

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
JANUARY 21, 2025
9:00 AM
MINUTES**

Commissioners Present: Ricky Jones-Chairman, Jessica Ward-Vice-Chairman, Cheryl Sanders, Otice 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 Amison, 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**
- 2. Approval of Minutes**

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 the Payment of County Bills and the FCBCC minutes from FCBCC Regular Meeting 1/7/2025, 11/19/2024, 12/17/2024, 12/3/2024 and REVISED 11/5/2024. Motion carried 5-0.

Public Comments

Wayne Williams spoke to the Board as Seafood Workers President. Our management plan should be our number one concern. If we open the bay and do not have a good plan, it is not going to do any good. Asked the Board to get with us and create a management plan. Yet to hear anyone define limited license, or limited entry. Very much against a limited license. Does not want us to end up with a limited license that can be bought or sold. He noted that he never agreed on the size of the rocks that they are using. It came so close to the pilot program that they had to use what they had. He noted that he does not agree on the size of rocks to be used on the restoration. Smaller rocks around three inches recommended. There is a lot of situation now between oyster farms and wild caught harvesting. There is a big confusion there. He asked the Board to please get involved in the management plan.

Michael Richter with Boyd Insurance and Investments spoke to the Board regarding a Preferred Governmental Insurance Trust Free Seminar on Tuesday, February 25th. He provided a handout to the Board with information.

Larry Hale spoke to the Board asked the Board if they could not do something to limit duck hunting on St. George Island. Noted that it has become a problem for people living along the bay. ___ virus human sewage outfall is cause. Concerned about fish being caught with sores. Not sure if FWC is doing anything

about it.

Department Director Report

3. Jennifer Daniels -- Emergency Management Director

Action Item

1. Requests the board of County Commissioners retroactive approval of the signing of the Local State of Emergency (LSE) dated 01/20/2025 for “Strong Arctic Cold Front with expected temperatures in the teens to lower twenties with Strong Thunderstorms and Heavy Rain Threat”.

On a motion by Commissioner Ward, seconded by Commissioner Sanders and Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the signing of the Local State of Emergency (LSE) dated 01/20/2025. Motion carried 5-0.

Mr. Moron noted that once the court made the decision on Monday to close at noon today and Wednesday, he contacted the Board and they all agreed to follow suit for the county offices.

County Staff & Attorney Reports

4. Cortni Bankston -- SHIP Administrator -- SHIP Program Update & Homebuyers

Class Instructor

1. Appointment of Linda J. Stratton to teach the SHIP First time homebuyer’s classes

Board Action: To approve appointment of Linda Stratton as the homebuyer teacher for Franklin County

On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the appointment of Linda Stratton as the homebuyer teacher for Franklin County. Motion carried 5-0.

2. LHAP Amendment update (Demolition/Reconstruction Strategy) No Board action required. Five to six items to be updated before we can get it approved.

The Board moved to Mrs. Griffith’s report at this time.

Erin Griffith – Fiscal Manager/Grants Coordinator

The Board chose to pull items 1 and 2 for discussion. **On a motion by Commissioner Sanders, seconded by Commissioner Croom, the Board approved items 3 through 8 from Mrs. Griffith’s report. Motion carried 5-0.**

1. BOARD ACTION: Lanark EMS Notice of Intent to Award

At the last meeting, the Board opened construction bids for the Lanark EMS Station. Three bids were received and released to Dewberry Engineers for their review and recommendation. Dewberry has reviewed and recommended award to the low bidder Oliver Sperry Renovation and Construction, Inc. in the amount of \$1,078,444 (bid tabulation sheet found an error in addition of \$332). Funding for this EMS upgrade will be provided by a \$600,000 grant and the county’s health care trust fund. Board action to issue a notice of intent to award to Oliver Sperry Renovation and Construction, Inc. in the amount of \$1,078,444 for the Lanark EMS Station and to authorize the chairman to sign the construction contract documents once available.

Commissioner Sanders asked if we are going to give them 180 days to complete? Erin confirmed. Commissioner Sanders noted that she wants a groundbreaking ceremony as well as a grand opening. The State grant received was \$600,000 and the public needs to be aware.

On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous

vote of the Board present, the Board approved staff to issue a notice of intent to award to Oliver Sperry Renovation and Construction, Inc. in the amount of \$1,078,444 for the Lanark EMS Station and to authorize the chairman to sign the construction contract documents once available. Motion carried 5-0.

