



**FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING  
COURTHOUSE ANNEX, COMMISSION MEETING ROOM**

**JULY 21, 2020**

**9:00 AM**

**AGENDA**

*The Board of County Commissioners asks that all cell phones are turned off or placed on silent (vibrate) mode. Any handouts (information) for distribution to the Commission must be submitted to the Board Secretary (Clerk's Office) or to the County Coordinator on or before the Thursday prior to that Tuesday's meeting. Failure to do so will result in your removal from the agenda or a delay of any action relating to your request until a future meeting.*

**Call to Order**

**A. PUBLIC NOTICE**

*The Franklin County Board of County Commission meeting scheduled for July 21, 2020 has been cancelled.*

*On Friday, July 17, 2020, the Franklin County Coordinator received notification from the Florida Department of Health of a new positive county employee within the department.*

*Workplace prevention protocols in alignment with the CDC are currently in place to minimize the spread of COVID19. Out of an abundance of caution, staff are being tested and will be taking additional steps to protect their health as well as the health and safety of others. The department will continue to work closely with the local health department for guidance. The next regular meeting of the Franklin County Board of County Commissioners is scheduled for Tuesday, August 4, 2020 at 9 a.m. (ET). The Budget Workshop is scheduled for Thursday, July 30, 2020 at 9 a.m. (ET).*

*Email questions regarding the July 17, 2020 agenda items to County Coordinator Michael Morón (michael@franklincountyflorida.com).*

**Prayer and Pledge**

**Approval of Minutes**

**Payment of County Bills**

**B. Bill List for Payment**

**Florida Fish and Wildlife Conservation - Jim Estes - Update**

**Public Comments**

*This is an opportunity for the public to comment on agenda or non-agenda items. When you are recognized to be heard by the Chairman, please sign the speaker's log and adhere to the time limit. An individual will be allowed to speak for three minutes whereas a designated representative of a group or faction will be allowed to speak for five minutes.*

## **Department Directors Report**

### **Superintendent of Public Works – Howard Nabors**

#### C. Superintendent's Report:

##### **Action Items**

1. Mr. Robert Lolley has turned in his 2 weeks resignation for retirement.

Action: Asking for Board for approval to advertise for an Inmate Supervisor Position simultaneously in house and to the public with a starting salary of \$25, 000.

##### **Information Items**

2. Detail of Work Performed and Material Hauled by District (see attached documents)

### **Solid Waste Director – Fonda Davis**

#### D. Solid Waste Director's Report

##### **Information Item**

1. Right-of-way Debris Pickup/Recycle Material Hauled (see attached document)

### **Emergency Management Director – Pam Brownell**

#### E. Emergency Management Director's Report:

##### **Action Items:**

1. Request the Boards Approval and Signing of the extension request letter for Non-Congregate Sheltering (NCS) Plan.
2. Request the Boards Approval and Signing of the Funding Agreement with FEMA for Public Assistance for COVID 19.

##### **Information Items:**

3. EOC Staff along with our CERT Volunteers continue to distribute washable & Reusable cloth mask throughout our community. We have partnered with the City of Carrabelle and City of Apalachicola Chamber of Commerce along with the St. George Island & Eastpoint Visitor Centers to assist with distribution to local businesses and residents. We will continue this effort as long as supplies are available.
4. EOC Staff are working diligently with DOH Staff regarding the COVID-19 virus. This includes hosting meetings with representatives from DOH, Sheriff's Dept. Weems, EMS, as needed. We also are assisting with Conference Calls, information distribution from DOH via Alert Franklin, Facebook and our EOC Website.
5. EOC Staff continue to participate in conference calls with State DEM, Region 2, DOH, FEMA, etc. regarding COVID 19. We also continue to update WebEOC with missions for PPE, Local State of Emergency, and SitReps.
6. EOC Staff continue to work on FEMA reimbursement claims from Hurricane Michael. (Please see attached report regarding Hurricane Michael Projects). This includes working with FEMA staff regarding mitigation of damaged parks, roads, etc. Mitigation takes some time but EOC Staff continue to work diligently with FEMA Staff on the most beneficial repairs for Franklin County. EOC Staff has also began the FEMA reimbursement claim process for COVID-19.
7. Attached is a copy of the DOH Dashboard regarding COVID-19 Cases in Franklin County as of 07/16/20 at 2:00 pm.

### **Extension Office Director – Erik Lovstrand**

F. Extension Office Director's Report:

**Informational Items**

General Extension Activities:

1. During this period, the Extension office assisted citizens on the topics of soil tests, garden soil preparation, CARES Act funding for Fisheries-related businesses, whitefly damage on Viburnum, planting pumpkins, tomatoes and peppers, how to control invasive weeds, and more.

