

**FRANKLIN COUNTY BOARD
OF COUNTY COMMISSIONERS
REGULAR MEETING
FRANKLIN COUNTY COURTHOUSE ANNEX
MAY 16, 2006
9:00 AM**

MINUTES

Commissioners Present: Cheryl Sanders-Chairman, Bevin Putnal Vice-Chairman, Russell Crofton, Noah Lockley, and Jimmy Mosconis

Staff Present: Van Johnson - Solid Waste Department, Hubert Chipman - Road Department, Bill Mahan - County Extension Director, Marcia Johnson - Clerk of Courts, Alan Pierce - Director of Administrative Services, Michael Schuler - County Attorney, Michael Moron - Board Secretary

Call To Order

Chairman Sanders called the Regular Meeting to order at 9:00 AM

Pledge and Prayer

There was a Prayer followed by the Pledge of Allegiance

Approval of Minutes

Motion by Crofton, seconded by Lockley to approve the Minutes of the Regular Meeting held on May 2, 2006. Motion carried 5-0.

Payment of County Bills

Motion by Lockley, seconded by Crofton to approve the payment of the County Bills as presented. Motion carried 5-0.

Department Supervisor Report

Hubert Chipman

Update on the Will Kendrick Sports Complex; **Board** discussed encroachment of County right-a-way and the liability this may cause; **Board** directed Chipman to investigate this matter and report at the next meeting.

Alan Pierce

Item #4 (of his report)

Inform Board that Mr. Michael Hill, FWC, had a public workshop to discuss the moving of 64,000 cubic yards of sand that will be offloaded at a landing at Bloody Bluff and then moved by truck to the new consolidated school site. The project will begin in June, and will continue for several months. It will take approximately 3000 truckloads to haul the

material. FWC said their contractor will maintain the road and return it to its original condition.

Van Johnson

Requested Board action on the Animal Control Ordinance; updated the Board on the TDC funded positions.

Motion by Mosconis, seconded by Crofton to start the process to make Section 4 c of the County's Animal Control Ordinance agree with the State Statute. Motion carried 5-0.

Bill Mahan

Did not attend the meeting

Alan Pierce

Item 1

Introduce Mr. Bryce Ward, Dixie Youth League President, requesting using the St. George Island County Park for a fund raiser.

Motion by Lockley, seconded by Mosconis, to allow the Dixie Youth League to use the St. George Island County Park for a fund raiser and authorize any financial assistance the Park and Recreation Department can provide. Motion carried 5-0.

Item 2

Board action to approve a Resolution to apply for a grant to build a public boat ramp on St. George Island, and to pledge the county's Boating Improvement Trust Fund as a match. This grant request is for approximately \$1,000,000 and it will improve the county's chances if a local match is part of the application. The Boating Improvement Fund has \$124,000. Board action.

Motion by Putnal, seconded by Crofton to approve the requested Resolution to apply for a grant to build a public boat ramp on St. George Island. Motion carried 5-0.

Item 3

Inform Board that the Florida Communities Trust grant application to purchase the south side of Sportsman Lodge was submitted. 115 applications were submitted seeking \$240 Million dollars worth of projects and at this time only \$66 Million is available, so the ranking of the applications is going to be very critical. We will know more in the next few months.

Item 5

Provide Board with copy of loan application submitted to Enterprise Florida for \$600,000 loan for Weems Hospital. I have spoken to the Governor's Office and the loan funds should be available by June 15, which is the deadline I gave the Governor's Office.

Item 6

Provide Board copy of letter written to AHCA in reference to paying AHCA fines and penalties

Item 7

Provide Board with copy of letter submitted to Liberty County saying the Board is interested in joining a Transportation Regional Incentive Program (TRIP) with Liberty. The next grant application is in October, so we hope to have more information by then.

Curt Blair – Tourist Development Council

Reviewed the TDC report with the Board; requested a budget amendment to allow for the additional expenditure of \$50,000 which would complete two of the infrastructure request that the TDC was not able to fund completely with the \$280,500 on hand

Motion by Mosconis, seconded by Putnal, to approve report including the requested budget ammendment to allow for the additional expenditure of \$50,000 and the Visitor Center agreements. Motion carried 5-0.