2. BOARD ACTION: EOC Design Task Order

The county has been working through the lengthy federal environmental and historic preservation (EHP) review process for the new Emergency Operations Center in Eastpoint. The county is now far enough along in the process to move forward with the full civil site design and architectural plans for the new location. As Franklin County follows the Consultants' Competitive Negotiation Act (F.S.

287.055) in selecting engineering firms for design improvements, the ongoing county engineering services contract with Dewberry and Florida Statute 287.055 allows for the county to negotiate with the contracted engineer for this project. Staff requested the attached \$184,668 task order from Dewberry Engineers which will include the necessary survey work at the site, a site master plan, a spatial needs assessment, preliminary construction drawings, bid-ready construction documents, an opinion of probable cost and an hourly not to exceed cost of \$15,000 for the architectural team's site visits. The new design will be for a slab-on-grade structure (which is acceptable to the State of Florida's DEM at the new Eastpoint location, instead of elevated on pilings as required at the old site) and includes an additional 1,050 square foot bunk area. After the 100% plans are submitted to finish the Federal EHP review, FEMA will then provide a base floor elevation for the county. Should FEMA require any additional elevation, the county would need to make additional changes to the site design and foundation plans at that time. Board action to approve and authorize the chairman to sign the attached task order with Dewberry Engineers for the new EOC.

Commissioner Ward asked does this provide space for some of the constitutional offices. Mrs. Griffith noted that this is being funded with federal funds and we will have to finish everything with this building before we are able to add anything to this property. Mrs. Griffith noted that at some point FEMA may come back and say we need to put it on blocks. Commissioner Ward asked if this would include a helicopter pad. Mrs. Griffith noted that there will be one there, but it is not included in this project. Mr. Moron noted that Mrs. Daniels needed the additional storage buildings along with the helipad and he does not think there will be room for it. Commissioner Ward noted that she wants to be proactive instead of reactive. **On a motion by Commissioner Ward, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved and authorized the Chairman to sign the attached task order with Dewberry Engineers for the new EOC. Motion carried 5-0.**

3. BOARD ACTION: RESTORE SGI Storm Water Construction Oversight and Inspection CEI

At the November 5th meeting, the Board issued a notice of intent to award and authorized staff to begin negotiations with the highest ranked firm Southeastern Consulting Engineers for the SGI Storm Water Construction Oversight and Inspection CEI services. Staff have completed negotiations and recommend the approval of the attached proposal. A pre-construction meeting for the project will be held sometime in the next few weeks. Board action to approve the attached \$301,680 proposal from Southeastern Consulting Engineers and authorize the chairman to sign the contract documents once available.

4. BOARD ACTION: TDC Public Safety Services Reimbursement – SGI Volunteer Fire Department

As part of the TDC's approved spending plan, investment of up to 10% of the county's tourist development sales tax proceeds can fund eligible public safety services. This investment ensures that the county remains a 'positive' and 'safe' environment for visitors and residents alike and addresses the needs of agencies that are impacted by additional tourist traffic. As outlined in

statute: the governing board of a county or municipality may not use such taxes to supplant the normal operating expenses of an emergency medical services department, a fire department, a sheriff's office, or a police department. Funding shall be provided in the form of a reimbursement for eligible tourism related activities upon receipt of acceptable supporting documentation for the expense, recommendation to approve by the TDC and a majority vote to approve the reimbursement by the Board of County Commissioners.

The St. George Island Volunteer Fire Department has requested funding assistance in the amount of \$68,852 to purchase and equip a light-duty response pickup truck and purchase a MOBE-EMILY water rescue device – please view the link to the Man Overboard EMILY demonstration video: <https://youtu.be/dOncBo5hWX4?si=4QJ3c9tBw5357oEi> and the company's website for additional specifications: [MOBE | EMILY Website](#). The Tourist Development Council recommended approval of the attached at their last meeting. Board action to approve the attached request from the SGI Volunteer Fire Department as recommended for approval by the Tourist Development Council.

5. BOARD ACTION: HMGP Emergency Generators Grant Modification Amendment and Notice of Intent to Award

Franklin County has finally received the attached modification from the Florida Division of Emergency Management for the federal HMGP Generators Grant. This amendment extends the performance period for this agreement to May 31, 2025, and reduces the scope of work to include emergency backup generators for three locations through the program: Weems Memorial Hospital, the Weems Clinic in Carrabelle, and the airport runway lights.

- a. Board action to grant retroactive approval for the grant modification agreement and authorize the chairman's signature.*
- b. Board action to issue a notice of intent to award lowest responsive bidder BGN Contractors at \$608,702 (Bids opened December 5, 2023).*

6. BOARD ACTION: ADA Accessible Desk Unit for Tax Collector Office

Attached is the \$4,724 quote from Executive Office Furniture for the ADA accessible service desk for the Tax Collector's Office which was mentioned at the last meeting. Board action to approve the quote for the ADA accessible desk unit for the Tax Collector's Office to be paid by the county's capital outlay fund.