Sea Grant Extension:

2. Extension Director participated in a natural resources program team meeting via Zoom to plan for a webinar series that will begin in August to highlight various topics related to our Panhandle outdoors.

3. The Extension Director participated in a Community Advisory Board meeting for the Apalachicola Bay System Initiative via Zoom.

4-H Youth Development:

4. 4-H clubs are still not meeting in-person due to the virus but a large number of programs are being conducted online with great success and high numbers of youth participating.

Family and Consumer Sciences:

5. Transition to a distance learning platform is taking place so programs will be ready to use when school begins, as many schools will likely not be allowing outside people to come into the classroom setting.

Horticulture/Agriculture:

6. The new Wakulla County Extension Director visited with the Franklin County Master Gardener group at the Extension office and shared his vision for developing the program further. He will be coming to Franklin County at least two days/month for training, teaching and volunteer management.

**Department of Health – Sarah Hinds (Administrator) –Update**

**Weems Hospital – David Walker (CEO) – Update**

**Board of Adjustment – Amy Ham-Kelly – Report**

**Planning and Zoning – Amy Ham-Kelly – Report**

**Critical Shoreline Applications**

- G. Consideration of a request to construct a Single Family Private Dock located at Lot 3, Block H, Magnolia Bluffs, 215 North Bayshore Drive, Eastpoint, Franklin County, Florida. The applicant has all State and Federal Permits. The dock will be 269' x 4' with a 26' x 6' terminal platform and a 12' x 20' boatlift. Request submitted by Garlick Environmental Associates, agent for Charles Galloway, applicant. (Existing House)

**STAFF RECOMMENDATION:** This dock will extend into East Bay. Staff recommendation is to approve this item.

**BCC ACTION:** To Approve, Table or Deny

- H. Consideration of a request to construct a Single Family Private Dock located at Lot 46, River's Edge, 208 Sand Bar Road, Apalachicola, Franklin County, Florida. The applicant has all State and Federal Permits. The dock will have a 23' x 6' and a 10' x 40' fixed boardwalk, a 6' x 20' walkway and a 6' x 40' floating hinged dock. Request submitted by Dan Garlick, applicant. (Proposed House)

**STAFF RECOMMENDATION:** This dock will extend into the Apalachicola River. Staff recommends approval of this item.

**BCC ACTION:** To Approve, Table or Deny

- I. Consideration of a request to construct a Single Family Private Dock located at Lot 25, Indian Bay Village, 2009 Seminole Lane, St. George Island, Franklin County, Florida. The applicant will need State and Federal Permits. The dock will have (2) 78' x 4' boardwalks over wetlands, 130' x 4' dock and a 20' x 6' terminal platform. Request submitted by Garlick Environmental Associates, agent for John Sims, applicant. (Proposed House)

**STAFF RECOMMENDATION:** This dock will extend into the Apalachicola Bay. The State and Federal Permits have been issued.

**BCC ACTION:** To Approve, Table or Deny

- J. Consideration of a request to construct a Single Family Private Dock located at Lot 28, Indian Bay Village, 2023 Seminole Lane, St. George Island, Franklin County, Florida. The applicant has State permits and will need the Federal permits. The boardwalk over wetlands will be 199' x 4' and the dock will be 436' x 4' with (2) 10' x 20' boatlifts and a 6' x 20' terminal platform. Request submitted by Garlick Environmental Associates, agent for Timothy Padgett, applicant. (Proposed House)

**STAFF RECOMMENDATION:** This dock will extend into the Apalachicola Bay. The Federal permit has not been issued yet. Staff recommends approval of this dock subject to obtaining the Army Corps of Engineer Permit.

**BCC ACTION:** To Approve, Table or Deny

- K. Consideration of a request to construct a Single Family Private Dock located at Lot 16, Heron Bay Village, 2215 Sea Gull Way, St. George Island, Franklin County, Florida. The applicant will need State and Federal Permits. The boardwalk over wetlands will be 120' x 4', the dock will be 438' x 4' with (1) 30' x 13' Boatlift and (1) 12' x 20' Boatlift and a 20' x 8' terminal platform. Request submitted by Garlick Environmental Associates, agent for Hugh Whitehead, applicant. (Proposed House)

**STAFF RECOMMENDATION:** This dock will extend into the Apalachicola Bay. The State and Federal Permits have been issued. Staff recommends approving this item.