Motion by Mosconis, seconded by Putnal, to ear mark funds for future purchase of waterfront property for water access. Motion carried 5-0.

Franklin County Health Council

Alan Pierce

Item 16 (of his report)

Sales tax update- The Board has directed its Attorney to investigate the structure and approval process necessary for a local sales tax. The Board has requested the Health Council review what the County Attorney has developed and make comments. Ms. Gayle Dodds is here today to discuss the Health Council's comments with the Board. However, I would like to discuss with the Board a major concern I have with the way the sales tax issue is being developed, and I have discussed this with Ms. Dodds.

At this time, there is no proposal being put forward for the public to understand exactly what the tax is going to be for. The county voters saw and responded to a successful effort to develop a tourist tax, and I recommend the Board consider following that same approach. With the tourist tax, a committee was established with the expressed purpose of evaluating the need for a tourist tax, putting together a specific proposal of improvements the tax would address, and then actually funding a campaign to educate the public on the benefit of the tax. And the tourist tax passed on its first referendum.

The sales tax initiative is not following the same pattern, and unless some group steps up that is going to develop a specific proposal to meet the future health needs of the county, and advocate that proposal to the public, there is nothing for the public to vote on. The Health Council can in general terms educate the public, and in general terms develop the concept of better health care, but the Council does not have the information necessary to actually put a proposal together for what the tax will do. Somebody needs to develop a plan for a new hospital of a certain size to be located in a certain area, with a satellite clinic located in a certain area, and all of this to cost a specific amount of money,

and provide this information to the public so the public will know what they are or are not getting if the sales tax is passed. This needs to be done by Sept. 1, so that when the ballot is printed the public will know why the issue is even on the ballot.

At this time, the information I just presented to you is not being developed, and until some group takes a leadership role the sales tax debate will have no substance, and should not move forward. Board discussion with Ms. Dodds participating.

Ms. Gail Dodds expressed support of Mr Pierce's statement; offered suggestions and expressed the concerns of the Health Council;

Board discussed their concerns with the proposed Health Tax.

Motion by Lockley, seconded by Putnal, to schedule a Workshop with Health Council regarding the Health Care Tax on May 18, 2006 at 5:30 PM . Motion carried 5-0.

Dale Phipps - Zoning Issue

Addressed the Board on the issue regarding Mr. White's use of the discussed property; **Attorney Shuler** updated the Board of his actions on this matter.

Motion by Crofton, seconded by Mosconis, to direct Attorney Shuler to investigate this matter and take appropriate action needed to enforce the County zoning rules. Motion carried 5-0.

Open Bids - EOC Retrofit - HMPG Funds

Mr. Butch Baker and Mike Rundel, of the EOC, opened and announced the following bids:

AK Contracting – Option #1 \$102,767.40 / Option #2 \$128,483.27

PSBI - Option #1 \$60,894.00 / Option #2 none

Mr. Baker and **Mr. Rundel** took the bids to review

Motion by Mosconis, seconded by Lockley, to have Mr. Baker and Mr. Rundel review the Bids and forward a recommendation to the Board. Motion carried 5-0.

Mr. Baker and **Mr. Rundel** recommended both Crowder Gulf and ASPLUNDH for the pre event contracts for debris removal and the local firms of Sapp Brothers and Saunders Land work for post event debris management.

Motion by Mosconis, seconded by Crofton, to approve Mr. Baker and Mr. Rundel's recommendation. Motion carried 5-0.

Planning and Zoning Report

Item 1

Approve (unanimous) Consideration of a request to re-zone a 10 acre tract from I-1 Industrial to R-1 Single Family Residential and a Small Scale Land Use change from Industrial to Residential on property lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Jeanne Bonds Dail, applicant.

Motion by Lockley, seconded by Putnal, to approve Item 1. Motion carried 5-0.

