

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COURTHOUSE ANNEX, COMMISSION MEETING ROOM
MAY 20, 2026
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, and Erin Griffith-Fiscal Manager/Grants Coordinator, 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

Chairman Jones speaking, Mr. Moron, we had to amend the agenda. We had some late adds, correct? Mr. Moron speaking, yes, we do. Good morning, commissioners. First, on Erin's report, you are going to see two late adds that came in yesterday afternoon, so we, you are going to treat those as if you would any other late with calling for public comments. In addition to that, I did not get Attorney Shuler's report up on the agenda until late yesterday afternoon, so he has two action items. I believe you are going to treat those three action items and call for public comment before he starts his report, Commissioner. So, commissioners, Mister Chairman, so that you can do that. I will, for the public, I will be distributing copies of Attorney Shuler's report here in a minute, once we get the meeting started. I am rolling and running a little behind this morning. Chairman Jones speaking, no problem. Alright, so anything else? Mr. Moron speaking, that is it.

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

Approval of Minutes and Payment of County Bills

- 1. Approval of Minutes –Regular Meeting 4/15/2026**
- 2. County Bill List for Payment**

On a motion by Commissioner Croom, seconded by Commissioner Sanders, to approve the minutes. Motion and second amended to include the payment of county bills. Motion carried 5-0.

Public Comments

Gail Riegelmayr speaking, good morning, Gail Riegelmayr, St. George Island. The purpose of me being here this morning up here is to share information with the intention of informing your choices and decisions related to building a community center and a public auditorium on St. George Island. At the September 3rd County commission meeting, it was approved to move forward with a project planning and participation grant for \$294,000 for an application for feasibility planning and design of a public auditorium project on St. George Island, and then it goes into all the details of what that includes. So, I am guessing that this idea came from the SGI Civic Club's Vision 2025 done back in 2019 which was seven years ago, and that was decided by only 171 Civic Club members. Not all SGI residents and property owners belong to the Civic Club, so I got to think, and most people do not even know that this is even being considered, nor have had the opportunity to voice their opinion on it. So, what I did is I created an informal poll on the SGI owners only Facebook page that comprises 1700 vetted SGI property owners. The handout that I just asked to be given to you shows the results of the thirteen SGI St George Island Civic Club SGI Vision 2025 Initiatives, and there were 13 of them, and you will notice that the asterisk ones are the ones that were already completed. So, thank you for that. Those are for the public's knowledge: roadways, stormwater, runoff, sidewalks, alleyways, that was done, Lighthouse Park restrooms, beautification of Franklin Boulevard, children's playground, island causeway improvements, parking area improvements, and pickleball courts. And thank you for all of that. But you will notice that the community center ranked at the bottom of this, it was number 12 out of 13 projects, with only 97 of the 171 civic club members who voted for it, so it was not popular at that time, and it's still not popular, according to the Facebook poll. My Facebook poll had a total of 286 respondents, and of them, 170 chose to leave it as is, and on the bottom of the chart from the

Civic Club, you will see that when I did the poll, I put the community center, which is being proposed, and then the dog park. In talking with just members of the community, some people are saying, well, I would like to see a dog park there, so I just put those two options there, and then I had another option, other uses be specific, and so I allowed the poll to have things added as people wanted to, and so someone added leave as is, and you will see that 59% of the 286 people, or 170 of them, want to leave it as is, and on the second, and then somebody added a community garden, which four people voted for that, but you see on the second page the actual screenshot of my poll, and then I also captured the comments that were associated with the poll, so you'll see other ideas in there, and you'll see more support for leaving it as is, because some people didn't actually click the button to be registered in the numbers. So, the point is I set up the poll to allow respondents to add their own ideas and others to share their opinion, and with all the support of leaving the property natural, I hope that the Facebook poll respondents will be heard and their opinions seriously considered, so more county dollars and resources are not spent on something that is not widely popular. Thank you for your consideration.

Al Stone speaking, yeah, Al Stone, St George Island, 757 West Pine. And thank you, commissioners, for all that you do, and I mean, I have a prepared, as many y'all know, speech, and not to address what was just said, but just to the contrary, the polls and things are not determined, because you are elected, the greatest poll that could be taken in this place today, as you seated there by our community, and I agree. I wish things could leave as they is, or they are, may they stay the same. I use an illustration. I used to yell at my children often, at least weekly, to stop it, stop it, stop it. I wanted them to leave it as they were, because they continue to do something I hated. It is called growing up. They continued to change, and as a good parent, I used illustration to apply that you are parents of our community elected by the people to represent us and to make good decisions. Though I side with many here today that I wish we could keep this place the same, that is why I moved here. But we have to make proper decisions, and so I made proper decisions for my children who did not obey me, they continued to grow up today. My daughter is a graduate of the University of Georgia Law School. Though she is menacing, she could lead you to Jesus, or she can send you to Jesus, and I promise you, she can make you pray to Jesus. My son is a sinner, he went to the Citadel, though he was appointed to the Merchant Marine Academy. He graduated from Marion Military Institute. I put everything I could in front of my children, so that children could be in. They are self-sufficient. They do not call me for money. Thank God. My point is this: many of the decisions that I made as a parent are paying dividends today, though I am long gone, and yet if I leave this planet, my voice, and the decisions that I made in their lives will still affect my grandchildren. Make good decisions, you cannot leave it as it is, as change is inevitable, and you cannot stop it. Be the parent since you were elected to be, and make good decisions. Thank you for your service.

Brenda Carlin speaking, good morning, commissioners. I just want to invite you. I am doing a public reading of the Declaration of Independence the weekend of June 13th and 14th, at the St. George Island Lighthouse Park, and I have sent a flyer to Michael that can be shared. So, I just encourage you, if you would like to attend, please do, is from 1:00 to 1:30 pm each day, and you know it, just want to share the information with people that you know in the community, and we would love to see you there, and this is in celebration of America 250 and that is all that I had to say this morning.

Chairman Jones speaking, thank you, Miss Brenda, and we appreciate the invite, and making sure people are aware, and through this public forum, maybe even more will be aware of that announcement after today. Thank you very much. That concludes our public comments.

Department Directors Reports

3. Jennifer Daniels – Emergency Management Director

Action Items:

1. Requests the Board of County Commissioners' approval and signing of the POD MOU with the City of Apalachicola.

On a motion by Commissioner Croom, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the POD MOU with the City of Apalachicola. Motion carried 5-0.

2. Request the Board of County Commissioners' approval and signing of the MOU with Franklin County School Board for our transportation disadvantaged residents during a disaster

On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the MOU with Franklin County School Board for our transportation disadvantaged residents during a disaster. Chairman Jones speaking, I do have a question, though, in discussion or maybe more of a statement. To make sure people are aware, we still are limited on our

transportation disadvantage stuff by declarations the state does in shelters, they either open or refuse to open. Correct? Mrs. Daniels speaking, yes, we are. However, we have worked out for our special needs patients to transport to another shelter in Jackson County, where, and we have worked this out with the Department of Health, and we have that all situated and taken care of, so we are not dependent on, like, Leon or Wakulla, or whatever, opening the shelter, you know. Chairman Jones speaking, where is that at in Jackson County? Mrs. Daniels speaking, I can put it on, that is fine, I can get it either way. Chairman Jones speaking, yes, but I am glad I asked because that is a change. In the past, we have had things we thought were going to be events, but then a shelter did not open. So, there was not nowhere to take them. Mrs. Daniels speaking, that is one of the things we had worked really close with Department of Health. They are amazing. Let me just say that they are really good at working with us to do stuff like this, and so we have this open, set, and ready to go when we need it. Chairman Jones speaking, thank you for continuing to stay engaged with our transportation disadvantage folks, and all the things that go into that, that is a lot of people in the room. It takes a lot of collaboration, but it pays off if we do have an event, how smoothly things run because of the preparedness. So, thank you for that, Miss Jen. Mrs. Daniels speaking, oh, thank you. And I would like to say, we are pushing very strongly, especially again with us rolling into storm season, if you or anyone you know has any kind of - it is called the special needs listing. If there are any problems that would cause you not to be able to evacuate on your own, or you maybe even just think that extra phone call to say, do you have plans? Please call us, we will sign you up, we will do the paperwork for you. We will handle it all. We just need to know who you are. We cannot check on our people if we do not know who needs that extra little bit of assistance. Chairman Jones speaking, so, if I am hearing you right, defining special needs doesn't just mean that there's a special medical need, just means a special need. Period. Mrs. Daniels speaking, yes, sir. The special needs listing, yes, sir, that that does require specific medical needs, and it is evaluated through the Department of Health. However, we have several other programs, like the Transportation Disadvantage Program, and we have even, again, even just a phone call to say to someone who may not be sure about evacuating, and we will do that. Also, we will make that phone call and just check on people and say, have you made plans? Where are you going? Do you need transportation to that location? What can we do to assist you? Chairman Jones speaking, that is good to know, because we need to be prepared now. I hope we have a season with absolutely no hurricanes in Florida. That would be great. We need a couple of years like that. But anyway, that, that were those were all my questions and thoughts. Thank you, Mister. For anyone else? Commissioner Croom speaking, yeah, Mister Chair, uh, Jenny, our transportation provider for county, I think it is Big Bend Transit. Do they help us with anything on transport during disasters that you know of as well? Mrs. Daniels speaking, yes, sir. We use Big Bend Transit. They actually, we have an MOU with them, and they transport our specific special needs clients, and we use the Franklin County School Board to transport our people who just do not have transportation to a shelter. That way, we are not overrunning one or the other with too many to get out at one time, and plus Big Bend Transit has a little bit more capabilities to help people with special needs versus the school board, who they are wonderful, they work with us amazingly. Commissioner Croom speaking, okay, I just wanted to make sure they are involved with HIPAA. Mrs. Daniels speaking, yes, sir, absolutely. Commissioner Ward speaking, Mister Chairman, since you are here, the burn ban Mrs. Daniels speaking, yes ma'am. Chairman Jones speaking, we still have to vote. Commissioner Ward speaking, I am sorry. Chairman Jones speaking, no, you are good. We were under discussion before. I am sorry, I started. We still got to vote. Is there any more discussion before we vote, though? **Motion carried 5-0.**

Commissioner Ward speaking, the burn ban, I know if you could take every dollar for every time, you have heard that, just then this week, you'd be rich and could take a couple days off. But what is the current status of that? If you could just for our public to their aware. Mrs. Daniels speaking, yes ma'am. Right now, I would say we are still under the burn ban. I would suggest leaving it in place, just hopefully just a little bit longer. We are in constant contact with National Weather Service, Division of Forestry. I pulled this morning and looked, and we are still in the exceptional drought condition. We are still, I believe, about 10 inches of rain shy, getting us up to where we need to be, and I hate to say it, but the outlook for any extensive amounts of rain is not looking very great right now. They are saying more into June, but right now I believe in the next week we are looking at about a half of inch, maybe, and that is on the good side. I saw this morning Wakulla has taken their burn ban down, but we are still under ours, and Gulf County is still under theirs. I hate to say it, and my daddy is fussing at me every day, but right now I would suggest, with us being in that exceptional drought condition to still leave it in effect. The new drought statement comes out every Thursday, and so we will, and we will have a call on it tomorrow also. And if there are any changes at all, I promise I will contact you, let you know, and I am more than willing to pull it as soon as we can get to a level where we can. And I just do not think we want to take the chance of causing the problems, especially we have the holiday weekend coming up, lots of fires wanting to, I know people want to burn, but with us where we are, I would, I would definitely say no, not yet. Attorney Shuler speaking, are there any exceptions to the burn ban, or things like burn barrels with covers, or grilling? Mrs. Daniels speaking, yes, sir. We have got it on our website, yes sir. It is listed on there, and we uploaded a copy, so everybody has it, or so people can access it pretty quickly. And I can send it to you Michael if you want to put it on yours. But yes, sir, it does make exceptions for grilling, but again, if you are grilling, please do

not leave it unattended. Be out there with it, grill, make sure everything is out. And no burn barrels at all. Commissioner Sanders speaking, well, I am going to chime in right now. We've got the Legion, the American Legion, and I don't know if the one in Apalachicola does it, but it's a yearly practice at the Legion in Lanark to do the honoring of the old flag and burn them at the burning ceremony, and they have a barrel, they have the fire department on standby, and they want to know if they could burn the flag, and the, you know, the ceremony that they always have, so that's the reason why I asked Mr. Shuler to bring that up. Mrs. Daniels speaking, yes, ma'am. Yeah, I am, I am more than if you want to make that specific exception, Commissioner. I am more than happy to go in, write something up, and get it to you. I will work with Attorney Shuler and see if we cannot take care of that. Commissioner Sanders speaking, okay, we'll do that then, because, like, I tell, like I told the folks that called me yesterday about it, I told them myself I don't see any harm at that, I've got to take it to the county, but I said what I would do is definitely wet the ground down before you put the barrel out there to barn, and then have that fire department on standby with maybe a grade over. that is a special thing, right? Mrs. Daniels speaking, yes, ma'am. If y'all are, if y'all want me to do this, I will absolutely, I will go back and we can add something, and I will work with Attorney Shuler to get that taken care of. Chairman Jones speaking, so, I think if we are going to do that, I think I would be more comfortable with us doing by motion and vote, but I will call for public comment, since it was not published in our agenda. There are other things we need to talk about, about this burn ban, though. But Attorney Shuler, what do you think?

Attorney Shuler speaking, declared a state emergency several weeks ago, so I think you need to renew declaration of emergency, and have not seen the ordinance. I am assuming that it is one of those declarations that you know just says it is in effect, and ends with that margin. Mrs. Daniels speaking, this one actually says it is in effect until the board removes it. No, sir, we have never done that with a burn ban on the burn ban. We have just, we have left it with an open-ended until it is redacted, revoked, removed till we get rid of it. Attorney Shuler speaking, my recommendation would be that the board votes to amend current ordinance, where a state of emergency for the purposes of amending the burn ban to allow burn barrels that have strings to fold in the ashes and just stand by fire department. Commissioner Sanders speaking, the Legion is going to have a standby by the fire department. Chairman Jones speaking so we do not need to address anything with an emergency declaration. Attorney Shuler speaking these are still allowed for what has been discussed today. Commissioner Croom speaking, my question on that, Attorney Shuler, is when we talk the barrel. Are we talking about countywide? Are we talking about this specific one? Attorney Shuler speaking, it would be county wise, but he has got to have a fire department on standby. Chairman Jones speaking, yeah, we are not going to be able, the fire department's not going to handle that request. Commissioner Amison speaking, basically, takes care of itself, adding that language in there. That is what they are trying not to do, be in violation of the fire ban. Chairman Jones speaking, okay, so that's as clear as mud. Anybody want to make a motion? Commissioner Amison speaking, I will make a motion. Chairman Jones speaking that is all good. **So, we do have a motion to approve by Commissioner Amison. We have second by Commissioner Croom, and that the motion has been to approve or to reaffirm this emergency declaration in this burn ban, and to approve what is going to take place over in Lanark with a burn barrel having the screen or the cover and emergency fire department on standby, and others, if they can meet the criteria, can also do the same thing.** Commissioner Croom, you have discussion? Commissioner Croom speaking, just what you said, I was, I am in favor of it because of, you know, it is an annual event, and really, because the fire department is actually going to be on scene on site, so obviously no issue with. Chairman Jones speaking, any other discussion before we vote? Alright, all-in favor. I am sorry, my bad, would do need to call for public comment. This was not published on the agenda. Is anyone in the room to wish us to comment about this publicly before the board takes action today? There is nobody moving. Is there anybody with hands raised on Zoom that might wish to comment on this action? Mr. Moron speaking, anyone attending on Zoom would like to comment on this? Please raise your hand. This is an amendment to what we previously had, so, you can be recognized regarding the burn ban amendment process. No hands raised. Chairman Jones speaking, we have called for public comment in the room. Those attended via Zoom, we have had no public comment. Commissioners, you have any further discussion before we vote. All in favor? Any opposed? That is unanimous. **Motion carried 5-0.** Chairman Jones speaking, anything else, Miss Jennifer? Mrs. Daniels speaking, I just wanted to give an update with hurricane season right here around the corner. We are so ahead; we are going to do it very quietly. We are making again like our MOUs we have here, we are making our preparations, we have been doing them throughout the year, we are asking the community to make sure they are prepared also by making sure you are signed up for Alert Franklin, signing up for the special needs list that we were talking to, or transportation disadvantage list. Give us a call if you have questions about any of those. Our, we have our debris contracts in effect. We have held our meetings with our, we are in the process of finishing those up with our faith-based organizations, our contractors, preseason contractors' meetings, our ESF meetings, our department head meetings. We are trying to make sure we are covering all of our bases. If anybody has any questions, please call us. We are looking at right now the with El Nino. It is hopefully not going to be as bad as it was originally predicted, but they are looking at 11 to 14 named storms, five to seven of those hurricanes, and two to three of those being major hurricanes. So, we want to, again, we ask the community to please make sure to make your preparations now. If you have questions about how to make a plan, give us a call, we will walk you through how to make your family plans. We are here to serve the community, so please, if you need anything, give us a call.

