



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

MARCH 03, 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

Prayer and Pledge

Approval of Minutes

- 1. Minutes-February 5, 2020
- 2. Minutes-February 14, 2020

Payment of County Bills

- 3. Bill List for Payment

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

- 4. Report
 - Action Items:
 - None
 - Information Items:
 - Work Performed and Materials Hauled by District Report (attached - agenda packet)

Solid Waste Director – Fonda Davis

- 5. Report
 - Action Items:

None

Information Items:

Right of Way Debris Pickup/Recycle Material Hauled Report (attached - agenda packet)

Fleet Information (attached - agenda packet)

Recycling Articles (attached - agenda packet)

Emergency Management Director - Pam Brownell

6. Report

Action Items:

None

Information Item:

EOC Staff worked on updating the LMS (local mitigation strategy).

EOC Staff continue to issue re-entry tags to residents of Franklin County.

02/23-02/27/20 Tress Dameron attended the L449 Train the Trainer Class in Madison County.

FCEM Staff continues to work on FEMA reimbursement claims from Hurricane Michael. 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. Attached (agenda packet) is an update of FEMA projects.

RFP / RFQ / Bids Opening

- 7. The Franklin County Board of County Commissioners will open and read aloud proposals with documented quote for professional contractor services for wind retrofitting residential homes located in Franklin County.

Extension Office Director - Erik Lovestrand

8. Report

General Extension Activities:

- Extension office assisted clientele with issues related to algae problems in fishponds, coastal plants for landscaping, suitable turf for coastal lawns and more.

Sea Grant Extension:

- Extension Director gave a presentation on off-bottom oyster aquaculture in the Northern Gulf, for the Apalachicola Reserve’s Wednesday lecture series. There were 110 people in attendance.
- Extension Director worked with St. Marks Refuge and oyster growers from the area to coordinate a clean-up effort aimed at removing displaced oyster gear from the Refuge that broke loose during Hurricane Michael.
- Extension Director participating in ACF Stakeholder’s meeting that is being hosted by the Apalachicola caucus this week.
- Extension Director set up an exhibit and represented Florida Sea Grant at the Capitol building for an Ocean’s Day event. Information was shared with Legislators, Staffers, and the public regarding the work that Florida Sea Grant does around the state.

4-H Youth Development:

- 6 Franklin County youth attended the NW Extension District Teen Retreat event near Niceville on Choctawhatchee Bay.
- Preparation for summer camp youth and counselor recruitment is underway. Registration information will be going out to the schools soon.

Family Consumer Sciences:

- FNP Program Assistant has worked to establish a school garden at the First Baptist School. Also working on a new garden site at the Headstart program location.
- Family Nutrition Program (FNP) Assistant teaching a new hands-on cooking skills class with Healthy Weight and Lifestyle group that meets at Weems weekly for the next 6 weeks.

Horticulture/Agricultures:

- Wakulla Extension Director taught two Master Gardener classes in Eastpoint and also presented a program at the Eastpoint Library on gardening.

Franklin County Educational Team

Erik Lovestrand, County Extension Director/Sea Grant Regional Specialized Agent

Michelle Huber, Office Manager/Program Assistant, Franklin County

Kayle Mears, Family Nutrition Program Assistant

Samantha Kennedy, Wakulla County Family and Consumer Sciences

Rachel Pienta, Ph.D., Wakulla County 4-H Youth Development

Scott Jackson, Sea Grant/Agriculture/Technology, Regional Specialized Agent Bay County

Melanie G. Taylor, Gulf County 4-H/Family and Consumer Sciences

Ray Bodrey, Gulf County CED/Agriculture/Horticulture/Sea Grant

Heather Kent, 4-H Regional Specialized Agent

Les Harrison, Wakulla County CED/Agriculture/Small Farms/Horticulture

John Wells, Northwest Extension District Information Technology Expert

Pete Vergot III, Ph.D., Northwest District Extension Director

Library Assistant Supervisor - Whitney Nixon-Roundtree

9. Report

Information Items:

New Part -Time Employee, Mary Whitesell- FCPL is proud to welcome our new part-time employee, Mary Whitesell. Mary's first day was February 18th. She has completed training at both branches.

The Friends of the Franklin Public Library Annual Book Sales- The Friends have completed their annual book sales at both library branches. Both branches saw over a 100 visitors for

the Book, Bread and Soup Sale. Funds raised go towards programming and activities at the libraries.

Community Awareness / Resources:

2020 Census Assistance- Franklin County residents who wish to do their part to be counted as a part of the 2020 Census can do so online at any Franklin County Public Library branch. Staff and volunteers will be standing by to assist patrons with navigating the 2020census.gov website.

Monthly Gardening Programs- The next gardening class with Les Harrison meets March 10th at the Carrabelle branch and March 17th at the Eastpoint branch at 1:30 PM. The topic this month is all about growing tomatoes.

Dr. Seuss Birthday Celebration – The libraries are celebrating the birthday of beloved children’s author, Dr. Seuss. Book displays featuring his work are up at both branches. The Carrabelle library has a special event planned on March 2nd complete with activities, treat and prizes.