Item 2

Approve (unanimous) Consideration of a request to re-zone a 2.75 acre parcel from I-1 Industrial to R-1 Single Family Residential and a Small Scale Land Use change from Industrial to Residential on property lying in Section 13, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Coastline Properties of North Florida LLC, applicant.

Motion by Putnal, seconded by Lockley to approve Item 2. Motion carried 5-0.

Item 3

Approve (unanimous) Consideration of a request to re-zone Lots 28 & 29, Block 105, David Brown Estates, 32 Jefferson Street, Eastpoint, Franklin County, Florida from R-4 Single Family Home Industry to C-4 Mixed Use Residential and a Small Scale Land Use change from Single Family Home Industry to Commercial. Request submitted by Wayne and Debra Braswell, applicant.

Motion by Crofton, seconded by Putnal to approve Item 3. Motion carried 5-0.

Item 4

Approve (6 yea to 3 nay vote, contingent upon a deed restriction being placed on the common area consisting of 11.5 acres enforced by Franklin County) Consideration of a request to re-zone a 5 acre parcel from A-2 Forestry Agricultural to R-1 Single Family Residential and a Small Scale Land Use change from Agricultural to Residential on property lying in Section 11, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Bobby Cresap, applicant.

Motion by Lockley, seconded by Putnal to approve Item 4. Motion carried 5-0.

Item 5

Approve (unanimous) Consideration of a request to re-zone a 6.76 acre parcel from A-2 Forestry Agriculture to R-1 Single Family Residential and a Small Scale Land Use

change from Agricultural to Residential on property lying in Section 28, Township 6 South, Range 2 West, St. Teresa, Franklin County, Florida. Request submitted by Dennett Rainey, applicant.

Motion by Mosconis, seconded by Lockley to Item 5. Motion carried 5-0.

Item 6

Approve (unanimous) Consideration of a request to re-zone a 7 acre parcel from A-2 Forestry Agriculture to I-1 Industrial and a Small Scale Land Use change from Agricultural to Industrial on property lying in Section 9 & 16, Township 7 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Billy Buzzett, agent for the St. Joe Company, applicant.

Motion by Putnal, seconded by Crofton to approve Item 6. Motion carried 5-0.

Item 7

Approve (unanimous) Consideration of a request to re-zone a 6 acre parcel from R-6 Rural Residential to R-1 Single Family Residential and a Small Scale Land Use change from Rural Residential to Residential on property lying in Section 18, Township 8 South, Range 5 West, Eastpoint, Franklin County, Florida. Request submitted by Coastal View Development, LLC (Milton Hancock- St. George's Bluff), applicant.

Board requested water access for fishermen.

Motion by Putnal, seconded by Crofton to approve Item 7 with water access stipulation. Motion carried 5-0.

Bob Allen expressed his concerns about the clearing of some property just beyond the Sportsman Lodge and the negative effect this action will have on the Bay.

Mr. Pierce directed his staff to investigate this matter.

Item 8

Denied (unanimous) Consideration of a request for Sketch Plat approval of a 20 lot subdivision named "Cypress Flats" a 10 acre parcel lying in Section 27, Township 8 South, Range 8 West, Apalachicola, Franklin County, Florida and a request for re-zoning from R-1 Single Family Residential to R-1A Single Family Residential Subdivision. Request submitted by Carroll and Associates, Inc, applicant

Motion by Mosconis, seconded by Putnal to deny Item 8. Motion carried 5-0.

Item 9

Approve (6 yeas to 3 nays) Consideration of a request for Sketch Plat approval of a 5 lot subdivision named "New River Pines Phase II" a 5 acre parcel lying in Section 11, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Bobby Cresap, owner.

Motion by Lockley, seconded by Crofton to table Item 9 until after a land use hearing. Motion carried 5-0.

Item 10

Approve (unanimous) Consideration of a request to revise the height limitations to allow for flood insurance breaks.

