

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM  
JUNE 18, 2024  
9:00 AM  
MINUTES**

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

Commissioner Attending via Zoom: Anthony Croom, Jr.

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 at 9:05 a.m.

### **Invocation and Pledge of Allegiance**

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

### **Approval of the Agenda**

Mr. Moron noted that Mrs. Daniels has a report today and would like to add it to the agenda. Mr. Moron noted that he will be adding a couple of things to his report. Re-energize a power pole in Eastpoint; add a streetlight at Timber Island dock; motion and letter of support/appointment of Commissioner Sanders to the Southern Region Resource Advisory Committee. The committee serves seven states, the improvements that you might see at Wrights Lake for example are because of this committee; Advertisement for two vacant P&Z seats.

Also, would like to let anyone know who is waiting to speak on the RV ordinance, I would like to table the ordinance, on the phone with building official late last night, like to sit down with staff, get with Attorney Shuler, meet with each of Board individually and then bring it to the board in public. A lot of people asking why we would staff the sheriff with this responsibility. Sheriff stood before the Board and asked them to put something in place with stiff penalties. Sheriff feels that would alleviate a lot of our issues with things we get from code enforcement. Chaimran Jones noted that he does have someone wanting to comment regarding the issue during public comments. Attorney Shuler said you could just roll into the motion as part of amending the agenda. Commissioner Ward said in addition to the power pole on Timber Island, she spoke to Mr. Nabors about additional signage. Do not know if we need a motion for this, Mr. Moron said he does not see where a motion would be needed.

**On a motion by Commissioner Amison, seconded by Commissioner Sanders, to approve agenda with the changes as noted above. 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 Amison, and by a unanimous vote of the Board present, the Board approved the Payment of County Bills and the FCBCC Regular Meeting Board Minutes from 5/7/2024. Motion carried 4-0.**

### **Public Comments**

Mr. Mason Bean quick endorsement for Krista Miller and Amy Dodson for TDC. Mr. Bean spoke against the secondary structure on North Bayshore. Noted that the Board is the gate keepers for the policy, and

some things worth fighting for.

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

#### **3. Evan Blythe -- ARPC – Update**

Applied for extension of grant funding through the National Coastal Resilience Fund. Mr. Blythe outlined four sites which include C30A, Eastpoint breakwater spill area, area east of Yent's Bayou by Smith Beach, and a group of folks on back side of SGI. We will be applying for funds for design and permitting. The construction dollars would be an additional application.

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized a letter of support for the application for grant funding for the above reference shoreline restoration efforts. Motion carried 4-0.**

#### **4. John Solomon – TDC Administrator -- Report**

1. The St. George Island Museum requested \$3,425.00 for two projects from the Museum Infrastructure Grant Program for the replacement of the wooding stairs in the front of the Museum and also repairs to the handicap access ramp, and repairs to the four covered benches in Lighthouse Park. On June 12<sup>th</sup>, the TDC Board recommended funding these projects.

**On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved funding from the Museum Infrastructure Grant Program for the above listed projects at the St. George Island Museum. Motion carried 4-0.**

2. The TDC approved the counties recommendation to fund up to \$70,000 for a full renovation/restoration of the old St. George Island Restrooms and the concrete surfacing, roofing, and ADA picnic tables for the new picnic pavilion at the beach park's inclusive playground.

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved funding the above project from TDC funds. Motion carried 4-0.**

Mrs. Daniels presented her report at this time.

#### **Jennifer Daniels – Emergency Management Director**

Information Item:

1. 5 applicants for the SPN Coordinator Position were interviewed on 06/03/24 & 06/04/24. Due to the EOC Director knowing 4 of the 5 applicants, she requested and was greatly appreciative to Jeff Goldberg, Director of Walton County Emergency Management, Jeanne Devlin, CEO of Summit Group Consulting, and Tim Keith-Lucas, Ops Chief and Volunteer at FCEM who interviewed and scored the applicants. The unanimous top scorer was Jessica Lockhart who has accepted the position. Jessica has completed the required Drug Testing and Paperwork with an anticipated start date of 07/01/2024. Welcome to the EOC Team Jessica.

2. Amanda Anthony has been updating the Franklin County Emergency Management Website. Updates include making the site more accessible, user friendly and visually pleasing.

3. Volunteers conducted weekly HAM Radio Call down every Wednesday at the EOC. Thank you, Rob Zingarelli.

4. Staff met with Weems Memorial Hospital and Arabella to review the CEMP Requirements.

5. Updating the Everbridge/Alert Franklin System with current contents for the internal alerts.

6. EOC Staff and volunteers are going door to door to businesses throughout the county. We are asking businesses to put our Sticker with a QR code in their door, by their cash registers, and anywhere it can be seen. The QR Code will take residents to the page to sign up for Alert Franklin. Hurricane season started on June 1st, and we want to encourage everyone to sign up for Alert Franklin to stay informed.

7. The County CEMP has been uploaded to our website.

Commissioner Sanders and Chairman Jones thanked Mrs. Daniels for going the extra mile and coming to the Board/public to let them know what the process of hiring was.

#### **5. Lynn Wilder -- Keep Franklin Beautiful Grant -- Request**

**On a motion by Commissioner Ward, seconded by Commissioner Sanders and Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized a letter of support for the Glass Recycling Foundation grant application. Motion carried 4-0.**

#### **6. Steve Kirschenbaum -- SGI July 4th Parade Route -- Request**

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved Road Closures as follows on SGI for 90 minutes or less from 11am to 12:30pm on July 4th for the parade: Franklin Blvd southbound in its entirety; East Pine Ave from East 3rd to Franklin Blvd; East Gorie from East 3rd to East 11<sup>th</sup>; West Pine from Franklin Blvd to West 2<sup>nd</sup>; Gulf Beach Dr from West 3rd to East 3<sup>rd</sup>. Motion carried 4-0.**

#### **7. John Collins -- AVCON -- Airport Grants and Projects -- Update**

1. Brand new fuel farm – Triumph funded project
2. Obstruction removal project
3. Stormwater improvements project
4. Roof upgrades for the FBO hangar building
5. Electrical vault – backup generator for some of the other county facilities at airport – 11,000 sq foot paint hangar
6. Rehabilitate concrete apron
7. West hangar development
8. Additional land clearing – focusing on East side of airport

Mr. Collins noted that not a penny of county funds was used to fund any of the projects. These were all funded by FAA and FDOT grants.

