

**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS  
SPECIAL MEETING  
JANUARY 14, 2003**

**OFFICIALS IN ATTENDANCE:** Cheryl Sanders, Chairman; Bevin Putnal and Jimmy Mosconis, Commissioners; Kendall Wade, Clerk; Amelia Varnes, Deputy Clerk; Thomas M. Shuler, County Attorney.

**1:00 P.M.** Chairman Sanders called the special meeting to order.

(Tape 1-8) Chairman Sanders asked Alan Pierce, Director of Administrative Services, to address the Board and the audience. She said this meeting was scheduled to address the proposal submitted by the FSU Department of Urban and Regional Planning and The Conflict Resolution Consortium to the Board for the purpose of assisting Franklin County with the Comprehensive Plan Update and a Visioning Process for future development of Franklin County. Mr. Pierce said, as instructed at the last meeting, he met with Billy Buzzett, Director, Strategic Planning, St. Joe Company, and with the various groups and organizations concerned about this project. He stated he was presenting a new proposal from FSU as follows: 1. Current Plan Review and Evaluation \$2,500.00; 2. Consensus Building Process for Comprehensive Planning \$15,000.00; 3. Demographics and Population Growth \$30,000.00; 4. Technical Data Assembly \$30,000.00; 5. Goals, Objectives, and Policies \$10,000.00; 6. Consensus Building for Planning Overlay for St. James Island \$15,000.00; and 7. Plan Assembly and Production \$5,000.00, for a total amount of \$107,500.00. Mr. Pierce said this cost was reduced down by approximately \$40,000.00. He said today the matter of approving or accepting the FSU proposal is what the Board is here to discuss. He reported the following groups and entities have committed funds to allow the County to contract with FSU and the Conflict Resolution Consortium to complete the comp plan update and to prepare a visioning plan for Franklin County: \$25,000.00 from DCA, \$10,000.00 from Franklin County-Building Permit Fees, \$5,000.00 from 1,000 Friends of Florida, \$5,000.00 from the Small Counties Technical Assistance Program, \$2,000.00 from APECO, \$2,000.00 from ABARK, \$1,000.00 from the Alligator Point Taxpayers Association, and the remainder, \$57,500.00 from The St. Joe Company. He said this should total the amount needed for the contract \$107,500.00. Commissioner Putnal said he still thought this was too much money to spend on this project. He stated he understood that during the budget hearings Mr. Pierce justified hiring or giving raises to staff for the purpose of allowing he and Mark Curenton, Assistant Planner, to devote their time to the Comprehensive Plan Update process. Mr. Pierce said he did agree this was what was discussed and decided during the budget workshops. He stated after further research he found out how time consuming this matter, both the comp plan update and the visioning update, was going to be and decided his staff just couldn't keep up with the day-to-day work they are all required to do. He said he and Mr. Curenton were still going to assist this group with scheduling, data gathering, etc. He stated he thought it would be better to allow a group that is totally uninvolved in the day-to-day functions in Franklin County to complete these plans. He stated they would be responsible for conducting all of the public hearings, preparing and submitting a final plan to the Board for approval, etc. Chairman Sanders said she wanted

## FCBCC MINUTES-SPECIAL MEETING JANUARY 14, 2003

to be sure everyone knew the Franklin County Board of County Commissioners would have the very final say and give the final authorization for the comp plan updates and the visioning plan. Billy Buzzett, St. Joe Company, said they were happy the Commissioners would have the final say and that his company felt comfortable working the Commissioners and their staff. He stated his company had helped reduce the cost of the scope of work because his company, The St. Joe Company, had agreed, since they own the property, to prepare the St. James Island Overlay Plan. He said his company would do all of the surveying, delineating, etc. work on the overlay. He submitted a letter committing to assisting Franklin County with the visioning and comprehensive plan update. He said the letter also reflected the St. Joe Company would contribute \$52,500.00, but since the letter had been completed the St. Joe Company had verbally committed to contributing \$57,500.00 to the project instead of the \$52,500.00 as stated in the letter. Commissioner Mosconis said he knew the County would spend more than \$10,000.00 on the project. Mr. Pierce replied he knew the County would have to pay for the legal advertisement when the project is finished and it is time to consider adoption of the final update of the comp plan. Mr. Pierce stated this is why he wanted the County to enter into this agreement with FSU and The Consortium so they could conduct the hearings, prepare the documents, etc. and the County would just have minimal responsibility. He stated there might be some copy fees, etc., but this is what the \$10,000.00 is budgeted for. Chairman Sanders asked Mr. Pierce what the time line was for this project. Mr. Pierce replied one year. Chairman Sanders asked Mr. Pierce if FSU could have everything done regarding the comp plan, the visioning plan, etc. within a year. Mr. Pierce replied they could contingent on the St. Joe Company completing what they have committed to doing. He explained the first six-months there would be public forums and data gathering, which should take place from now until August. He said then the fall of this year the overly plan for St. James Island would be developed. He stated this plan would be specifically for St. James Island. He stated after this process then around January or February 2004 the plan should be ready for FSU to prepare their final document to the Board for final consideration. Chairman Sanders informed the audience and staff that Commissioner Mosconis had an appointment and was going to have to leave the meeting. Commissioner Mosconis asked what needed to be done before he left the meeting. Mr. Pierce said he would recommend the Board members present go ahead and conceptually approve the "scope of work" provided by FSU Department of Urban and Regional Planning and the Conflict Resolution Consortium contingent on the County Attorney reviewing and approving the final contract. Mr. Buzzett said he agreed with this recommendation. Commissioner Mosconis said he would make the **motion to approve the "scope of work" provided to the FCBCC today by the FSU Department of Urban and Regional Planning and the Conflict Resolution Consortium in the amount of \$107,500.00 contingent on the County Attorney reviewing and approving the final contract.** Commissioner Putnal seconded the motion. All for. **MOTION CARRIED.** Chairman Sanders said the record needed to reflect the verbal commitment of APECO-Paul Johnson-\$2,000.00; APTA-Linc Barnett-\$1,000.00; ABARK-Ms. Bruce Hall-\$2,000.00; The St. Joe Company-Billy Buzzett-\$57,500.00; Small County Technical Assistance Program-Chairman Sanders and Mr. Pierce-\$5,000.00; Franklin County-FCBCC and Mr. Pierce-\$10,000.00; 1,000 Friends of Florida-no representative present-Mr. Pierce-\$5,000.00; and DCA in the amount of \$25,000.00 for a total amount of

