

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
DECEMBER 17, 2024
9:00 AM
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, Office Amison, and Anthony Croom, Jr.

Others Present: Michele Maxwell-Clerk of Court, 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

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

Approval of the Agenda

On a motion by Commissioner Croom, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the agenda. Motion carried 5-0.

Approval of Minutes and Payment of County Bills

1. County Bill List for Payment

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Payment of County Bills. Motion carried 5-0.

Awards and Recognitions

2. Honorable Rhonda Millender Skipper -- Property Appraiser -- Resolution of Appreciation

Commissioner Sanders read the resolution for Mrs. Rhonda Millender Skipper.

**RESOLUTION OF APPRECIATION
RHONDA MILLENDER SKIPPER**

WHEREAS Rhonda Millender Skipper is the daughter of Carlton and Ruth "Honey" Millender, the wife of Gary Skipper celebrating 50 years of marriage and counting, the proud mother of Jennifer Daniels and Jamie Millender, and the Me-Maw to 5 grandchildren and 1 great-grandchild.

WHEREAS Rhonda Millender Skipper worked in the Public School system for 10 years prior to working at the Property Appraiser's Office. She also served as the Cheerleading Coach while working for the school.

WHEREAS Rhonda Millender Skipper has worked in every capacity beginning with being hired by John James in 1990. She was appointed as Chief Deputy in 2000 by Property Appraiser, Doris Pendleton. She was elected as Property Appraiser in 2012 where she has served for the past 12 years and is the only elected official to serve three terms without ever being on a ballot.

WHEREAS Rhonda Millender Skipper has always been the first constitutional officer with boots on the ground to evaluate any damage that may have occurred after a natural disaster. In 2024, she won the Bob Walden Award which is the most prestigious award given by the Property Appraisers Association of Florida.

WHEREAS Rhonda Millender Skipper's years of dedication to Franklin County and the community will never go unnoticed or be forgotten. She leaves respect and confidence not only to her employees, but also the citizens of Franklin County.

WHEREAS Rhonda Millender Skipper's immense amount of knowledge and her heart of gold leaves a mark on this world that can never be erased. A wise man once said, "Leadership is about making others better as a result of your presence and making sure that impact lasts in your absence." Rhonda Millender Skipper, you are living proof that leadership is an action, not a position.

NOW, THEREFORE BE IT RESOLVED, by the Franklin County Board of County Commissioners to sincerely thank Rhonda Millender Skipper for the 35 years of service to Franklin County.

This RESOLUTION adopted this 17th day of December 2024.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board adopted the resolution above for Rhonda Skipper Millender. Motion carried 5-0.

Mrs. Skipper said being the property appraiser for Franklin County has been more rewarding than anything she can say. She said she has enjoyed meeting every member of the county between alligator point and Apalachicola. Thanked her husband, children, and their spouses, thanked her staff, commissioners, Commissioner Ward thanked Mrs. Skipper for her service. Noted she has spent a lot of time with boots on the ground. Thanked her very much for her omitted years of service. Commissioner Croom thanked her for her service. Noting that every time I have encountered you, you have always made me feel welcome. Chairman Jones noted that he has known her for a long time. You can be really sweet, but you can be very straighter. That is very rare in today's world. Appreciate that about you. Commissioner Amison thanked her for her service noting that thirty-five years is incredible. You are a blessing to the community. Commissioner Sanders noted that Mrs. Skipper is always helping her community. She noted that she has done this for thirty-five years.

Mrs. Bankston read a plaque of appreciation award into the record.

The Franklin County Board of County Commissioners Appreciation Award
Proudly Presented to RHONDA MILLENDER SKIPPER for the Countless Years of Dedication, Commitment, and Leadership to Franklin County Property Appraiser's Office, to Franklin County, and the Franklin County Community.

Mrs. Skipper recognized the Property Appraiser Elect Terry Tipton Jr.

3. Honorable Richard Watson -- Tax Collector -- Resolution of Appreciation

Chairman Jones read the resolution for Mr. Richard Watson.

RESOLUTION OF APPRECIATION RICHARD WATSON

WHEREAS Richard Watson is married to Martha Gherardi Watson, a classical violinist and has lived on St. George Island for the past 32 years.

WHEREAS Richard Watson has many noteworthy achievements to be proud of. He has served as a Franklin County Commissioner from 2015 to 2016 representing District 1 and the Vice Chairman of the Weems Memorial Hospital Board.

WHEREAS Richard Watson has given extraordinary service as the Franklin County Tax Collector for 8 years. He has added several services such as driver licenses, concealed weapons licenses, and initiated the Kids Tag Art Competition.

WHEREAS Richard Watson has earned the utmost respect and shown great leadership and modernization in his role as the Franklin County Tax Collector.

NOW, THEREFORE BE IT RESOLVED, by the Franklin County Board of County Commissioners to express its deepest appreciation to Richard Watson for his years of service to Franklin County and for your support in countless Franklin County community programs and charity events. Franklin County wishes you the best in your future endeavors.

This RESOLUTION adopted this 17th day of December 2024.

On a motion by Commissioner Croom, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board adopted the resolution above for Richard Watson. Motion carried 5-0.

Mr. Watson thanked the County Commission, Clerk's office, and Property Appraiser's office. Commissioner Ward thanked Mr. Watson for his service. Chairman Jones thanked Mr. Watson for always being an individual who is forth right and always been very open. Appreciate an ability to have a conversation with. Sometimes you were the one I needed to talk to get your insight. Commissioner Croom thanked Mr. Watson for his service.

Commissioner Amison noted that he is the only outside of Sheriff Roddenberry, outside politician in our county. On behalf of the community and the county thank you. Commissioner Sanders thanked Mr. Watson for all he has done. Enjoy your life for the rest of the time you have. Enjoy your future endeavors.

Mrs. Bankston read the appreciation award plaque.

The Franklin County Board of County Commissioners Appreciation Award
Proudly Presented to Richard Watson for the Countless Years of Commitment and Leadership to Franklin County Tax Collectors Office, to Franklin County, and the Franklin County Community.

4. Mr. Rex Pennycuff -- TDC Member -- Resolution of Appreciation

Chairman Jones read the resolution for Mr. Pennycuff.

RESOLUTION OF APPRECIATION REX PENNYCUFF

WHEREAS Rex Pennycuff is the son of Charles & Lina Pennycuff, the husband of Jamie Pennycuff, the father of Braylin Pennycuff.

WHEREAS Rex Pennycuff runs and manages his parents' business, Fisherman's Choice & Get the Scoop ice cream shop.

WHEREAS Rex Pennycuff is President of the Eastpoint Volunteer Fire Department, an active member of the Eastpoint Civic Club, and will soon be retiring from the Tourist Development Council Board December 2024 after being an active member since February of 2013.

WHEREAS Rex Pennycuff has been giving the gift of a second chance after spending 3 months in ICU, overcoming a double ventilator, sepsis, pneumonia, and blood clots in his lungs. He continued to fight despite the odds and stands before us today, a walking miracle. May you continue to heal and take each day as a blessing, basking in the love shown from your community, from your friends, and from your family.