We are here. Chairman Jones speaking, where are we with reentry tags? Mrs. Daniels speaking, we are no longer doing reentry tags. Chairman Jones speaking, what is the current protocol for that? Mrs. Daniels speaking, yes, sir. You have your driver's license with you. If your driver's license does not show your Franklin County address, have some form of documentation with you showing that you own property. It can be a tax bill, a power bill, just something with your name and address to connect you to that property and to present to one of the deputies if you were stopped. Chairman Jones speaking that clarifies it. Yes, want to make sure it is all part of being storm ready. Alright, anyone else have any comments? Commissioner Croom speaking, Mister Chair, and Jen, can you make sure you get that information out about acceptable forms of identification to reenter? Thank you for your hurricane brief. Can you tell me how your event went this past weekend? Mrs. Daniels speaking, we raised a little over \$1,000 for our cert team by raffling off a grill, which turned out to be, that was really awesome. Our cert team is our community emergency response team, there are volunteers that are, we have some volunteers like Tim Keith Lucas here, he is our ops chief, he is with me at least two to three days a week. We have several other volunteers who are at my EOC who work 40 hours a week volunteering their time with the EOC, and so all the funds that were raised from this event will go to help purchase equipment and gear for them, just like with the Leonard's Landing search, we assisted the sheriff's department with. Our cert team needs things like walking sticks and snake bite chaps and flashlights and just any kind of gear they may need. This is something that helps support them, and so we considered our event a success. We would have liked to have had more people, more of a turnout, but however, we still think it was absolutely a success. We love the community, love to be able to get out there and talk to people about getting ready for storms. Commissioner Croom speaking, thank you. Mrs. Daniels speaking, yes, sir. Chairman Jones speaking, Mrs. Daniels. Thank you for everything you do. Mrs. Daniels speaking, yes, sir. Thank you.

Information Items:

1. Franklin County Emergency Management remains in contact with Forestry, NWS, FDEM, and the surrounding county EM Directors regarding information and guidance regarding the drought.
2. 5/16/26 – EOC and CERT held the Pre-hurricane Season Celebration out at D. W. Wilson Sports Complex. This event raised just over \$1000.00 for the Franklin County CERT team.
3. 5/14/26 – EOC staff attended the Wildfire call with FDEM and the county EM Directors.
4. 5/13/26 – EOC hosted the quarterly LMS meeting.
5. 5/12/26 – EOC hosted the Pre-Hurricane Season Department Head Meeting.
6. 5/12/26 – EOC staff attended the Wildfire call with FDEM and the county EM Directors.
7. 5/11/26 – EOC staff attended the monthly FDEM and County EM Directors call.
8. 5/7/26 – EOC staff attended the Quarterly CERT Working Group Meeting.
9. 5/7/26 – EOC staff attended the Wildfire call with FDEM and the county EM Directors.
10. 5/6/26 – EOC staff attended the Heat Season Warm-Up workshop.
11. 5/5/26 – EOC staff attended the Wildfire call with FDEM and the county EM Directors.
12. 4/30/26 – EOC staff attended the Special Florida Drought Warning Team Webinar.
13. 4/30/26 – EOC staff attended the Wildfire call with FDEM and the county EM Directors.
14. 4/29/26 – EOC staff attended the National Hurricane Centers Training webinar.
15. 4/28/26 – EOC staff attended the Wildfire call with FDEM and the county EM Directors.
16. 4/25/26 – EOC staff assisted with the FSU Marine Lab Open House.
17. 4/25/26 – EOC staff and volunteers set up a booth at the Carrabelle Riverfront Festival.
18. 4/24/26 – EOC staff attended the Microsoft Teams meeting regarding the construction of the new EOC.
19. 4/24/26 – Completed monthly IPAWS test.
20. 4/23/26 – EOC staff attended the Carrabelle Health Fair at the Senior Center.
21. 4/23/26 – EOC staff attended the College and Career Day at the Highschool.
22. 4/21/26 – EOC hosted the Quarterly CERT meeting.
23. 4/20/26 – EOC staff attended the CERT Finance webinar.
24. 4/16/26 – EOC staff meet with new City of Apalachicola Chief of Police.

4. Steve Kirschenbaum -- Airport Manager

a. Scott Davis (Backroads Environmental Consulting) & John Collins (AVCON)

Response to questions regarding Airport projects asked at the May 5th meeting.

Mr. Steve Kirschenbaum speaking, hi ladies and gentlemen, Steve Kirschenbaum, Airport Manager. I am here today to address an issue from last week by Mr. Brian Callahan with four questions that he had regarding the airport. Just let me know that I surround myself at that airport as airport manager with talent, I have an engineer, I have an environmental consultant, I have an airport board, I have department heads. Commissioners, I am not an environmental engineer, and I am not a construction manager. We retain people to do those things, but Brian came to me when the runway cleaning project started, and in our pre-construction meeting that I met with the construction manager from

TRP Contracting, he said this is the way it is done everywhere in the state, it is clean water on a runway. Well, Brian came to me and said that the residual coming off the runway could have contaminants, and in his experience with the Air Force, that there are steps that need to be taken. I blew him off because the construction manager said this is the way we do it, so I aggravated him a little bit, and he came here, and some of his questions were relevant, so after a cordial meeting with Mr. Callahan on Monday, I listened. We, he had some valid concerns that will be addressed today. Most of all, rather than dancing around the issue with our county coordinators' blessing, I asked our environmental consultant to self-report on our behalf to DEP for their take on the project. This way we are good. Has everybody reviewed John Collins' questions that were answered? And are there any questions to that? All right, we will have Scott here from Backroads Environmental to go over the last question and how the project is being handled, Scott, you come on up, and then I just have a quick closing comment. When we and commissioners, this was kind of last minute wrapped up yesterday, I will get you all an email copy of everything we are talking about tomorrow.

Mr. Scott Davis speaking, good morning. Okay, so I, as far as this component of the airport is concerned, went out and looked at the runways. I looked at the byproduct of the pressure washing, which were some mounds of sediment, mostly silicates with some organics mixed in with them, and I collected samples of the mounds for the sake of creating a control. I also collected sediment from the adjacent uplands at the runway. I went ahead and collected them, had a good manifest of transmission to get them to McGlynn Laboratories in Tallahassee. It is a well-established, nationally recognized laboratory for looking at sediment, looking at water, and the owner of the facility is probably one of the best chemists I have ever met in my life. So, he went ahead and implemented a two-week procedure to analyze that material, and in two weeks of analyzing it with his methods, he did not determine that there was anything hazardous in any of that material. So, taking his report, and he does have a report. I am not sure if you have access to it or not. If you do not, we have it, and we can send it. I went ahead and initiated a meeting with DEP to discuss the findings in the sediment, as well as the activity associated with it, which is pressure washing the runways without any additives or any sort of chemical that would be used like a detergent to clean it, so I explained the procedure. The contractor and machines basically pressure wash the runway, and then as they pressure wash the runway, they also collect that material and bring it back and are to dump it in a self-contained upland, preferably with a liner, but that is not necessary in a number of conditions. If it is in an upland, and if anything about how it has currently been done would trigger the requirement for what is known as an NPDES permit. NPDES permits are required at a lot of airports around the around the state, if you are engaged in construction, if you are engaged in bona fide maintenance activities that, where you're likely to have a runoff of oil or grease or some sort of other contamination, but as far as the pressure washing and the material is concerned, FDEP went ahead and stated it's in the public domain, if you want to look it up, that an NPDES permit is not required as far as this activity is concerned. I do know there was some question about the methods, the methodology, and the validity of the testing of the sediment, but I do believe that there was a discussion between the complainant and the chemist himself about this to discuss that methodology, but in general, there is no NPDES permit required at this time for what is happening on the runway, and are there any questions that I can answer. Chairman Jones speaking, questions? Commissioner Amison speaking, I got a couple. This con, the contractor, they obviously have done this once or twice, I am assuming, around the state of Florida. Mr. Kirschenbaum speaking, yes, the FDOT contract for this exact operation. Commissioner Amison speaking, okay, my other question is, is how much did all this cost us having these tests done? I am just curious. Mr. Kirschenbaum speaking, this is probably going to cost us about \$2,500 to \$3,000. Commissioner Amison speaking, it is going to cost us money whenever you know this contractor has done it at hundreds of airports, I am assuming within the state of Florida. Mr. Kirschenbaum speaking, I am going to try to work out a remediation for that with the contractor, so I will let you know how that goes. Also, I just wanted to read one sentence from the laboratory that analyzed the spoils readings. I am submitting my toxicity report attached to this email. I found no toxicity. I was surprised, but it is probably due to baking Apalachicola sun on a concrete runway. That is the way they treat pollution at all gas stations, they incinerate it, so he, the stuff was clean. The other thing I just wanted to tell you guys is, Mr. Callahan, I appreciate your concern. He was concerned about our drinking water. He lives near the airport, but closing after the meeting today with Mr. Callahan, I took steps to bring our airport up to speed. Some are being addressed today, others will be worked on over the coming months. Many were never in place, as our airport's a small rural airport, but as we grow, we will necessitate them. I need to file for the NPDES permit, because we do have somebody repairing aircraft on site that the oil is taken care of correctly. Also, I need to have a BMP procedures in place for mobile oil spills, oil absorbance, secondary plugs, but Centric should have a number of those things, and I am going to look into it this week. Also, we need to have a stormwater protection plan in place, and I am going to make sure that all of this is done on a regular basis. If a contractor comes to the site and is going to be doing work, and it looks like it could be an environmental issue, he is going to have to file for an NPDES permit, which is a quick and easy thing, but wanted to thank you for your time today, and just a thought, on a limited time basis, maybe we could use someone like Mr. Callahan with a vast knowledge in construction to assist the county engineer and airport manager in construction management and oversight of projects at the airport, so I have no ill will. It is being taken care of correctly, and I apologize about taking up your time with this. Chairman Jones speaking, oh, you are good. Any questions or anything else about these issues, I will say this, Mr. Kirshenbaum, any and all documentation we are referencing today, please send all that to Mr. Moron, and it needs to be attached to this

agenda, so the public can review it, even if it is done later, and we also need to be able to see that these reports and all I mean, that's it's good to bring them up, and I know that we're, you were trying to get the answer before the meeting, which is fine, but it all needs to be made available. Mr. Kirschenbaum speaking, I will forward that to Mr. Moron as soon as I get back to the office. I will send over everything over to Mike. Chairman Jones speaking, okay. Thank you.

RFP/RFQ/Bid Opening

5. Residential Property Cleanup and Clearing Services

Qualified individuals/firms shall provide services including, but not limited to:

- Removal of trash, debris, and refuse from residential properties
- Clearing of overgrown vegetation, brush, and yard waste
- Securing and/or boarding of structures when required
- Removal of abandoned personal property, furniture, and hazardous accumulations (excluding regulated hazardous waste unless properly licensed)
- Hauling and lawful disposal of all collected materials
- Site restoration to a clean, safe, and code-compliant condition

6. Margaret Key Library Parking Lot Improvements

The project consists of demolishing and constructing/improving a parking lot, concrete ADA parking spaces, curb and sidewalk reconstruction and striping improvements. This project is located at the Margaret Key Library in Apalachicola, FL.

Chairman Jones speaking, Mrs. Erin, you ready to open RFP? Mr. Moron speaking first in the agenda was we sent out an RFP, actually request for qualifications for a residential property cleanup and clearing services, that was all based for that code enforcement to get prequalified contractors on a list that when we, when the magistrate says someone has to clean up the property and they failed to do that, that we have a group ready to turn in bids to proceed. Well, must have been a mission, I know you assisted me with the Mister Chairman. I am sorry, you assisted me with creating the RFQ. Apparently, there is there seems I had four or five calls, but nobody has turned in any packets. Unfortunately, I am trying to figure out what the disconnect is, so I will reach out to some of the people that call. What I am probably going to do, since I guess I am telling you, we do not have anything to open up, so nothing to report. Oh, we have one. So, I do have one. I apologize, commissioners, and it is for Countryside Hauling, they are out of Tallahassee, Florida. I remember their call, and they have submitted a packet, and I will forward this packet. Thought I did not have any, so I was not prepared. So, I will forward this packet to the review committee. Are there any others? Mrs. Griffith speaking, think so there is one that is not marked on the outside, as far as which project it is for. So, we will just. Mr. Moron speaking, I will tell you what. Let us pause this one. Let us go through the others, and we can open everything, and then we will see what actually is. Commissioner Sanders speaking, yes, ma'am. A couple months ago we had a bid process out. There was only one applicant, and we voted to take it back out and rebid it, because it was only one applicant. Are we going to do the same thing with this? Mr. Moron speaking, I might take a different approach, Commissioner. I might actually leave the bid as an open and just say the county is requesting contractors to be pre-qualified, because it is not like you are going to award anybody today in any way. We are just trying to create a list of contractors that has been reviewed, but that has been reviewed by the review committee that are qualified to do the work in case the magistrate says you have 60 days to clean up your property, you do not. Then we have a couple people that can send in bids to the sheriff's department because they are doing code enforcement now, they can determine which one is the better contractor for the job. This is a different type of bid. Again, we are not looking to award anything today, just to create a list of pre-qualified contractors. Commissioner Sanders speaking, all right. Mr. Moron speaking so what we might end up doing is just... we will see. Commissioner Ward speaking, I do have a question. Since we are doing this, and you said review committee, is that who is going to be the review committee? Mr. Moron speaking, the review committee is going to be your building official, Steve Patterson, Sissy Smith, and James Hamm, because they, they represent code enforcement, and Steve will be able to look at the contractors and tell you what they are standing if they have any issues with the building department. Attorney Shuler speaking, if I heard correctly, I may have a different suggestion. If we are not going to open bids and send them to, or the request for qualifications for the cleanup and clearing services, and re-advertise. Did I hear that correctly? To solicit more. Mr. Moron speaking, no, I have said after we decide how many are here, I will decide what path we take to go forward. Apparently, some of them were mislabeled or did not label their packets at all. Attorney Shuler speaking, okay. All right, and see if there are multiple bids? Mr. Moron speaking, yes. Then we can have another discussion, because if we're not going to send it to the committee and go through the process, and select my recommendation would be to reject, just reject every bid, and if we're re-advertising, just everybody would need to resubmit under the new advertisement, and we have what one, we think there may be a second one, because there's one that's not, doesn't indicate what, what it's for, like that's not indicators, we don't know if it's for the bargain. Attorney Shuler speaking

that seems fair. Okay, I just wanted to make sure I was understanding. Thank you. Chairman Jones speaking, so, let us go and do the one we start there. Mrs. Griffith speaking, Commissioners, today we are opening construction bids for the Margaret Key Library parking area improvements in Apalachicola. The project consists of demolishing and constructing, improving the parking area, adding concrete ADA parking spaces, reconstruction of curbing and sidewalk areas, and adding striping improvements. This project will be completed with District Three's paving funds. Unfortunately, one construction bid was delivered after the Monday 4:30 pm deadline. As six other contractors did abide by the deadline, the county should reject and return the late bid back to the contractor, I will defer to Attorney Shuler if a motion is needed to reject that late bid. Attorney Shuler speaking, yes. Mrs. Griffith speaking, okay. So that's action item one. Commissioner Croom speaking, can I have that contractor name? Mrs. Griffith speaking F and F Construction. Attorney Shuler speaking, let us do that first. Chairman Jones speaking, commissioners, the recommendation is to reject the late file or late delivered bid from F and F Construction, and then we will proceed with opening the rest. Mrs. Griffith speaking, and once the bids are open, the board will make a motion to release the bids back to the project engineers, Dewberry and Associates, for their review and revenue. Chairman Jones speaking, one question about that. Was it hand delivered? Was it delivered by the mail service? Mrs. Griffith speaking, it was actually hand delivered, actually in the parking lot at 4:43 pm. The deadline was 4:30 pm on Monday. Chairman Jones speaking, yeah, just want to make sure it was on them and not somebody else just making sure. Commissioner Amison speaking, 13 minutes. Mrs. Griffith speaking, yeah, and it is unfortunate because it is a lot of work to put those bids together. However, if you accept a late one, you are also then penalizing all of those that did abide by the rules of the board. **Commissioner Croom made a motion to reject the bid packet from F&F Construction, seconded by Commissioner Ward. Motion carried 5-0.**

The Board opened the bid packages for the Margaret Key Library Parking Lot Improvements project.

COMPANY	LOCATION	BID AMOUNT	BID BOND
Duggar Excavating, Inc	904 Whiddon Lake Rd Crawfordville, FL 32327	\$283,868.40	Yes
GEO Flora Group	PO Box 55 Apalachicola, FL 32329	\$118,004.19	Yes
Roberts and Roberts, Inc	1538 Metropolitan Blvd Tallahassee, FL 32308	\$134,843.90	Yes
American Sand & Asphalt Paving	2911 S Hwy 77 Lynn Haven, FL 32444	\$164,466.00	Yes

On a motion by Commissioner Sanders, seconded by Commissioner Croom to release the bid packages above to Dewberry and Associates for review and recommendation. Commissioner Croom speaking, Mr. Chair, Erin, can we verify that we did, or did not require a bid bond for this? Mrs. Griffith speaking, we will. **Motion carried 5-0.**

The Board moved back to Residential Property Cleanup and Clearing Services item.

Mr. Moron speaking, two total for the residential property cleanup and clearing services, which commissioners, again I repeat, is for code enforcement to assist code enforcement with the clearing of property that the magistrate so allows.