**FCBCC MINUTES-SPECIAL MEETING JANUARY 14, 2003**

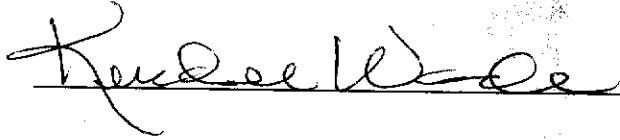
\$107,500.00 for the total contract amount. Gathana Parmenas, Red Cross Capital Area, said she was disappointed the project was not bid. She stated the County could have probably used ARPC and/or the Florida Association of Counties for assistance. She said the Commissioners would never know if they could have gotten this project completed for a lower price. Anita Gregory-Grove, Apalachicola Bay Chamber of Commerce, said she appreciated the Board making a decision today. She stated it was time to move forward with this visioning project. She said she didn't know, at this price, if this was the best thing or not, but she did know it was time the County moved forward. She stated the future is coming and the County has to be ready for it. She said the County needs to provide affordable, middle-income housing. She stated the County does not provide the services needed for the senior citizens. She stated there is so many problems rural counties have that really need to be addressed and she hopes this is the right decision. She stated the offer is here and the time is right to move ahead. She said she looks forward to moving forward with the development issues in Franklin County. She volunteered the services of the Apalachicola Bay Chamber of Commerce for this project. Mr. Pierce said the Commissioners were looking to the future now. Chairman Sanders stated she didn't want everyone to think all of this was being done for the "St. James" area, but for all of Franklin County as it grows. She said the visioning plan would be Countywide and is definitely needed for Franklin County. She stated it would benefit everyone living and working in the County. She encouraged everyone to attend the public hearings so they can offer their comments on these changes being proposed. Mr. Pierce assured the Board the Comprehensive Plan would have to apply to the entire County. Mr. Pierce said he would attempt to have the final contract for the County Attorney to review this afternoon or tomorrow morning so he could have an opinion to offer the Board at the next meeting January 21<sup>st</sup>. He stated he was presenting two additional items; 1. An ordinance amending the Franklin County Comprehensive Plan to permit the "Summer Camp" Development in Sections 25, 33, 34 35 and 36, Township 6 South, Range 3 West; To amend the Comprehensive Plan to guarantee the future revision of the Comprehensive Plan; To amend the Comprehensive Plan to regulate future large scale amendments to the Comprehensive Plan until the revision to the Comprehensive Plan is approved; And to change the future Land Use Map Series to change approximately 784 acres in Sections 25, 33, 34, 35 and 36, Township 6 South, Range 3 West, From Agricultural to Mixed-Use Residential; and 2. An ordinance amending the Franklin County Comprehensive Plan to change the Comprehensive Plan to change the Conservation/Coastal Management Element and the Capital Improvements Element. He said the first ordinance language had been duly advertised for public hearing on January 21, 2003 at 10:30 a.m. as well as being approved by DCA. He said the second ordinance, which deals with County's obligation to require any other large-scale land use change within the next 18 months to provide additional data to the County. He stated this is because the Comprehensive Plan will be in the process of being updated. He said the County is now including in the new Comp Plan the requirement that a developer of a large-scale development who wants to make a large-scale land use change then additional issues would have to be addressed before the development is sent to DCA for approval. He reminded the Board these are the issues that would be addressed on January 21<sup>st</sup> as well.

FCBCC MINUTES-SPECIAL MEETING JANUARY 14, 2003

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD  
THE MEETING WAS ADJOURNED.



CHERYL SANDERS, CHAIRMAN



KENDALL WADE, CLERK