NOW, THEREFORE BE IT RESOLVED, by the Franklin County Board of County Commissioners to sincerely thank Rex Pennycuff his service as a TDC member, and his commitment and love to Franklin County and the community.

This RESOLUTION adopted this 17th day of December 2024.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board adopted the resolution above for Rex Pennycuff. Motion carried 5-0.

Mr. Pennycuff noted that it has been an honor to serve the community and he appreciates everything the Board does for the community. Commissioner Ward thanked Mr. Pennycuff for everything he does for the community. Commissioner Sanders noted that she loves Mr. Pennycuff and noted what the power of prayer can do. Chairman Jones said what he likes about him is the consistency of knowing when I come to talk to Mr. Pennycuff, he is going to be consistent. You are consistent in your walk and conversation. Commissioner Amison thanked Mr. Rex for the eleven years on the TDC board. Thanked him for everything he has done and noted that his advice is very well needed. Commissioner Croom noted that he has always been a person that you could talk to and get the truth. Thank you for serving and continuing to serve the county.

Mrs. Bankston presented a plaque of appreciation award.

The Franklin County Board of County Commissioners Appreciation Award
Proudly Presented to Rex Pennycuff for the Immeasurable Years of Dedication and Goodwill to the Franklin County Tourist Development Council Board, to Franklin County, and the Franklin County Community.

Mr. Solomon noted that Mr. Rex has been a valuable member of the TDC almost since its inception. He is the one constant that has always been there, always willing to give advice. He is one of the reasons we have been successful.

Public Comments

There were no public comments.

County Judge

5. Judge Shuler -- Judges' Project

Mrs. Teresa Evans presented a request to place photographs of past judges in the courtroom.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Judges' Project. Motion carried 5-0.

9:15 a.m. (ET) Public Hearing

6. *** 9:15 a.m. (ET) Public Hearing -- Business/Occupational License Ordinance

Attorney Shuler presented the proposal to the Board. He noted a copy of the draft ordinance pausing the business registration ordinance is attached to his report. The pause will last until such time as the Board adopts another ordinance. Chairman Jones called for public comment and there were none.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Business/Occupational License Ordinance. Motion carried 5-0.

Other Reports

7. Ginger Coulter – Sheriff's Department -- TDC Funded Position

She noted that Erin asked her to provide this update to the Board.

Commissioner Ward noted that does the TDC pay for the equipment such as ATVs. Mrs. Coulter noted that TDC paid for two trucks. She noted that the sheriff's office pays for the ATVs.

The Board moved to Planning and Zoning Adjustment Board Report at this time.

10:30 a.m. (ET) Presentations/Updates/Requests

8. *** 10:30 a.m. (ET) Nathaniel Pecina -- ClearGov -- Government Budget Software Presentation

To be addressed later in the meeting.

Planning and Zoning Adjustment Board Report

Commissioner Sanders asked to pull 1632 Alligator Drive as a separate vote. Chairman Jones noted that since we only have two, we will just take them separately in order.

9. Critical Shoreline Applications

a. 1632 ALLIGATOR DRIVE

A consideration of a request to construct a new 2,624 sq feet single family dock consisting of 1,960 sq feet over surface waters dock area and 664 sq feet of two covered boat lifts. Property is located in Alligator Point, Franklin County, FL. Request submitted by Florida Land and Environmental Services Inc. (James Barrett), agent for Chase McNeill, applicant.

Commissioner Sanders noted that she is opposed to this application. She noted that this is a shellfish harvestable area. **Commissioner Sanders made a motion to deny, seconded by Commissioner Ward.** Commissioner Ward noted that she agrees with Commissioner Sanders. This is a 2000 square foot dock. We do not have anything in our code that limits square footage on docks, correct? Attorney Shuler noted that we do not. Chairman Jones noted that some spots you can be a quarter mile off and it is a foot deep. Chairman Jones called for anyone from the applicant who would like to speak on this. There was no one present to speak. **Motion carried 5-0.**

b. 287 MAGNOLIA BAY DRIVE

A consideration of a request to construct a 1,222 sq feet single family dock and 858 sq feet of Rip Rap Shoreline Stabilization. Property located in Eastpoint, Franklin County, FL. Request submitted by Florida Environmental and Land Services, Inc. (James Barrett), agent for Jeffery Crumpler, applicant.

Commissioner Ward asked if we are still waiting for the Army Corps permit on this? Yes. My problem is there is no structure on this property. On the application it shows boat slip/lift. Are they requesting just a slip? Just want to make sure that we are voting on something. Mr. Justin brought up FS 125.022 (5) noting this may affect the way these are approved. **On a motion by Commissioner Ward contingent upon state and federal permits, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the request to construct a 1,222 sq feet single family dock and 858 sq feet of Rip Rap Shoreline Stabilization. Property located in Eastpoint, Franklin County, FL.** Chairman Jones said you referenced in the meeting FS 125.022 paragraph 5. Can you share what that does? Mr. Justin noted that it limits the county's ability to hold up issuing a permit, pending a federal permit. It is up to the applicant to obtain a state or federal permit. Attorney Shuler noted that the rule Mr. Justin just announced is a long-standing rule. Historically the board would approve contingent upon issuance of state and federal permits. He noted before this statute was in place local governments would deny or table until those permits

were issued. Commissioner Sanders asked with them having the community dock there, do they have any other docks in the area? Chairman Jones noted that he believes this will be the third dock. Attorney Shuler noted that he does not believe their HOA has a restriction on private docks. **Motion carried 5-0.**

10. Sketch Plat Approval

a. THE SEA SHIRE SUBDIVISION

A consideration of a request to create a new residential subdivision in two phases. Phase 1 would see the construction of seven 1 acre lots. Property is located at 100 Gilbert Street, Eastpoint, Franklin County, FL. Request submitted by Joshua Parker, applicant/property owner.

Commissioner Sanders asked if this were going to meet the square footage and would this be affordable. Mr. Parker noted that they are going to do it as affordable as they can. He noted there is seven in the first and twenty-one in the second phase. The seven-unit phase is closer to the road. Chairman Jones asked if he was still planning to make the quikrete style homes. Mr. Parker noted that he is.

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the request to create a new residential subdivision in two phases. Phase 1 would see the construction of seven 1 acre lots. Property is located at 100 Gilbert Street, Eastpoint, Franklin County, FL. Motion carried 5-0.

Informational Items

Chester Reese was hired as the part time building inspector. Mr. Paterson noted that after the first of the year he will be bringing up closing in the drive thru at new office in Eastpoint. Mr. Moron will get with you all on what that will entail.

The Board recessed and reconvened at 10:13 am.

County Staff & Attorney Reports

11. Erin Griffith – Fiscal Manager/Grants Coordinator

1. BOARD INFORMATION: FDOT 5-YEAR WORK PLAN FUNDING ANNOUNCEMENTS

Franklin County has received notification that we will be awarded the following Road Projects as part of the FDOT Tentative Work Plan.