Item 10 will be addressed during Mr. Pierce's report

Item 11

Approve (unanimous) Consideration of a request to construct a Single Family Private Dock on lot 7 Sand Dollar Cove at Emerald Point, 1417 US Highway 98 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Chester Krawczuk, applicant.

Item 12

Approve (unanimous) Consideration of a request to construct a Single Family Private Dock on lot 8 Sand Dollar Cove at Emerald Point, 1421 US Highway 98 West, Eastpoint, Franklin County, Florida. Request submitted by GEA, Inc, agent for Chester Krawczuk, applicant.

Motion by Putnal, seconded by Crofton to approve Items 11 & 12. Motion carried 5-0.

Board of Adjustment Report

Item 1

Approve a request from Larry & Sondra Allen to relocate an existing structure seven feet into the front setback line on property described as Lot 6, Block V, Peninsular Point, Unit 6, Alligator Point, Florida.

Motion by Mosconis, seconded by Crofton, to approve the requested variance, Item on the BOA report. Motion carried 5-0.

Department Supervisor Report (Continued)

Marcia Johnson

Discussed funds expended by the Hospital and expected date of revenues from Medicaid and Medicare.

Attorney Shuler commented on this issue.

Alan Pierce

Item 8

Provide Board with copy of letter from DOT that was written to the City of Apalachicola stating that DOT believes a traffic signal is “not” justified at the intersection of Ave E and US 98 in Apalachicola. The letter recommends the Dept. will increase storage for vehicles turning left on US 98, which to my understanding could decrease the parking available on US 98 in order to make room for a longer turn lane. The letter also recommends the County increase the turn lane on Ave E in front of the front door of the bank. I recommend the Board confer with the City before doing any work in a city street.

Item 9

Inform Board that Mr. Dan Rothwell, applicant for County Engineer position, will be at the Board meeting on June 6th to meet with the Board. I recommend the Board hire Mr. Rothwell but it will be the Board’s decision. Mr. Rothwell is willing to accept \$78,000 salary if the Board makes the position a Senior Management retirement position. Board action to direct staff to prepare the proper documentation to make the County Engineer position Senior Management. Board action.

Motion by Mosconis, seconded by Crofton, to direct staff to prepare documentation to make the County Engineer a Senior Management position. Motion carried 5-0.

Item 10

Board action on variance request for Dog Island, Lot #16, Christian Amuroux. The Dog Island Conservation District has sent a letter opposing any setback variances. The county Board of Adjustment has recommended in favor of granting the variance. Members of the audience may want to speak on this issue.

Attorney Fred McCormik, representing Amuroux, introduced Mr. Amuroux;

Mr. Amuroux stated his concerns to the Board.

Dr. Ivan Bakerman, a Dog Island resident, commented on this issue supporting Mr. Amuroux's request

Elizabeth Brooks, a Dog Island resident, also supported this request for the variances Board directed Shuler to look into Conservation Authority

Motion by Putnal, seconded by Lockley to approve the variance request allowing Mr. Amuroux to encroach into the setback. Motion carried 5-0.

Item 11

Board action on variance request for Randy Langston. Mr. Langston had an existing house that was destroyed by Hurricane Dennis. His existing house did not meet the setbacks and he would like to build back a house that does not meet the setbacks, which

is why he applied for a variance. Mr. Langston can accept a variance for a 40 wide house on a 50 foot wide lot. Board action.

Motion by Putnal, seconded by Mosconis to approve the variance request to allow Mr. Langston to encroach into the setback. Motion carried 4-1, Crofton voted Nay.

Item 12

Seek Board direction on permanent name for the new county boat ramp at the end of Bluff Road. Currently many locals call it the Pine Log Boat Ramp, but there is already a Pine Log Creek and a Pine Log Bridge on CR 67 north of Carrabelle, and I recommend that the Bluff Road Boat Ramp not be called the Pine Log Boat Ramp.

Motion by Mosconis, seconded by Crofton, to rename the boat ramp at the end of Bluff Road to the Henry Abercrombie Boat Ramp. Motion carried 5-0.