7. BOARD ACTION: Property Appraiser's Office Furniture & Signage

The property appraiser's office has requested up to \$10,000 from their budgeted line item in the capital outlay fund to purchase a conference table and chairs, additional desks, community outreach materials and signage. Board action to approve the purchase of the additional expenses requested above to be paid by the Property Appraiser's funds in the Capital Outlay Budget.

8. BOARD ACTION: Airport Blower and Sweeper Trailer Purchase

The Airport Manager has requested two pieces of equipment to help keep the runways clear at the county airport. The first quote is for a \$15,441.64 Buffalo Brand Tow Behind Blower for the runway surfaces [Buffalo Turbine - MEGA Debris Blower - Our Most Powerful Tow-Behind](#). The second \$15,419.50 quote is for a high-speed tow behind sweeper trailer – product video link: <https://youtu.be/0o7wvUchLTs?si=Qa06Owqd-l-iuy3E>. Board action to approve the \$15,441.61 quote for the airport blower and the \$15,419.50 quote for the sweeper trailer to be paid by airport funds.

9. BOARD INFORMATION: MISCELLANEOUS PROJECT UPDATES:

- Capital Improvement Plan Update – public hearing scheduled: February 18th, 10:00 a.m.
- CR67 Phase IV Permit – Sending pending currently
- 6th Street Dune Walkover out to bid – Mandatory pre-bid meeting: Friday, January 24th
- County Wide Dune Restoration Project – Addendums Issued
- Airport Hangar Roof & Generator Projects – Addendums issued with due date change

Commissioner Ward asked how the meeting went? Chairman Jones asked any idea when we will start the stormwater project on SGI. Are they close to completion on the Old Ferry Dock boat ramp repair? Mrs. Griffith noted that they are close. Commissioner Sanders noted that it looks really good.

5. Michael Morón – County Coordinator

The Board chose to pull items 2 and 3 for discussion. **On a motion by Commissioner Sanders, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved items 1 and 4. Motion carried 5-0.**

1. Action Item: Administrative Building Addition

Mr. Steve Paterson, Building Official, stated at your last meeting that he is working on a plan to enclose what is currently the drive-thru area at the Administrative/Building Department building located in Eastpoint. This new enclosed room will be the Building Department's multi-purpose room that will be used for staff and contractor training, public education and training, a conference room, pre- and post-storm events, outreach/public assistance, and other Building Department matters. The Building Department will oversee the project and will supervise all sub-contractors. This project will be paid from the Building Department budget. Board action to approve the project as described above.

2. Action Item: APVD Communications Quote

At the end of September 2024, the Alligator Point Fire Department (APFD) presented their communication issues and requested the Board's assistance with relocating their repeater to another tower owned by SBA Towers III LLC. At your October 1st meeting, based on a cost estimate from the APFD, the Board committed up to \$60,000 to assist the fire department with relocating the communication repeater and other associated costs. Due to the actual costs of purchasing and installing the generator, having to purchase a new building to house the generator and communication equipment instead of using the vacant building on the property, and other miscellaneous costs, there is a need to increase the available funds to \$85,000. However, the APFD will be responsible for the \$1,750 monthly tower site rental as the Board assists with one-time expenses, not recurring costs, or fees. Board action to increase the committed amount for the APFD communication system from \$60,000 to \$85,000 and assign the \$1,750 monthly tower site rental to the Alligator Point Fire Department. These additional funds will be paid from the same budget line item as the \$60,000.

Commissioner Sanders noted that this is it. We previously approved the \$60,000 and now it is additional funds. We are getting this from the CRA funds. Commissioner Sanders noted that we cannot allow the entire \$200,000 funds from the CRA to go to this. We do not mind giving a helping hand. This should have been done and taken care of six months ago. I am aggravated with it because it takes so long. Mr. Moron noted that they are responsible for the recurring costs. They can determine if they want to pay it or if they want us to deduct from the MSBU funds. Commissioner Sanders said this is an issue that needed to be cleaned up six months ago. **On a motion by Commissioner Sanders, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved increasing the committed amount for the APFD communication system from \$60,000 to \$85,000 and assign the \$1,750 monthly tower site rental to the Alligator Point Fire Department. Motion carried 5-0.**

3. Action Item: Senior Center Activity Coordinator Advertisement

The County did not receive any applications for the Senior Center Activity Coordinator permanent part-time position. I recommend readvertising this new county position with a change to the hourly pay, which would be a range of \$15.02 to \$18.00 per hour based on experience. Board action to authorize readvertising the Senior Center Activity Coordinator with a change to hourly pay.