**BCC ACTION:** To Approve, Table or Deny

- L. Consideration of a request to construct a Single Family Private Dock located at Lot 3, Block R, Peninsular Point, Unit 5, 1545 Alligator Drive, Alligator Point, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will be 229' x 4' with a 6' x 20' terminal platform and a 12' x 20' proposed boatlift. Request submitted by Garlick Environmental Associates, agent for Robert Kirby, applicant. (House Under Construction-#29097)

**STAFF RECOMMENDATION:** This dock will extend into Alligator Harbor. The State permit for the 40' extension has been received. Staff recommends approve of this item subject to obtaining the Federal permit.

**BCC ACTION:** To Approve, Table or Deny

- M. Consideration of a request to construct a Single Family Private Dock located at Lots 5-6, Block M, Peninsular Point, Unit 3, 1529 Alligator Drive, Alligator Point, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will have a 6' x 6' platform and the dock will be 225' x 5' with a 12' x 25' boat slip with lift, a 8' x 20' terminal platform, an 8' x 5' floating jet ski platform with a separate 4' x 10' stairs. (The 8' x 22' portable building would not be permitting in the VE Flood Zone nor in the Critical Habitat Zone). Request submitted

by Aaron Sarchet, Florida Environmental Land Services, agent for Michelle Darpel and Lonnie Davis, applicant. (Existing House)

**STAFF RECOMMENDATION:** The dock will extend into Alligator Harbor. Staff recommends approving the dock and stairway in this application.

**BCC ACTION:** To Approve, Table or Deny

- N. Consideration of a request to construct a Single Family Private Dock located at Lot 5, Block 51, Unit 5, 309 Gander Street, St. George Island, Franklin County, Florida. The applicant has both State and Federal Permits. The dock will be 5' x 28' with a 8' x 20' terminal platform and a 10' x 20' boat slip with lift. Request submitted by Aaron Sarchet, Florida Environmental Land Services, agent for Rudy Rowe, applicant. (The proposed house is situated over wetlands.)

**STAFF RECOMMENDATION:** The dock will extend into a canal off of Apalachicola Bay. There is an isolated Corps of Engineers' wetland on the lot that will have to be filled to build the house. The applicant has a USACOE (Federal Permit) to fill this wetland for a house pad. Staff recommends approving this item.

**BCC ACTION:** To Approve, Table or Deny

### **Final Plat Application**

- O. Consideration of a request to Final Re-Plat "Island Breeze" to "Island Breeze Phase II" a 4 lot subdivision lying in Section 28, Township 8 South, Range 6 West, Eastpoint, Franklin County, Florida. Request submitted by Thurman Roddenberry, agent for Charles and Angela Overstreet, applicants.

**STAFF RECOMMENDATION:** The promised changes have been made to to the parcels south of Highway 98. Staff recommends approving this item.

**BCC ACTION:** To Approve, Table or Deny

### **Commercial Site Plan Review**

- P. Consideration of a request for Commercial Site Plan Review for an 8,000 square foot climate controlled self-storage facility located at 162 US Highway 98, Eastpoint, Franklin County, Florida. 32 Units will be conditioned and 8 non-conditioned unites. Request submitted by Wade Brown, Edwin Brown and Associates and Jonathan Barwick, Southeastern Engineering, agents for 98 Storage, LLC, applicant.

**STAFF RECOMMENDATION:** This project is located in front of the existing Seminole Self Storage buildings in Eastpont. This application appears to meet all the requirements for a commercial development. Staff recommends approving this items.

**BCC ACTION:** To Approve, Table or Deny

- Q. Consideration of a request for Commercial Site Plan Review for (5) 18' x 40' Recreation Boat Storage Units located on Lots 6 & 7, Block 1, David Brown Estates, 257 Creamer Street, Eastpoint, Franklin County, Florida. Request submitted by Christopher B. Varnes, applicant. (Building #5 will extend 2 feet onto Lot 6 which is also owned by Mr. Varnes and is currently zoned C-4 Mixed Use Residential)

**STAFF RECOMMENDATION:** Mr. Varnes owns Lots 6 and 7, Block 1, David Brown Estates, except for a 30' x 40' parcel out of Lot 7 owned by Water Management Services (St. George Island Water System). The property is zoned C-4. This proposal meets the requirements for commercial development.

**BCC ACTION:** To Approve, Table or Deny

- R. Consideration of a request to construct a Commercial Pool, Pole Barn Activity Center, Men/Women's Bath House, 4 Coastal Suites, Laundry and Check-In Center located at 909 US Highway 98, Eastpoint, Franklin County, Florida. Request submitted by Michael Seamon, Cox Pools, agent for Coastline Rentals, LLC, applicant.