- CR30A, West of Apalachicola: phase III widening and resurfacing of approximately 1.794 miles East of 11 Mile Road to SR 30 Highway 98, slated for construction funding in state fiscal year 2027, est. \$4.124 million
- Gulf Beach Drive, St. George Island: widening and resurfacing of 6.09 miles from 12th Street West at the entrance of St. George Island Plantation to the St. George Island State Park, slated for design funding in state fiscal year 2028, est. \$635,000, phase I for widening and resurfacing of 1.642 miles from 7th Street West to 6th Street East, slated for construction funding in state fiscal year 2029, \$2.993 million
- Patton Drive, Eastpoint: US 98 to SR300 Island Drive, resurfacing of .735 miles, slated for construction funding in state fiscal year 2026, \$655,000
- CR370 Alligator Drive, Alligator Point: construction of fire station cutoff road, slated for construction in state fiscal year 2027, est. \$496,000
- CR370 Alligator Drive, Alligator Point, 6' paved shoulders added as extension of multi-use path from the Marina to the S-Curve Boat Ramp (unfunded phase IV section of Alligator Drive Multi-Use Path Project, unveiled as a road project as there is not enough ROW in the area for a separated path) design in state fiscal year 2026, construction in 2029.

2. BOARD ACTION: FDOT TRANSPORTATION ALTERNATIVES GRANT APPLICATIONS & RANKING

The Transportation Alternative (TA) program is now open for funding applications. The TA program constructs new sidewalks and multi-use paths. Projects are competitively scored and awarded based upon the limited amount of funds available for a district. Franklin County is eligible to apply for two projects under this program. The deadline for the TA applications is January 17, 2025. The county may want to consider re-applying for a shorter section of the River Road path in Carrabelle and design for the extension of the multi-use path along north Bayshore Drive in Eastpoint (section north to Twin Lakes Road). Last funding cycle there was approximately \$2 million in TA funds available for all of District 3.

Board action to authorize the development of the applications for the path sections above with ranking and project scope to be refined after discussion with project engineers and FDOT.

On a motion by Commissioner Ward, seconded by Commissioner Amison and Commissioner Croom, and by a unanimous vote of the Board present, the Board authorized the development of the applications for the path sections above with ranking and project scope to be refined after discussion with project engineers and FDOT. Commissioner Sanders noted that where she is talking about the fire station road, it is washing out there. The Alligator Drive area, 500 yards all of the pavement is gone. We are going to have to do something there and not wait until 2029. Chairman Jones asked if we applied for any FEMA funding relative to destruction for the storm. Mrs. Griffith noted that yes, they are in the que, noting FEMA moves slowly. Commissioner Amison asked about the C30 area, that is coming back from the Y. Chairman Jones noted that he is not sure what they can do to improve the access to that Y. The issue is when dump trucks or larger vehicles stop. They can look but when they come out of that stop they cannot see around the curve. They are not able to see if anything is coming. Commissioner Amison noted that for years that was a yield. Personally, looking at it, I do not know what the solution would be. It is a really tight curve, and the speed limit is 60 MPH. Chairman Jones noted that I know there is going to be a ranking coming back to us. Does it really matter what it is ranked? Mrs. Griffith noted that there is a limited amount of funds. I think that is one reason why they want you to rank them. That is another reason they want you to break them into smaller projects. **Motion carried 5-0.**

3. BOARD INFORMATION: ROAD PAVING PROJECT GRANT FUNDING CYCLES – OPEN NOW THROUGH MARCH 2025

Small County Outreach Program SCOP: for use on the County Road system and must be related to road safety improvements, resurfacing or reconstruction, repair or rehabilitation of county bridges, road-related drainage improvements, construction road capacity and paving unpaved roads (although FDOT has told the county that paving unpaved roads is their lowest priority). The County is eligible to submit two applications. Last funding cycle there was approximately \$20 million in SCOP funds available for District 3.

Small County Road Assistance Program SCRAP: for use on the County Road system and are evaluated on the physical condition of the road, whether the road is used as an evacuation route, whether the road has high levels of agricultural traffic, whether the road is a major arterial route or a feeder road, whether the road is located in a fiscally constrained county and the impact of the project on the state or local economy. The County is eligible to submit two applications. Last funding cycle there was approximately \$9 million in SCRAP funds available for District 3.

County Incentive Grant Program CIGP: for use on the State or County Road system. If it is on the County Road system, it must relieve traffic congestion on the State Road system. The County is eligible to submit one application. Last funding cycle there was approximately \$2.8 million available in CIGP funds available for District 3.

Please call or email with any project ideas or concepts by the end of the month to allow time for review and preparation of grant applications for formal approval before the program deadlines.

Commissioner Ward noted that we can consider a lot of the roads in her district and others that are evacuation routes. Commissioner Sanders noted now they have identified Lake Morality as a truck route we need to widen the lanes, etc.

The Board moved to the time certain item at this time.

10:30 a.m. (ET) Presentations/Updates/Requests

12. *** 10:30 a.m. (ET) Nathaniel Pecina -- ClearGov -- Government Budget Software Presentation

Mr. Nathaniel Pecina presented the ClearGov government budget software to the Board. His presentation is listed below.

Legacy Budgeting Cycles of Inefficient

Scattered: Documents, emails, notes, etc. are spread across multiple inboxes and desktops.

Disjointed: Excel, Word, and email are distinct, generic products that inhibit collaboration.

Tedious: Constructing, combining, and correcting multiple spreadsheets is taxing, tiresome and time-consuming.

Modernization is a must!

Our Mission: We create easy-to-use software to help governments budget and plan better. We believe that every community desires and deserves a government that is empowered to work as effectively and efficiently as possible.

Superior Customer Support: Dedication to clients and attention to process deliver award-winning results. 98% customer satisfaction with onboarding. 96% customer satisfaction with training. 75% data onboarding consultants have local government finance experience. ClearGov partners with the National Association of Counties and FAC Business Solutions Partner. ClearGov complements your current platform. ClearGov will onboard your accounting data and export budget information into current system.

Budget Cycle Management Suite:

ClearPlans: Create, execute on, and manage any type of action plan

Digital AFR: Confidently produce annual financial reports in record time

Transparency: Tell your financial story to drive community support

Digital Budget Book: Produce an interactive award-winning budget book in a fraction of the time

Capital Budgeting: Automate the way you collect, organize, and optimize capital utilization

Personnel Budgeting: Automate salary management, scenario planning and what if analysis

Operational Budgeting: Build your forecast and annual budget more efficiently and collaboratively

Operational Budgeting:

Collaborative budgeting software that streamlines communication with department heads and other budget stakeholders. A one-stop shop to dynamically forecast what-if scenarios, build a budget, and communicate budgeting rationale.

Operational Budget Dashboard: Quickly see and share the status of your budget-building process. Filter on current and historical financial data. Automatically aggregate all budget requests in one place.

Departmental Collaboration: Easily assign department budgets and invite department heads to submit requests and rationale. Easily track request and review status and send automatic reminders.

AI Driven Forecasting: Sophisticated yet easy-to-use AI module enables you to create unlimited forecasts.

Easily modify assumptions at the category level and instantly see the impact.

Centralized Communication: Add comments, documents and supporting information to any line item. All content is centralized to streamline your budget review and communication process.

Audit Trail: All budget edits are automatically tracked and stored within an audit trail. Easily review the historical record of budget decisions and communication.