#### **8. Bryan Hall Jr. -- Carr, Riggs, & Ingram -- Weems Audit Presentation**

We have audited the accompanying financial statements of the Hospital Fund of Franklin County, Florida d/b/a George E. Weems Memorial Hospital (the "Hospital"), an enterprise fund of Franklin County, Florida, as of and for the years ended September 30, 2023, and 2022, and the related notes to the financial statements, which collectively comprise the Hospital's basic financial statements as listed in the table of contents. In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Hospital, as of September 30, 2023, and 2022, and the changes in its financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

***The Hospital's Statements of Net Position***

**Restatement of Prior Year Net Position**

The previously issued financial statements for the year ended September 30, 2022, issued June 14, 2023, have been restated for a change in accounting principle related to the recognition of information technology subscriptions and right-of-use assets (GASB Statement No. 96).

The net position as of September 30, 2022 was affected by the restatement as follows:

<u>September 30, 2022</u>	<u>As Previously Reported</u>	<u>Increase (Decrease)</u>	<u>As Restated</u>
<b>Assets</b>			
Capital assets, net	\$ 4,161,972	\$ 347,465	\$ 4,509,437
<b>Liabilities</b>			
Current liabilities	\$ 1,326,795	\$ 132,244	\$ 1,459,039
Long-term liabilities	\$ 91,323	\$ 215,221	\$ 306,544

The Hospital's assets increased approximately \$811,000 in 2023 after a decrease of approximately \$2,038,000 in 2022. The increase in 2023 was largely driven by increased swing bed utilization and increased receipts.

The Hospital's total liabilities increased approximately \$929,000 in 2023 and decreased approximately \$950,000 in 2022. The increase in 2023 is primarily due to a LIP payback notice received from AHCA related to previous years, which is recorded in estimated third-party settlements. Additionally, the payback of the Medicare accelerated payments was completed in fiscal year 2022 along with prior year cost report settlements.

**Table 1: Assets, Liabilities and Net Deficit**

<i>September 30,</i>	2023		Restated		2021
		Variance	2022	Variance	
<b>Assets</b>					
Patient accounts receivable, net	\$ 1,043,686	\$ (274,668)	\$ 1,318,354	\$ 305,972	\$ 1,012,382
Other current assets	3,001,854	650,860	2,350,994	(2,594,739)	4,945,733
Capital assets, net	4,944,374	434,937	4,509,437	250,843	4,258,594
<b>Total assets</b>	<b>\$ 8,989,914</b>	<b>\$ 811,129</b>	<b>\$ 8,178,785</b>	<b>\$ (2,037,924)</b>	<b>\$ 10,216,709</b>
<b>Liabilities</b>					
Current liabilities	\$ 1,520,772	\$ 61,733	\$ 1,459,039	\$ (1,117,670)	\$ 2,576,709
Long-term liabilities	1,173,556	867,012	306,544	167,524	139,020
<b>Total liabilities</b>	<b>2,694,328</b>	<b>928,745</b>	<b>1,765,583</b>	<b>(950,146)</b>	<b>2,715,729</b>
<b>Net Position (Deficit)</b>					
Net investment in capital assets	4,639,177	659,895	3,979,282	(64,544)	4,043,826
Unrestricted	1,656,409	(777,511)	2,433,920	(1,023,234)	3,457,154
<b>Total net position (deficit)</b>	<b>6,295,586</b>	<b>(117,616)</b>	<b>6,413,202</b>	<b>(1,087,778)</b>	<b>7,500,980</b>
<b>Total liabilities and net position</b>	<b>\$ 8,989,914</b>	<b>\$ 811,129</b>	<b>\$ 8,178,785</b>	<b>\$ (2,037,924)</b>	<b>\$ 10,216,709</b>

**Operating Results and Changes in the Hospital's Net Position**

**Restatement of Prior Year Net Position**

The previously issued financial statements for the year ended September 30, 2022, issued June 14, 2023, have been restated for a change in accounting principle related to the recognition of information technology subscriptions and right-of-use assets (GASB Statement No. 96).

The change in net position as of September 30, 2022 was affected by the restatement as follows:

<i>For the years ended September 30, 2022</i>	As Previously Reported	Increase (Decrease)	As Restated
<b>Operating Expenses</b>			
Other operating expenses	\$ 4,421,621	\$ (117,064)	\$ 4,304,557
Depreciation and amortization	\$ 493,570	\$ 117,063	\$ 610,633

As shown in *Table 2*, in 2023 the Hospital's net position decreased by approximately \$118,000, and approximately \$1,087,000 in 2022, compared to the increase of approximately \$549,000 in 2021. In 2023, the total operating revenues increased approximately \$1,272,000 compared to a decrease of \$1,465,000 in 2022 over 2021. The total operating expenses increased approximately \$695,000 and \$352,000 in 2023 and 2022, respectively. The increase in 2023 of total operating revenues was largely due to a 49.7% increase in swing bed days.

The operating loss for fiscal year 2023 was approximately \$3,616,000, up approximately \$577,000 from an operating loss of approximately \$4,192,000 in 2022. The primary components of the 2023 operating income are:

- An increase in net patient service revenue of approximately \$868,000 or 13.04%.
- An increase in other operating revenue of approximately \$404,000, or 5,956.20%.
- An increase in operating expense of approximately \$695,000, or 6.40%.

Increased net patient service revenue was due to a 49.7% increase in swing bed days and improved revenue cycle processes.

Other operating revenue increased because of startup costs related to establishing a 340B program.

Operating expense increased primarily because of increases in Supplies, Depreciation and Amortization, and Salary expense. The largest of the increased was in Supplies and was related to increased inflation and energy costs.

### ***Nonoperating Revenues and Expenses***

Nonoperating revenues and expenses consist primarily of interest expense, non-capital grants, gifts, and other. Total nonoperating revenues and expenses declined approximately \$15,800 in 2022 to approximately \$506,600, and increased approximately \$375,000 from approximately \$506,600 in 2022 to \$881,000 in 2023. The increase in 2023 is primarily due to non-capital grants and private donations.