Commissioner Croom noted that this is our second time advertising. What happens if we do not get someone this time? Mr. Moron noted that he will have to bring it back to the Board, we may have to use a contract service. We would pay more for less services. Commissioner Sanders noted that she had several people reach out to her that are interested. Commissioner Ward noted that she had several people also, but they have not returned her calls. Commissioner Sanders noted that a lot of people do not read the newspaper. **On a motion by Commissioner Croom, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board authorized readvertising the Senior Center Activity Coordinator with a change to hourly pay. Motion carried 5-0.**

4. Action Item: Gulf Consortium Executive Board

Based on the Board's request at the last meeting, I contacted Mr. Daniel Dourte of the Gulf Consortium Board, and he stated that the office of Vice-Chair was vacant and there were no candidates at that time, so I submitted Chairman Jones as a candidate for that vacant seat. The elections will be held at the Gulf Consortium February 12th Board meeting. Board action to ratify the submission of Commissioner Jones for the office of the Consortium Executive Board Vice-Chair.

5. Discussion Item: TDC Vacant Seat Advertisement

There were no applications submitted for the vacant TDC seat. There was an email expressing interest, but an application was not submitted. In addition, there was a question raised about a Florida law that prohibits advisory board members from doing business with its agency (Section 112.313 (3) and (7), Florida Statutes). I recommend that this statute is researched and discussed and before the Board readvertise for the vacant seat. Board discussion.

Mr. Moron asked the Board to direct Attorney Shuler to research and report back to the Board. Attorney Shuler noted that at one point the legislation did add an exception to the rule. He has not reviewed in many years.

6. Discussion Item: Inmate Contracts

The County has received the new inmate contracts (attached) for renewal. Chairman Jones, Attorney Shuler, and I met to review and discuss possible changes to the contract. Chairman Jones will discuss these changes this morning and will recommend that a Board member meet with the Warden to discuss these changes. Board discussion.

Commissioner Sanders noted that we just received a new warden, she is not new. If y'all are okay with it, I will go out there and discuss it with her. Chairman Jones noted that the biggest thing that we have is they submitted three different contracts for the three different departments. They had limits on inmates for each department. Commissioner Sanders noted that the county assumes the cost of the employee certification. Chairman Jones said they can take as many as four vans over to the prison, and they put one inmate in each van. There has to be some way they can communicate with us as to how many inmates we are getting each day. This becomes a huge expense for the county. Commissioner Ward noted that she would like the department heads to be included on this discussion also. Commissioner Croom noted that he agrees with consolidating the travel and pick up and communication. Commissioner Croom noted that he does not mind being a backup for Commissioner Sanders.

7. Discussion Item: Legislative Delegation Meeting

The Legislative Delegation Meeting is scheduled for Monday, January 27th at 10:30 a.m. (ET) here in your meeting room. Mrs. Erin Griffith (Grants Coordinator/ Fiscal Manager) and Mrs. Traci Buzbee (Consultant) will work with the Board on the list of projects that will be submitted for legislative funding

that should also be discussed with Representative Shoaf and Senator Simon at the meeting. Are there any items the Board would like to add to the list for discussion? Board discussion.

Commissioner Sanders and Commissioner Croom noted that this is a time for the public to come voice their concerns and reminded the public to do so.

8. Informational Item: WILD Library Board Appointment

Commissioner Sanders, at your last meeting, asked if another commissioner would consider serving on the WILD Library Board. Mrs. Whitney Roundtree, Library Director, submitted the meeting schedule. If you are interested in serving on this Board, please contact Mrs. Roundtree for more information and then let me know, so the Board can act on your appointment.

9. Informational Item: New BOCC Meeting Days

Effective March 2024, County Commission meetings will be on the second and fourth Wednesday of every month until further notice.

The Board will need alternate meeting dates for the fourth Wednesday (second monthly meeting) in June, November, and December. I will add this as a discussion/action item at one of your March meetings.

10. Informational Item: Camp Gordon Johnston Parade

Camp Gordon Johnston WWII Museum's 30th Annual Veterans Parade will be on Saturday, March 8, 2025, starting at 10:45 am (ET) in Carrabelle. I will ask Mrs. Cortni Bankston to complete the parade registration form for the Board.