Chairman Jones speaking, so, let me ask a question also before we get started. If I am remembering right, when we put out this RFQ, we put it out with the intent to build a list, if that list has got two contractors on it, or ten contractors on it. It gives code enforcement people to contact if they are not available, then go to the next one that might be available, is what we are trying to do. Mr. Moron speaking, I will give, I will defer to them. They can either send, they can either send out any job that they have, they can send it out to all the contractors on the list and get a quote from each one, or they can rotate, you know, it is similar to what we have done with the SHIP program for years when it was up and running. I am just going to basically, what we are going to do is list the two names publicly. We have opened their packets for this to the review committee. Again, it is our building official, Mr. James Hamm, who is in charge of code enforcement, and Mrs. Sissy Smith, who is your code enforcement officer? They will review, they will make sure that these two will be pre-qualified on their list and are able to do property cleanup at that time. So, the first one is Countryside Hauling, they have a Tallahassee address. The second one is Preslie's Construction and Land Development LLC, they have an Altha, Florida address. Okay, and those are the two that will be sent with a motion that will be sent to the review committee to prequalify them for cleanup for code enforcement. Okay, sorry for the confusion with this.

Attorney Shuler speaking, can you restate for the record who the review committee members are one more time? Mr. Moron speaking, it will be your building official, Steve Patterson, Captain James Hamm, and Sissy Smith, your code

enforcement officer. That will be the review committee that you, your motion will send it to for their review, and to basically pre-qualify these two contractors. **Motion to approve by Commissioner Ward, seconded by Commissioner Amison.** Commissioner Amison speaking, but this can grow? Chairman Jones speaking, yes. Commissioner Amison speaking, I was just saying we are not locking in to just these two. Mr. Moron speaking, no, this was done in this manner because we have that particular case that is pending right now for cleanup. I can pretty much tell you that they may use the same bid qualification and just put it as an open-ended type of situation to recruit more as we have more jobs and against more situations where people need to clean up their property. We will probably, there will probably be a list that grows as code enforcement determines. Chairman Jones speaking, any other questions or concerns or discussion? **Motion carried 5-0.**

Fiscal Manager/Grants Coordinator Report

Chairman Jones speaking, we are going to Mrs. Erin Griffith for our fiscal manager grants coordinator report. There is what, eight action items? There were delayed ads. I guess we could go ahead and attach public comment for those late ads, or we need to do them, Attorney Shuler, as we address them? Attorney Shuler speaking, I would think all the action items at the board's discretion can be handled in one motion, but as you pointed out, the late additions would need to receive public comment per the board's policy. Chairman Jones speaking, all right, so I will receive those public comments. Now we had a late ad for a TDC public safety services request. It was \$6,000? Mrs. Griffith speaking, yes, about \$6,000. I do not have the attachment in front of me. Chairman Jones speaking that would go to the Sheriff's Department. It is a reimbursement request for stuff to do with this weekend with the holiday, and then the Fort Croom's Armory Convention Center change order, which is what, about \$34,000? Mrs. Griffith speaking \$33,888.02 and it is for some ADA improvements and other punch list items. Chairman Jones speaking, so I will call for public comment about these two items. Any public comment about these two items? What about attending via Zoom? Mr. Moron speaking, the Chairman has called for public comments. For those attending via Zoom, please indicate if you would like to speak by raising your hand on your smart device. All right, no hands raised. Chairman Jones speaking so we have called for public comment in the room. Those attending virtually would have none, so we will proceed. What is the pleasure of the board? Do you want to do these items on consent one through ten, or does the commissioners have any they would like to pull and discuss individually? Commissioner Croom speaking, Mr. Chair, I am fine with consent. Chairman Jones speaking anyone else? Commissioner Ward speaking, I am fine with consent, Chairman. Chairman Jones speaking, alright, so I would entertain a motion then. **On a motion by Commissioner Croom seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved items one through ten from Mrs. Griffith's report. Motion carried 5-0.**

7. Erin Griffith – Fiscal Manager/Grants Coordinator

1) BOARD ACTION: TRIUMPH FIRST RESPONDER COMMUNICATION SYSTEM GRANT EXTENSION

Attached is a grant award amendment for the Triumph First Responder Communication System Project. The current Phase I agreement expires on June 30th. Due to unforeseen delays caused by the inability to secure (2) tower site locations the county has requested an extension to December 31st, 2026. The county has a request in to FDOT to allow for a tower to be located along Highway 98's right-of-way to the West of Apalachicola and has been waiting for three months for the appraisal for the Armistead tower site up north Highway 65. Commissioners have also contacted state representatives and officials to request assistance with securing tower site locations in the north highway 65 area.

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

2) BOARD ACTION: TOWER REMOVAL AT FRANKLIN COUNTY JAIL

In October, the county authorized an emergency system patch with Williams Communication for the fire department radio communications system. First Responder Communication System Liaison David Snow has reported that the system patch and all radio programming was completed by Williams Communication last week and the existing tower at FCSO will be disconnected from service this week. Snow also submitted a survey request to the FirstNet Authority to consider adding coverage along Highway 65 for the Nationwide First Responder Network in hopes of increasing coverage as soon as possible in the Highway 65 corridor with radio compatibility with the existing patch. The existing tower at FCSO has been in poor condition for years and it has been impossible to service the equipment located on that tower due to safety concerns. Pursuant to the county's bid policy and the project cost, three quotes were received and Atlas Solutions was the lowest quote at \$35,993.49.

Board action to approve the attached quote from Atlas Solutions and authorize the issuance of a purchase order for the tower removal to be paid from jail maintenance funds.

3) BOARD ACTION: ADDITIONAL EMERGENCY JAIL AC UNIT REPAIRS

As the other air conditioning unit for the jail dormitory was being replaced several weeks ago at the jail, two additional units started to fail as all were the same age. The attached quote from Thompson Total Air Solutions will complete the emergency replacement of the other two failing units as quickly as possible at a cost of \$45,200.

Board action to approve the attached quote and authorize payment from the jail's maintenance funds to replace the failing jail ac units.

4) BOARD ACTION: AIRPORT MASTER SITE PLAN NORTH QUADRANT GRANT AGREEMENT

Franklin County received the attached \$176,100 grant award agreement from the Florida Department of Commerce to develop an airport north quadrant master site plan. This agreement will fund survey and mapping and will delineate future airfield and development areas for the quadrant.

Board action to approve and authorize the chairman to sign the attached grant award agreement.

5) BOARD ACTION: FRANKLIN COUNTY EMS SERVICES – TIME, ATTENDANCE AND LEAVE POLICY & STAFFING AND MINIMUM COVERAGE POLICY

As reported at the last meeting, the Franklin County EMS department will operate under a separate set of personnel and operating rules than other county departments. The EMS department will be comprised of hourly-shift employees whose payroll processing will be based upon a weekly cycle with 48 hours on and 96 hours off. The shift employees will follow a separate calendar as far as holidays observed and leave accruals.

The draft time, attendance and leave policy was modeled after existing EMS policies from Wakulla County and Weems and was sent to the county auditors and labor attorney for review and policy recommendations after the last meeting. The attached is the final draft policy merged with the existing BCC Personnel Rules with sections that do apply to EMS with revisions and additions from the labor attorney Trevor Carson. The county auditors had no concerns regarding the original draft policy.

A) Board action to adopt the attached EMS Personnel Policy and Procedure Manual.

Also sent for review after the last meeting was the draft staffing and minimum coverage policy. This policy establishes minimum and full staffing levels for Franklin County EMS field operations.

Consistent staffing is critical to maintaining safe, reliable emergency medical services for the communities served throughout Franklin County. This policy further sets expectations for voluntary overtime usage and supervisor leave to always ensure appropriate coverage. The county auditors had no concerns regarding the original draft policy nor were any changes requested by the labor attorney.

B) Board action to adopt the attached staffing and minimum coverage policy for the EMS department.

6) BOARD ACTION: COUNTY ENGINEERING SERVICES CONTRACT EXTENSION

The county advertised for general county engineering services in 2023 and executed a contract with the highest ranked firm Dewberry Engineers on January 2nd, 2024. This contract established an initial agreement term of two (2) years with the option of two (2) additional renewals, allowing for a total contract duration of up to six (6) years. The attached extension will renew the agreement effective January 2, 2026, update the hourly rate schedule, and will remain in effect through January 2, 2028, before the next two-year renewal term.

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

7) BOARD ACTION: NOTICE OF INTENT TO AWARD – D.W. WILSON PICKLEBALL COURTS PROJECT

At the last meeting, the Board opened construction bids for the D.W. Wilson Pickleball Courts Project. The project consists of constructing six pickleball courts, three shaded pavilions with benches, installing fencing, and construction of a stormwater pond. Dewberry Engineers have reviewed the bids and recommend issuance of the notice of award to the lowest responsive bidder BCL Civil Contractors in the amount of \$425,395.83.

Board action to approve and authorize the chairman to sign the attached notice of award and contract documents when available with BCL Civil Contractors.

8) BOARD ACTION: DRAFT 2026/2027 BUDGET REQUEST LETTER TO CONSTITUTIONAL OFFICES AND DEPARTMENTS

Franklin County is beginning preparations for the fiscal year 2026/2027 Budget. All budget requests must be submitted by July 1, 2026. I have prepared the attached draft budget request letter with the following instructions:

“Franklin County is beginning preparations for the fiscal year 2026/2027 Budget. All budget requests must be submitted by July 1st, 2026. At the direction of the Board, please keep your request to the minimum that your

department can operate while providing the same level of services with the same number of employees. Funding requests for additional positions or additional capital outlay is discouraged. At this time, Florida property tax reform proposals and the state's budget have not been finalized. The county has also not received any indication of the state's shared sales tax revenue estimates for the upcoming budget. Uncertain national economic factors, rising gas prices and inflation have a negative impact on the county's budget in the same way that those pressures are negatively impacting residents and visitors. In the current 2025/2026 budget, the adopted five year pay plan was fully implemented by year four in 2024/2025 and a 4% inflationary adjustment was added to wages. The five-year plan offered a statistical peer-data-based solution to address wage disparity, market value discrepancies, some wage compression issues and provided a gradual escalation in base salaries to meet the \$15.00 minimum wage mandate in 2026. The pay plan has addressed many of the county's issues with compression and has also resulted in improved employee retention and recruitment. A full pay plan re-evaluation is recommended every 5-7 years, and the Board may consider doing a full re-evaluation during the upcoming budget year for use in the following budget cycle. An inflationary general wage adjustment for all employees will be utilized for planning purposes in the upcoming budget."

Board action to authorize sending the budget request letter as drafted or with any changes/ additional instructions.

9) LATE ADD BOARD ACTION: TDC PUBLIC SAFETY SERVICES REQUEST

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 Sheriff has submitted the attached request to add three additional shifts (deputies) for Memorial Day Weekend (Saturday, Sunday, and Monday) in beach areas. The Tourist Development Council is scheduled to have their meeting this afternoon and will review this request.

Board action to approve the attached request from the Franklin County Sheriff's Department subject to recommendation for approval by the Tourist Development Council.

10) LATE ADD BOARD ACTION: FORT COOMBS ARMORY CONVENTION CENTER CHANGE ORDER #7

As mentioned at the last meeting, the attached \$33,888.02 change order addresses items noted during the punch list walk through at the Armory. Included in this change order is frosting the street level restroom windows, installation a new flagpole and pedestal, addition of an ADA access entry in the courtyard entrance with remote pole mounted door opener, improved concrete transitions in the courtyard access path, and replacement of the damaged fencing and entry gates along 4th Street. More information will be provided at your next meeting for the tentatively scheduled open house/ribbon cutting event on afternoon of June 17th, details to follow. The Armory is scheduled to re-open on July 1st.

Board action to approve and authorize the chairman to sign change order #7 for the Fort Coombs Armory Convention Center Project.

11) BOARD INFORMATION / MISCELLANEOUS PROJECT UPDATES:

- FRDAP Island View Park Project – well attended mandatory pre-bid meeting was held on May 14th at 10:00 a.m., construction bids will be opened at the June 3rd meeting.
- County Wide Dune Restoration Project – Dune Construction and mobi-mat installation is complete at Carrabelle Beach Park, sea oat planting efforts to be completed this week. SGI Lighthouse Park post and rope fencing installation is complete; planting and irrigation of the coastal hammock area is in progress.
- SGI Stormwater Project – restoration of landscaping is nearly complete, project has been slowed due to several inlets needing to be reworked and lowered before roadway resurfacing can be completed, paving is resuming this week.
- Ochlocknee Bay Boat Ramp Floating Dock Repairs-Dock section is being fitted at the contractor's yard, to be set in place by a crane.

Chairman Jones speaking, Mrs. Griffin, do you have any updates for us? Mrs. Griffith speaking, I do. The FRDAP Island View Park project, we did have a well-attended mandatory pre-bid meeting on May 14th. Construction bids will be opened at your next meeting. The countywide dune restoration project, dune construction, and Moby mat installation is complete at Carrabelle Beach Park. Sea oat planting efforts to our will be completed this week. SGI Lighthouse Park posts and rope fencing installation is complete. The planting and irrigation of the coastal hammock

area is in progress for the SGI stormwater project. The restoration of the landscaping is nearly complete. The project has been slowed due to several inlets needing to be reworked and lowered before the roadway resurfacing can be completed. Paving is expected to resume this next week. Ochlocknee Bay boat ramp floating dock repairs. The dock section is being fitted at the contractor's yard. It will be set in place by a crane, probably in the next few weeks, so hopefully we can get that back open to the public. And I just wanted to mention something for the public's information. I do want to address the issue regarding concerns about the excess signage along the Apalachicola Bridge, the excess driveway marker poles along Island Drive, and the numerous stop for pedestrian sites along Franklin Boulevard on St. George Island. All these improvements were installed as part of FDOT's construction activities in the area. The county has contacted FDOT regarding those issues. The most recent reply to the concerns regarding the confusing signage along Franklin Boulevard was a very short, "the signs and questions were installed to protect pedestrians. Florida law requires motorists to stop for pedestrians, not yield". I just want to let the public know that the county did not purchase or install the signage and driveway markers in the areas drawing public ire, and has contacted FDOT regarding the concerns, but was unable to influence changes in the signage along roadway segments managed by FDOT. That is just something that I just wanted.

Chairman Jones speaking, so, let me ask a question of Mrs. Erin. Can we request or ask them to, in addition to their signage, to actually put up some of the things that you would push a button and it would turn on lights to make people stop? In addition to the signage, is that a request we can ask of them to consider, especially on Franklin Boulevard, is what I am talking about. Just like you would have in Eastpoint. Mr. Moron speaking, I know this is not what, that is what Commissioner Ward actually wanted over in Carrabelle. I do believe. Yes, we got a, we got a whole situation. Let us say, for those going that way to walk, in Mexico Beach, where you hit, you see the tourist walk. Mrs. Griffith speaking, yeah, we could, we could ask. I do not know that they would concede. Chairman Jones speaking, because I think that is what people are confused about. So, if there is not a pedestrian there, you are not supposed to stop. And they are all over the state of Florida. I was in Tampa, Ocala. I have been all around this last couple of weeks, traveling for me and for business, and everywhere I went, I saw numerous of these signs. Same way, if there is not a pedestrian there, you do not have to stop. But Florida law is, if a pedestrian steps into a crosswalk, they have the right of way. You better be stopped. So, once they step out, they do not have to wait for you to pass. They step into a crosswalk; you better be stopped. That is Florida law. Commissioner Sanders speaking, Mr. Chairman Carrabelle had, because they get come into there, the light, get the flashing all over, and then Carrabelle Beach, that people still walking across the road without the light being red, but I know to watch out for, and I do not think everybody else is, I am like you, they in the middle of the road they are getting right away. Commissioner Croom speaking, that was the same thing I think I contacted Benny on my doing traffic study down here at Market Street and 98, same issue. Commissioner Ward speaking, while we are on the subject of FDOT, Mr. Chairman, I did email Brian Pettis, who is the traffic ops manager, I think, or engineer, and it was over a week ago. I've still yet to hear back, so if you got a response, I was waiting to give him a call, because I don't know, people may be on vacation, they may be out sick, so I think that the consideration, so my plan was, if I didn't hear from him by the end of this week, I was going to give him a call, because I had given him many, many concerns that throughout all of our districts that I've been given and thought of myself to get a response. It is things we have asked them before, and they decline, but I'm all about ask again, ask again, ask again, they can keep telling me no, but I will call him this week if I don't hear back from him. I'll forward you the email, that I sent, I did forward it to Virginia, Miss Virginia at the road department, so she could be in the loop, but don't know if I, can't remember if I forward it to you, didn't I don't think I forwarded it to you, but anyway, I'll make sure that if you can, Michael, that the other commissioners get it, so they have the list, um, yes. Commissioner Sanders speaking, also remember that we have the transportation committee that ended up at ARPC state, and these are also issues that Mr. John Berry turned in on behalf of the county that they are aware of. Commissioner Ward speaking Mr. Chairman, I have got a couple things for Erin. One, I know we open bids on the Margaret Key Library, have we heard anything on the Carrabelle annex parking lot? Mrs. Griffith speaking, actually, we went out there, and that parking area is actually concrete. So, with that being said, you know, you can try to actually overlay it with asphalt, that is not the best going forward. Concrete is extremely expensive, so really it would probably be good just to kind of identify the one particular area that is really bad and try to actually get that one panel replaced.