Transfers increased to approximately \$2,617,000 in 2023 from \$2,598,000 in 2022, primarily due to increased tax collections for Franklin County, a portion of which are provided to the Hospital.

### ***Capital Contributions***

There were no capital contributions in 2023 or 2022.

### ***The Hospital's Cash Flows***

As reflected in the Statements of Cash Flows, the Hospital's cash increased in 2023 by approximately \$593,000, and decreased by approximately \$2,955,000 in 2022. The Hospital's cash decreased by approximately \$307,000 in 2021. The increase in the ending cash balance for 2023 was primarily due to an increase in swing bed utilization and increased cash receipts.

### ***Capital Asset and Debt Administration***

#### Capital Assets

The Hospital had approximately \$4,944,000 and \$4,509,000 of capital assets, net of accumulated depreciation, at the end of 2023 and 2022, respectively. In 2023 and 2022, the Hospital purchased new capital assets costing approximately \$1,150,000 and \$701,000, respectively.

The increase in 2023 total operating expenses was primarily because of increases in Supplies, Depreciation and Amortization, and Salary expense. The largest of the increase was in Supplies and was related to increased inflation and energy costs.

**Table 2: Operating Results and Changes in Net Position**

<i>For the years ended September 30,</i>	<b>2023</b>	<i>Variance</i>	<b>2022</b>	<i>Variance</i>	<b>2021</b>
<b>Operating Revenues</b>					
Net patient service revenue	\$ 7,524,719	\$ 867,810	\$ 6,656,909	\$ (1,447,248)	\$ 8,104,157
Other operating revenue	410,550	403,771	6,779	(17,926)	24,705
<b>Total operating revenues</b>	<b>7,935,269</b>	<b>1,271,581</b>	<b>6,663,688</b>	<b>(1,465,174)</b>	<b>8,128,862</b>
<b>Operating Expenses</b>					
Salaries, wages, and benefits	5,448,084	197,322	5,250,762	(147,180)	5,397,942
Other operating expenses	4,265,808	(38,749)	4,304,557	440,914	3,863,643
Supplies	1,120,888	430,700	690,188	(176,508)	866,696
Depreciation and amortization	716,176	105,543	610,633	234,394	376,239
<b>Total operating expenses</b>	<b>11,550,956</b>	<b>694,816</b>	<b>10,856,140</b>	<b>351,620</b>	<b>10,504,520</b>
<b>Operating income (loss)</b>	<b>(3,615,687)</b>	<b>576,765</b>	<b>(4,192,452)</b>	<b>(1,816,794)</b>	<b>(2,375,658)</b>
<b>Nonoperating Revenue (Expenses)</b>					
Interest income	19,244	13,773	5,471	(967)	6,438
Noncapital grants and contributions	693,934	582,369	111,565	(1,347,452)	1,459,017
CARES PRF income (repayment)	-	(284,811)	284,811	1,330,984	(1,046,173)
Other income (expense)	170,775	57,691	113,084	(2,651)	115,735
Interest expense	(2,751)	5,560	(8,311)	4,275	(12,586)
<b>Total nonoperating revenues (expenses)</b>	<b>881,202</b>	<b>374,582</b>	<b>506,620</b>	<b>(15,811)</b>	<b>522,431</b>
Transfers in	2,616,869	18,815	2,598,054	195,762	2,402,292
<b>Total transfers</b>	<b>2,616,869</b>	<b>18,815</b>	<b>2,598,054</b>	<b>195,762</b>	<b>2,402,292</b>
<b>Increase (decrease) in net position</b>	<b>\$ (117,616)</b>	<b>\$ 970,162</b>	<b>\$ (1,087,778)</b>	<b>\$ (1,636,843)</b>	<b>\$ 549,065</b>

***Operating Income (Loss)***

The first component of the overall change in the Hospital's net position is its operating income or loss— generally, the difference between net patient service and other operating revenues and the expenses incurred to perform those services. In all of the past three years, the Hospital has reported operating losses. This is consistent with the Hospital's recent operating history, as the Hospital was formed and is operated primarily to serve residents of Franklin County, Florida and the surrounding area.

<i>September 30,</i>	<b>2023</b>	<b>Restated 2022</b>
<b>Assets</b>		
<b>Current assets</b>		
Cash and cash equivalents	\$ 1,726,345	\$ 1,133,573
Patient accounts receivable, net of estimated uncollectibles of \$1,377,242 in 2023 and \$1,457,946 in 2022	1,043,686	1,318,354
Due from other funds	579,646	645,249
Estimated third party settlements	156,884	119,019
Other receivables	369,702	342,740
Prepaid expenses	80,931	21,629
Supplies inventory	88,346	88,784
<b>Total current assets</b>	<b>4,045,540</b>	<b>3,669,348</b>
<b>Capital assets</b>		
Land	13,400	13,400
Construction in progress	901,234	-
Right-of-use lease assets, net	105,497	175,270
Right-of-use subscription assets, net	215,221	347,465
Depreciable capital assets, net	3,709,022	3,973,302
<b>Total capital assets, net</b>	<b>4,944,374</b>	<b>4,509,437</b>
<b>Total assets</b>	<b>\$ 8,989,914</b>	<b>\$ 8,178,785</b>

(Continued)

### Debt

At September 30, 2023 and 2022, respectively, the Hospital had \$305,197 and \$530,155 in lease obligations, after the recent adoption of GASB 96 and the accompanying restatement of the 2022 financial statements. At September 30, 2021, the Hospital had \$214,768 in lease obligations.



