

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKSHOP
ALLIGATOR POINT BEACH RENOURISHMENT PROJECT
MISSION BY THE SEA CHURCH
APRIL 3, 2007
5:00 PM**

MINUTES

Commissioners Present: Russell Crofton – Chairman, Cheryl Sanders, Bevin Putnal

Staff Present: Alan Pierce – Director of Administrative Services, Michael Morón – Board Secretary

Other Present: Camile Tharpe – Government Services Group (GSG), Mike Dombroski – MRD Associates

Call to Order

Chairman Crofton called the workshop to order at 5:00 PM

Alan Pierce stated the purpose for the workshop and discussed the proposed beach re-nourishment project.

Camille Tharpe, reviewed the funding options, mentioning the possible consequence of the proposed legislature tax rollback. The areas that would be affected were shown using a map.

Mr. Pierce reviewed the proposed schedule for this project and stated that the most expensive part of the project is the equipment, especially the barge. Mr. Pierce explained the manner and order in which the project would be completed, including using pumps not dump trucks. The reason for the Mud Cove area being part of the project, even though there was no erosion, was discussed.

Bill Wargo, 1295 Angus Morrison Rd, discussed the following issues:

- Invalid community survey
- Aesthetics benefit added without notice
- Logic of quantifying aesthetics is flawed
- Research concerning safety and evacuation benefits flawed
- Calculation of trip generation is wrong
- There is no discussion or data about the short re-nourishment project option
- Proposal calls for taxing in November for a plan not yet complete or approved
- Owners of multiple properties get only 1 vote but taxed multiple times
- Taxation without representation by Commissioners who don't represent us
- No accountability for the historical causes of erosion induced by Franklin County

- Exact locations of County Park, R-212, to R-214 not clearly marked
- Public access and parking between Pelican Street and Gulf Shore boulevard not identified
- Taxation calculations and burdens grossly unfair to several residents
- Taxation is property-based, not people-based, not based on true benefits received

Camile Tharpe stated that assessments cannot benefit individuals and must be on a per lot basis, also stated that there is an option to combine all your lots as one lot but, the combined lots can never be sold individually.

Rob Henche spoke in favor of the renourishment project.

There were questions regarding one time payment of the assessment; Ms Tharpe explained that it was possible

Dan Miller spoke in opposition to the renourishment project at certain locations, and discussed the public use of the beach but the lack of bathrooms and other public facilities is causing problems. Mr. Miller also discussed a renourishment project in Destin where there is litigation pending about purchasing the property.

Ann Murzack, spoke in favor of option 4 and the MSBU.

John Powell spoke in favor of the project and stated that the assessments for a similar project are more expensive in Pensacola.

Albert Bermudez, spoke in favor of the project but asked about T-groins, beach access and about the frequency of the payments; Mr. Pierce addressed Mr. Bermudez's concerns.

Randy Miller stated that he is not suffering from erosion, so will not receive any benefit from the project and should not be taxed at the same rate.

Jeff Cummings supported the project, but stated concerns about protecting the road on the west side and suggested doing away with aesthetics portion of the project.

Kevin Griffin supported the project and asked about a toll road to help offset the cost of the project. Mr. Pierce and Mr. Tharpe stated that a toll could not be used to pay for any of the grant or bonds.

Mr. Pierce stated that this project would not be responsible for funding any of the work around KOA.

Bob Woodward spoke in favor of the project.

Carlton Ingram stated that if there is a difference in benefits to each property owner, there should be a difference in cost to each property owner. Ms. Tharpe explained why the current methodology for determining the cost to each property owner was in use.

Gary Gozzo spoke in favor of the project.

Sam Rogers spoke in favor of the project.

Burt Bolt spoke in favor of the project and inquired about funds for maintenance after the project is over and funds for planting vegetation; Mr. Dombroski commented on how long the sand would remain after the project is completed and discussed the planting of vegetation; Mr. Pierce stated that since project is a man made beach, FEMA will pay to have it repaired if damaged during a storm

Emery Mayfield spoke in favor of project but asked about plans to repave the roads; Pierce responded to Mr. Mayfield.

Betty Cummings expressed s concern that plans for project shows less protection for road in front of the old campground where it is really needed; Mr. Dombroski stated that the drawing is deceiving, there is equal protection for the area discussed. Ms. Cummings also encouraged some fee for public use of beaches.

Dan Henche spoke in favor of the project.

Jim McCathern stated that it is unfair that this project will also allow the County to raise property taxes.

Camile Tharpe stated that if there are any mistakes on your notice please contact Mr. Pierce as soon as possible to get it rectified.

Ken Osborne gave his contact numbers, asked why Hidden Harbor I was not part of the repayment project, and stated his support of the MSBU option. Ms. Tharpe stated that the lawyers and engineers opinion was that Hidden Harbor I was not considered to have any benefits from the project, but would ask them to review this option again and render another opinion.

Jim Wetherton inquired about locating the DEP markers; Mr. Dombroski offered some information that could assist. Mr. Pierce stated that there is a map in his office. Ken Osborne offered a map that could help with locating the markers. Mr. Wetherton asked about funds for future re-nourishment projects. Ms. Tharpe responded. Mr. Wetherton asked about the sandbar which helps protect against storms potential damage to the eco life and fishing. Mr. Dombroski stated that based on study, any damage should only be temporary.

Paul Parker asked if there was any consideration of using increased property tax for a TIF; Commissioner Putnal stated that the Board will discuss at a future meeting.

Diane Sheffield supported the MSBU option.

Ruth Ann Adams stated that more of the County's tax funds should be spent on this project.

Someone from the audience asked why owners of damaged properties were not being forced to be repaired or cleaned by the County; Mr. Pierce that he would look into this matter.

Commissioner Crofton thanked everyone for attending and asked for continued community support on this project.

Adjourn

Commissioner Crofton adjourned the Public Workshop.

G. Russell Crofton, Chairman FCBCC

Attest:

Marcia M. Johnson, Clerk of Court