Report Builder: Create and export custom reports to share your operational budget with internal and external stakeholders and existing systems.

A unique software platform built specifically to help finance directors more easily budget for salaries and benefits. Complete with powerful tools to manage position requests, inform union negotiations and much more.

Personnel Dashboard: Get a bird's eye view of staffing stats, as well as visually compare salary and benefits budgeting scenarios.

Position Request Manager: Streamline position requests and access them from a central location with our digital request forms and management system.

Vacancy Planning: Budget well into the future with the ability to create and fill vacant positions on specified dates.

Union Negotiation Planning: Analyze the effects of adjustments to salaries and benefits for more informed negotiations.

Multi-Year Personnel Plans: Automatically create salary and benefit plans for up to twenty years in the future.

Report Builder: Create and export custom reports to share your personnel budget with internal and external

stakeholders and existing systems.

Digital Budget Book:

The industry's first website-based solution that automates most of the budget book creation process using templates and data-driven charts and tables. Meet GFOA award criteria and deliver new levels of clarity, engagement and understanding for your citizens.

Web, mobile and PDF versions- We provide the best of all worlds to present your budget book- website, mobile, and PDF formats – to exceed public expectations for optimal viewing.

Customizable pages- Create a beautiful budget book with flexible pages that are easy to use. ADA optimized, and fully customizable no developer or designer needed.

GFOA checklist- A built-in checklist helps you create an award-winning book for the GFOA Budget Award.

Easily check off criteria as you complete the list to stay on track.

Auto-generated content based on your budget data and best practices- creating a customizable framework that enhances data comprehension and readability for users.

Team collaboration- Invite unlimited team members to easily add content to their assigned sections of the budget book to streamline collaboration and improve efficiency.

Automatic data updates- Revenue and expense data are updated automatically as your budget changes, so you do not have to manually, saving time and reducing the risk of inaccurate data.

Capital Budgeting: The first cloud-based capital improvement planning (CIP) solution specifically designed for local governments that streamlines requests, provides a multi-year scenario optimization process, and generates website-based pages automatically for each capital improvement.

Capital Plan Dashboard: Gain a bird's eye view of all capital improvement and equipment requests complete with the ability to filter by department and request type.

Capital Request Manager: Invite department heads to submit digital capital request forms with budgetary information, timelines, attached documents, and more.

Capital Request Pages: Turn request data into detailed pages instantly with auto-generated graphs. Projects can be published to your Transparency*center with just one click.

Request Scoring and Ranking: Score and rank capital requests based on custom criteria to prioritize requests, drive data-based decisions and communicate the capital planning process.

Scenario Planning: Create unlimited multi-year scenario plans to find the optimal capital utilization that fits within your budget.

Report Builder: Create and export custom reports to share your capital budget with internal and external stakeholders and existing systems.

Transparency: Tell your financial story using our simple-to-navigate transparency center. Easy-to-understand infographics help you share financial information, departmental goals, and results in a way that informs and engages your community.

Financial story: Help internal stakeholders and residents easily visualize and interpret important fiscal metrics to drive community support.

Open Checkbook: At your option, deliver searchable check-level detail to help build public trust, dispel misconceptions, and increase accountability.

Custom Chart Builder: Easily build dynamic financial, performance, and custom charts to display throughout the public profile.

Peer Comparisons: Integrated peer group comparisons bring your data to life and provide critical context to close the communication gap.

Department Dashboards: Easily create custom dashboard pages for each department to showcase the key benefits you are driving for your community.

Project Pages: Better communicate your capital projects to internal and external stakeholders via shareable, dynamic, map-based websites with detailed project pages.

Clear Plans: Manage, execute, and share any plan with ease and sophistication. Leverage best practices, templates, and collaboration to bring your plans quickly and efficiently to life.

Metrics Dashboard: Quickly assess the progress of goals, see future action items, manage upcoming tasks, and more with powerful visualizations.

Plan Manager: Based on market best practices, our 3-level planning framework enables you to easily create and maintain clear, powerful plans.

Team Collaboration: Assign unlimited team members to collaborate on your plan and automate reminder emails to ensure they contribute.

Progress Tracking: Leverage our ready-to-use metrics and KPIs for actionable insights and real-time tracking of your plan's progress.

Budget Allocation: Connect your plan to specific funds to determine the impact, identify gaps, and

communicate clearly with constituents.

Web, Mobile and PDF Versions: We provide the best of all worlds to present your plan – website, mobile, and PDF formats- to exceed public expectations.

NACo Award Checklist: A built-in checklist helps counties meet and exceed the criteria for the NACo EDGE Excellence in Strategic Planning Award.

Chairman Jones noted they are a sole source provider. **Commissioner Ward made a motion to approve contingent upon Attorney Shuler review. Seconded by Commissioner Sanders.** Commissioner Amison asked if there a standard percentage you increase every year. Nathaniel noted that you are capped at that 3% annually after the initial contract. **Motion carried 5-0.**

4. BOARD INFORMATION: LEGISLATIVE LINE-ITEM APPROPRIATION REQUESTS ARE DUE IN FEBRUARY 2025

The county's legislative line-item appropriation requests are due to the State in February. Does the Board have any projects/requests in mind for staff to begin completing the request forms?

Board action to provide staff with directions for what appropriations should be requested from the Legislature.

Commissioner Sanders noted that the Alligator Point Fire Department needs a tank brush truck, but they have not brought it to Michael Moron. She was hesitant to put it as one of our items if they do not want it Commissioner Ward noted that one should be fire infrastructure. Mr. Moron noted that he will pass contact information on to Chairman Jones so that he can pass along. Chairman Jones noted that our lobbyist is still under understanding that we are going to be asking for second half of funds for bear resistant trash cans. Commissioner Sanders noted the new speaker of the house coming in will be looking at improving infrastructure, fire water sewer etc. Mrs. Griffith noted it would be wonderful if fire chiefs could have their quotes ready in preparation for their legislative requests. Chairman Jones noted that we are only going to be able to request three items county wide and no more than one million each. Mr. Moron noted that he believed it is one million total. Mr. Moron will find out if it is one million per project or total and do we have to rank those.

5. BOARD ACTION: TDC'S MARITIME MUSEUM GRANT EXTENSION

Attached is a contract amendment from the Division of Historic Resources for the TDC's Maritime Heritage Museum grant. This amendment extends the grant's project completion deadline to June 30, 2025. This extension will allow for sufficient time for all the project components and tasks to be completed and approved by DHR.

Board action to approve and authorize the chairman to sign the attached grant extension amendment.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached grant extension amendment. Motion carried 5-0.

6. BOARD ACTION: MARITIME MUSEUM GRANT PROJECT VENDOR CONTRACT EXTENSIONS

The vendor agreements expired on November 30th and as the finishing touches and final acceptance by DHR has not yet occurred, the attached amendments will extend the vendor agreements through March 31st, 2025, for the Apalachicola Bay Chamber of Commerce, Forgotten Coast TV, Coastal E. Solutions and Bay Media to complete the display work, videos, website, and exhibits.