Commissioner Ward speaking, it is all bad. Commissioner Sanders speaking, I would say the front, right there, where you got your parking at, it is the worst of it. Commissioner Ward speaking, okay. Well, the back, you know, I just want something where the public can access it, and our employees can access it. And, of course, esthetic wise, I would rather have the front than the back. So, I do not know what the next step could be, but if anything, the front. So, let us just look. Mrs. Griffith speaking, we will send someone by to look at it and see if there's anything they can do, as far as like maybe applying some sort of sealant, or you know, something along those lines, or just patching the panels that are really bad. Commissioner Ward speaking, another thing for Erin, and I talked to her about this during the break, because I did not want her to fuss at me during what I said. But anyway, I did ride around with animal control this past week, and I noticed some things that they need in their department, one of which is a side-by-side UTV to go out on the beach and actually issue warnings or citations to dogs that are unleashed. In addition to that, an animal

control actual vehicle, and then I talked to Michael about some software, because they all are on paper, and I thought that with this new citizen serve software, if we could incorporate animal control, because what I found was, is they had these old school ticket books, and they don't control officer issued a warning, but if the another animal control officer goes out there, and the same individual is violating without a leash. How, that, how does he know, or she know, that the other person issued a warning or citation be issued at that? No, they do not. And also, I thought with code enforcement it would be a nice tool, so that if our code enforcement officer typed in an address of a complaint and say there was an aggressive dog that had been there before, then she is aware, so that she may not approach the property, or she may approach the property in a different manner. It is just, I think, it is just going to streamline things, because, and I do know that they have to have, for court record purposes, I want to say seven years of documentation, but they're all still on paper, and I just think it would streamline. I am all about streamlining things, make their job easier, make everybody's job easier. If we could incorporate that software into our Citizen Serve. Mr. Moron speaking, one or two things. One, I will talk to Angela when she gets back on Monday. We incorporate it into the code enforcement software, that will be ready June 1. There will be an add-on, or we copy the code enforcement software and say, "Hey, can you take the same template and turn it into one for animal control? Either which way, we'll talk to Citizen Serve. I am sure they can do that. That sounds like a... that is a very... that is a great idea. Commissioner Ward speaking, anyway, thanks, Erin. Chairman Jones speaking, anyone else? Alright, so, just to clarify, Mrs. Erin, are we going to ask or request from DOT about weighing in on the ability to add some kind of blinking light on Franklin Boulevard? Mr. Moron speaking, I told her I would reach out to Benny, maybe this afternoon.

Chairman Jones speaking that will work. The other thing is, Mrs. Erin, I want to make sure and update everyone publicly. We talked about we are working on the new nature center in the park there in East Point, that is probably going to be named at a future date. We are ordering the portable restrooms there because the ones that we are going to have been going to be, what, a month or two to actually get them. They are made to order. So, the ones we are going to install are the ones that look like eventually installed are the ones that look like just resemble the same as they have at Rish Park, which is a state park over Cape San Blas. So, they are portable, that can be moved in the event of a storm. But they are made to order restrooms, so that is what we have ordered for the park, so it's eventually going to be there, but to be ready for July 1, and all festivities and everything going on, we're going to make sure there are portalets and ADA portalets there to be used for the event, correct?

Mrs. Griffith speaking, correct, yeah. The unit that is going to be installed there, is a modular unit, and the park is located within a flood zone. So, this is going to be, we thought Island View was going to be first. However, when we had to reject the first round of construction bids, it does look like East Point Nature Center will get the first modular restroom building, and we will see how those work. In the future, because a lot of our parks are in flood zones, so that is actually something in the future, which may help mitigate damage. Chairman Jones speaking, the only other thing is, Erin, before we leave your report about the stormwater project on the island. I know that this is, we have federal money that we use to start all this project, we have also weighed in with TDC dollars for some of the road paving, but I want to remind you, if there is anything we run up against, that any kind of change orders at all, if we need to do other areas of road paving that have not been addressed. Please make sure to bring them back to us, so I can use road payment funds, or whatever we need to do to make it a complete project. I mean, we are already looking at over \$5 million so I want to make sure it is a complete project. Anyone else?

Commissioner Sanders speaking, just one question, Erin, have you had any kind of an update on FRDAP? Mrs. Griffith speaking, we have not heard anything. We should know by end of May, hopefully soon. Commissioner Sanders speaking yeah, that is what I am saying. We should have heard. Mrs. Griffith speaking, there's actually political gridlock going on in Tallahassee, so they have not finalized there. Commissioner Sanders speaking, yeah, that is ridiculous. Mrs. Griffith speaking, we are also dependent upon a lot of those revenue estimates that they provide to us in preparing the county budget, so without them finalizing theirs, it is hard to move forward or to know what to expect. Chairman Jones speaking, it is. I know it went pretty quick, and we voted on consent, but that was a lot of work just to get to that point. Thank you very much. And the people of Franklin County, thank you.

Presentations/Updates/Requests

8. David Walker (CEO) & David Bowling (COO) -- Weems Memorial

a. Board Action: Omnicell Medication Management Dispensing Equipment Replacement

The Weems Governing Board approved replacement of the hospital's Omnicell Medication Management Dispensing Equipment in the pharmacy department.

The current Omnicell system is at end of life and must be replaced to preserve reliability, medication security, regulatory compliance, and patient safety. The replacement will support safer medication distribution, reduce medication errors, improve pharmacy workflow, and strengthen

controlled substance controls.

Key benefits include:

- Stronger patient safety
- Improved medication security and accountability
- Greater efficiency for pharmacy and nursing staff
- Current technology aligned with healthcare standards
- Ongoing regulatory compliance support

Financial Impact

The total cost of the equipment purchase is **\$261,458.51**.

The Rural Hospital Capital Improvement Grant will fully fund this purchase, with no direct local funding impact to Franklin County.

Board Action: Approve the purchase of new Omnicell Medication Management Dispensing Equipment in the amount of \$261,458.51, funded through the Rural Hospital Capital Improvement Grant.

Mr. Walker and Mr. Bowling have a presentation for Weems Memorial. Mr. Walker speaking, yes, good morning, Commissioners. David Walker, my voice is kind of hoarse, so I will try to talk a little slow. We have a board action request to approve the purchase of a new Omnicell medication management dispensing equipment in the amount of \$261,458.51 funded through our rural capital hospital grant. Michael had put this on the agenda, so this pretty much explained what we are doing here. The one that we have now, that is the pharmacy medication equipment that we have, is at the end of life, so we have to get one anyway, so we are using this particular funds to get this particular machine in for our staff and our nurses here at the hospital. Chairman Jones speaking, I only have one question, Mr. Walker. Is this a grant we have applied for, or a grant we have received? Mr. Walker speaking, it is a grant we received. We received the grant last year, and we have been doing some research, you know, trying to identify the right timing to bring the new equipment in. Chairman Jones speaking, is the grant that exact amount? Mr. Walker speaking is it the grant, is \$450,000. We included this particular amount, and so we may use some other dollars within that same grant cycle to cover this. Chairman Jones speaking, fair enough. Anyone else have any questions? Commissioner Ward, Mr. Chairman, I do. I know you and I were supposed to look at it the other day, and we had so much going on, we never did. Is this a module that is going to require staff to use their fingerprints for authentication or a badge? How does it? Mr. Walker speaking, yeah, right now we have a badge and system going in, but this particular system also, you know, you can add fingerprints capability on it, and all you are make it more safety, user friendly, you know, with what we have now. Commissioner Ward speaking, okay. Thank you. That is all I had. Chairman Jones speaking, alright, anyone else? What is the pleasure of the board? **On a motion by Commissioner Croom, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved the purchase of new Omnicell Medication Management Dispensing Equipment in the amount of \$261,458.51, funded through the Rural Hospital Capital Improvement Grant. Motion carried 5-0.**

Mr. Walker speaking, and then the other issue, not issues, just want to make one comment before we go to the next item. The Caribbean retail pharmacies is moving along, along. We have been meeting with staff, but I want to give a huge shout out to an architect named Marvin Haven. You know, he donated pro bono up to \$12,000 of his services, you know, to help us design the pharmacy over there. I have a letter prepared, you know, to give to him for his service, pro bono services, as well, but I just want to give a shout out to him as well.

b. Discussion and Possible Action: Alliant Contract Renewal

Chairman Jones speaking, we are going to discuss the contract. Mr. Bowling speaking, this is something that Alliant Contract, I think we are on a 30 day, 30-to-30-day contract. Notice with the, with the county, you know, we are like something longer. The traditional contract is a 45 day out, so you can do a year contract with a 45 day out, usually your contract still 45 days, but you are just looking for something longer, and that is all. Chairman Jones speaking, and the one we are looking at going to have an automatic renewal or not? Mr. Bowling speaking, we can discuss with attorney, or pleasure, the pleasure of the board as well. Chairman Jones speaking, so, I guess what I am trying to ask, are we trying to actually approve a contract renewal today, or just approve the attorney having the discussions to bring it back to us, that's what I'm trying to determine. Mr. Bowling speaking, we can certainly, I mean, it is at the pleasure of the board. We can certainly, we can have the contract ready to send over to Attorney Shuler to review. Chairman Jones speaking, I think it would be better for us and for the public to actually have a document that we are considering looking at. Commissioner Sanders speaking, Mister Chairman, I would like for the board to consider, instead of it being like a six-month contract, let it be a year and that way we do not have to come back for one more year. Chairman Jones speaking, 45 day out as well, yeah, fine with that. Mr. Moron speaking, Mister Chairman. I am sorry, I had, what my advice to both Mr. Bowling and Mr. Walker was to come and kind of feel the board out for terms today, what you think you might like, so you give both Attorney Shuler and Alliant kind of a sense of how you want the contract to look, then they bring that document

back to you for final approval. Mr. Bowling speaking, it would certainly make it cleaner and easier for us. I mean, just at your, at your guidance, and then we will certainly bring it back. Commissioner Amison speaking, Mr. Chairman. I did have a meeting with the Davids, but anyway, I agree with Commissioner Sanders. I know initially I had mentioned six months, but a year would be more feasible. But my question is having the contract changed outside of the actual terms? This may be something for Attorney Shuler. Mr. Bowling speaking, yeah, all we are doing is just moving from 30 days to a year. Attorney Shuler speaking that was going to be one of my questions. I am not sure how much you want to make this sausage live during the meeting. I mean, just build the plane while we're flying, and whatever analogy, but if they're not changing the terms and services and prices or anything of that nature, then no, you know, I'll come back to the board and simply suggest that you have an addendum extending the contract until, let's see, next meeting is June 3, so June 3, 2027 with either party having the ability to terminate the contract without cause, and that no cause on 45 days written notice. I did not know if they were going to be proposing any substantive changes or not. Mr. Walker speaking, no, there is no changes. It is the same. Mr. Bowling speaking, yeah, no, it is the same contract, same language. I mean, that is what we would prefer. I mean, if you know, and we can bring either, either of us can prepare it, but again, we are honored to continue to serve, you know, the Weems Hospital in the county, and you know we appreciate, we certainly appreciate doing business with you guys. Attorney Shuler speaking, I can expect I have the other addendums to it, and I can prepare another addendum. I think that would be fine. Chairman Jones speaking, only thing for me that caused any heartburn in the past, if I'm completely honest, was the automatic extension, you know what I mean, because it was something where we, as a board, we're having discussions, and it looked like we were, it was going to get extended regardless of what we thought about it, so that's the only thing I don't want to see, and just me personally, I'm one of five, I agree, but that's the only thing I had any heartburn with at all in the entire contract. Commissioner Croom speaking, well, at the same time, Mister Chair, I think all of other contracts, we do not do automatic extensions anyway. So, but I do agree with Commissioner Sanders about extending it to a year. Commissioner Sanders speaking, want me to tell you the reason why I feel like a year should be yet, because I have sat up public board for a long time, along with all these other commissioners. We got a lot of years up here, and the thing about it is, is I have to say, honestly and truly, I'm like the chairman. This is the first year that y'all came back with a plus to the name. That means to me that Alliant, Mr. Walker, y'all were doing something right now, whether it continues on, we want to give you a little incentive to make it continue on, you see what I'm saying. So that's the reason why I had it's like I told you all many months ago, many years ago, you got to get the confidence in me built up to where I can have confidence in you, and now I have confidence in you, and that's saying a lot for me, and I just want to say that with that plus on the end of it this year with the audit and everything that we heard with the pharmacy, you're meeting the needs of the people. Thank y'all for that. And I just, I think we need to give you a good try at, you know, to continue on what you are doing. You have made a difference. Mr. Bowling speaking, we greatly appreciate that, and thank you all. Chairman Jones speaking, alright, so we are so that is something you are going to bring back to us to turn short the next meeting. Attorney Shuler speaking yes sir. Chairman Jones speaking, okay. Do you need any kind of motion or vote for that? Attorney Shuler speaking, you will be taking action one way or the other at the next meeting. Commissioner Croom speaking, Mister Chair, Michael, and Davids, eventually I want to have discussion about a new ER. I know we talked about it for some time now. I just want to see some data present that, and get this on the agenda to discuss. Mr. Walker speaking, yeah, that will be great, you know, as well. Once again, thank you all for what you are doing. Thank you all for help participating in Hospital Week. You know, we had a great time last week, but I just want to just thank you all for what you do. Great appreciation. Thank you. Mr. Moron speaking, hospital week was really good, Commissioner. You guys really did a lot, that was really good, especially the barbecue Commissioner Croom. Chairman Jones speaking, there is not nothing wrong with barbecue.

9. Lynn Wilder -- Keep Franklin County Beautiful -- Proposal

Ask: Keep Franklin County Beautiful proposes that Franklin County reinstate an aluminum and glass recycling operation.

Chairman Jones speaking, Ms. Lynn Wilder has a presentation for us today for Keep Franklin County Beautiful. Chairman Jones speaking, and I need to get with you too about some signage, and I am sorry we keep missing on that. Ms. Lynn Wilder speaking, I know you are busy, and I have props here. When Michael, it is a minute, I know he is doing the setting the PowerPoint thing up, so I will just start, and then we can catch up with the slides. So, thank you everybody for allowing me to present today. I am the Executive Director of Keep Franklin County Beautiful. We have also online had the Executive Directors of Keep Florida Beautiful and Keep Wakulla County Beautiful. We have a couple counties adjacent to us that have the same issues, so you know we could be doing something that, which, which way to wait. Okay, we could be doing something that other counties can use, or that we could join in and make it a multi-county effort. So, what I am proposing, or what we are proposing today, is to reinstate glass bottles and jars and aluminum can recycle in Franklin County. A joint effort between Keep Franklin County Beautiful in Franklin County, and there is a small amount of grant funding available, and I will get into that. So, we, I think we have proven as a small nonprofit that glass and aluminum can recycling is possible in Franklin County. We've been doing a pilot, really, for two years in Apalachicola, four to six hours a month, one drop off location. Let me see if I can catch up here. Okay, at one drop off location, that is at the Apalachicola Yacht Club. So, we are there every other Saturday for two

hours, drop off. We have collected in one year about 30,000 pounds of glass, so we have made sand out of that. That is about 15 tons, and we have collected over 3200 pounds of aluminum, or 1.6 tons. I have got copies of this if you guys need them. These slides, and people are coming from not just Apalachicola, but St. George Island, Caribbean, and even as far away as Port St. Joe and Cape Sound Blast, which is pretty amazing to me. This is kind of word of mouth, and it is also Facebook, so it is not widely advertised. We are at the point now we cannot increase what we are doing anymore. We are at, we have got a small piece of equipment, we have got just a few volunteers that show up, and the piece of equipment we have is really not meant for, for doing more than we are doing, it's hand feed, it's a lot of effort. So we did a little bit of math, so I talked with Fonda, so each transfer station truck that goes from here over 100 miles up the road to Campbellton to be put in a landfill holds about 15 to 20 tons, they charge the county about \$300-375 a truckload, and then the landfill charges \$300 or \$334 a ton to dump, so we figured we did 30,000 pounds of glass in just one location over a year, that's 15 tons. So, let us say that's one truckload, and that's of the sand, so if we did it by volume, that'd probably be more than one truckload of glass, so that means one less truck went to the landfill, we saved \$300 or so for the delivery, \$500 for disposal. The tipping fee, I think, is only \$50 but and we saved a lot of land fill space, so that's a pretty good savings for one little location and one bar over a year, the aluminum we collected 3200 pounds, as I said, we made about \$1,300 it's 40 cents a pound, and again we saved the landfill space and the delivery fees from trucking it up there, so I looked, this was one bar, and maybe 20 households that we've done this with. There are 8800 households or dwellings in Franklin County, Florida. The average household produces 150 to 180 pounds of glass a year, and I counted 18 bars in Franklin County, so it could be plus or minus a few, and that is not counting restaurants, so if you do that kind of math, it really shows you how much we are taking to the landfill and taking up space with a product that we could actually be using here in Franklin County. We think that the key in making this work, you know, the old system we had roll off boxes and people dumped things in it, some of it was recyclable, some of it was trash, mattresses, and things like that. So going through all that stuff really was not cost effective and it did not work. We have proven that if you man a location and accept glass and aluminum separately, that there is no sorting, there is no other things like that. We take the trailer away, so nobody comes and dumps. During the week I do not know why this is messed up a little bit, so we are proposing a year trial, a yearlong trial with county to start with two new locations for drop off, set a drop off day in a time window, take then take the glass and aluminum collected to the landfill. Aluminum is bailed and recycled for money, which the county. we are not going to, we do not need the money for... well, we need money, but we would consider this a county operation. And then crush the glass into sand to use or sell locally. There are a lot of purposes for sand, as you guys know. This is sand, it is not anything different. So, you can, the same things you use sand for, you can use this blast made sand. So, the big thing, well, not the biggest thing, but you know our wastewater treatment facilities use sand for filtrations. I found out that our East Point Water and sewer district takes two truckloads of sand for \$1,000 to truckload three or four times a year, or every three or four months. Pool companies use it on St. George Island. We could make it a part of our asphalt. The request that we go out, we can make using the sand as part of the bid abrasives. You can use it for sandblasting. You can add it to concrete landscaping, glass to utility pipe bedding, drainage, filtration, and there is something called glass fault, which is the sand from the glass, and in making out asphalt. What we have been using it for just a few things at no charge. Oyster Corps is using it to make oyster reef balls and growing Spartina or Spartina grass. We have used it for the basis for brick sidewalks at Lafayette Park and Apalachicola landscape mulch. The Franklin County Schools are using it for art projects. Estuary day has used it for the last two years, and the EOC has collected. We have given them some to use for sandbags. So, this is the heavy lift, is equipment cost. This is a picture of the unit we think would be the most appropriate, and I have talked to Fonda about this. It is an automatic feed, so you will not have to do what we are doing, a hand feed operation. Part of the biggest thing, that time-consuming thing we have, is taking the plastic and the metal off of bottles. This would do it by itself. It has got a throughput about one ton an hour, so this is the cost. This is the reality. The pulverizer would cost about \$250,000. If we got a truck and a trailer, in addition to that, it would be another \$25,000. Franklin County, they are part of it again. This is a proposal, would be processing and temporary storage at the landfill, selling the aluminum, obviously, and then using, distributing, selling the sand, and keep Franklin County Beautiful could help with logistics. We have got trailers and pickup trucks that we could, you know, starting out, we could use staff, we could help staff drop off locations, we can help with logistics, outreach, and education, the grant opportunity is from the Glass Recycling Foundation. It is \$30,000. It is a matching grant, and equipment purchases are allowed. The deadline for this is in July, early July. So, why do this? I mean, we are, we have already got enough stuff to do in this county. It is environmentally responsible to me. That is really important. Our recyclables, as I said, are being driven 100 miles away to be dumped in a landfill. So, it takes up space, it takes energy, it adds cost. I think this kind of recycling supports tourism development and our ecotourism industry. It, I can see ad campaigns for this, you know, counties are not recycling and glass is not recycled, even in Atlanta, nobody's recycling glass. I think if we show that we are proactive and we are initiating this approach to improve the environment that that will attract people and impress tourists every time we grind glass, we have people begging us to expand this project, tourists, residents, and local businesses. For now, we have got volunteers and local inmates that can help do this. I will just tell you two things. Sand is the second most used resource on earth, after water. The core sand with angular particles is the most important, that is what we use for construction and development, and everything else, and that is what the sand is. And then, at its current rate of growth, sand extraction is simply unsustainable. So, we are also going