11. Informational Item: 4th Annual SGI Shrimpfest

The St. George Lighthouse Association will host its 4th Annual SGI ShrimpFest, on Saturday, February 8th, from 11:00 am – 4:00 pm in the western parking area adjacent to Lighthouse Park. The event will feature a curated group of local arts and crafts vendors, local nonprofit exhibitors, beverage stations, and a live musical performance by The Blues Factor Band. The event will be utilizing local culinary talents to prepare shrimp delicacies and non-seafood dishes. Children twelve years of age and under are free. The SGI Shrimp Festival, partially funded by the Franklin County TDC, is a fundraiser for the St. George Lighthouse Association (SGLA). The SGLA is a 501c3 non-profit Florida corporation organized to preserve, maintain, and promote the Cape St. George Lighthouse. Funds raised are vital for the ongoing maintenance and enhancement of the Lighthouse, the Keeper's House Museum, and Lighthouse Park.

12. Informational Item: Next Meeting Date

Your next regular meeting date will be on Tuesday, February 4, 2025, at 9:00 a.m. (ET).

The Board moved to Ginger Coulter at this time.

12. Chief Carroll & Ginger Coulter -- Sheriff's Department -- Administrative Building Addition

Ms. Coulter presented a rough sketch of the proposed building along with an estimated cost of \$800,000 using inmate labor to cut costs by 30%.

Chairman Jones asked where? Ms. Coulter noted that it is proposed for currently where the investigations building is. The property is school board, so the Sheriff is going to work with Mr. Lanier to see if they are agreeable. Chairman Jones suggested setting up a portable to move everyone in, so that you could remove the existing buildings. We will keep the investigations building, the others will be removed. Chairman Jones noted that it may be easier. All law enforcement will be in the same building, with exception of investigations. We will probably transition them. Commissioner Ward asked how many buildings this would replace? Ms. Coulter noted that it would replace around three buildings if we do the investigation and victim's advocate. Commissioner Sanders noted that the jail was built in 80-84. Commissioner Sanders encouraged them to look at the future and if they need something larger. Commissioner Ward asked where the funds would come from.

Mrs. Griffith noted that we could add to Capital Improvement Schedule and then we could discuss it when we go through the next budget cycle.

Commissioner Ward asked if this is something we could ask for appropriation funding. Ms. Coulter noted that she will ask him. Commissioner Ward noted that at the end of the day, it has to be done, but it does not hurt to ask. Ms. Coulter noted that we are not against looking at funding with grants. It is important to move quickly due to the current building having the mold/moisture issue. Commissioner Sanders asked Ms. Coulter to mention to the sheriff about moving the administration building closer to the front. Mr. Moron noted that it would be helpful if Ms. Coulter and the Sheriff could be here to speak with the delegation.

The Board moved to the time certain item FWC.

1. 10a.m. (ET) Jon Creamer / Devin Resko / Erika Burgess -- FWC -- Apalachicola Bay Oyster Restoration & Bear Resistant Trash Can Funding Updates

Commissioner Ward noted that an additional boater hit the rocks. She wants to make sure that are constituents are safe. Commissioner Amison asked if we could put signs up at the boat ramps with the pilot study information and coordinates on it? Yes, we can look into it and get with Michael on what we find out. Chairman Jones asked if someone is present when they are dumping the rocks. All restoration sites have been mapped. Over 77 acres we have not had very many issues at all. Is this an issue or this an extremely low tide situation? Chairman Jones said he does not get a site observer. Commissioner Sanders noted that they need to help out with the damage to these people's boats.

Fishery Management

Planned focus on experimental fishery

Gather very important information on how these bars fair with limited harvesting. We are going to be holding workshops in the spring to discuss this matter. We want to do so to maximize the participation of stakeholders. Commissioner Sanders asked if FWC is aware of people having damage to their boats. Commissioner Ward asked what the plan is after December. Erica Burgess noted that the final decision on the outline ultimately goes before the commission. They have not seen this outline. Our intention is to ask that they remain close to open harvesting. We are only seeing growth on areas that have been restored. We do not think the bay is operating under the same condition it was in 80s-90s. Commissioner Ward asked what happens when you run out of money? Burgess we are going to request additional funds. 30-50 million each year? We will present a general update to commission in February. Suggestion that we keep the closed harvesting and do limited harvesting. Commissioner Amison asked when the last data received. Devin said we want to make sure we are using the most updated information. I know our researchers have been out in the bay. They do have a temperature cut off. They have been focusing efforts on restoration areas. Cautiously optimistic. Commissioner Amison said he is trying to see why the shift to a limited opening. Devin said it is not just looking at current data, but past data also. Everything we are showing if we opened up to wild harvest, it would not take long to see all the progress we have seen to collapse. It is to get additional information on limited harvested.