<i>September 30,</i>	<b>2023</b>	<b>Restated 2022</b>
<b>Liabilities and Net Position</b>		
Current liabilities		
Current maturities of long-term debt		
Lease liability	\$ 37,215	\$ 91,367
Subscription liability	78,601	132,244
Accounts payable	1,016,997	913,102
Accrued compensation	93,422	76,683
Due to other funds	99,169	82,345
Compensated absences	195,368	163,298
<b>Total current liabilities</b>	<b>1,520,772</b>	<b>1,459,039</b>
Long-term liabilities		
Lease liability, less current portion	52,761	91,323
Subscription liability, less current portion	136,620	215,221
Estimated third-party settlements	984,175	-
<b>Total long-term liabilities</b>	<b>1,173,556</b>	<b>306,544</b>
<b>Total liabilities</b>	<b>2,694,328</b>	<b>1,765,583</b>
Net position		
Net investment in capital assets	4,639,177	3,979,282
Unrestricted	1,656,409	2,433,920
<b>Total net position</b>	<b>6,295,586</b>	<b>6,413,202</b>
<b>Total liabilities and net position</b>	<b>\$ 8,989,914</b>	<b>\$ 8,178,785</b>

Mr. Hall noted that the LIP repayment is estimated all the way through 2023, if you could afford to set aside the cash would be great. Commissioner Amison noted this is way above us. Commissioner Croom asked how exactly Weems fairing is financially, Mr. Hall noted that we retroactively looked back. If you look at 2023, the net income/loss was about \$117k loss, if we would not have had the LIP issue the hospital would have been profitable. I do attribute a lot of that to Covid. For some hospitals it was a good thing, but for Weems it was bad. You saw a work through of your backlog. If you look at the hospital over time you are going to see up and down. 2023 was a good year for operations and income. Commissioner Ward asked if Mr. Hall could give a brief description of LIP. Mr. Hall noted LIP is the low-income pool; in Florida you have two primary ways for getting paid. DISH and LIP federally funded state programs. You can receive funds up to the cost but cannot make a profit off of it. It is important to note that the state is only asking for the federal share to be reimbursed. Commissioner Ward noted that Weems was not the only hospital affected with this. Mr. Hall noted that it affected almost every hospital in the state of Florida. Chairman Jones – on page 33 looking at % of insured and patients we are serving. Our uninsured went down. Yes. You have a good payer mix. Chairman Jones on page 11-12, looking at the total of assets and liabilities. Those figures match. Mr. Hall noted that Page 11 is what the hospital owns. On page 12 is what we owe, the difference in what we own and owe is the hospital assets. The Commissioners thanked Mr. Hall for presenting to the Board.

## Planning and Zoning Adjustment Board Report

### 9. Critical Shoreline Applications

#### a. 2326 Highway 98 E Lanark Village

A consideration of a request to construct a 200'x4' access dock and a 10'x16' terminus located at 2326 HWY 98 E Lanark Village, 32322 Franklin County, Florida. Request submitted by Garlick Environmental Associates, agents for Wilson Brown, applicant.

Commissioner Sanders noted she is concerned because this does not have a house on it. I would ask this to be tabled until we could verify and bring back to us. Chairman Jones said if we do table it, I think we need to answer the question as to whether there is power there. Josh Hall from Garlick Environmental asked if there is a rule in place that you cannot have a dock without a residence in place. Chairman Jones explained that the Board has been working to resolve the issue of issuing permits for docks without a residence in place to prohibit illegal use of properties for RV sites which ultimately affects the tax base. Mr. Hall noted that they are planning to build a home there. Chairman Jones noted that the motion was to table for additional information and not to deny. Commissioner Ward asked if on our application it says boat lifts/boat slips too. How do we know if it is a boat lift or slip because a boat slip does not require power? Is that something we could change on the application to be specified? **Commissioner Sanders made a motion to table for more information**, is there power, is there a permit for house? Chairman Jones noted that as soon as we get information sooner the better. **Seconded by Commissioner Ward. Motion carried 4-0.**

#### b. Palms of St Teresa- Common Area

A consideration of a request to construct a multi-family dock totaling 2,080 sq. ft with two uncovered boat lifts, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agents for Joseph Cuffel, applicant.

Commissioner Sanders made a motion to table. She noted this is A2 and says the permit from DEP expired in April and they have not renewed it. Mr. Paterson noted that DEP made a clerical mistake; they issued and expired on the same date. Mr. Paterson noted that this is the only dock for this area. Commissioner Sanders said on this particular one, it shows a short dock out there. What are they going to do with the smaller dock? Mr. Hall noted that they cannot have two docks on one property and noted that it will have to be removed. Attorney Shuler noted that if the Board approved, he would recommend making a provision that the existing dock be removed before the construction of the new dock.

**Commissioner Sanders made a motion to approve contingent upon removal of the existing dock before construction of the new dock.** Commissioner Ward noted that this is a common dock, and there are already existing homes in this subdivision that will use this dock? Yes. **Commissioner Ward seconded the motion. Motion carried 4-0.**

### 10. Variance Requests

#### a. 2285 US Highway 98 Lanark Village

Consideration of a request for a variance to encroach 15-feet into the side 25-foot setback to construct a single-family residence on the property described as 2285 US Highway 98, Lanark Village, Franklin County, Florida. Request submitted by Patti Brannon, agent for Brue Robinson, applicant.

Commissioner Sanders noted this concerns her. I know the section of land they are talking about. It has me concerned because it has the house the lot behind the house and the lot running beside Illinois there and it looks like it is one parcel. **Commissioner Sanders made a motion to table and refer it to be looked at by the attorney.** Commissioner Ward noted that she has concerns also. Commissioner Sanders noted that the gentleman owns the two lots east of it also. It looks like it is all one parcel. **Seconded by Commissioner Ward and Commissioner Amison. Motion carried 4-0.**

## 11. Sketch Plat Applications

### a. Twin Lakes Estates- Phase 1

A consideration of a sketch plat request to reconfigure 21 lots North of Twin Lakes Rd, Eastpoint, Franklin County, Florida. Request submitted by Kimberly Johnson, agents for Steve M. Watkins, applicants. Kim Johnson dividing one acre lots with 100-foot access to the road.