Board action to approve and authorize the chairman to sign the contract amendments for the four vendors noted above for the TDC's Maritime Museum Project.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the contract amendments for the four vendors noted above for the TDC's Maritime Museum Project. Motion carried 5-0.

7. BOARD ACTION: FRDAP GRANT AWARD AGREEMENT ISLAND VIEW PARK PROJECT

The Florida Department of Environmental Protection has sent the attached \$200,000 FRDAP grant award agreement

for Island View Park. The park enhancements will include the addition of a picnic pavilion with an adjacent ADA restroom, a small playground, a fenced dog run park area and a kayak launch. There is a substantial amount of paperwork that must be completed prior to the county receiving a notice to commence from FDEP before any construction activities can begin.

Board action to retroactively approve and authorize the chairman to sign the grant award agreement which was returned to FDEP last week.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board retroactively approved and authorized the Chairman to sign the grant award agreement which was returned to FDEP last week. Motion carried 5-0.

8. BOARD ACTION: BLEACHERS QUOTE FOR DW WILSON SPORTS ARENA

Parks Director Fonda Davis has submitted the attached \$31,269.95 quote based upon Omni Contract Pricing for the DW Wilson Sports Arena. The original request already approved by the TDC was for (3) sets of bleachers up to \$25,000 in cost, however, Mr. Davis would like for the BOCC and the TDC to consider the attached quote for (5) which he feels would provide the best amount of seating during tournaments.

Board action to approve the attached quote for (5) sets of bleachers at the Sports Arena to be paid by TDC sales tax proceeds and authorize the issuance of a purchase order upon approval of the additional sets by the TDC board at their next meeting.

On a motion by Commissioner Sanders, seconded by Commissioner Ward and Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached quote for (5) sets of bleachers at the Sports Arena to be paid by TDC sales tax proceeds and authorize the issuance of a purchase order upon approval of the additional sets by the TDC board at their next meeting. Motion carried 5-0.

9. BOARD ACTION: SGI BEACH PARK FACILITIES UPGRADE – CHANGE ORDER BASKETBALL & PICKLEBALL COURTS

After discussion with project engineers and the awarded vendor Premier Surfacing for the SGI Basketball and Pickleball Courts, the county may want to consider the attached \$19,050 change order to construct the basketball and pickleball courts with post tension concrete materials. This construction upgrade would also include 12" x 12" turndowns and 5" of concrete throughout the pad. Post-tensioned concrete slab construction eliminates the need for expansion joints and minimizes reflective and surface cracking over time. The contractor will begin construction on February 1st.

Board action to approve the attached change order for post-tensioned concrete construction to be paid out of TDC beach park improvement funds.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached change order for post-tensioned concrete construction to be paid out of TDC beach park improvement funds. Motion carried 5-0.

10. BOARD ACTION: SGI BOAT RAMP BREAKWATER DESIGN GRANT EXTENSION AGREEMENT

FWC has sent the attached extension amendment for the SGI Boat Ramp Breakwater Design Grant. The attached amendment will extend the project completion date to June 30th, 2025, to allow for sufficient time for the completion of the required hydrographic study and issuance of the permits.

Board action to approve and authorize the chairman to sign the attached extension amendment.

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 extension amendment. Motion carried 5-0.

11. BOARD ACTION: 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 planning processes and the development of grant funding applications. A copy of the current Capital Improvements Schedule is attached to this report.

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

On a motion by Commissioner Sanders, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved scheduling and advertising a public hearing to update the Capital Improvement Plan. Motion carried 5-0.

12. BOARD ACTION: CLEARGOV INTERACTIVE BUDGETING SOFTWARE

Separate presentation by ClearGov Staff – supporting documentation and cost is included as attachment to this report just for information.

Board action (request after ClearGov Presentation) to approve and authorize the Chairman to sign the attached service order for the 1st year budget software subscription.

Item addressed earlier in the meeting.

13. BOARD ACTION: BLUFF ROAD PAVEMENT PATCH – DISTRICT 4 PAVING FUNDS

As anticipated, Bluff Road has settled over the area of last year’s culvert patch and Commissioner Amison had asked for staff to get a quote to patch the settled section of the road. The attached \$4,500 quote from Jason White Construction will mill 1’ beyond either side of the 6’ wide settled area over the culvert and bring elevation of the finished surface even with the rest of the road.

Board action to approve the attached quote to be paid by District 4’s paving funds.

On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the attached quote to be paid by District 4’s paving funds. Motion carried 5-0.

14. BOARD ACTION: C30 GULF AVENUE ROAD PATCH – DISTRICT 2 PAVING FUNDS

As contractor Jason White was already looking at the pavement patch for Bluff Road, staff also asked for a quote to patch the eroded asphalt areas of C30 Gulf Avenue in Carrabelle as the dispute with for the mitigation work FEMA is ongoing due to the duplication of the GPS coordinates and damage descriptions with the C30 west of Apalachicola repairs. To get the road back to smooth and safe traveling condition (while the county continues to work through the issues with FEMA), the attached \$9,832 quote will patch the three areas of eroded asphalt to 2 feet beyond the damage even with the existing pavement, grade and compact the existing road base in the damaged areas and paint the stop bar and 50 linear feet of double yellow lines at the C30 Gulf Avenue junction with Highway 98 (which is needed for safety). Board action to approve the attached quote to be paid by District 2’s paving funds.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the attached quote to be paid by District 2’s paving funds. Motion carried 5-0.

Commissioner Ward noted that she wants the public to be aware that we do not have to go out for bids due to the quote. We are not required to go out for bids for projects under \$25k. Commissioner Sanders noted that this is damage from Hurricane Michael.

BOARD INFORMATION: MICELLANEOUS PROJECT UPDATES

Lanark EMS Station Project. There will be a mandatory pre-bid meeting for this project tomorrow, December 18th, at the Eastpoint Administration Building at 9:00 a.m., and the bids will be opened at the January 7th meeting.

The FDEP Field Permit is now in hand (and provided in the attachments section of this report) for the replacement of the 6th Street West Dune Walkover on St. George Island, the solicitation for construction bids be ready for advertisement soon. The 8th Street East permit application is farther behind due to some encroachment issues which are being addressed by Attorney Shuler.

The Public Notice for the Army Corp of Engineers Permit for the CR67 Phase IV Project has now been posted. This is the last step before the Army Corp will be able to issue the permit. Engineers feel that the permit will be issued in early January for the project and construction funding is already in hand. This final phase will widen and resurface the last 2.5 miles of CR67 to the Liberty County line.

Commissioner Sanders asked if there were any updates on pickleball courts at Kendrick or Lanark. Mrs. Griffith noted

that she has seen sketches as far as overlaying. She is waiting for a quote for the single pickleball court in Lanark/ Chairman Jones asked had we had any correspondence back from DEP regarding the permit needed for the Eastpoint spoil site.

13. Michael Morón – County Coordinator

1. Action Item: Meeting Room Design

At your last meeting, the Board discussed a redesign of this meeting room to accommodate both County Court and County Commission meetings.

After discussing a few design options, the Board asked for a floor plan and rendering that would create a new “crescent moon” style desk that would have a slight raised floor where the judge and chairman would sit. That draft floor plan and rendering is attached to my report for your review and approval. Once approved we can proceed with this redesign project. Board action to approve the redesign of this meeting/court room.