Trash can discussions:

Chairman Jones asked if there was anything we could do about duck hunting. HRAs the people to talk towards that. There are some options the county can take. Mr. Creamer noted that they received the \$600k+ funding for the bear proof trash cans. The county would put in request for the cans, for whatever vendor you chose. He noted that commissioners did ask for a proposed bear hunt. If they chose to bring that forward it will probably be voted on in September. Chairman Jones asked if any of the commissioners attended the meeting in February, could they talk about it in public comments. Mr. Creamer said yes, and he would encourage you to come in May also.

The Board recessed at 11:05 am and reconvened at 11:22 am.

The Board moved to TDC report, P&Z and Attorney Shuler's report. Then the CDBG update.

John Solomon – TDC Administrator

Action Items:

1. On 1-8-25, the TDC Board voted to recommend approving up to the additional \$6,259.95 for two more sets of bleachers at DW Sports Park Arena
2. On 1-8-25, the TDC Board voted to recommend approving \$6,500 from the Museum Infrastructure Grant Program for SGI Lighthouse Museum to cover the cost of a maintenance project for the Keepers House Museum decking and stairs and the wooden benches in Lighthouse Park. The decking, stairs, handicap ramp, AC pedestal, and five Lighthouse Park benches need staining and sealing to protect them from our harsh coastal environment.
3. On 1-8-25, the TDC Board voted to recommend approving \$68,682 for a fully equipped emergency response vehicle and water rescue device for the SGI Volunteer Fire Department.

Information Items:

The October 2024 Collections were \$168,592

On a motion by Commissioner Sanders, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved items 1 and 2 from Mr. Solomon's report. Motion carried 5-0.

P&Z Report

7. Special Exception and Variance Request

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

a. 178 Highway 65

A consideration of a request to construct and operate a 255 ft self-support wireless tower with a 75' x 75' fenced lease area and supporting ground mounted radio equipment to be located at 178 Highway 65, Eastpoint, Franklin County, FL. Variance request is to construct 208' above Franklin County maximum building height of 47'. Request submitted by Harmoni Towers Asset Co./Justin Anderson, agent for Butler's Hauling, LLC/Tim Butler, applicant.

Commissioner Ward noted that she has been fighting for better cell service up Hwy 65. How much service will this provide for Hwy 65? Mr. Anderson noted that it is going to roughly about 4.7 miles to the north. He added that once you go north around the bends that go west, there is another tower up there. There is a collocate up there right now. The idea is to touch the next cone but never to overlap. Our goal is to make it up to where that tower sits. We actually did look at using the Verizon tower behind the high school. **On a motion by Commissioner Ward, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the variance request to construct 208' above Franklin County maximum building height of 47'. Request submitted by Harmoni Towers Asset Co./Justin Anderson, agent for Butler's Hauling, LLC/Tim Butler, applicant.**

Commissioner Croom asked if the tower behind the high school will remain operable? Mr. Anderson noted that Verizon still owns the tower, and they are the tenant. That site failed structurally by 145%. The cost of bringing that tower up to speed was a pretty vast number, compared to what we could build a new, better tower. The Board discussed the three-year due diligence period. Chairman Jones asked if Commissioner Ward would like to amend her motion to extend the time period. Attorney Shuler noted that our current policy is that the variance expires after a year if construction has not commenced. There was discussion of extending it to 18 months, and then have them come back with an update if not complete at that time. Commissioner Ward asked Justin (planner) what his recommendation would be. Justin stated the recommendation would be that applicant provide proof of progress in 18 months and allow staff to extend the variance for an additional 18 months. **Commissioner Ward amended her motion as**

recommended by the county planner, seconded by Commissioner Croom. Motion carried 5-0.

2. Commercial Site Plan Review

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

a. 25 Island Drive

A consideration of a request to construct a 2,340-sf storage building for personal effects to be located inside a locked fenced area with no public access located at 25 Island Drive, Eastpoint, Franklin County, FL. Request submitted by Michael and Dorothy Thornburg, applicants/property owners.

On a motion by Commissioner Ward, seconded by Commissioner Amison, and by a unanimous vote of the Board present, the Board approved the Commercial Site Plan application for 25 Island Drive. Motion carried 5-0.