Chairman Jones said the only issue he has is any of the access to the property going to be tied to any of the properties? Chairman Jones noted that we have had developments in the past where the actual road is tied to a piece of property, and it cannot be made a public road. Mrs. Johnson noted that lots 18 & 19 will have a private easement on lots 20 & 21. It will go across private property, there will be two private access and the rest will have public access. Commissioner Ward said she wanted to make sure they are aware that the private part, the county has no responsibility to maintain the private road. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the above sketch plat request to reconfigure 21 lots North of Twin Lakes Rd, Eastpoint, Franklin County, Florida.** Commissioner Ward asked that they make sure the stormwater drainage improvements are addressed. Mrs. Johnson noted that the wetlands will stay in the Watkins name, addressed these issues before hand. **Motion carried 4-0.**

## (11:00 a.m.) County Staff & Attorney Reports

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

#### 1. BOARD ACTION: RESTORE MULTI-YEAR IMPLEMENTATION PLAN AMENDMENT #2

In the attached MYIP Amendment #2, two of the three RESTORE projects (SGI Storm Water, County-Wide Dune Restoration and Landfill Transfer Station) were amended in budget and scope. The County-Wide Dune Restoration Project was amended to formally include the scope and costs of the ADA accessibility enhancements at Lighthouse Park and the Landfill Transfer Station Project's construction budget was increased to reflect current cost estimates. During the required 45-day public comment period, no public comments were received. Also corrected in the plan amendment was the anticipated start dates for the projects as the federal review process has taken much longer than originally anticipated. County-Wide Dune Restoration began in February upon the issuance of the construction grant award, SGI Storm Water is anticipated to being in August and the Landfill Transfer Station hopefully in October (both dates contingent upon issuance of the construction grant awards).

Board action to approve and authorize the chairman to sign the transmittal letter for the submission of amendment #2 of Franklin County's multi-year implementation plan to the US Treasury.

**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 transmittal letter for the submission of amendment #2 of Franklin County's multi-year implementation plan to the US Treasury. Motion carried 4-0.**

Board action to submit the construction funding grant application to Treasury for the Landfill Transfer Station Project.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized submitting the construction funding grant application to Treasury for the Landfill Transfer Station Project. Motion carried 4-0.**

Board action to submit the project amendment request to Treasury for the inclusion of the ADA access improvements to the current grant award for the County-Wide Dune Restoration Project.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board authorized submitting the project amendment request to Treasury for the inclusion of the ADA access improvements to the current grant award for the County-Wide Dune Restoration Project. Motion carried 4-0.**

## **2. BOARD ACTION: CERTIFICATE OF PARTICIPATION FOR SHERIFF'S JAG GRANT**

The attached certificate accepts and acknowledges that the Board serves as the coordinating unit of local government for the Sheriff's JAG Grant. This certificate also attests that the county will abide by the different state and federal JAG program requirements and policies.

Board action to approve and authorize the chairman to sign the attached Certificate of Participation for the Sheriff's JAG Grant.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison and Commissioner Ward, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached Certificate of Participation for the Sheriff's JAG Grant.**

Mrs. Griffith noted that historically this grant is about \$45k a year. **Motion carried 4-0.**

## **3. BOARD ACTION: OPIOID SETTLEMENT FUNDS MOU WITH NW FLORIDA HEALTH NETWORK**

As part of the State of Florida's Opioid Settlement Funds, the county has supported the Sheriff's efforts for an X-Ray screening machine for narcotics at the Franklin County Jail. In the Attached Memorandum of Understanding, Franklin County agrees to follow the guidelines and adherence to reporting requirements for the program as the county is the responsible party for the settlement funds.

Board action to approve and authorize the chairman to sign the attached MOU with NW Florida Health Network subject to review by Attorney Shuler.

**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 to sign the attached MOU with NW Florida Health Network subject to review by Attorney Shuler. Motion carried 4-0.**

## **4. BOARD ACTION: CITY OF CARRABELLE PAVING REQUEST DISTRICT 2**

The City of Carrabelle has requested funding assistance from District 2 Commissioner Cheryl Sanders' paving funds to complete their resurfacing of 5<sup>th</sup> Street NE to Gray Avenue and 5<sup>th</sup> Street to 12<sup>th</sup> Street NE. 5<sup>th</sup> Street NE runs in front of the Carrabelle Clinic and the Health Department and the cost for this segment of resurfacing awarded to the low bidder is \$73,910. Commissioner Sanders feels this is an important collaboration with the City of Carrabelle and is in favor of funding the resurfacing of this roadway segment.

Board action to approve reimbursing the City of Carrabelle for the resurfacing of 5<sup>th</sup> Street East to Gray Avenue to be paid by District 2's paving funds.

**On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved reimbursing the City of Carrabelle for the resurfacing of 5<sup>th</sup> Street East to Gray Avenue to be paid by District 2's paving funds. Motion carried 4-0.**

## **5. BOARD ACTION: Boundary Survey for Sylvester Williams Park**

At the June 4<sup>th</sup> Apalachicola City Commission Meeting, approval was granted for the City Attorney to be drafting a 40-year lease agreement for the approximately 6-acre area known as Sylvester Williams Park. The 6-acres is currently part of a 190-acre parcel containing a lot of wetlands and marsh owned by the City of Apalachicola. A boundary survey of the 6-acre park site will be needed before the formal lease agreement can be finalized and will also be necessary for any grant applications that will be submitted for improvements later at the site.

Board action to approve the cost of a boundary survey to not exceed \$5,000 for Sylvester Williams Park.

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the cost of a boundary survey to not exceed \$5,000 for Sylvester Williams Park. Motion carried 4-0.**

## **6. BOARD INFORMATION: TDC SPORTS ARENA IMPROVEMENTS**

This month, meetings will be held onsite with District Commissioners and Parks and Recreation staff to develop a plan for TDC funded improvements at the two county Sports Arenas. The county hopes to attract more tournaments within the county at both Kendrick Sports Arena in Carrabelle and DW Wilson Sports Arena in Apalachicola. As anyone involved with youth sports can attest, sports tournaments result in a lot of visitors and new tourism spending within the host communities. The improvement plans will be sent on to the Tourist Development Council for their review/recommendation. It is the county's hope that both parks can be ready to host tournaments next season.

Commissioner Ward noted that we are not discriminating against other parks but the reason these parks were chosen was because these parks have more land, more parking and newer facilities.

## **7. BOARD INFORMATION: REPLACEMENT OF MOBI-MAT AT LIGHTHOUSE PARK**

The County Parks Department would also like to extend appreciation to the Health Department as they were able to provide funding through the Department of Health's accessibility/safety budget to replace the 300' Mobi-mat (which had begun to wear and fray at the seams) at the busy Lighthouse Park location on St. George Island. The new mat also includes a banner to direct beach goers to Florida's new water safety page: [www.watersmartfl.com](http://www.watersmartfl.com) which has links to various FL safety resource materials with lots of tips to help keep families safe around the water. The useable segments of the old mat have been rolled up and will be relocated to other less traveled public beach access points once sea turtle nesting season closes and field permits can be obtained for the new sites.

