.

b. 2812 Hwy 98 E

A consideration of a request to construct a single-family dock that consists of a 4'x250' walkway with midpoint turn around with a 12'x36' covered boat slip, and a 14'x36' covered slip

located at 2812 US Hwy 98 E, Lanark Village, Franklin County, Florida. Request submitted by Florida Environmental Land Services, agent for Weeks Investments, applicant.

c. 305 Bruce Street

A consideration of a request to construct a 436 square foot single-family dock with a 4x13 access walkway, a 10x16 terminal platform, and a 14x26 boat roof over 1 boat slip and a boat lift located at 305 Bruce Street, SGI, Franklin County, Florida. Request submitted by John Boland, applicant.

d. 782 Mill Road

A consideration of a request to construct a 920 square foot single-family dock with a 4x170 access walkway, and a 16x4 terminal platform located at 782 Mill Road, Carrabelle, Franklin County, Florida. Request submitted by Timothy and Linda Howell, applicants.

9. Special Exception Applications

a. DESERET RANCHES OF N FL LLC

Consideration to construct a 185' communication tower and fenced supporting facility. The applicant is requesting a special exception as required in R1 single family residential zoning. The property described as Parcel ID Number 07-09S-08W-0000-0010-0000, Apalachicola, Franklin County, Florida. Request submitted by Mattaniah S. Jahn, agent for DESERET RANCHES OF N FL LLC, applicant.

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

10. Variance Requests

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

a. Deseret Ranches of North Florida (Address to be assigned)

Consideration to construct a 185' communication tower and fenced supporting facility. Variance to construct 138' above the 47' max building height. The property described as Parcel ID Number 07-09S-08W-0000-0010-0000, Apalachicola, Franklin County, Florida. Request submitted by Mattaniah S. Jahn, agent for DESERET RANCHES OF N FL LLC, applicant.

b. 2274 HWY 98

Consideration of a request for a variance to encroach 9.83 feet into the front 25-foot setback. to construct a single-family residence on the property described as 2274 Highway 98, Lanark Village, Franklin County, Florida. Request submitted by Thurman Roddenberry, agent for Claude Gava, applicant.

c. 612 Mariner Circle

Consideration of a request for a variance to encroach 3 feet into the 10-foot side setback and to encroach 7 feet 9 inches into the 10-foot side setback. This proposal is to construct a 24' x 15' wood frame addition. The property is described as 612 Mariner Circle, Alligator Point, Franklin County, Florida. Request submitted owner Daniel & Suzette Oligmueller, applicant.

11. Sketch Plat Applications

a. Carrabelle Shores

Consideration for Sketch Plat Approval to subdivide a parcel of land into 3 lots at the property described as 2140 Hwy 98 W, Carrabelle, Franklin County, Florida. Request submitted by Martin Wohl, applicant.

12. Final Plat Applications

a. Carrabelle Shores

Consideration for Final Plat Approval to subdivide a parcel of land into 3 lots at the property described as 2140 Hwy 98 W, Carrabelle, Franklin County, Florida. Request submitted by Martin Wohl, applicant.

(+++11: 00 a.m.) -- Public Hearings

+++ This is a time certain agenda item that cannot be heard prior to the scheduled agenda time.
[Click here to view or download public hearing notices and letters of objection](#)

13. +++11:00 a.m. (ET) Land Use Change -- 1.23 +/- ACRE PARCEL

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 1.23 +/- ACRE PARCEL OF LAND IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FROM RESIDENTIAL TO COMMERCIAL RECREATIONAL.

14. +++11:05 a.m. (ET) Zoning Change -- 1.23 +/- ACRE PARCEL

AN ORDINANCE REZONING 1.23 ACRES OF LAND IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 WEST, FROM C-4 MIXED USE RESIDENTIAL DISTRICT TO C-3 COMMERCIAL RECREATIONAL.

15. +++11:10 a.m. (ET) Land Use Change -- 0.93 +/- ACRE PARCEL

AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED USE OF A 0.93 +/- ACRE PARCEL OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM RESIDENTIAL TO COMMERCIAL RECREATIONAL.

16. +++11:15 a.m. (ET) Zoning Change -- 0.93 +/- ACRE PARCEL

AN ORDINANCE REZONING 0.93 ACRES OF LAND IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 6 WEST, FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-3 COMMERCIAL RECREATIONAL.

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

17. Erin Griffith – Fiscal Manager/Grants Coordinator

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

18. Michael Morón – County Coordinator

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

19. Michael Shuler – County Attorney

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

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

(12:45 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 (845 0867 3022#). 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.