Commissioner Ward noted that she receives a lot of phone calls about delapidated properties from natural disasters. We have a lot in our area that may not be aesthetically pleasing, or structurally sound. Is there a certain perimeter? What if it is structurally sound, it is just falling down? Attorney Shuler said it is not as clear cut. You do have rights of properties, such as grandfathering rights. We could take a look at what other counties are doing. There may be a public health safety interest. My first step would be to direct staff to look at what other countries are doing. Commissioner Ward said it would be a benefit to try and figure it out. Chairman Jones asked what other counties do with homes that are 50% destroyed. If they cannot build it back, why are we going to let them sit there. Mr. Paterson noted that we have homes on Alligator Point that are still battling insurance companies from Hurricane Michael. Mr. Paterson noted that Property Appraiser is still appraising those but at a reduced rate, however higher than a vacant lot.

6. Michael Shuler – County Attorney

Action Items:

1. St. James – Lanark Village Fire District

A draft of the contract agreed to by the SJLV fire district is attached for consideration by the Board. Board action requested: Consideration of approval of the contract between the Board and the SJLV fire district for fire and first responder services. Discussion and possible action item.

Commissioner Ward asked if this would help with people's ISO ratings, Attorney Shuler said he is not sure. Commissioner Sanders noted that it would help with insurance policies. Ms. Deborah spoke to the Board via zoom and thanked Attorney Shuler and the Board. On the ISO rating, just the signing of the contract would not give us a better rating. But it will put us in the position to apply for funding, etc. Commissioner Amison inquired about the financial audit clause, who will be doing the financial audits? Attorney Shuler noted that the fire department will pay for the audits through their MSBU funds and provide those to Mrs. Griffith. Commissioner Amison asked if we are under construct with other fire departments. Attorney Shuler noted that we do not, this came about due to the collapse of the department. **On a motion by Commissioner Sanders, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the contract between the Board and the SJLV fire district for fire and first responder services.** Commissioner Sanders said she felt that with the downfall of the fire department, she felt that it needed a financial oversight. **Motion carried 5-0.**

2. PUD Enabling Ordinance

In December 2024, the PZBOA advisory board concluded the third and final public workshop regarding a possible Planned Unit Development ("PUD") evaluation ordinance. Does the Board want to schedule a workshop prior to a public hearing to consider a PUD evaluation ordinance?

Attorney Shuler noted that was the draft that was presented to P&Z. There was a lot of discussion at the P&Z meeting. One was the 60 feet discussion; she did not know it was 47 feet restriction. There was some change in the terminology. It was not a substance change; it was a term change only. The county has completed the three workshops they are required to conduct. How does the Board want to proceed? I would say the Board needs to hold a workshop in order to hash it all out together. That way you could have a final draft to provide to the public ten days in advance. Chairman Jones said it is my understanding that the Board would only have to hold one public hearing. That was our discussion of why we may want to hold a workshop.

MaryAnn Fisher lives in Carrabelle. She is opposed to the PUD. Overriding the current zoning, does not see how it is going to help the community.

Frank Pearsall spoke to the Board said he is very glad to hear it would not be a 60 feet height it would be 47 feet height. Anything like this is going to increase density. It is going to be a net negative to the budget and not a positive.

Julie Boisseau spoke to the Board against the PUD. Why does it not apply to other areas in the county? The minimum acreage would be at minimum of ten acres. Against high density. It is a proposal that takes power, Against high density

Ladonna Wagers no further comments just a wave and opposition to this.

Paul Riegelmayr spoke and provided the Board with a summary of his comments as follows.

Attended all 3 PUD Workshops. Current Draft PDD Ordinance does not reflect the sentiments and comments made at the Workshops. Some examples ...

- Draft says 5 acres - Public wants 10+ acres. Some even suggested 40 acres.
- Draft says 60 ft. height limit- Public adamant they wanted to protect our 47 ft. height limit. It was disturbing that the consultant was not aware of our 47 ft. height limit when it was brought up in one of the first workshops.
- The consultant's change in nomenclature from "PUD" to "PDD" caused a lot of public confusion and concern, so she agreed to change it back to PUD. However, today the current Draft is still called a PDD.
- The consultant's lack of follow-through with the public's feedback being incorporated into the current Draft PDD Ordinance creates distrust around this whole process.

Based on the feedback at all 3 workshops= Overwhelming opposition to creating a PUD Enabling Ordinance OR a PDD Ordinance.

- Recommend that today we stop pursuing this and stay with current PUD Ordinance that bans them in all of Franklin County
- No need for another Public Workshop or Public Hearing. End this issue today.

If BOCC decides to move forward with a Public Workshop and/or Public Hearing, before doing so, incorporate the public's feedback from the last 3 workshops and make the corrections cited above prior to moving forward.