## **8. LATE ADD ITEM: BOARD ACTION: ROBERTS AND ROBERTS BOARD ACTION: HATCHCOCK ROAD QUOTE CORRECTION**

At the February 6<sup>th</sup> meeting, the Board approved two change orders for Roberts and Roberts for road paving contractor Roberts and Roberts to repair several roads in Commissioner Amison's district. The expired August 2023 estimate for Hathcock Road was mistakenly approved (\$37,553) instead of the updated January 2024 estimate (\$40,763) which was for the correct amount. Board action to correct the approved change order from Roberts and Roberts to the January 2024 estimate which was \$3,210 more than the August 2023 estimate due to changes in the unit price of materials.

Chairman Jones called for public comments due to this item being added to the agenda. There were no public comments. **On a motion by Commissioner Amison, seconded by Commissioner Ward, and by**

**a unanimous vote of the Board present, the Board approved the corrected change order from Roberts and Roberts to the January 2024 estimate which was \$3,210 more than the August 2023 estimate due to changes in the unit price of materials.** Commissioner Ward noted this is coming out of Commissioner Amison's road paving fund. **Motion carried 4-0.**

#### **9. LATE ADD ITEM: BOARD ACTION: AIRPORT T-HANGAR BUILDING C REPAIRS**

Board action to approve the attached quote from Jason Fisher Roofing, LLC to replace all screws on the walls and roof of Hangar Building for \$7,800.

Chairman Jones noted that we do not have to get multiple bids since it is below \$10K. Mrs. Griffith confirmed. Chairman Jones called for public comments due to this item being added to the agenda and there were none. **On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the quote from Jason Fisher Roofing, LLC, to replace all screws on the walls and roof of Hangar Building for \$7,800. Motion carried 4-0.**

#### **9. BOARD INFORMATION: OTHER PROJECT UPDATES**

- Still awaiting quote from Overhead Door Company for Door Repairs for Hangar Building C.
- Mobile Office Trailer from Weems being transferred to the Landfill to replace employee meeting trailer
- Draft seasonal pay to address staff shortages

Chairman Jones noted it has been brought up in previous meetings about having talks during budget time about the ambulance service and rolling that over to the half cent sales tax.

Attorney Shuler recommended to the Board to authorize he and Mr. Moron to sit down and have a conversation with the two cities representatives. He noted that he had a preliminary conversation with Mr. Dan Hartman. There were lots of negotiations and concessions agreed upon at the time of the surtax. The reason the interlocal are integral because the surtax is a general revenue surtax. Absent the interlocal agreement the amount raised by Carrabelle would go to them directly, the interlocal agreement pulls that money into the health care trust fund. I think reducing ad valorem taxes for their constituents would be just as attractive to them as it is to our board. Chairman Jones said he does not want to derail any budget talks. **Commissioner Sanders made a motion to start the process and nominate the committee to consist of Attorney Shuler, Mr. Moron, and Mrs. Griffith. Seconded by Commissioner Amison. Motion carried 4-0.**

Chairman Jones asked Attorney Shuler to remind us of what the end date of the ALLIANT contract is. Attorney Shuler noted that it is October 31<sup>st</sup>. Commissioner Ward said she knew that we submitted our roads for our districts and asked Mrs. Griffith where we were in coming up with a plan. Mrs. Griffith noted that Caleb wants to have a meeting with her in the next few weeks. Commissioner Amison asked if the Roberts and Roberts has been paid. Commissioner Amison said he is ready to say hold until they finish the job. Noted he will give them a couple more weeks. Commissioner Sanders said when Roberts and Roberts get through with phase two of Hwy 67, are we ready to jump in on the phase three and start? Mrs. Griffith noted that yes, we should be ready. She noted that Phase four is still finalizing design.

### **13. Michael Morón – County Coordinator**

#### **1. Action Item: TDC Candidate Selection**

At your last meeting you opened and read aloud the names of candidates seeking appointments on the Tourists Development Council. Today, I have created a ballot with a list of the candidates for your ranking and scoring, based on preference. The scores will be tallied and given to you for review. The

Board can then appoint, by motion, two candidates to the vacant TDC seats based on the scores. Board action to rank, score, and appoint candidates to the two vacant seats on the TDC.

Mr. Moron presented each of the Board members with a candidate score sheet and asked them to score each of the candidates. Once they have been completed, Mr. Moron will read aloud the candidates nominated by the highest scores.

2. Action Item: City of Apalachicola TDC Candidate

As requested by this Board, the City of Apalachicola submitted a request to appoint Mayor Brenda Ash as their representative on the Tourists Development Council. The request also states that City Commissioner Donna Duncan would serve if Mayor Ash were unable to attend a meeting. Board action to accept Mayor Brenda Ash as the City of Apalachicola's representative on the Tourist Development Council (TDC).

Chairman Jones asked if statute allows for municipal representatives to have someone serve in their place? Attorney Shuler noted not that he knows of. Chairman Jones noted that he does not have an issue with anyone attending for someone else, but he does not read into the statute that someone can serve as an alternative member. Attorney Shuler noted that he does not interpret the statute to allow an alternate member. Commissioner Ward noted that is not Commissioner Duncan also serving on the Chamber? I think that is kind of what started this as well. I think it is a conflict.

**On a motion by Commissioner Amison to accept Mayor Ash as the City of Apalachicola representative on the TDC, seconded by Commissioner Ward. Motion carried 4-0.**

3. Action Item: Eastpoint July 1<sup>st</sup> Event Parade

The Eastpoint Civic Association is having their 2<sup>nd</sup> Annual Freedom Festival on Monday, July 1<sup>st</sup>. The Association is asking that a portion of Patton Drive, from Island Drive to the west and Highway 98 to the east, is closed from 1:00 p.m. to around 10:00 p.m. or until the conclusion of the fireworks. Board action to close a portion of Patton Drive as stated for the Eastpoint Civic Association's 2<sup>nd</sup> Annual Freedom Festival.