to be presenting at the Apalachicola and Carrabelle County Commission meetings, and we are crushing this Saturday from nine to eleven at the Apalachicola Yacht Club, and you're welcome to come see this operation. That is my presentation. I am happy to answer questions. And again, we have got Wakulla County and Keep Florida Beautiful online, and what I passed around is the sand that the machine creates. It is kind of interesting. The colors are, you know, you just crush blue sand or clear sand, or just that's kind of a mixture of brown and green. You do not have to do that. Chairman Jones speaking, I do have a couple of questions. So, one, I think this is something we, if we didn't retain it, we've had to do it during the next budget cycle because the amount of money we're talking about, but you said in a couple of places, Miss Lynn, that so far y'all been giving the sand away, but what we're talking about doing is selling this. Ms. Wilder speaking, yes. Chairman Jones speaking, okay. I just want to make sure. Ms. Wilder speaking, yeah, absolutely. Chairman Jones speaking, let me ask you this, and you might know more than anybody else in the room, is it monetarily more lucrative to spend this kind of money on a machine than it is to try to recycle the glass bottles and ship glass bottles and let somebody else worry about pulverizing? What does that look like? Ms. Wilder speaking, it's even farther away to, so you'd have to take it to a distribution company. Chairman Jones speaking, I think that was a problem we ran into. Ms. Wilder speaking, yeah, nobody takes glass. I mean, it is, unless you are next to a distributor or something like that. Chairman Jones speaking, well, the sad fact of a lot of recycling is when China quit wanting so much of it, is when a lot of it shut down, because that is who the actual buyer was of most of it. In the end, that was the end concern. Ms. Wilder speaking, right, so sand is expensive. I mean, there is \$1,000 a truckload for East Point water and sewer, you know, and they get two truckloads at a time. So, you know, I am not a businessperson. Chairman Jones speaking, every year. Ms. Wilder speaking, three or four times a year. I think Carrabelle uses it; Apalachicola uses it. I think, it is something that you could make money off of, and at least pay for the equipment. It would at least pay for itself. Chairman Jones speaking, over time, maybe. Any other questions, Commissioners? Commissioner Croom speaking, I have a couple, Mr. Chair. You kind of touched on one. So, what happens when the process glass and sand accumulate faster than what we can sell it? Ms. Wilder speaking, I would think you would pile it up at the landfill. I personally do not think going to have a problem with that, but. Commissioner Croom speaking, well that is the other issue, our landfill is about at its capacity. But where will we physically store this? That is my question, I guess that is a Fonda question, right? With the limited remaining operational space that we have at our landfill. Ms. Wilder speaking, you have got county property. I, you know, I had not thought about if we could not put it on the land or keep it on the landfill itself. I have also thought this would be a great small business for somebody, you know, you are trying to develop this or the highway 65 corridor. Commissioner Croom speaking, have y'all came up with a solution? How can we prevent the illegal dumping like that we have been doing in the past? Ms. Wilder speaking, I think, and it is worked for us. If you have a drop off location, like in the parking lot of the St. George Island, you know, right there, the tourist, everybody parks by the lighthouse and have it there for four hours, and then leave. I do not think people are going to come back in the middle of the week and dump a mattress there, because there is nothing to dump it by, so it would be collecting it and taking it to the landfill that day, and then you're done until the next week. Commissioner Croom speaking, which brings me to our next question. Who is we? You said we will be taking it? Ms. Wilder speaking, I think that is what we have to work out initially. Keep Franklin County Beautiful can help with that. I think eventually, once it starts, it is a small operation. At least it was for us. And then it once it becomes popular, you know, you are going to get more and more people dropping things off. Commissioner Croom speaking, you mentioned about manning the trailer, and who is that? Ms. Wilder speaking, that would be volunteers. Commissioner Croom speaking, so let me ask you this. This sand glass, it is one of the two, I do not know. Ms. Wilder speaking, it was glass, now it is sand. Commissioner Croom speaking, okay, does it have to meet any requirements to be sold as sand? Ms. Wilder speaking, does it have to meet requirements? Commissioner Croom speaking, any requirements? I was like, I am not walking on this, these chunks, so I. Ms. Wilder speaking, I would not put it in the kids' playground. They say you can. I can walk on it later and tell you. Commissioner Croom speaking, there is some chunks in there. Ms. Wilder speaking, I would put it underneath, right as a base, and then put regular sand on top of it, you know, that is how I would use it. Commissioner Croom speaking, listen, I am not like I said, I am not completely against this. That is what questions I have. Ms. Wilder speaking, this is a proposal. Commissioner Croom speaking, those are concerns that I am sure that I need answered, and resolutions and solutions to, you know. Mr. Moron speaking, Mr. Chairman, Commissioner Croom. Fonda is on the line; in case you have questions for him. Commissioner Croom speaking, Fonda, what space do we have on our landfill? Mr. Davis speaking, so, as far as storing the sand, it will not be a problem, and it will be something that I have to ask DEP if we could use it for cover or anything else in the landfill. I mean, yeah, the more sand that we could get out of this, I mean, we surely could, if we couldn't sell, like Commissioner Croom said, we accumulated so much that we couldn't sell, we could use it at the landfill or either road department, but with something DEP for landfill sake, we'll have, I have to check with them about it, but for storing it, yes, we have space that we could store it. Commissioner Croom speaking, and trailers, mention about the trailers. Are you, are you planning on purchasing trailers? Ms. Wilder speaking, we already have two and we can use those until maybe Fonda can find some. Commissioner Ward speaking, I got a question for Fonda. Fonda, I know with our landfill potentially closing soon because it is reaching its capacity, is this material that we can use to line our landfill for DEP for the leche, and stuff? Is this something we could use for that? Mr. Davis speaking, yes, Commissioner. Again, that is what something with us getting ready to cap our landfill and close. We will still

have to maintain it for a period of time, and sand will be needed eventually as we close it out, but again, that was I have to check with DEP and ask them if that will meet the requirements. Commissioner Ward speaking, okay. Thanks. Chairman Jones speaking, anyone else have any questions? Ms. Lynn, thank you for your presentation. We appreciate it. Ms. Wilder speaking, thank you.

The Board moved to the public hearing at this time.

10. 11:00 a.m. (ET) Land Use Change -- 186 S. Bayshore Drive

Attorney Shuler speaking, Mr. Theriaque is on the line, so unless you have any other directions for me, Mr. Chairman, or any board member does I would simply turn over the opening of the public hearing to Mr. Theriaque. I anticipate perhaps a in an order of presentation was Mr. Theriaque will chat with you if he has anything to say. If not, then we would go to the staff presentation, any county commission questions to either the staff or the lawyers would then be addressed, followed by public comment, and then the owner certainly has an opportunity to make any presentation that they would care to present. But that is a suggested order of presentation of this matter, and as Mr. Theriaque has pointed out, this is a legislative action by the board, not a quasi-judicial hearing, so I just want to keep that in mind procedural as we move forward. So, Mr. Theriaque, is your microphone active, sir? I guess it is not.

Mr. Moron speaking, no, it is. He is unmuted. Attorney Shuler speaking, David, can you hear me? Mr. Moron speaking, he is there. Hey Dave, you seem to be on muted on our end, but I do not know what is happening on your end. I am trying to figure out why we cannot hear him in our end. No sir. We still cannot hear you. Commissioner Mr. Chairman, he has got technical problems. Would you take a break until we can sort this out, Mr. Chairman? Thank you. Attorney Theriaque speaking, can you hear me. Mr. Moron speaking, yes, now we can. We are taking a break right now. Chairman Jones speaking, Franklin County Board of County Commission, now back in session. We are going back into our public hearing, Attorney Shuler, I turn it over to you. Attorney Shuler speaking, this is a public hearing to consider an ordinance changing the future land use. Let me look at the agenda, make sure I've got it right, but it should be the change future land use map designation of property located at 186 South Bay Shore Drive, East Point, Florida, and the caption on the case is as follows: Ordinance Number 2026 dash blank, an ordinance of Franklin County, Florida, adopting an amendment to the Franklin County Comprehensive Plan future Land Use Map to redesignate approximately 55.88 acres plus or minus from the residential and commercial future land use categories to the mixed use commercial future land use category located at 186 South Bay Shore Drive, East Point, Florida, lying in Section 36 Township 8 South Range 7 west, parcel number 36-08S-07W-000-0340-0000 providing a conflicts clause and severability clause, and providing for an effective date. Two changes that I would note for the record in one of the findings is highlighted in yellow in the documents I believe you have available online. It indicates that the LPA, your local planning agency, at a duly advertised meeting on May the 12th, 2026 reviewed and unanimously recommended approval. This was a draft that was prepared prior to that meeting. There actually was one dissenting vote. I do not have in my memory file the exact number of the members of the LPA that were present, but there was one dissenting vote, and then the effective date in section four says this ordinance shall become effective in accordance with section 160 3.3187 Florida statutes, and Mr. Theriaque is on the line, he can correct my memory if it's wrong, but I believe that means that it would be effective 30 days after the adoption, I mean, typically we would file an ordinance within 10 days of the public hearing, and that's effective on the date of filing, but I believe there's a 30 day waiting period here, and with that, unless Mr. Theriaque has any guidance for the board at this time, then we would have staff read out their report and what their recommendations are to the board, so that you know what your staff's findings are, and their recommendation is on this. The recommendation from your LPA is a recommendation for approval with that lone dissenting vote, and my recommendation is that I concur with your planner's recommendation for approval of the plume. So, Mr. Chairman, I, unless you have anything to add, we will turn this over to the planner for her presentation. Mr. Theriaque speaking, thank you, r. Shuler. The only thing I would add is, you are correct, there is a 30-day window pursuant to the 163 statutory provision before the ordinance can become effective, and I believe the vote was four one. But thank you, that is all I have at this point. Attorney Shuler speaking, thank you, Mr. Theriaque. Ms. Bree Robinson speaking, alright, so just so we are clear, there were six members present at the P and Z meeting, and there were five in favor and one opposed. So, it was a five to one vote. So under my staff findings review for this small scale future land use map amendment, I have a note that this project is part of an approved plan unit development, otherwise known as a PUD, for which both the rezoning and the future land use map amendment were previously approved by the Board of County Commissioners under Ordinance 2019-06 and Ordinance 2023-02 However, staff has been unable to locate documentation confirming that the future land use map amendment was transmitted to the state as required. Therefore, this request is a procedural step to ensure the land use change is properly processed and recorded. As an additional note, this review is limited to the future land use map amendment only. The commercial site plan associated with this development is being reviewed separately under a different agenda item, and the applicable PUD ordinances were included in the agenda packet for your reference, staff's recommendation is to approve the future land use change in accordance with ordinances 2019-06 and 2023-02. Mr. Chairman speaking, alright, commissioners. Do you have any comments or questions? Commissioner Croom speaking, question, Mr.

Chairman, Bree has the East Point Water and Sewer District confirmed available sewer water? Ms. Robinson speaking, they have. That is something that we will go over during the commercial site plan, but yes, they have. Commissioner Croom speaking, my other question is, this specific request, is this substantially different than the 2019 and 2013? Attorney Shuler speaking, I've not made a personal review, but I know that from talking with both, you are looking at me, so I am assuming it is directed at me, but with the planner and Mr. Theriaque, it does not change anything from the original approvals, and I will say that publicly and confidently, subject to correction by the planner. Attorney Theriaque speaking, that is correct, Mr. Shuler. This is the same future land use map change that was contained in the 2019 ordinance. Nothing has changed. Commissioner Ward speaking, I have a lot, but I do not know if this is the time to talk about things a lot. Maybe we could do public comments, and then I will bring up, I do not know, procedurally. Chairman Jones speaking, if you have questions, you can ask them. Commissioner Ward speaking, I do not have questions. Chairman Jones speaking, okay, any commissioner questions, or before we turn it over to public comment, all right? Seeing no further questions, we welcome the floor for public comment. You do not have to have filled out a speaker card to speak at a public hearing, so if we want to address the board about what we have before us today, now is your opportunity. Anyone wishing to make a public comment, now is the time to do so. Can you check out via Zoom, sir? Those who are attending virtually. Mr. Moron speaking, good morning. The chairman is calling for anyone attended virtually on Zoom. If, well, I have one, to raise your hand and indicate that you like to address the board first. One is screen named Barbara, Commissioner. I am going to allow the talk changes, okay? And Barbara is unmuted.

Barbara Sanders speaking, good afternoon, good morning, Barbara Sanders. I just want to be sure that I understand what happened, and if the planner is saying she has no proof that the amendment was ever properly submitted, is that what I am hearing? Ms. Robinson speaking, yes, I have not been able to find transmittal documentation. It is normally online through Florida Commerce on Florida Papers. It was not present, and with transmittals, there's normally advertisements that go along with it that have to meet certain specifications, and I have not found those, so we are redoing the process. Mrs. Sanders speaking, alright, and so those advertisements are going to be done after today's meeting? Or is that the advertisements done for this meeting? Ms. Robinson speaking, the advertisements have already taken place in the local paper, so we have advertised the meeting in accordance with Florida statute. If this is approved today, then I basically go back to the office, accumulate all the documentation, transmit it to a number of state and regional agencies, along with Florida Commerce, and then that 30-day period kicks in before it is fully adopted. Mrs. Sanders speaking, okay. Thank you. So, my concern is not so much this particular project, but other land use amendments I think that have been made, and I do not have a catalog of those. Maybe Ms. Robinson does that. The board may want to ask your planner to go back and make sure of any land use amendments that have been done in the past to make sure they're all, that they were all properly submitted, that's my comment, because we're going to have this as an on, possibly you're going to change your land use plan again, and as someone who's tried to wade through the paperwork to see what has been done and not done, I can tell you I think there are, might be other errors that your planner may want to go back and look at, and that's my comment. Thank you. Chairman Jones speaking, thank you, Miss Barbara. Anyone else, Mr. Moron? Mr. Moron speaking, anyone else attending virtually would like to comment? Please indicate by raising your hand. No hand raised, Mr. Chairman. Chairman Jones speaking, alright, so.

Mr. Moron speaking, I apologize if you would. Someone just raised their hand. Chairman Jones speaking, okay, that's fine. Mr. Moron speaking, Ms. Putnal, if you would unmute on your end. There you go. She is unmuted, Mr. Chairman. Chairman Jones speaking, good morning, Miss Putnal. Ms. Putnal speaking, good morning, Chairman. How are y'all doing this morning? Chairman Jones speaking, we are doing good. Go ahead with your comment. Ms. Putnal speaking, I just feel like this is meant to go back to the people, since all the documentation cannot be found, then you cannot really say it ever happened. So, why don't the commission just listen to the people for a change? What says these developers do not go in, they ignore our ordinances, they fill in wetlands that they should not be filling in, and they exceed our height restrictions. I mean, has anybody even cared about thinking of that? They do not have to listen to our rules, so just think about what this is doing to the county itself, the people that live here, not the people that visit here. We need to focus more on the people that live here every single day, yeah, it might bring jobs, but more minimum wage jobs where you cannot afford to even rent the places around here to, you know, be able to live a life. So, this is something the commission needs to readdress and think about. The people were against it from the beginning, and that is who you represent. Thank you. Chairman Jones speaking, thank you, Miss Putnal. Anyone else, sir?