Item 13

Board authorization for the airport engineers to advertise for bids for the renovation of Runway 13/31. This is a fully funded FAA project.

Motion by Mosconis, seconded by Crofton, authorizing the engineers to advertise for bids. Motion carried 5-0.

Item 14

On Alligator Point, Mr. Ken Osborne, APTA president, wants the Board to be aware that APTA is pursuing a preference poll of all the property owners on the Point, which is approximately 1000 lots, on what kind of beach re-nourishment project the property owners would support. Neither the county nor APTA have given Mike Dombrowski a preference so he can not finish his beach re-nourishment design. Mr. Osborne should be present in case the Board wants more information.

Ken Osborne, of Alligator Point, discussed issues from the residents of Alligator Point stated in a letter;

Board discussed situation on Alligator Point;

Steve Fling, of Alligator Point, updated the Board on his project on Alligator Point and discussed a possible timeline especially the opening of the alternative road

Alan Fifer, of Alligator Point, commented on the timeline of Mr. Fling's project

Item 15

Inform Board that two county employees had expressed interest in the Maintenance position at the courthouse, but after reviewing the job duties, both turned down the opportunity. I will now proceed with interviewing non-county employees.

Item 17

Present to Board clarification of building height calculations, as recommended by the Planning and Zoning Commission. This fixes the height of the houses in the county at their present height, but allows for the bottom of the house to fluctuate with flood zones and how much money someone wants to save with their flood insurance. Board action to send it to a public hearing in July, if so desired by Board. Description as approved by Planning and Zoning attached.

This item was deferred until the next meeting.

Item 18

Mr. Bruce Ballister, ARPC, on the DOT five year work plan.

Mr. Ballister commented on the five year DOT work plan;

Mr. Pierce stated possible locations to forward to DOT for the five year plan

Michael Shuler

Updates on letter to ARPC, Forgotten Coast TV agreement and Wilson litigation; recommended canceling the scheduled Executive Session; requested authorization for the Chairman's signature on the Blackhawk agreement and on a Charitable Donation Form for the St. Joe Company regarding Leonard's Landing;

Motion by Mosconis, seconded by Crofton, to cancel the scheduled Executive Session. Motion carried 5-0.

Motion by Lockley, seconded by Crofton, to approve the Blackhawk agreement for management of Weems Hospital. Motion carried 5-0.

Motion by Crofton, seconded by Putnal, to authorize the Chairman's signature on a Charitable Donation Form for the St Joe Company regarding Leonard's Landing. Motion carried 5-0.

Motion by Putnal, seconded by Crofton, to approve recording of the deed for Leonard's Landing. Motion carried 5-0.

Commissioner's Comments

Motion by Putnal, seconded by Crofton, to authorize a support letter for the 21st Century Community Learning Center. Motion carried 5-0.

Motion by Mosconis, seconded by Putnal, to authorize payment for the Opportunity Florida dues and request that Commissioner Sanders remain as the County's representative on this Committee. Motion carried 5-0.

Billy Buzzett, of the St. Joe Company, gave an update on the forestry site and evacuation route around Lanark and Leonard's Landing;

Board asked about location for Camp Gordon Johnson "duck" and affordable housing issues

Attorney Shuler gave **Mr. Buzzett** the charitable donation form signed by the Chairman
Board discussed a new proposed boat ramp on St George Island; also discussed the FSU site at Alligator Point for a new Boat Ramp; discussed John Allen Road for water access and parking

Motion by Lockley, seconded by Mosconis, to invite Dr. Coleman, of FSU, to discuss public water access at the old FSU marine lab at Alligator Point . Motion carried 5-0.

Toni Toranto

Discussed letter from Attorney Dinker regarding a previously discussed zoning issue; Board discussed and Attorney Shuler stated that he would respond to the letter.

Adjournment

Chairman Sanders adjourned the Regular Meeting at 11:45 AM.

Cheryl Sanders, Chairman FCBCC

Attest:

Marcia M. Johnson, Clerk of Courts