Commissioner Ward asked to elevate the signs to make sure traffic can see it. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board authorized closing a portion of Patton Drive as stated for the Eastpoint Civic Association's 2<sup>nd</sup> Annual Freedom Festival. Motion carried 4-0.**

**Late Add Item:**

**Reenergize power pole at Eastpoint pavilion and streetlight at Timber Island Road**

Mr. Moron asked that Chairman Jones and Commissioner Ward provide him with the numbers from both poles in order to provide this information to Duke Energy.

**On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved reenergizing the power pole at the Eastpoint pavilion and a streetlight at Timber Island Road. Motion carried 4-0.**

4. Action Item: Community Action in Chapman Building

County staff and Community Action Agency are proceeding with plans to move their Head Start Program into the bottom floor of the Chapman Building. Attorney Shuler has a draft agreement he is reviewing that will include a proposed \$1300 monthly rental agreement plus utilities. Hopefully, the final draft of the agreement will be presented at your July 2<sup>nd</sup> meeting for approval. Mr. Shane Philips and I met with Community Action representatives yesterday to discuss their plans to renovate the bottom floor. Board action to authorize Attorney Shuler to review and edit the draft rental agreement, that will be presented at the July 2<sup>nd</sup> meeting, between Franklin County and Community Action for the use of the Chapman Building bottom floor for their Head Start Program.

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized Attorney Shuler to review and edit the draft rental agreement, that will be presented at the July 2<sup>nd</sup> meeting, between Franklin County and Community Action for the use of the Chapman Building bottom floor for their Head Start Program. Motion carried 4-0.**

**P&Z Board Vacant Positions Advertisement**

**On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved advertisement for the vacant P&Z board positions. Motion carried. Motion carried 4-0.**

**Appointing Commissioner Sanders to Southern Region Resource Advisory Committee**

**On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved a letter of support nominating Commissioner Sanders to the Southern Region Resource Advisory Committee as the Board's representative. Motion carried 4-0.**

5. Informational Item: Leslie Street Repairs Update

Last week, Mr. Travis Wade, City Manager for the City of Apalachicola, forwarded Contract Documents and Technical Specifications for the Leslie Street Resurfacing Small County Outreach Program (SCOP) project. These documents included a Notice to Receive Sealed Bids. I uploaded this packet to the County's "Bids and Awards" webpage and sent an email to everyone on the County's Bid Notification List, in order to assist the city with advertising this project. Hopefully, the city will receive enough bids to proceed with this project. I will keep the Board update on the progress of this SCOP project.

6. Informational Item: ARPC TAC

Mr. John Berry, your appointee to the Technical Advisory Committee of the Apalachicola Regional Planning Council's Regional Rural Transportation Plan submitted some documents for your review. The documents include a request for 5 projects related to Franklin County in safety, system connectivity, resilience, and ACES (automated, connected, electric, shared use) vehicles. Mr. Berry will be at your July 2<sup>nd</sup> meeting to discuss these projects with you.

7. Informational Item: The Landing PH Cancellation

As stated in the public notice, county staff received notification from The Landing at SGI representatives to rescind the Planned Unit Development for BOCC consideration, effectively cancelling the public hearing scheduled for last Friday, June 14, 2024. The Board will be updated on any new or amended plans for this project.

8. Informational Item: Juneteenth Holiday

As a reminder, County offices and most Constitutional Offices will be closed tomorrow for the Juneteenth Holiday.

9. Informational Item: Next Meeting Date

Your next regular meeting date is scheduled for Tuesday, July 2, 2024, at 9:00 a.m. (ET).

The Board moved back to item #1 at this time.

The Board discussed having a tie of two nominees. Chairman Jones inquired if the two revotes would be of only the two who are tied. Attorney Shuler noted that the Board wanted to move forward with appointing the number one and revote on the top two.

**On a motion by Commissioner Amison, seconded by Commissioner Sanders, to accept Donnie Gay as one of the candidates on the TDC board. Motion carried 4-0.**



**On a motion by Commissioner Ward to table the revote of applicants Amy Hobson and Michele McPherson at the next meeting.** Attorney Shuler asked the Board to rephrase the motion to table the matter of filling the seat so that he can look into the issue to see if a revote is required. **Commissioner Ward amended her motion as requested by Attorney Shuler. Seconded by Commissioner Sanders. Motion carried 4-0.**

Mr. Moron noted that earlier in the meeting Mr. Randy Taylor raised his hand and sent in a speaker card. He is asking for an update on the boat ramp at Alligator Point/Bald Point area. Mr. Moron noted that he will give him a call and have him submit a card at the next meeting if needed. Mr. Moron noted that everyone has reached out to Senator Simon, and we are waiting for his response to let us know what we can or cannot do. Commissioner Sanders noted that she will reach out to Senator Simon to follow up.

Chairman Jones noted that he had a discussion with Representative Jason Shoaf about trying to get a determination as to why boulders have been placed at Butcher Pen landing. He assured me in talking to him yesterday that if repairs are needed it would be done. Chairman Jones noted that Mr. Curenton is in DROP, and he does carry some amount of knowledge that is possessed by him alone. The sooner we can get someone working along beside him the better. The discussion at budget time is going to be we going to hire someone to work along side of him. We are going to be looking at this in several departments over the next few years. Commissioner Ward noted that she is for code enforcement, but we have to have a code for them to enforce. She noted that she wanted it to be clear and concise. Whatever that looks like we need someone to go through our whole code. Someone who is knowledgeable in Florida building code and local code. She also noted that there was a bad accident on Timber Island in Carrabelle where a lady drove off into the water. The deputies that arrived told me that it is very dark there. We definitely need a light there and there are no signs. I want to make sure that we are as safe as we can be. Commissioner Croom noted that we deal with the same situation at the Mill Pond. That is definitely something that needs to be addressed in our county. I concur with Commissioner Ward. Commissioner Ward noted that the truck route signs recently installed in Carrabelle are yellow and black. We need to change those to the white and black, I was told that if a law enforcement officer pulls someone over, they cannot technically write a ticket due to the incorrect signage.