**STAFF RECOMMENDATION:** There are 8 parking spaces shown on the site plan. The enclosed structure such as the restrooms, coastal suites and check-in will have to meet the flood elevation requirements. There is not indication on the site plan about how the stormwater will be taken care of. Staff recommends approve subject to receiving any required stormwater permit or exemptions.

**BCC ACTION:** To Approve, Table or Deny

### **Land Use/Re-Zoning Applications**

- S. Consideration of a request for a Public Hearing to change 1.40 (+/-) acres parcel for a Land Use Change from Commercial and Residential to Commercial and a Re-Zoning from C-4 Residential Mixed Use and R-4 Single Family Home Industry to C-3 Commercial Recreation on property described as 16 North Franklin Street, Eastpoint, Franklin County, Florida. Request Submitted by (Eastpoint Lands LLC) Bruce Millender, applicant.

**STAFF RECOMMENDATION:** A portion of the property in this request is located on the easement for the electrical transmission line through Eastpoint. I am uncertain what development Duke Energy will allow beneath their transmission line. The applicant has not submitted any analysis to support this request. Staff recommends tabling this request until the applicant supplies more information about the requested change.

**BCC ACTION:** To Approve, Table or Deny Public Hearing Request

- T. Consideration of a request for Public Hearing to change .34 (+/-) acres parcel for a Land Use Change from Commercial and Residential to Commercial and a Re-Zoning from C-4 Residential Mixed Use and R-4 Single Family Home Industry to C-3 Commercial Recreation on property described as 15-4<sup>th</sup> Street, Eastpoint, Franklin County, Florida. Request Submitted by (Eastpoint Lands LLC) Bruce Millender, applicant.

**STAFF RECOMMENDATION:** This property is located on the easement for the electrical transmission line through Eastpoint. I am uncertain what development Duke Energy will allow beneath their transmission line. It is located on 4th Street, which connects to Otterslide Road and carries more traffic than the average residential street in Eastpoint. The applicant has not submitted any analysis to support this request. Staff recommends tabling this request until the applicant supplies more information about the requested change.

**BCC ACTION:** To Approve, Table or Deny Public Hearing Request

### **Public Hearings 10:30 am**

To comply with CDC and Government social distancing requirements, the general public will not be allowed in the commission meeting room for this meeting; therefore this Board of County Commission regular meeting will be conducted via livestream and conference call. Those wanting to view the meeting can use the livestream link (<https://www.youtube.com/user/SGIBeachLife>) or go to Forgotten Coast TV's You Tube Page. The livestream feed will promptly start 5 minutes before the meeting commences.

Those that are representing a Public Hearing request and those wishing to comment on a Public Hearing request on the agenda should use the conference call system by dialing **1-844-844-0014** and when prompted **enter 540166# by 10:20 a.m. (ET)**. Once the agenda items are completed, the conference call will be disconnected.

Any person who wishes to appeal a decision made by the Franklin County Board of County Commissioners, with respect to any matter considered at the meeting, must have a record of the proceedings. He or she may need to ensure that a verbatim record of the proceedings is made.

- U. Consideration of a request for a Re-Zoning of the Reserved Lot West of Lot 16, Block Z, Lanark Beach, Unit 1, Lanark, Franklin County, Florida from C-4 Residential Mixed Use to C-3 Commercial Recreation. Request submitted by Garlick Environmental Associates, agent for Team Golson, applicant.

**BCC ACTION:** To Approve, Table or Deny

- V. Consideration of a request for a Land Use Change of 6.08 acres +/- on property lying in Section 22, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida from Single Family to Commercial. Request submitted by Justin Ford, Dewberry, agent for Jamey and Beverly Sapp, applicant.

**BCC ACTION:** To Approve, Table or Deny

- W. Consideration of a request for a Re-Zoning of 6.08 acres +/- on property lying in Section 22, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida from R-2 Single Family Mobile Home to C-3 Commercial Recreation. Request submitted by Justin Ford, Dewberry, agent for Jamey and Beverly Sapp, applicant.

**BCC ACTION:** To Approve, Table or Deny

- X. Consideration of a request for a Land Use Change of 10 acres +/- on property lying in Section 22, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida from Agriculture and Single Family to Commercial. Request submitted by Justin Ford, Dewberry, agent for Jamey and Beverly Sapp, applicant.

**BCC ACTION:** To Approve, Table or Deny

- Y. Consideration of a request for a Re-Zoning of 10 acres +/- on property lying in Section 22, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida from A-2 Forestry Agriculture and R-2 Single Family Mobile Home to C-3 Commercial Recreation. Request submitted by Justin Ford, Dewberry, agent for Jamey and Beverly Sapp, applicant.