Finally, the BOCC's motivation to have a PUD Enabling Ordinance or PDD Ordinance remains unclear. Please help me and the public understand the reasons for the BOCC's interests/reasons to change the current ban on PUD's Ordinance.

Diane Brewer spoke to the Board in opposition of the PUD ordinance.

John Alber strongly recommend the Board hold a workshop and a hearing separately. The issues are very important. Discussions on river and bay. There are many more opinions on the issue than what are here today.

Chairman Jones noted that nothing about this PUD ordinance is not in regard to a particular project. There have been seven different PUDs past since 2018. This is not about Serenity. This Board has had many conversations in the past year of us abiding what is written down. This ordinance gives the county greater flexibility. **On a motion by Commissioner Amison, seconded by Commissioner Croom, motion to schedule a workshop and authorize Attorney Shuler to work with Laura (consultant) on dates for availability and then schedule a workshop.** Commissioner Ward can we make sure there is no confusion on the language. We need to eliminate the 60 feet. Think we need to have the verbiage accurate on the ordinance workshop. Commissioner Ward noted that she is fine with using PUD. Attorney Shuler noted that since we have used PUD for some time, I think it would be good to stay with it. Chairman Jones asked Attorney Shuler if he would have the draft updated before the workshop. Attorney Shuler moted yes and also noted that Chairman Jones brought up the fact that the board is not over the City of Apalachicola and Carrabelle. **Motion carried 5-0.**

Planning and Zoning Adjustment Board Report

Report addressed earlier in the meeting.

7. Special Exception and Variance Request

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

a. 178 Highway 65

A consideration of a request to construct and operate a 255 ft self-support wireless tower with a 75' x 75' fenced lease area and supporting ground mounted radio equipment to be located at 178 Highway 65, Eastpoint, Franklin County, FL. Variance request is to construct 208' above Franklin County maximum building height of 47'. Request submitted by Harmoni Towers Asset Co./Justin Anderson , agent for Butler's Hauling, LLC/Tim Butler, applicant.

8. Commercial Site Plan Review

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

a. 25 Island Drive

A consideration of a request to construct a 2,340-sf storage building for personal effects to be located inside a locked fenced area with no public access located at 25 Island Drive, Eastpoint, Franklin County, FL. Request submitted by Michael and Dorothy Thornburg, applicants/property owners.

Other Reports

9. Chief Carroll & Ginger Coulter -- Sheriff's Department -- Administrative Building Addition *Item addressed earlier in the meeting.*

10. John Solomon – TDC Administrator

Report addressed earlier in the meeting.

Action Items:

1. On 1-8-25, the TDC Board voted to recommend approving up to the additional \$6,259.95 for two more sets of bleachers at DW Sports Park Arena

2. On 1-8-25, the TDC Board voted to recommend approving \$6,500 from the Museum Infrastructure Grant Program for SGI Lighthouse Museum to cover the cost of a maintenance project for the Keepers House Museum decking and stairs and the wooden benches in Lighthouse Park. The

decking, stairs, handicap ramp, AC pedestal, and five Lighthouse Park benches need staining and sealing to protect them from our harsh coastal environment.

3. On 1-8-25, the TDC Board voted to recommend approving \$68,682 for a fully equipped emergency response vehicle and water rescue device for the SGI Volunteer Fire Department.

Information Items:

The October 2024 Collections were \$168,592

Presentations/Updates/Requests

11. 10a.m. (ET) Jon Creamer / Devin Resko / Erika Burgess -- FWC -- Apalachicola Bay Oyster Restoration & Bear Resistant Trash Can Funding Updates

Item addressed earlier in the meeting.

12. Dennis & Marie Dingman -- CDBG Consultant -- New CDBG Cycle Update

Mr. Dingman spoke to the Board via zoom. Not asking for a vote just a consensus from the Board if they wanted to go out for another CDBG project this year. Spoke to the agency and they will have another round in the summer. 32-34 million. I think it is a good idea. The reason I am not asking for a vote, at the first public hearing the board will vote on whether to approve the application or not. Commissioner Ward asked if there are any different rules legislatively that have changed. We do not think so, we have all been waiting on the increase that goes to communities. Right now, the county can receive 700k in grant funds. We do not see that changing unless they change something. Commissioner Ward noted that the reason she was asking was the SHIP program changed some rules. Mr. Dingman noted that the SHIP is funded by the state. Chairman Jones noted that we can only have one CDBG project going at a time, Erin noted that we do not have anything going for the CDBG program at this time. Chairman Jones noted that he would like to have a discussion to see what we can do.

Commissioners' Comments

There were no additional 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.