Brenda Carlin speaking, good morning again, Brenda Carlin, St. George Island. Just have a question. Is this about the Serenity development? Chairman Jones speaking, yes. Ms. Carlin speaking, and it was previously approved zone, some commercial, some residential. Is that correct? And what is happening here is it is being changed to a PUD? Attorney Shuler speaking, hi, Miss Carlin, Michael Shuler, County Attorney. Good morning, ma'am. In 2019 and I know this because we just looked at the paperwork from the P&Z meeting last week, so in 2019 the county commission adopted a PUD ordinance for this particular development. At that time, it was approved in the PUD as a mixed-use development. It was going from the zoning on the future land use map at that time was residential and commercial designation, so the 2019 PUD changed it from that existing future land use map designation to mixed use as authorized

by the PUD, and then an amendment to the PUD was approved. I believe it was in 2023 perhaps that amended that I believe it was the entryway into the property designating Begonia, because FDOT would not authorize an entryway from Island Drive because of a nearby pedestrian walkway, which is what I read in the ordinance yesterday, and then there was also essentially a change in the interior layout in 2023 amendment to the existing PUD, but it did not increase the overall density. It just essentially changed the layout, and I will say that again confidently, because I believe that is correct. But I will make it subject if Bree or Attorney Theriaque have any corrections or additions, that is fine too, but I believe what I have told you is correct, Miss Carlin. So, does that answer your question, ma'am, completely?

Ms. Carlin speaking, well, it kind of goes through the history of how this development, you know, came to be, which I participated in understanding how it happened. What is confusing me, or not really confusing me, what I am seeking clarification of, because I think this is it is just a procedural thing. We did not, the county did not have a PUD ordinance at that time, just like last year or something. The PUD ordinance was established, so is this to bring it in line with the current PUD, because really did not have a PUD, but a PUD was put in place at that time anyway? Attorney Shuler speaking, no, ma'am, it is not doing that at all. It is simply forward with the 2019 in the 2023 amendment.

Ms. Carlin speaking, okay. All right. Well, thank you.

Chairman Jones speaking, anyone else? Mr. Moron speaking, is there anyone else that would like to address the board on this matter? Attending virtually? No hands raised, sir. Chairman Jones speaking, alright, we have asked for public comment in the room. We have received some public comment virtually. Attorney Shuler we will turn it back over to you. Attorney Shuler speaking, yes, sir. I think we are going back to commissioner questions, or to either the attorneys or staff or commissioner comments, I believe Commissioner Ward had indicated she wanted to listen to public comment and may have further comment at this point. I do not know, I do not want to just go directly to the owner without giving the commissioner an opportunity to say whatever, and if there is nothing, then we will just go to the owner.

Commissioner Ward speaking, I do have some statements, Chairman. Anytime you know something comes up, I always do my research. I met with Bree, I talked to Attorney Theriaque, and I have discussed it with Attorney Shuler. So, just to give a timeline, and Attorney Shuler touched on it back in 2019 and this may help answer some questions. So, in 2019 which all of us, except for one, was not on the board, it was requested at that time, and for the zoning change, the land use change from single family residential mobile home and C-2 commercial business district to a plan unit development, so that was in April of 2019. Fast forward to May of 2019 it was brought up in a public hearing setting, where at that point it was tabled, because there were questions about some affordable housing components, in addition to ingress and egress to the development and in June 2019 the developers and you discussed the ingress and egress and the agreement to the for potential affordable housing component and in July of 2019 there was a second public hearing pertaining to this, and it was motioned for and seconded and unanimously approved. So, this particular item and subject was already approved in 2019. So then, and then, of course, in 2023 we have what Attorney Shuler just mentioned was the ingress egress situation, and they were changing not the land use change or zoning, they were just changing some of the layout on some of the inside of the development. So here we are today, here, and my question to Attorney Theriaque and Attorney Shuler and to Bree was, why are we having to revote on this, or why is this even having to be addressed when it was already voted on in 2019? Because I felt like that, we did not have to vote on it again. However, and Attorney Shuler, please chime in at any time. The statutes changed since 2019 the vote for the approval, the statute on this particular, these particular types of developments have changed. So, can you or Attorney Theriaque elaborate on what that statute change was, so our public can be aware of where, why we are here today?

Attorney Shuler speaking, yes, sir, and David, chime in if I need to, if you need to correct or supplement anything that I say, but I will do a very thumbnail discussion. In 2019 small scale land use changes were a smaller amount of acreage than they are today under the current statute as it exists today for small scale land use changes the legislature has increased that to 50 acres and because we are qualified as an economic area under I'm not quite sure if it's a federal designation or the area of critical state economic concern designation, perhaps both, but in any event, that for counties, as Franklin County is, we qualify for up to 100 acres for a small scale change. This property in question, as you, as you see in the draft of the ordinance, is less than 100 acres, substantially less, approximately half, slightly more than half of 100. So, we just procedurally, what we do is we hold a hearing before your local planning agency, which is your planning and zoning commission, which was held last week, and there has to be a duly advertised public hearing, which is what we are doing now. It is a single public hearing under the new amended statute. Then if the board approves the ordinance as recommended, then it gets transmitted to the state, and the state essentially takes no further action, it is just recorded in their records, and again, the reason we are doing this, as Miss Bree explained earlier, is current staff is not able to find any evidence that this step was taken in 2019. So, this is essentially a curative action to make sure we do what we are supposed to do for a small-scale land use change. So, Commissioner Ward, I hope that answers your question.

Commissioner Ward speaking, Mr. Chairman, it does. So, here we are at this decision again. I was quite upset to hear

that we were going to have to do this again, because I will be honest, if I would have been on the board in 2019, I may not have approved this, I may have denied it, I do not know, I was not on the board at the time. That being said, what is done is done. Also, what is being said is, you know, it is I feel it is not the developer or the applicant's fault that the county did not do what they were required to do by law, so here we are. Here we are. Decisions are not easy when you are sitting in this chair, which is why I do research. I look at everything, I look at every side. I speak with staff. I formulate my own opinion. I think about, you know, how it is going to affect our community, our citizenry. I do listen to the people, although people may not believe that, but those are my statements. I just felt like the board needed a little bit of history, because I did not know how this all transpired, but I do agree with Mrs. Sanders, and moving forward, and I think you and I talked about that, Bree, is we need to look at everything that we have done to ensure that it is up to par. Nothing against anybody here, it is against no staff, but I will say that we need to make sure that everything else is on the up and up, and I feel like I feel like this is something we should not even be having to deal with today, but here we are. Past is the past, we got to live in the present for the future, so here we are. That is all I got to say about that right now. Chairman Jones speaking, any other commissioners have any concerns or comments or questions based on what we have heard here today? Alright, Attorney Shuler, I turn it back to you.

Attorney Shuler speaking, I have gotten the body language nod from Miss Louisa, the attorney for the developer, and I am not sure if they will say something on the record or not, but this is their opportunity.

Good morning, or afternoon, not sure where we are now. My name is Dede Rowan. I am here on behalf of the developer, and I also have with me Melissa Ward, who is a certified planner in our office, as well, wanted to introduce ourselves. Make sure that there are no additional questions or concerns. I always try to say as little as possible. If there's not much that I need to address, Commissioner Ward has pointed out many of the, I guess, points or the timeline that I would have read otherwise to this commission in terms of what my client thought happened in 2019 and everybody thought happened thus this commission's amendment of that ordinance in 2019 or in 2023 of the 2019 ordinance everyone has moved forward on reliance on what the commission had done, and we were here at the 11th hour, or even a month and a half hour. Is it just seeking to get plaid approval and seeking to get building permits consistent with the ordinance and the entitlements that were granted? There were Mr. Theriaque filling his interim county attorney and doing a very thorough, thorough job, so we will wait a second. It looks like we are, you know, where is the evidence of transmittal to the state? So, I respectfully disagree with the one comment made by one of the participants that raised their hand via Zoom. You have all the documentation, nothing has changed. This is just a procedural step to correct a snafu, an error, an oopsie, whatever you want to call it, it is just something that that should not have happened, but here we are, here again to make sure that everything is buttoned up to move forward. Chairman Jones speaking, commissioners do you have any questions? Commissioner Ward speaking, what is your last name, ma'am? Melissa Ward speaking, Melissa Ward. Commissioner Ward speaking, okay, I am not related to this right here, just saying we are not. Never have no relation. So, I just want to make that clear for the record. Attorney Shuler speaking, I have a funny story for you when we get done. Chairman Jones speaking, any other questions, commissioners? Thank you. Alright, commissioners. What is the pleasure of the board? Ask questions. What do you ask? What do you want to do? Commissioner Amison speaking, so, the motion you are asking for is to correct the mistake we made, the county. Chairman Jones speaking that is correct. The motion would allow Miss Bree serving as our county planner to file the transmittal documents for the state. **Commissioner Amison made a motion to approve.** Attorney Shuler speaking, if I can, Mr. Chairman. The motion would be to approve the ordinance. That would give her the effect of adoption of the ordinances. What, but the actual motion would be, if you are so inclined, based on your comment, Commissioner Amison, and the motion would be to approve the ordinance, as corrected on the record. As I said I have made one change because the draft reflected a unanimous LPA vote, and it was actually six to one, and then we had also clarified on the record that the actual effective date, pursuant to the statute, would be 30 days. The only reason I did that is y'all were accustomed to your ordinances becoming effective, and I think most people would, are accustomed to ordinances being effective when they are recorded with the state, and in this case, it would be 30 days after it is sent to the state. Chairman Jones speaking, ma'am, do you have a question?

Ms. Melissa Ward speaking, I would like to request that for clarity that you make the motion to transmit the ordinance to the state as is required under the Florida law, along with the other things that you stipulated to. If you do not mind that it is in the minutes that way. Attorney Shuler speaking, okay, Mr. Theriaque, your comments on that request. Attorney Theriaque speaking, I would advise or recommend the board not to amend the motion to transmit. Transmittal only applies when there is a large-scale plan amendment. In 2019 it was a large-scale plan amendment because at that point the threshold was 10 acres and the property was 55. As was explained by Mr. Shuler, the statute has changed to increase the threshold for small scale for Franklin County, pursuant to the governor's executive order number 25-141 the county has been designated a rural area of opportunity, which doubles the threshold up to 100 acres. That allows the county to process this amendment request as a small scale one hearing, no transmittal. All that takes place is if the board votes to approve the ordinance, then the ordinance and the backup gets provided to the state and other agencies, and a 30-day clock runs. If nobody challenges the ordinance, then it becomes effective on the 31st day. Attorney Shuler speaking, the recommendation from staff and myself would be a motion to approve the ordinance with the

changes and explanations that have been put on the record here this morning before in the public hearing by myself and Mr. Theriaque, and your planner.

Chairman Jones speaking, do you amend your motion? **Commissioner Amison amended his motion to approve the ordinance with the changes and explanations that have been put on the record this morning in the public hearing by Attorney Shuler, Attorney Theriaque, and the county planner. Commissioner Croom seconded the motion. Motion carried 4/1, Commissioner Sanders opposed.**

Attorney Shuler speaking, Mr. Chairman, that concludes the public hearing. Our next item on the agenda is P&Z Adjustment Board report. Chairman Jones speaking, alright, let us take a five-minute recess, and we'll come back to that. The Board recessed at 11:37 am and reconvened at 11:48 am. The Board moved to the P&Z Report at this time.

Planning and Zoning Adjustment Board Report

11. Local Planning Agency -- (LPA Public Hearing)

a. FLUM Amendment - 186 S Bayshore Drive

A consideration of a request for formal approval to amend the Future Land Use designation of the subject property from Residential and Commercial to a Mixed-Use Commercial future land use classification. Property is located in Eastpoint, Franklin County, FL. Request submitted by Dunlap & Chipman, PA - Denise Rowan, Esq. & Melissa Ward, AICP for LCD Investments, LLC.

12. Variance Requests

a. 1041 Gulf Shore Drive Blvd

A consideration of a request for a variance for 40 cubic yards, or 1,685 sq ft, of rip rap to be placed within the Franklin County Critical Habitat Zone (50' MHWL) and the Coastal Construction Control Line. Property is located in Alligator Point, Franklin County, FL. Request submitted by Courtney Ashley - Florida Environmental & Land Services, Inc, agent, for Candler and Debbie Ward, applicants.

Commissioner Ward speaking, Mr. Chairman, again, I am not related to these individuals. I am going to state that for the record. Thanks. Chairman Jones speaking, we went from the Davids to the Wards. Commissioners, y'all have any questions? Commissioner Sanders speaking, I have got comments. I want to show y'all some. Go to the visual picture of that area on Gulf Shore Boulevard. And okay, now blow it up. Up, blow it well, blow it up to where everybody can see it. If you will go to the eastern end of that break, bring it to the east, you will see what I am talking about. You see that structure, that that is a fallen seawall right there. Both houses used to extend there and farther down that beach, but because of the major erosion that Alligator Point has, it is no longer there. So that's the reason why that one of the problems that I had with it was, and I'm going to be truthful with it, like I always am, was the apparent going into the coastal construction line, but if you see these are about the same all the way down, so it's no different than what's already there, and with the reason it being high and a highly eroded area. **On a motion by Commissioner Sanders, seconded by Commissioner Ward to approve the variance request for 1041 Gulf Shore Drive Blvd. Motion carried 5-0.**

13. Critical Shoreline Applications

a. 1801 E Gulf Beach Drive

A consideration of a request to construct a 2,160 sq ft single-family dock with 2 boat slips. Property is located on St. George Island, Franklin County, FL. Request submitted by Josh Hall, Backroads Consulting, LLC, agent, for Russell Bowling, Applicant.

Ms. Robinson speaking this one was also a five to one vote. There was one P&Z member opposed. Chairman Jones speaking, any questions, Commissioners? Commissioner Ward speaking, Mr. Chairman, Bree, there is not a current home on this property, but they are not asking for lift, they are just asking for slips, is that correct? Ms. Robinson speaking, that is correct. And just as an informational item, they are planning to build a home soon. They just wanted to do the dock first, but yes, there is no electric being requested. Chairman Jones speaking, well, I listened to the meeting via video afterwards, I agree with the chair of the P&Z board. If somebody wants to be able to sit on the dock at their house, I think they have every right to be able to do so. Long as they are not asking for power, I agree with this request. But what is the pleasure of the board? **On a motion by Commissioner Ward, seconded by Commissioner Amison to approve the critical shoreline application for 1801 E Gulf Beach Drive. Motion carried 5-0.**

14. Re-Zoning & Land Use Change Applications

a. 614 Highway 98

A consideration of a request to change the parcel zoning from C-1 Commercial Fishing to C-3 Commercial Recreation. No proposed change to the Future Land Use Map. Property is located in Apalachicola, Franklin County, FL. Request submitted by Torben Madson - Salty Bay Properties IV, LLC, applicant.

Ms. Robinson speaking, and I need to update the visuals for y'all. Commissioner Ward speaking, Mr. Chairman, just for clarity, Bree, this is just to take it to a public hearing, not voting for the project itself or the change. We are voting to take it to a public hearing. Ms. Robinson speaking, yes, that is correct. And I went ahead and pulled a date that would allow us to advertise for 10 full days, and I suggest June 17 for public hearing. **On a motion by Commissioner Ward to schedule a public hearing on June 17th at 11 am. Seconded by Commissioner Sanders. Motion carried 5-0.**

15. Commercial Site Plan Applications

a. 186 S Bayshore Drive

A consideration of a request for Commercial Site Plan approval for the commercial properties within the Serenity Seaside PUD - including a 100-unit resort, meeting space, chapel, pickleball courts, tennis courts, swimming pool and beach club. Property is located in Eastpoint, Franklin County, FL. Request submitted by Jonathan Barwick - Southeastern Consulting Engineers, Inc., agent, for LCD Investments, LLC., applicant.

Attorney Shuler speaking, Commissioners, I would recommend a similar process to the board as you followed during the public hearing, which is staff presentation Q and A between the board and staff and the attorney. If there are any, followed by public comment, and then any presentation from the owner of the property, the applicant. Commissioner Sanders speaking so it is not a yay or nay today, it is just going out for public? Attorney Shuler speaking, it is, it is for approval, denial, or tabling, those options.