Chairman Jones asked that we ask for the pews to be replaced with chairs. Mr. Moron noted that he will ask for this to be submitted as an alternate bid.

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the redesign of the meeting/court room. Motion carried 5-0.

2. Discussion/Action Item: 2025 Meeting Day/Time

At your last meeting, there was a lengthy discussion regarding a change to your regular monthly meeting days and/or time. Below are some options based on those discussions:

- i. Move the meetings to the 2nd and 4th Wednesday of every month starting at 9:00 a.m. (ET). This would eliminate any conflicts with the court schedule. However, the 4th Wednesday would conflict with your 2025 FAC Annual Conference in June, and the Thanksgiving and Christmas holidays. The Board would need to change those meeting dates, similar to what we do when a holiday conflicts with current meeting dates. There needs to be a discussion regarding the scheduling of public hearings and workshops.
- ii. Another option is to move the meeting times to 1:00 p.m. on our current meeting day schedule, which is the 1st and 3rd Tuesday of every month. As discussed, this could result in frequent lengthy meetings that would last into the late evenings.
- iii. Some commissioners suggested one meeting per month. This meeting would start at 9:00 a.m. (ET) in the morning but would last most of the day. If needed, a special meeting would be called to address any emergency issues that could not wait until the next monthly meeting. A policy change, to matters like paying the bills, would be necessary.

Board discussion and possible action on changing the meeting day or time.

Commissioner Sanders noted that Chairman Jones and Commissioner Amison have the most conflict with their work schedules. She asked how would moving it to 1 pm would work. Chairman Jones noted that it would still be difficult for him. Commissioner Amison noted that 1 pm would work but there is scheduling conflicts with Royce and the Clerk’s office. Commissioner Croom noted that a lot of the events for the commissioner’s is on Wednesday for FAC etc. Chairman Jones noted that we have addressed holidays on this type of basis. We would just move the meetings. Commissioner Amison asked why the second and fourth Wednesday. Mr. Moron noted that the third Wednesday is a conflict with court. He noted that is why we are doing the redesign because there is a push to move county court back over here. Commissioner Amison noted that we may not be able to start this until Commissioner Ward’s schedule is rearranged. She noted that if you want to schedule on Wednesdays that is okay, but she will need to coordinate with her other job. Chairman Jones noted that if we are wanting to move the meetings, we could make the motion contingent upon Commissioner Ward’s ability to change her schedule. Mr. Moron noted we could make it tentative in April. **Commissioner Amison made a motion to try the Wednesday schedule contingent upon Commissioner Ward’s says that her schedule will allow resuming those meetings on those days. Commissioner Croom seconded the motion.** Mr. Moron noted that as the TDC chairman you may have to move their meetings. **Motion carried 5-0.**

3. Discussion/Action Item: Meeting Procedure Changes

Changes to the way regular meetings are conducted was also part of that discussion.

Starting in 2025, Planning and Zoning, Directors, Staff, and the County Attorney’s reports will be addressed in a consent manner. Therefore, all action items on a report will be approved with one motion, unless there is a commissioner request to discuss a particular action item outside of the consent motion. Discussion and Informational

items would not be part of the consent motion. To accomplish this change, all reports would be available to the Board and public four calendar days prior to the meeting day.

Another change agreed to by the Board is the approval of items that are part of an approved project. Once a project is approved, any related items would be discussed with that district commissioner, and with that district commissioner's approval, it would be signed by the Chairman and processed. That approved item would be on the next meeting agenda as an informational item. A third change would be project items on Mrs. Griffith's report. Moving forward, Mrs. Griffith would include links on her report that would take you directly to the County's Project Public Portal that contains the information on a particular project, therefore reducing the amount of information that is typed on her report. Board action to authorize changes to the regular meeting procedures that includes addressing reports in a consent manner, the approval of items related to Board approved projects, and the use of links to the County's Public Project Portal in reports, as stated above in my report.

Chairman Jones noted that there is only one other thing we may need to add is the payment of bills. Mr. Moron noted that this should not be an issue due to still having two meetings a month. Commissioner Ward noted that with this format is there a way to avoid items we have discussed the ball being dropped, is there a way to do old/new business. Mr. Moron noted that he could create a spreadsheet or any document where I can have a task and a document for each task. Then the board could bring it up for discussion if they want to. Mr. Moron noted that he could create something like Erin has for her projects. Chairman Jones noted that the way we handle it now, is Mr. Moron brings it back to us when it is ready for action.

On a motion by Commissioner Ward, seconded by Commissioner Sanders to authorize changes to the regular meeting procedures that includes addressing reports in a consent manner, the approval of items related to Board approved projects, and the use of links to the County's Public Project Portal in reports, as stated above.

Commissioner Amison noted the only thing he sees is the transparency issue. Mr. Moron noted that Erin and I have to stick to the four-calendar day rule. This allows time for your constituents to talk to you or you talk to us. It is a cultural change for us. That is where the transparency is to. The public has to go look and read. Mr. Moron noted that he is going to create a Facebook page after the first of the year. **Motion carried 5-0.**

4. Action Item: ARPC Appointments

As members of Apalachee Regional Planning Council, Franklin County is entitled to have three (3) representatives on the council. Two (2) are appointed by this Board and the third is an elected official appointed by the Governor. Currently, Chairman Jones represents the County's Elected seat, and Sebrina Brown (Carrabelle's Mayor) represent the County's Municipal Elected seat. In the past, the Board has rotated the Municipal seat between Apalachicola and Carrabelle.

Board action to appoint/reappoint individuals to the ARPC County and Municipal Elected seats.

Mr. Moron noted he was under the impression that the governor appointee had to be an elected official and that is why he did not reach out to Ms. Lapaz. Chairman Jones noted that is not the case. Mr. Moron said he will reach back out to her.

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board reappointed Chairman Jones to serve on the ARPC board and authorized staff to reach out to the City of Apalachicola for a nominee to serve as the County's Municipal Elected member.

Chairman Jones said he was asked at the last meeting; he was asked to continue to serve as chairman because Mr. Peacock did not win his election. **Motion carried 5-0.**

5. Action Item: Gulf Consortium Appointments

The Gulf Consortium has two requests for information from the Board. The first request is the appointment/reappointment to the County's Director and Alternate seats on that Board. Currently, Chairman Jones is the County's appointed director, and I serve as the alternate. Adding an additional alternate is recommended to assist with meeting quorum requirements for their Board meetings. Their other request is to know if any of you would like to submit your names for one (1) of the three (3) elected offices of Chair, Vice-Chair, or Secretary-Treasurer?

Board action to appoint/reappoint candidates to the Gulf Consortium Board and if interested, submit names for one (1) of the three (3) executive committee seats.

Commissioner Sanders made a motion to allow Chairman to serve and appoint Commissioner Croom and Commissioner Amison as the two alternates, seconded by Commissioner Ward. Commissioner Amison inquired about them all three being there at one time. Chairman Jones clarified only one of them would attend the meeting at any time. **Motion carried 5-0.** The Board discussed whether or not any of the original eight counties had ever served

as the chair and/or vice chair on the board. Commissioner Sanders asked if the original eight counties had ever had anyone representing us. Mr. Moron will research and bring it back to the board.