#### **14. Michael Shuler – County Attorney**

##### Action Items

##### 1. Detached Accessory Structures and Pools

On June 4, 2024, the Board issued a stop work order for a detached accessory structure (a detached pool house) at 841 West Bayshore Drive, St. George Island, Florida, in part because it is an accessory structure being constructed prior to the erection of the principal structure on the property (the residential dwelling) in apparent violation of section 220.02 of the Franklin County Zoning Code. Building permits for both a principal use and an accessory use of the land at 841 W. Bayshore have been issued, but no construction had yet commenced on the principal use of the land as of June 4, 2024. Section 220.02 generally requires that a principal use of the land be erected prior to the construction and use of an accessory use or structure. Section 220.62 defines structures very broadly and impacts a wide array of construction practices associated with the principal use of land authorized by the zoning code. I am told that the County's decades long practice has been to simultaneously issue building permits for both principal uses of the land and accessory uses of the land. I recommend that the Board give additional consideration of this matter because of the county's apparent decades long practice and because strict interpretation of section 220.02 of the zoning code has county-wide adverse implications for the construction industry. See pages 4 and 5 for copies of sections 220.02 and 220.62.

Board Action Recommended: Consideration of a motion to go back to the County practice prior to June 4, 2024 and authorize myself and staff to provide the Board with a proposal to address the now known issues regarding the simultaneous issuance of building permits for both principal and accessory uses and structures on the land.

**Commissioner Ward made a motion to table, seconded by Commissioner Sanders.** Chairman Jones noted that he does have three people who would like to speak under this item. Mr. Mike King spoke noting he is disappointed that the second dwelling continues to be addressed as a second structure. Would like if Attorney Shuler can explain why this does not meet the definition of a dwelling. Chairman Jones noted that this item has been tabled and this would most likely be addressed at a later time. Ms. Sharon Matheson spoke noting she sent a letter to all commissioners yesterday. Unfortunately, we could not come today because we did not receive information that this was going to be on the agenda. We will be there on July 2<sup>nd</sup>. Would like letter to be in the record. Comment that this is my neighborhood. I have lived here for almost a dozen years. Everyone is used to construction around here but have a problem with two distinct residences on one lot that is zoned for residential only. The fact that the zoning would be changed, and we were not given any notice. Hopefully, there will be some forbearance on this. Parking has not been addressed. There is no parking. There were no further public comments. **Motion carried 4-0.**

## 2. Non-Disclosure Agreement Regarding Party Interested in Airport Development

An entity called Sky borne Technology, Inc., is interested in discussing with Franklin County the possibility of its development at and use of some of the airport. However, they have requested a non-disclosure agreement ("NOA") as a condition of that discussion. Skyborne's attorney has approved my changes to the NOA. Essentially, the NOA is intended to protect Skyborne's confidential business information and trade secrets. Florida law allows this, albeit in a manner limited by law. In the event of a public records request, the parties will consult in good faith whether disclosure is required, but Franklin County reserves the right to make the final decision whether a record is, or is not, a public record and whether there is, or is not, a statutory exemption to the requirement to disclose the public record. I have attached a redline showing the original agreement with my changes and a clean draft for your convenient review. The essential changes to the NOA make it subject to the Florida public records law and trade secrets laws; makes it subject to Florida law; it provides that exclusive venue shall be in Franklin County, Florida; it provides that each party pay its own attorney fees and court costs; provides a cap on damages for any proven violation of the NOA to \$5,000.00. The NOA only facilitates a discussion. If any proposal results from these discussions, it will be returned to the County Commission for a decision. The NOA provides that the County can authorize individuals to participate on a need-to-know basis, so the Board needs to identify who it will authorize to participate in the discussions. See pages 6- 18. Board Action Recommended: Board consideration and approval of the revised NOA. Identify who the Board authorizes to participate in the discussion.

Chairman Jones asked who would be the appropriate person for them to talk to? Attorney Shuler noted that he thinks the Board should appoint several different people. County staff, attorney, economic development board, airport advisory committee? Commissioner Amison noted that this company reached out to the AOED board. Originally, I, and Mr. Kirshenbaum were going to meet with this company. Commissioner Amison noted that there is a meeting scheduled for this week.

**Commissioner Ward made a motion to nominate Commissioner Amison, Mr. Kirschenbaum and AVCON to have a discussion with Skyline. Commissioner Amison seconded. Motion carried 4-0.**

## Possible Discussion Items

### 3. Draft Ordinance County-Wide No Parking Ordinance

The final draft of a county-wide no parking ordinance is attached for your review and possible discussion. A public hearing is scheduled for July 2, 2024, beginning at 11:00 a.m. (ET). See pages 19-23.

4. Draft Travel Trailer Ordinance Amended Ord. 82-6

The final draft of a travel trailer ordinance amending ordinance 82-6 is attached for your review and possible discussion. A public hearing is scheduled for July 2, 2024, beginning at 11:05 a.m. (ET). See pages 24-32.

5. Draft Ordinance Removing Docks as Exempt Structure Allowed before Principal Structure is Constructed

The final draft of an ordinance removing docks as exempt structures which may be constructed and used prior to the construction of a principal use, or the land is attached for your review and possible discussion. A public hearing is scheduled for July 2, 2024, beginning at 11:10 a.m. (ET). See pages 33-36.

**Informational Items**

Chairman Jones noted that we will need county wide signage. Commissioner Ward noted that the dock thing we definitely need to address but we have some other things in our zoning code. Mr. Moron asked if you want to check to see if the public speaker who had submitted a speaker card re: RV. Mr. Moron called for and there were no hands raised. Commissioner Sanders noted that she got called and they are starting to use the bicycles at Alligator Point. Attorney Shuler noted that by statute they are just bicycles and there is nothing that we can do. Commissioner Sanders noted that she wanted to bring it up in public so they understand there is nothing we can do. Commissioner Ward noted that she had someone reached out to her and noted they are handicap and used the electric bike to enjoy the beach. I could not deny someone to use our beach.

6. Possible Land Swap with Duke Energy

This is the proposal to swap one county lot (30'x80') next to the microwave tower in Downtown Apalachicola in exchange for approximately 4.9 acres where the old ABC School was located off 25th Avenue in Apalachicola. I contacted Duke Energy last week regarding the status of their internal review. Their review is to determine whether or not any division of Duke Energy has a need for the property. So far, no division of Duke Energy has expressed any desire for the land, and we are on track to proceed with the land swap. I am told that Duke Energy should be finished with their internal review around the end of June 2024.

**Commissioners' Comments**

Commissioner Amison noted that we may want to reach out to the University of Florida regarding assistance with reviewing and updating our zoning codes.

**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.