Ms. Robinson speaking, alright, so again, this is the commercial site plan for 186 South Bayshore Drive. This is a consideration of a request for commercial site plan approval for the commercial properties within the Serenity Seaside PUD. This includes a 100-unit resort, meeting space, chapel, pickleball court, tennis court, swimming pool, and Beach Club. The property is located at East Point, Franklin County, Florida, and request submitted by Jonathan Barwick, Southeastern Consulting Engineers, Inc. agent for LCD Investments LLC, applicant. And this from P&Z Board, it was a five to one vote, with one member opposing, and I will go ahead and go into some of my staff finding comments. If the board is okay, so I will start with a note. This project is part of an approved plan unit development, otherwise known as a PUD. Please refer to Ordinance 2019-06 and Ordinance 2023-02 for specific provisions related to permitted uses, development standards, density, and lot coverage allowances. This review is limited to the commercial site plan only. The residential components are not subject to public review. The applicable PUD ordinances were included in the agenda packet for reference, and the visual in front of you, just for clarity, what you see in yellow is the commercial property that we are talking about today. This one piece of yellow to the far right on your screen that says commercial lot two, that is not part of today's discussion, it is just everything else that is in yellow. Since this qualified as a full review under Franklin County Code, I was required to send this to the following agencies for review and comments. Emails with all of the application documents requesting comments from these agencies were sent out on April 17, 2026. The Apalachee Regional Planning council, they did respond just a few days ago. They did not have any comments. FDEP had no comments. Florida Department of Health did respond, and they said that the pool and spa will require two permits from the Florida Department of Health. Both items will require engineered plans to be submitted for state level review following the initial application process, the applicant is aware of this and working on it. That is something that will be handled during the building permit stage. Also, it was sent to Florida Department of Commerce with no comments received, FDOT no comments received, Northwest Florida Water Management District, no comments received, and finally it was sent to the East Point Water and Sewer. They responded that the capacity calculations for the 100 room hotel amenities and corresponding needs will pose no issue for East Point water and sewer, nor its infrastructure. The area where they are building will be serviced by their system, and the developer will be installing infrastructure, including a lift station and force main to handle the wastewater produced by the project. At the end of my staff findings, I do have some recommended language. Any potential motion to approve should be contingent upon the recording of the final plat and the adoption of the land use amendment ordinance, including the 30-day appeal period. Chairman Jones speaking, Commissioners, do I have any questions for Ms. Bree before we move on? Commissioner Ward speaking, I do. In brief, if without getting too much into the weeds, what is required, so for this project, such as this, obviously, there is a lot of requirements. You got a wetlands delineation, you have a stormwater plan, and all this stuff obviously had to be done before they could submit this plan. Correct? Ms. Robinson speaking, that is correct. The file for this agenda, I believe it had 19 or 20 items within it. There's FDEP permits, there's CORPs permits, Northwest Florida water management permits. All of their outside agency permitting

is in order for this project, so that includes any potential wetland issues, access, and the storm water, which the stormwater meets the state requirements and county requirements. Chairman Jones speaking, anyone else have any questions for Miss Bree? Commissioner Sanders speaking, I need to ask a question to Bree, since I was not here either in 2019. Was this the original site plan 2019? Ms. Robinson speaking, um, there has been a few changes. It was amended again in 2023 which changed the access and changed the concept a little bit. Yes, ma'am. Conceptually it is the same. Commissioner Sanders speaking, so the 100-unit motel? Ms. Robinson speaking, it is a hotel, I believe. Commissioner Sanders speaking, can they do 100-unit hotel? Ms. Robinson speaking, by ordinance, they can. Commissioner Sanders speaking, 45 I mean 47 height restriction. Ms. Robinson speaking, yes, ma'am they can. Commissioner Ward speaking, I am trying to pull up brief. You could help me out. This is a big file. What schematic? I am trying to find this schematic that you have on up right now. Ms. Robinson speaking, it is, if you are going through the list, it is number 13, and its page 513. There is a lot of documentation on this one. Commissioner Croom speaking, Bree on the, so do we not have some other restaurant in there? Ms. Robinson speaking, there is a restaurant in the hotel. Commissioner Croom speaking, so did it not count the restaurant parking? Ms. Robinson speaking, so, as a note in the findings, the applicant has stated that the restaurant is going to be available to hotel patrons only, so there was no additional parking requirement. Chairman Jones speaking anyone else have any questions for Miss Bree? Commissioner Croom speaking and the proposed height is 47? Ms. Robinson speaking, yes. Commissioner Croom speaking, no cushion. Ms. Robinson speaking, it is right at the limit, but they are within 47 feet. Chairman Jones speaking, well, if there are no further questions for Ms. Bree at this time, I will open up for public comment. Anyone in the room that like to comment about this publicly? Check online, please. Mr. Moron Speaking, would anyone like to comment on this item online? Please indicate by raising your hand again. Anyone like to comment? This would be the moment. Please indicate by raising your hand. No hand raised. No hands are raised, Mr. Chairman. Chairman Jones speaking, we called for public comment in the room and public comment for those attending virtually, have received no public comment. Commissioners, we are back to us. Commissioner Ward speaking, for one. How? Okay, so we proved one of one denied the flu, that future land use map change has to go to the state to me. I think it is a little preemptive, personally. I am one of five to approve a commercial site plan that we have not even got the okay back from the state with any kind of concerns or any kind of issues that they may see, so I am going to recommend and make a motion that we table this until we get response from the state after the 30 days. That is what my motion is to table. **Motion to table by Commissioner Ward.** Chairman Jones speaking, do we have a second? Commissioner Croom speaking, Attorney Shuler, can you weigh in on this? Attorney Shuler speaking, yes, sir. I had a conversation yesterday afternoon, late with Mr. Theriaque and the commissioner. If I may, I mean, my advice is that the state is not going to return back with any comments. That was the old procedure when we spoke with David yesterday. He talked about the small scale that used to be 10 acres, and this is, would have, in 2019 been a large-scale land use, which would get transmitted to the state. They would then send comments back to us. We would then have an adoption hearing, and if we did not adopt the state's comments, then they would have an opportunity to contest our decision, which means it could go to court, but with the change in the amendment on the small scale, which for us, because of the different qualifications for Franklin County, that Mister Theriaque mentioned, that small scales are now up to 100 acres, as far as Franklin County is concerned. We transmit to the state, but they do not take any further action after that. And, as Bree had indicated in her presentation, and I had indicated on the ordinance, it is not effective until 30 days from now, anyway. But we are not expecting the state, and nor will the state be basically challenging what the board has done. I mean, the way I took my conversation with David is they're going to take the future land use map amendment, and they're going to put it in the filing cabinet, and they're not going to do anything, because it's a small scale as opposed to a large scale, and I knew, frankly, I was confused yesterday when we were talking to David, because he, he talked about the old, old large scale amendment, which would have applied in 2019 and then we had a lot of other discussions, and then he talked about the new small scale, so I was frankly a little confused, and had to call him back to get clarification, but that is my understanding now. How the board wants to act, that is entirely up to the board, but I'm not expecting any comment back from the state that we would then have to take any further action on regarding the future land use map. So I don't know how that impacts, you know, the board's decision, but procedurally I'm just there's not going to be an action by the state back to the county, which we would worry about potentially, the like a the state with a challenge, and it's premature, then we couldn't, you know, then we would end up in a situation where we approve something, and then it gets challenged by the state, that's not going to happen, but there is that same 30 day period where the future land use map amendment that you've approved previously is not going to be effective for 30 days, so they can't do anything on their commercial site plan for 30 days anyway, because they have to wait for that future land use map amendment to become effective, so just something for the board to consider as you decide what to do. Attorney Theriaque speaking, Mister Chairman. May I weigh in as well? Chairman Jones speaking, yes, sir. Attorney Shuler speaking, I would have handed it off to him. I did not know he was still on the line. Attorney Theriaque speaking, I am still here, Michael. Attorney Theriaque speaking, nowadays, on a small scale, the only action the department takes is they may send a letter back saying received, and they put it in their file. They do not do a review; they do not do any comments. That is limited to large scale, which for Franklin County would be over 100 acres. And if the board votes to approve the motion, should include the condition that Bree mentioned, which is that the approval would be contingent upon the future land use map becoming effective. Ms.

Robinson speaking, could I add on to that, please? So, my report included two potential contingencies, and I will touch on both of them, just for clarity, so we are all on the same page. One was that the plat has not been finalized, nor have 911 addresses been specified for each structure, so that is one of the contingencies that the plat would need to be finalized. The second is that the land use amendment would need to be finalized following that 30-day appeal period, just so everybody knows how the staff works. I think a concern here is possibly like premature construction before these things have been done. Just so everybody is on the same page about how we handle an office. No building permits for anything in this yellow section could be issued until one, the plat, the plat is recorded, but also until that future land use change is finalized, so until both of those things have been checked off the list, they cannot apply for a building permit to start construction on any of these structures. Thank you. Chairman Jones speaking, right, but to go on what you are saying, Miss Bree, if I am understanding you correctly, so without a commercial site plan approval of stating where they are going to be at, you cannot assign 911 addresses. Ms. Robinson speaking, yes, it is kind of a chicken and egg situation. Chairman Jones speaking, we've, over the time I have been here, we have done a number of land use changes and commercial site plans at the same time. That has been a very common practice, but the commercial site plan is just showing the board and the public where each individual thing that is in this commercial site is going to be located. It is almost like a final draft if you will. Correct? Ms. Robinson speaking, that is correct. Mainly, what today we are looking at is to make sure this development falls in line with those two PUD ordinances that go with this development, and also Franklin County Code in general, and our comp plan. It is a lot to kind of talk through, but throughout my report, I touch on the height, setbacks, parking requirements, stormwater management, utilities, and also some vegetative buffers that are wired in those flood ordinances. So, from my review, they have checked all the boxes with those two remaining contingencies. Chairman Jones speaking, and us potentially approving it today would only allow staff to continue to work through everything they needed to work through for the project. Ms. Robinson speaking, yes, we would still kind of, we would be on pause until the plat is reported and the future land use map is finalized. Chairman Jones speaking, okay, I just wanted to make sure I was remembering things correctly. **Commissioner Ward speaking, I will rescind my motion to table at this point.** Chairman Jones speaking, so we have a rescinded motion. Do we have any additional questions, or what is the pleasure of the board? Commissioner Amison speaking, so, just to lean back on history again. This is the same site plan from 2019, with the exception of the ingress egress that we handled here in 2023. Chairman Jones speaking, it is pretty close, so it went from originally, I think it was a 60-room hotel, and around the lake area there was going to be like small bungalows that made up the other 40, but now they come south. That is really the change that I know of that I have seen. Commissioner Ward speaking, yeah, just Mr. Chairman, in the history it was bungalows and hotel rooms, and then the ingress and egress. Those are only two changes that were in 2023 was the bungalows and rooms to the 100-room hotel instead, without the bungalows and the ingress egress. Ms. Robinson speaking, I did just, sorry to interrupt, I did just put the conceptual plan that was attached to the 2023 amendment on the screen. I am sorry, I cannot figure out how to flip it sideways for you, but you can see in summary conceptually it is the same. However, when they get to commercial site plan, of course, they are going to have to move some things around to meet the setbacks and the actual specifics of the ordinances, but yes. Chairman Jones speaking what is the pleasure of the board. Commissioner Amison speaking, I will make a motion to approve the commercial site plan, so staff can continue with contingencies. Chairman Jones speaking, so a motion to approve with the contingencies that the planner has listed here today. Commissioner Amison, seconded by Commissioner Croom. Any additional discussion before we vote? Seeing none. All in favor? Any opposed? **Motion carried 3-2, Commissioner Sanders and Commissioner Ward opposed.**

Ms. Robinson speaking, that is it from me. I am going to stick around for a few minutes because I believe Commissioner Ward. Commissioner Ward speaking, Mister Chairman, I in my research and everything with this, this Serenity stuff, I've noticed a lot of different things within our comprehensive plan and our zoning code, and even some of our ordinances, because you know, anytime you read something, it refers to this ordinance or that ordinance, and a couple of those ordinances are critical habitat, I think it's 89 something, and then 88 something, so the critical shoreline, and then the critical habitat zone, I believe. I read one of them, and if you ever pull it up, it's kind of funny, because it's on this paper that obviously is aged, but I feel like I think it's what we have is good, but I feel like that there's a lot of verbiage and changes in the verbiage, and there's in our comp plan it referred to some Summer Cove or something that I was like, what is that? So, do we? I know there's Summer Camp, but is there even a Summer Cove in Franklin County? All that to say, I feel like that we need to, as ARPC, aren't they supposed to be working on our comp plan? Trying to. Mr. Moron speaking, I have to look at my notes, because at the time Justin was working on it, and we were waiting for some legislation to pass something. Chairman Jones speaking, yeah, that was 180. Jackson County did a comp plan amendment, and it was rejected. So, we kind of slowed our role on that. There is a lot of stuff that in our comp plan and our comp plan that is dated language that refers to departments that do not exist. Several things, not to mention there are things that just in ruin, like the commissioner's talking about. Mr. Moron speaking, yeah, Commissioner Ward, to answer your question, yes, ARPC did do a review, they did have suggested changes, but it was put in pause because of that piece of legislation. Ms. Robinson speaking, it was also very minimal updates, like the chairman said, it was names of organizations and dates were being updated, so very minimal updates. I have gotten quotes for a complete comp plan overhaul to evaluate the content and step through piece by piece. Once we get into

that, it is going to probably be about an 18 month plus process, because we have to go through each element, do public hearings, and get a lot of public involvement. The quote for that was over six figures, so we did apply for legislative appropriations to cover it. If we get it, we will move forward. If not, you might see me come in and asking for money sometimes. Chairman Jones speaking, so I can tell you an update to that. It has at least made it into the budget. Ms. Robinson speaking, okay, let us hope it stays there. Chairman Jones speaking, the Governor's still got to sign that and everything after it, but at least made it into the budget. Commissioner Ward speaking, but yeah, just there is just a lot of things, and again, I know 1988 was a long time ago, I was maybe like nine years old, I do not think Bree was born, but it is just, it just needs to be updated, but anyway, that, and if Bree, if you, if you come across anything like that. I know we cannot tackle all of our ordinances at once, that would be a huge ask and task, but just the important things, things that you deal with every day that you see that might need to be amended or changed, then I think that would be the best way to move forward. I know you have got enough on your plate already, but I just feel like some of the stuff needs to be cleaned up a little bit. Ms. Robinson speaking, absolutely, I am trying, just because we have been talking a lot about the future land use map and the zoning map. As I have been going through it, I have been finding some inconsistencies where an ordinance was passed to approve a rezoning, and that change did not quite make it onto the original plat map, which is our holy grail resource that we use. So, I have slowly been going through about 30-40 years of ordinances, and if I see a rezoning, I am trying to make sure it was actually changed on the map, so we have got a lot of correcting and sifting to do, but trust that I am working on it. Commissioner Ward speaking, I know that too looking at these, the paperwork that she submits, the map one was like 1988 so we've definitely, and it is all paper. I would like to be able to look at something online and say, you know, this is what. If she puts it in, and that is great, but if I wanted to look at something else that is not on the agenda, just for my own purposes of knowledge, then I do not, it would be nice to have it online, and something that is updated, the lines that are, because things have changed in our county over 20 plus years.

Ms. Melissa Ward speaking, I also have one thing I would like to just say. First of all, it was a pleasure coming over here to meet you all. I appreciate the time that you have allowed us. I want to tell you that Bree has been exceptional. I have 25 years' experience in planning AICP certified with the American Planning Association, and she has been exceptionally beneficial for me to understand your processes and go through your documents, you were just mentioning it was one of my difficulties was the multitude of documents you have to go through to understand what's happening, and she was critical for me to understand that. So, I just want to extend my thanks to Bree, to your attorney, to David Theriaque, and to you as the board. Thank you so much. Attorney Shuler speaking, Commissioners. I recommend development applications all now contain a non-compete provision. They cannot hire our planner. Mr. Moron speaking, I knew you are up to something. Oh, I knew you are up to something. Chairman Jones speaking, I thought non-competes were right up there with NDAs. Yeah, goodness. All right, so we are up to you, Mr. Moron.

The Board moved to Mr. Moron's report at this time.

County Coordinator & Attorney Reports

16. Michael Morón – County Coordinator

1) Action Item: CareerSource Gulf Coast 2026-2027 Budget

- Mrs. Kim Bodine, Executive Director of CareerSource Gulf Coast, is seeking Board action to approve and authorize the Chairman's Signature on the CareerSource Gulf Coast 2026-27 Budget (attached).
- This action is required by Florida Statute and CareerSource Florida Administrative Policy.
- Board action to approve and authorize the Chairman's Signature on the CareerSource Gulf Coast 2026-27 Budget.

2) Action Item: Maritime Museum Contract

- Mr. John Solomon, TDC Administrator, informed staff that the Maritime Museum is ready to be opened to the public. He is working on scheduling a ribbon cutting ceremony after one of your June regular meetings.
- With that said, a contract to staff and manage the Maritime Museum with the Apalachicola Bay Chamber of Commerce requires Board action.
- I've attached a copy of the first contract that was approved in 2021 for your review. If there are no changes to the amount and language (except for the contract term) of the agreement, you can approve it today.
- Board action to approve and authorize the Chairman's signature on the Maritime Museum management contract with Apalachicola Bay Chamber of Commerce.

3) Action Item: St. George Island July 4th Parade Route

- Mrs. Jessica Sparks is requesting Board action to close sections of 7th Street West, Gulf Beach Drive, 5th Street East, and East Gorrie Drive until 9th Street for the July 4th parade route (see attached). This is the same parade route as last year.

- Parade lineup will start at 10:30 am and the parade starts at 11:00 am. The Sheriff is aware of the route and will assist with traffic control.
- Board action to authorize closing the July 4th parade route on St. George Island.

On a motion by Commissioner Amison, seconded by Commissioner Ward, and by a unanimous vote of the Board present, the Board approved items 1-3 from Mr. Moron's report. Motion carried 5-0.

4) Informational Item: Transfer of EMS Management

- As the June 1st official transfer date for the County's Emergency Medical Services from Weems to the County is approaching, administration of EMS was transferred to Mr. Richard "Loui" Lewis, County's Consultant, until the transfer is completed.
- Mr. Lewis will oversee coordination of both EMS directors until the transfer is completed.