6. Informational Item: New Duke Energy Contact

The County has been informed that Mr. Scott Mixon is now Duke Energy's Government and Community Relations Manager for North Florida, a position previously held by Mr. Danny Collins. Mr. Collins has transitioned into a new role directing the Government and Community Relations Managers and Community Relations Liaisons for the Florida service area. Mrs. Mary Swoope has arranged a meeting with Mr. Mixon, Chairman Jones, and me later this week. At that meeting we should be able to schedule Mr. Mixon to appear before the Board at a future meeting.

7. Informational Item: Delayed Advertisements

Inform the Board that The Times did not run the ads for the Senior Center Activity Coordinator or the TDC vacant seat. A representative has been in contact with Mrs. Cortni Bankston and assured her that the ads will run on 12/19 and 12/26. With that said, the application deadline has been moved to January 3, 2025.

8. Informational Item: FAC 2025 Conference Calendar

Below is a list of FAC's 2025 Conference dates and times for next year to help plan with scheduling:

- i. [January 30-31, 2025, FAC Tech Summit, World Equestrian Center, Ocala, Marion County](#)
- ii. [March 19, 2025, FAC Legislative Day, Tallahassee, Leon County](#)
- iii. June 24-27, 2025, FAC Annual Conference, Orlando, Orange County
- iv. September 17-18, 2025, FAC Innovation & Policy Conference, Gainesville, Alachua County
- v. September 19, 2025, FAC Leadership Summit, Gainesville, Alachua County (FAC Board of Directors only)
- vi. November 19-21, 2025, FAC Legislative Conference, Tampa, Hillsborough County

9. Informational Item: Bald Point Management Plan

Attached to my report is a copy of the Bald Point Management Plan as requested by Commissioner Sanders.

10. Informational Item: Legislative Conference Update

Update from Commissioners regarding the recently attended conference.

11. Informational Item: Next Meeting Date

Your next regular meeting date and time will be determined during today's meeting.

Chairman Jones inquired about Bald Point Plan, he noted in the plan it says they are partnering with Franklin County to install a ramp. Mr. Moron noted that he could set up a meeting with them. Commissioner Sanders noted that we need to call them on the carpet about it.

14. Michael Shuler – County Attorney

Action Items

1. Business Registration Ordinance Pause Public Hearing

Attached is a copy of the draft ordinance pausing the business registration ordinance. The pause will last until such time as the Board adopts another ordinance. The public hearing is scheduled for December 17th at 9:15 AM. Board Action Requested: Adoption of the ordinance.

Item addressed earlier in the meeting.

Chairman Jones noted going on what Mr. Moron has on his report regarding delayed advertisement. Will you bring us what we need to begin advertising our information in other methods that would avoid this.

2. Authorization to Schedule Public Hearing to Lift Burn Ban in Lanark Village and St. James

I request permission to schedule a public hearing for the Board to consider adopting an ordinance to lift the burn ban in place in Lanark Village and St. James Fire District. The burn ban ordinance was adopted because the St. James Lanark Village Volunteer Fire Department at that time was not functional. A copy of the burn ban ordinance is attached for your convenient review. Presently, the current SJLV VFD has requested that the

Board reinstate them. I have met with the SJVFD Chief, Harry Larsen, and their administrator, Ms. Debbie Howells, to discuss the contract required by the Board. The meeting went well and I expect to have an agreed upon draft ready for the Board's consideration on January 7, 2025.

Board Action Requested: Permission to schedule a public hearing to consider an ordinance lifting the burn ban in the St. James Lanark Village Fire District on January 7, 2025.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized scheduling a public hearing to consider an ordinance lifting the burn ban in the St. James Lanark Village Fire District on January 7, 2025. Motion carried 5-0.

3. Airport Hanger Lease Termination Agreement

Attached is the lease termination agreement between Franklin County and TP Transport Auto Broker, Inc. (Randall Terry). The Tenant has signed the agreement and I am requesting Board approval of the agreement and authorization for the Chairman to sign it.

Board Action Requested: Board action approving the lease termination agreement and authorization for the Chairman to sign it.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the lease termination agreement and authorization for the Chairman to sign it. Motion carried 5-0.

4. Memorandum of Understanding with Riverkeeper regarding Dredge Spoil

Attached is a draft memorandum from the Riverkeeper. I have made changes to their initial draft. My changes are showing in blue underline and in the RH margin of the document. Mr. Ken Jones of Riverkeeper has indicated he is without objection to my revised draft. I have also attached the Gulf County MOU (unsigned) that I received from Gulf County's attorney.

Board Action Requested: Board approval of the attached draft as I have revised it.

On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the attached draft as revised. Motion carried 5-0.

5. In Re: 841 W. Bayshore Drive, St. George Island, Florida

On January 31, 2024, the permit for the principal structure was issued. On April 5, 2024, the pool house accessory structure permit was issued prior to erection of the principal structure. At that time, Section 220.02 of the Code provided as follows:

"220.02 Accessory Structure and Use - a structure or a use customarily incidental and subordinate to the principal structure or use and located on the same lot. An accessory structure shall not be constructed, nor accessory use allowed until such time as the principal structure is erected. Sea walls and docks are exempt from this requirement.

In sum, no accessory structure permit shall be issued until after the principal structure is completed.

On June 4, 2024, the Board issued a stop work order. On July 23, 2024, the Board adopted a new Section 220.02 of the Code, as follows:

"220.02 ACCESSORY STRUCTURE AND USE -A structure or a use customarily incidental and subordinate to the principal structure or use and located on the same lot. An accessory structure shall not be constructed, nor accessory use allowed until such time as construction of the principal structure has commenced. For purposes of this section, commencement of construction of the principal use shall mean either the commencement of construction of the foundation for a principal use built on grade or the commencement of installation of pilings for principal uses built on pilings. Site preparation and land clearing do not constitute the commencement of construction. Sea walls and docks are exempt from this requirement.

In sum, this allows for issuance of the accessory structure permit following commencement of the slab or pilings, but before the completion of the principal structure.

Pool house options for Board consideration, in no particular order:

- a. Accept pool house permit based on prior practices, rescind stop work order and change process moving forward.
- b. Enforce the code as it was written at the time that the pool house permit was issued. At that time, the code prohibited issuance of the permit or use of the property for a pool house until the principal structure was erected. The Board could issue a notice of intent to revoke the permit for the pool house on January 7, 2025, (your next meeting) and give the property owner an opportunity to provide a written response by January 2, 2025, for your consideration on January 7, 2025. The basis for the revocation of the permit would be that it was void from its inception for being in violation of the county code, therefore it was never legally issued, and the property owner never had a right to rely upon it.
- c. Refer the alleged violations of the stop work order to the code enforcement officer for investigation and possible referral to the magistrate.
- d. File a declaratory judgment action with the court and request judicial guidance on how to proceed.
- e. Such other action as determined by the Board of County Commissioners.