**BCC ACTION:** To Approve, Table or Deny

#### **CDBG Administrator – Report (Deborah Belcher)**

- Z. CDBG Administrator’s Report:

##### **Action Items**

1. The County’s CDBG grant expires 10/1/2020. The County should apply for a grant modification to extend the grant expiration date. DEO normally extensions in 6-month increments, and will support a request for a 6-month extension. This will allow plenty of time to finish the CDBG mobile home replacements. If the work is completed before the April 1, 2021 extended deadline, the County may close out the grant before the deadline.

**Requested Action:** Authorize a modification to the CDBG subgrant agreement with the Florida Department of Economic Opportunity, extending the grant expiration date from 10/1/2020 to 4/1/2021.

2. William Gordie, 608 Ridge Road, has applied for CDBG mobile home rehabilitation or replacement relating to the Eastpoint Wildfire. The age and condition of his damaged mobile home make replacement the appropriate type of assistance. Mr. Gordie is eligible for CDBG mobile home replacement assistance.

**Requested Action:** Approve the CDBG mobile home replacement application for William Gordie, 608 Ridge Road.

3. Billie Dalton, 658 Ridge Road, has applied for CDBG mobile home replacement assistance. Mr. Dalton received a donated mobile home but wants a CDBG-funded new mobile home. Mr. Dalton is eligible for the CDBG mobile home replacement. I recommend that Mr. Dalton's current mobile home be transferred to Charlie Golden and Allison Yowell. Mr. Charlie Golden (son of Charles Golden who received home replacement assistance from the County) was living in a camper at the time of the fire, and his camper was destroyed. Golden and Yowell have purchased a lot on Home Place Road (off Ridge Road) and are installing a septic tank, Eastpoint Water and Sewer Authority water connection, and power pole, to live in a camper with their 3 children. Mr. Dalton's used mobile home would give this struggling young couple a permissible permanent dwelling. CDBG funds can pay for the removal of the home from Dalton's property, and Capital Area Community Action can pay for additional setup costs of the home on the Golden-Yowell property.

**Requested Action:** Approve CDBG mobile home replacement application, Billy Dalton, 658 Ridge Road.

4. A third CDBG mobile home replacement bid package was developed and advertised, with a pre-bid meeting held. Bids for 7 specific homeowners previously approved by the County, and generic bids for potential sites, were received July 9, 2020 from Ironwood Homes of Perry. Clayton Homes (CMH) of Panama City did not get their proposal submitted to the County. At this time, I recommend award of CDBG mobile home replacement funding for the following 7 homeowners, based on Ironwood Homes of Perry's bid.

a. Approve CDBG mobile home replacement funding for Anna Creamer, 568 Wilderness Road, in the amount of \$77,583.84 plus CDBG mortgage costs.

b. Approve CDBG mobile home replacement funding for Arlene King, 680 Wilderness Road, in the amount of \$80,575.84 plus CDBG mortgage costs.

c. Approve CDBG mobile home replacement funding for William Gordie, 608 Ridge Road, in the amount of \$75,923.52 plus CDBG mortgage costs.

d. Approve CDBG mobile home replacement funding for Billy Dalton, 658 Ridge Road, in the amount of \$76,306.02 plus CDBG mortgage costs.

e. Approve CDBG mobile home replacement funding for Lucy Bettinger, 697 Ridge Road, in the amount of \$77,484.22 plus CDBG mortgage costs.

f. Approve CDBG mobile home replacement funding for Steven Shiver, 700 Ridge Road, in the amount of \$74,299.92 plus CDBG mortgage costs.

g. Approve CDBG mobile home replacement funding for Jim Joyner/Anita Kennett, 701 Ridge Road, in the amount of \$69,577.88 plus CDBG mortgage costs.

#### **Information Item**

5. Bonnie Langley, 659 Ridge Road, has been approved for mobile home replacement. As confirmed by a survey, the property where her existing mobile home is located is not the lot she actually owns. She owns the vacant lot (649 Ridge Road) to the left (south) of her present location. There are 2 more homes to the right (north) of Bonnie Langley's on the same block, and each of the 3 owners thought they were located correctly and do not want to move a lot south. The owners are trying to resolve the ownership situation. We received a bid to replace Bonnie Langley's damaged mobile home on her correct lot, including clearing some trees and making the utility connections. If the ownership situation remains the same, the County can fund the replacement home at the correct location and demolish the existing home. If Ms. Langley is able to obtain the 659 Ridge Road location, the cost of the replacement home will be reduced.



**RESTORE Coordinator - Alan Pierce - Report**  
**County Coordinator - Michael Morón - Report**  
**County Attorney - Michael Shuler - Report**  
**Commissioners' Comments**  
**Adjournment**