5) Informational Item: Upcoming Meeting Dates

- Your next regular meeting is on Wednesday, June 3rd at 9:00 a.m.
- The next Planning and Zoning meeting is on Tuesday June 9th at 5:30 p.m.
- The Airport Operations Economic Development Board regular meeting is on Tuesday, May 26th at 9:30 a.m.
- Weems Board of Directors regular meeting will be on Thursday, May 28th at 9:00 a.m.

Mr. Moron speaking, to the bottom of the page, you see it starts off about the transfer of EMS management. So, we are almost there. We are shooting for that June 1st day. So basically, we, Louie, as we all know, affectionately, Louie is now in charge of EMS. He is working with both directors to make sure there is a nice transfer of information, and get us set up, and officially, hopefully, fingers crossed, it will be under your flag come June 1st. Commissioner Sanders speaking, and let's remember, I just want us to remember that board, and let everybody else remember that this week it's like David Walker said, EMS week, and I can tell you, we've had a lot of instances from the past month or two that we had to have that ambulance and stuff out there in the eastern part of the county all the way to Alligator Point. We had to have that. There have been some bad stuff happening. So, thank you for the board for supporting that, that we have. But I just wanted to remember that this week is EMS Week, I think it follows Law Enforcement Week or something. Chairman Jones speaking, anyone have anything else for Mr. Moron before we move to Attorney? Commissioner Croom speaking, I got one thing under Richard Lewis overseeing the EMS. Is there any additional conversation that we are looking at, or what? Mr. Moron speaking, Louie was nice enough to see, we smiled at him, you know. He was nice enough to do it at the rate he is doing it right now as our coordinator, so he will just bill us for the hours as needed. Commissioner Croom speaking, will that be a permanent thing? Mr. Moron speaking, no. Just as a transition, June 1st, Mr. Kristen, Mr. Graham will take over officially, just for the next couple of weeks, basically. Chairman Jones speaking, anything else for Mr. Moron?

17. Michael Shuler – County Attorney

Chairman Jones speaking, Attorney Shuler, we are going to you. How do you want me to proceed? Do you want me to call for public comment before we do your report, since it was added as a late item, or what do you want me to do?

Attorney Shuler speaking, sure. The three items are setting a scheduling an executive session in the Landings at SGI LLC versus Franklin County, case number 2025-56-CA. I notice the typo here, it is not the year 2200 but case number is 2025-56-CA. The next issue is approval of the assignment of a commercial lease for the East Point Ambulance Fire Station, which you approved at the last meeting, and also approved at the last meeting as a legal services agreement for code enforcement, which is also ready for board consideration with the recommendation of approval and for authorizing the chairman's signature, both on the code enforcement prosecution agreement, the commercial lease being assigned for the East Point Ambulance Fire Station from the hospital to the county, and then scheduling the executive session. Chairman Jones speaking, so, at this time, I will call for public comment on any of these items, since it was a late ad. Is there anyone in the room that would like to comment on it publicly? Mr. Moron, would you check online? Mr. Moron speaking, anyone attending the meeting by Zoom would like to comment on any of the three items Attorney Shuler just went over from his report? Please indicate by raising your hand on your smart device. No hands raised Mr. Chairman. Chairman Jones speaking, alright, sir. I have called for public comment in the room, and those attending virtually, we received none.

1. LANDING AT SGI, LLC v. FRANKLIN COUNTY 2025-56-CA

On May 5, 2026, the Board approved scheduling an executive session pursuant to Fla. Stat. 286.011(4). A statutorily required notice of the meeting must be published in the Apalachicola Times in advance of the execution session, typically on the Thursday immediately beforehand. When does the Board want to schedule the executive session?

Board Action Requested: Board discussion and decision scheduling executive session.

Attorney Shuler speaking, the first action item is May 5, 2026, the board approved scheduling an executive session in Franklin County case 2025-56-CA, Landing at SGI LLC versus Franklin County. The notice of, or a notice of, the executive session has to be advertised in the newspaper, so keep that in mind when you are thinking of dates. Typically, it would be advertised the Thursday before the executive session. Historically, the board, I believe, tries to schedule these executive sessions in the afternoon following a regular scheduled meeting, because your schedules are pretty much cleared up, but the board may want to do that, or some other date and time. So, I am requesting board direction. Chairman Jones speaking, so, how long does it have to be advertised? Is it a two-week advertisement, or just one? Attorney Shuler speaking, I think an advertisement the Thursday before is sufficient. Okay, the statute just says you have to get public notice, and we are about to announce it publicly here. Chairman Jones speaking, so, Mr. Moron, what is our schedule looking like for our next meeting? Mr. Moron speaking, next meeting, that I am not sure about. Chairman Jones speaking, or is it already? Commissioner Ward speaking, on the 17th? We just did another public hearing. Attorney Shuler speaking, yeah, typically we would do – we wouldn't do it during the regular meeting. Typically, it would be like 1:30, so that is June 3. What is your next meeting today? Is the 20th? Yes, I could get it in the newspaper Thursday, May 28th. Chairman Jones speaking, so, earlier, we schedule that public hearing, we did, we scheduled for the 17th. So, the third, there is not a public hearing. Attorney Shuler speaking, yeah, there is a rezone, subject to written confirmation. The 11 o'clock public hearing on a rezone in Lanark, I believe, is going to be withdrawn, but it is presently advertised and scheduled for 11am June 3rd. But either way, both of them would like to have a public hearing presently. Attorney Shuler speaking, my understanding is it is supposed to be withdrawn. I am just waiting on it to be withdrawn in writing. Mr. Moron speaking, besides all your directors, the agenda looks pretty light today. Chairman Jones speaking, are y'all good with the third commissioner. Commissioner Ward speaking, yes, I am fine. Chairman Jones speaking, let us do it for the third. Attorney Shuler speaking, need that approved by motion and voted. **Commissioner Amison made a motion to approve scheduling the hearing for June 3rd at 1:30 pm, seconded by Commissioner Sanders.** Attorney Shuler speaking, that sounds good to me, but let me double check with Dave. Attorney Theriaque confirmed he was good with date and time. **Motion carried 5-0.**

2. ASSIGNMENT OF COMMERCIAL LEASE- EASTPOINT AMBULANCE STATION (suite C, Sellers Tile Plaza, 171 Highway 98, Eastpoint, Florida)

The assignment of the existing lease for the Eastpoint Ambulance Station in Eastpoint, Florida, along with a copy of the underlying lease is attached. The assignment takes the existing lease "as is, where is" and it expires at 12:01 a.m. on the 30th day of November 2027. The Board can renegotiate the terms if it chooses to enter into a new lease at this location. Board Action Requested: Board discussion and approval of the lease assignment and authorization for the Chairman to sign it on behalf of the Board.

Attorney Shuler speaking, next action item is board approval of the assignment of the commercial lease for the East Point Ambulance Station, located in Suite C, Sellers Tile Plaza, 171 Highway 98 East Point, Florida. And this, see, the assignment is going to be taken as is, where is, for a lease that expires on November 30, 2027, at 12:01am. Since we are taking an assignment, we just have to take it according to its terms, but then we can renegotiate terms for any renewal, and I have provided in the assignment that the lease shall not automatically renew. It does, the lease does not already automatically renew, but I want to make sure we highlight that with the landlord, so they understand that when they execute the assignment, and then we can renegotiate some of the terms. Presently, they, as I said, the expiration date is November 30th of next year, and the monthly rent, I believe, is \$1,500 plus any applicable sales tax, which I do not think applies, because the legislature, I think, got rid of sales tax on leases, unless it is an airport lease, they still charge tax for that. **On a motion by Commissioner Amison, seconded by Commissioner Croom, and by a unanimous vote of the Board present, the Board approved the lease assignment and authorization for the Chairman to sign it on behalf of the Board. Motion carried 5-0.**

3. LEGAL SERVICES AGREEMENT CODE ENFORCEMENT

The agreement for code enforcement prosecution is attached for the Board's consideration. I recommend approval of the agreement. Board Action Requested: Board discussion and approval of the agreement and authorization for the Chairman to sign it on behalf of the Board.

Attorney Shuler speaking, the final action item is recommendation to approve the legal services agreement for prosecution of court code enforcement cases with the sheriff's attorney, Mr. Ethan Way, or actually his firm. His hourly rate is \$175. There was, he and I went back and forth and negotiated the terms of the agreement, but yes, it is \$175 an hour. Bills not paid within 30 days, get a 1% monthly interest rate, pursuant to Florida Statute 218.744. The board would pay their reasonable expenses that they incur, or he incurs for representation in the code enforcement, but he also has to account for any of those costs, provide bills and things of that nature. In the event of dispute, everyone will pay their own attorney's fees. Either party can terminate in 30 days, and the only thing that I would

bring to the board's attention, in addition to that summary, is I was not clear how the board was going to deal with the code enforcement budget moving forward. Right now, the budget is on the county side, but now that code enforcement has been transferred over to the sheriff's department, I know no one knows whether the board wants to, and I'm not asking you to make any comment or decision today, but it may be during budget y'all want to transfer that budget in conjunction with discussions with the sheriff, or you may want to keep it on the county side the way it is now, but regardless, whatever decision the board makes, if we keep it where the budget where it is, this contract is good going forward until terminated by either party if the board and the sheriff decide to make any change in terms of where the fact code enforcement budget item is located, whether, say, for example, in the sheriff's side, that we can just terminate this agreement, and then he and the sheriff can come to sign their own agreement, but right now, moving forward, until the board makes a decision, it's going to be on the county side in the budget. I think Erin told me it is like \$70,000 or \$50,000 for code enforcement, but the recommendation is to approve as submitted to the board. **On a motion by Commissioner Amison, seconded by Commissioner Sanders, and by a unanimous vote of the Board present, the Board approved the agreement and authorization for the Chairman to sign it on behalf of the Board. Motion carried 5-0.**

Information Item

4. Public Hearing Rezoning 2323 Enabob Street, Lanark Village from R1 to R2

Attached are the Notice of Zoning Change and the draft ordinance for the Board's consideration on June 3, 2026, at 11:00 a.m. ET.

Attorney Shuler speaking, Commissioners, three information items, one is on my report, which we just talked about, the potential rezoning at Enabob Street for June 3, 2026, at 11am pending a written withdrawal of that application. There will not be any refund given, because the ads already gone to the paper, so if they withdraw, then they are not getting a refund. I know that because I heard it from staff. And then two other updates on land transactions. One is the property trade with Duke Energy. The other is the USDA closing for the East Point Library, where the board assumed the mortgages on that property. The closing agent sent me an email late yesterday. I responded to the email this morning, so they are finalizing the closing documents. I would anticipate both of those closing pretty shortly. I do not have an exact date from the closing agent, but she has got her title commitments in hand, and she has said that once she gets her title commitments, she's pretty much ready to close at any time. So, she is going to prepare the documents for the Duke Energy Transfer, and sent it to me for review. Closing agent has already looked at the USDA closing documents that USDA prepared, and she is satisfied with those, which is good. Because trying to move USDA is kind of like quickly turning a battleship, they do not turn quickly, they just go on a straight line, so that is the report.

Chairman Jones speaking, any commissioners' questions for Attorney Shuler? Alright, then we are to commissioner comments. Commissioner comments today?

Public Hearings *Items addressed earlier in the meeting*****

These are time certain agenda items that cannot be heard prior to the scheduled time.

18. 11:00 a.m. (ET) Land Use Change -- 186 S. Bayshore Drive

Planning and Zoning Adjustment Board Report

19. Local Planning Agency -- (LPA Public Hearing)

a. FLUM Amendment - 186 S Bayshore Drive

A consideration of a request for formal approval to amend the Future Land Use designation of the subject property from Residential and Commercial to a Mixed-Use Commercial future land use classification. Property is located in Eastpoint, Franklin County, FL. Request submitted by Dunlap & Chipman, PA - Denise Rowan, Esq. & Melissa Ward, AICP for LCD Investments, LLC.

20. Variance Requests

a. 1041 Gulf Shore Drive Blvd

A consideration of a request for a variance for 40 cubic yards, or 1,685 sq ft, of rip rap to be placed within the Franklin County Critical Habitat Zone (50' MHWL) and the Coastal Construction Control Line. Property is located in Alligator Point, Franklin County, FL. Request submitted by Courtney Ashley - Florida Environmental & Land Services, Inc, agent, for Candler and Debbie Ward, applicants.

21. Critical Shoreline Applications

a. 1801 E Gulf Beach Drive

A consideration of a request to construct a 2,160 sq ft single-family dock with 2 boat slips. Property is located on St. George Island, Franklin County, FL. Request submitted by Josh Hall, Backroads Consulting, LLC, agent, for Russell Bowling, Applicant.

22. Re-Zoning & Land Use Change Applications

a. 614 Highway 98

A consideration of a request to change the parcel zoning from C-1 Commercial Fishing to C-3 Commercial Recreation. No proposed change to the Future Land Use Map. Property is located in Apalachicola, Franklin County, FL. Request submitted by Torben Madson - Salty Bay Properties IV, LLC, applicant.

23. Commercial Site Plan Applications

a. 186 S Bayshore Drive

A consideration of a request for Commercial Site Plan approval for the commercial properties within the Serenity Seaside PUD - including a 100-unit resort, meeting space, chapel, pickleball courts, tennis courts, swimming pool and beach club. Property is located in Eastpoint, Franklin County, FL. Request submitted by Jonathan Barwick - Southeastern Consulting Engineers, Inc., agent, for LCD Investments, LLC., applicant.

Commissioners' Comments

Commissioner Ward speaking, Mr. Chairman. Just so the board is aware, I do not know if FDOT was listening to our meeting, but when I mentioned it a while ago, I have noticed I had a missed call from FDOT, so I will let Michael know what the outcome of that conversation was. Commissioner Croom speaking, I got some, Mr. Chair. I was made aware of, I guess, the Apalachee Center wants to honor Harry Falk, who was a resident of Apalachicola, for his long-standing membership with the board of directors, and that event will be on July 10th. A time is still pending, and a question, couple of us can be there. Commissioner Croom speaking, Commissioner Ward brought this up, something that we did for the hospital was to, you know, to cook out there, and she brought up about maybe we can try to do that for our county staff, which I am not opposed to it, we just have to figure out a day, maybe cooler. Chairman Jones speaking, we have talked about it before, but we need to come up with a date and actually start doing that. Should be something we do annually. Commissioner Ward speaking, I will buy the chicken. But we will figure out, Michael, if you would figure out, like with staff, if they want it here or over at the East Point annex. I do not know what would be better, but maybe we can borrow the smoker from the church again, and just have a good fellowship day of appreciation to the county employees. Commissioner Amison speaking, I have got something, Mr. Chairman. Trying to remember Monday before last, I went on a boat ride with the new chair or president of the Bay Savers over in Gulf County. Along that ride, we had two of the hydrologists over that has been looking at this for the last couple years, we went out through the canal in Saint Joe, came up through the Intercoastal to Waco Cove right on through. Well, anyway, just to let y'all know, the hydrologist all the way back when I first took office, I went over to some of the Bay Saving Group thing because they approached a partnership or APC at the time, and the hydrologists were saying that the flows were not reflecting at that time, because I'm assuming that the data wouldn't show them what they, what they, you know, enough at that time. Well, now it is kind of done a 180. The hydrologists are actually seeing a high rate of fresh water going out that way, that we are losing, coming down to Apalachicola. So, just letting y'all know, you know, and again, not poking a sore or anything. People, as data comes in, more information, people have a right to do a 180 on something when they see, and I appreciate that, but just let y'all know that is a fact, that we are losing a tremendous amount of fresh water going up that Jackson out through there. Obviously, that is affecting Gulf County, but who is really affecting, I think more, because I think from what they are showing now, 87% of that fresh water is going on to Saint Andrew or West Bay over there, where the other 13% is going into Gulf County Waterway, so just giving you an update on that. Chairman Jones speaking, I want to remind everyone this weekend, going into the next early next week is one of three very important days on our calendar. We have Armed Forces Day, where we celebrate those that are actually, actively serving. We have my favorite day, because it is my birthday, and that is not what is good about it, Veterans Day, where we celebrate those that are no longer serving, but did serve veterans that are still with us. Then we have this coming Monday, where we remember those who are no longer with us that serve Memorial Day, that is the correct terminology for all three days, but they are all three equally important, and it is just a very important time. We are celebrating 250 years of America. Has it all been perfect? No, but we are still here, so just remembering those that you know, and those families you know, and friends you have that had members of their family that served that are no longer with us on Memorial Day. They gave everything, so we could enjoy our way of life. So very thankful for that. So, make sure to remember that today before we adjourn. Commissioner Sanders speaking, let us remember, I just want to bring it to the board's attention. Let us remember that we still have several I

know one real special person in Lanark that served in World War II. We have not got many of those World War II veterans left, and every time we get a chance to, and I got to tell you, he is 96 years old, and goes everywhere on the walker, but I am telling you, but the sacrifice they made way back then, and what they have had to live through all these years. I was the proud granddaughter of a serviceman in World War One, and he died from my grandfather died from mustard gas that was used in World War I, you know, that the young family and all that, but you know that that's the sacrifices that they make for us to be able to express our opinion and everything, and that's why it's so near and dear to me, is because I know where it comes from, I can feel it, but I'm like you, Mr. Chairman, we need to remember those that need to be remembered in their families, I'll say, because I give the ultimate. Chairman Jones speaking, thanks for sharing that we still have a member of the greatest generation with us, because that is what that was. That is the greatest generation, no doubt. Any other commission comments? We are adjourned.

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.