Nota bene 1: Depending on its decision, the Board may elect to do one or more of the above options or table the matter for further consideration.

Nota bene 2: A copy of ordinance 2024-7 is attached for convenient review.

Board Action Requested: Board discussion and possible action.

Commissioner Ward noted that previous practice was different than our policy. Who is to say that he did get that permit? In a court of law, we gave him the permit, nothing against staff. I do not want to get the county. I do not think it would hurt to get a declaratory judgement. Chairman Jones said he is good with either c or d. He noted that the owner has continued to do things even after they have been told. One of things I talked with staff about is when we hired Ms. Mills was to help walk us through potential create a PUD ordinance. The other thing was the idea of creating a special district for St George Island. Moving forward we as a board must not allow these types of structures where it can be turned into a separate unit to be rented out. I do not know that it is going to get us anywhere to let it all go. Either way it is going to wind up before a judge. The declaratory judgment is not as lengthy or costly process as letting it play out in court. Commissioner Sanders asked if there is a way that the county commission can say that we will not allow you to have a CO on that pool house until you have the CO on the primary residence. Attorney Shuler noted that there is work done on the pool house and the building inspector does not intend to complete anymore inspections on the secondary structure. Mr. Moron noted that if he occupied the structure without a CO that would then become a state issue. Commissioner Croom asked how long the declaratory judgement process would take. Attorney Shuler noted that litigation does not happen quickly. With litigation I am subject to the courts schedule and their availability. It is easy to be six months or beyond. The last case we had lasted seven years. In terms of expense, it does not cost the board anymore because I do not work by the hour. There is some merit to the CO to see how that plays out. Commissioner Croom noted that the structure could be completed in six months. Commissioner Ward questioned the magistrates' position, Attorney Shuler noted that there is a significant difference with a magistrate's order and judge. The magistrate would impose a fine, essentially a lien on property. Chairman Jones said could we make sure that an CO is not issued, and let it play into a state issue due to no CO, along with option d. Attorney Shuler went over the options for the Board again. Chairman Jones noted the Board could potentially make a motion to do both. Continue to direct staff to honor the stop work order, not do any inspections, to prevent him from obtaining a CO and at the same time, direct Attorney Shuler to begin the declaratory judgement process. **Commissioner Ward made a motion to direct staff to honor the stop work order, complete no inspections, and direct Attorney Shuler to begin the declaratory judgement process, seconded by Commissioner Sanders.** Mr. Moron noted what is the declaratory judgement going to say. Chairman Jones explained the violation as well as the issuing of permit.
Motion carried 5-0.

6. Possible Purchase of Badcock Building – Eastpoint, Florida

The Badcock building in Eastpoint, Florida, is vacant. The building owner has inquired whether Franklin County has an interest in purchasing it. The Chairman asked me for advice concerning the process. Board discussion whether it is interested in pursuing a possible purchase of the building and, if so, authorization to order two appraisals.

Chairman Jones noted if this board wanted to, we could pursue, it would require two appraisals, taking what is the summary of those two appraisals. The opportunity before us is, we would have to hold a public hearing to amend TDC. This would give us the opportunity to have an event center/convention center. Commissioner Croom asked what we would use it for. Commissioner Ward said she was hoping that we could use it for some of the constitutional officers but using TDC funds we are not going to be able to do it. Commissioner Croom asked would this be something that we could rent out. Chairman Jones said yes. As long as this board agrees to use funds according to statute. Commissioner Ward asked were the potentially moving the visitors center there? Mr. Moron noted that we cannot use TDC funds for office space. Chairman Jones said if we were to purchase it, and we want to put a visitor center there, we would have to fund it. Commissioner Amison expressed concerns with the board taking business property off of the tax roll. Commissioner Sanders noted that she agrees. The Board discussed and decided to ask the property owner to consider waiting for the Board to discuss again at their first meeting in January.

Information Items

7. Airport Fuel Farm in Re OTPOD Fuel Dispensing Software in Re OTPOD's M4000 Self-Serve Terminal

At your December 3, 2024, meeting the airport manager brought forth a possible issue regarding Centric's contract with QTPOD and its fuel dispensing software as it relates to the county's ownership of the tangible personal property, the QTPOD's M4000 Self-Serve Terminal. The county is not a party to the contract, but the contract includes warranty information on the self-serve terminal purchased by the county and referenced that Centric had purchased the self-serve terminal. Following discussion, Mr. Hartman reports that he discussed the matter with John Collins the airport engineer, and with a representative of QTPOD, with the following resolution: Mr. Hartman reports that the warranty holder is MOM, the contractor that did the installation and that any warranty work will be processed through MDM. I also recommended a change to the contract between Centric and QTPOD stating that Franklin County authorized it to use the self-serve terminal owned by Franklin County.

8. Barnacle Parking Enforcement Contract

Last month, I received a communication from Barnacle's attorney that her client would make an exception to their policy and remove the cap exclusion for fraud, gross negligence, and willful misconduct, but asked that the parties also remove the auto-renewal language. Also, the proposal is to limit the contract to a one year so each party can evaluate the system and then decide whether to renew after one year. I plan to bring this before the Board for action during its next meeting on January 7, 2025. A copy of the draft Barnacle contract is attached for your convenient review.

9. 772 E. Gorrie Drive in Re Parkin2: Improvement at 8th Street West Dune Walkover

My December 12, 2024, letter to this property owner notifying him that the county intends to construct a parking improvement at the 8th Street Dune Walkover and that he needs to relocate his driveway off public property is attached and speaks for itself.

10. 1180 West Gulf Beach Drive in Re Removal of Landscaping Vegetation from Right of Way

My December 9, 2024, letter to this property owner notifying him to remove all of his landscaping vegetation from the right of way by December 20, 2024, is attached and speaks for itself.

Commissioner Sanders noted that she has been dealing with a person who has pine trees in the county right of way. Now this person wants these trees removed. Asked Attorney Shuler to respond to this letter.

Commissioner Ward inquired about how we deal with derelict boats. Commissioner Amison noted that the state has taken a much tougher stance on derelict boats. The only thing that dictates is the location of the vessel. Can we just ask them to move it? The Board noted that they will go to the owner first.

Chairman Jones call from Mr. Marcus with Consolidated about the project they are doing on St. George Island. If and when the contractor was coming back to fix their bricks. Chairman Jones noted that it is in the county utility right of way and not the responsibility of the county.

Chairman Jones noted that DEP continues to spray some type of herbicide for some types of hyacinth.

Not sure why they are doing this? Mr. Moron could we please have a conversation and see what is going on with this.

Commissioner Ward noting she is working with FDOT on some things in her district. She brought up the issue with dredging, noting her discussion of suing the Corps, and the Board had decided against and getting our own permits. Where are we on this? Chairman Jones noted that he asked Erin earlier in the meeting and she has not heard anything from them yet.

Commissioners' Comments

There were no additional commissioner comments.

Adjournment

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

Ricky Jones – Chairman

Attest:

Michele Maxwell – Clerk of Courts

The audio is available upon request. Please e-mail jgay@franklinclerk.com, call 850-653-8861 to speak with the Administrative Assistant, or submit a request in writing to obtain audio of this meeting.