Basics of Better Living Programs- Monthly program with Samantha Kennedy from the UF/IFAS Extension Office. March topic will be “Instapot Cooking” available at the Carrabelle Branch, Friday March 6th at 1:30 and the Eastpoint Branch, Friday March 20th at 1:30.

Free Diabetes Awareness Class- A free class for adults with diabetes and pre-diabetes. This course is taught by a Certified Diabetes Care and Education Specialist who will guide participants in learning how to better manage this complicated condition. Class will meet the first Tuesday of each month from 10:00 AM to 11:00 AM at the Eastpoint branch.

Free AARP Tax Aide – January 30 – April 9, alternating Thursday’s 10-2 beginning with Carrabelle on January 30. Registration is necessary at your selected branch. Paperwork is to be completed prior to the scheduled appointment and can be picked up at either branch location.

Adult & Children’s Monthly Calendar of Events:

Carrabelle: Zumba, Mondays, Wednesdays and Fridays at 10:00

Carrabelle: STEAM (ages 8-14) weekly, Thursdays at 4:00

Carrabelle: STEAM (ages 5-7) 2nd and 4th Wednesdays at 4:00

Carrabelle: Lego Club, first Tuesday at 4:00

Carrabelle: Coloring for Adults, first and third Thursdays at 10:30

Carrabelle: Yoga: Instructional, Monday’s at 4:00, Video – Tuesday, Wednesday, & Friday at 4:00

Carrabelle: Craft Hour for Adults, 2nd and 4th Fridays at 1:00

Eastpoint: Teen Book Club, monthly for grades 6 – 12, monthly 1st Wednesdays at 4:00

Eastpoint: STEAM (ages 5-7) 1st and 3rd Mondays at 4:00

Eastpoint: STEAM (ages 8-12) 2nd and 4th Mondays 4:00

Eastpoint: Story Time (ages 1-6) 2nd and 4th Thursdays at 10:30

Eastpoint: Anime Club (ages 5th – 12th grade) – Monthly, 2nd Wednesdays at 4:00

Eastpoint: Diabetes Awareness- Monthly, 1st Tuesday at 10:00

Eastpoint Book Chat: Monthly, 1st Tuesday at 1:30 (next meeting March 3rd 2020)

Eastpoint Yin Yoga: Tuesdays at 3:30, Monthly 1st & 3rd Friday’s at 11:00

Eastpoint Writer’s Forum: Monthly, 3rd Wednesday’s at 1:00 (next meeting, January 16)

CDBG Administrator – Report (Deborah Belcher)

- 10. I again visited the home of Anna and Devin Creamer, 568 Wilderness Road, the afternoon of Monday, 2/24/2020. The yard is still not cleaned up, and the 2019 taxes are not paid. Ms. Creamer is requesting a 4-bedroom home instead of a 3-bedroom model. I am checking on the cost of that option, although I know that a model with quality and features similar to the ones we have been providing will cost significantly more than the County’s normal \$75,000 limit. I informed Ms. Creamer that I will have the cost information ready for the 3/17/2020 Board meeting.

Ironwood Homes of Perry has had a factory price increase, so we will have to go back out for bids on new cases. As in the past, I will handle the advertising and proposal evaluation process for the County.

Bid Approval:

At the January 21, 2020 meeting, the Board approved getting resubmittals of proposals for Kathy Hill’s mobile home replacement, 773 Buck Street, not to exceed \$80,000. Ironwood Homes of Perry submitted a proposal for a home that meets specifications in the amount of \$75,393.28, including demolition of the existing home, tree removal if required, and higher elevation for the floodplain. Clayton Homes of Panama City submitted a proposal for a comparable product, for \$83,200. Ms. Hill is agreeing to the Ironwood Homes proposal, which is just \$393 more than the County’s normal \$75,000 limit. We are still trying to determine whether septic system work will be required, which is not included in the proposals.

Requested Action: Approve \$75,393.28 in CDBG funding for Kathy Hill’s mobile home replacement contract, plus up to \$500 for change orders if required, and funds for the CDBG mortgage recording.

RESTORE Coordinator – Alan Pierce – Report

Clerk of Courts – Marcia M. Johnson – Report

Public Hearings I (11:00 AM)

- 11. Local Planning Agency 11:00 AM
(This is a continuation of a public hearing held on 1/21/20 tabled to 3/3/20 at 11:00 a.m.) An ordinance of Franklin County, Florida, amending the St. George Island Corridor Overlay District Ordinance 2018-02 by removing the prohibition against single family residential uses on the first floor for property located within a 2,100-foot radius of the center point of the intersection of Franklin Boulevard and Gulf Beach Drive, St. George Island, Florida, as described in plat book 2, page 7, Franklin County, Florida, excluding the area east of east boundary of Third Street East and west of the west boundary of Third Street West; providing for exemptions; providing for severability; and providing for an effective date.
- 12. Board of County Commissioners 11:05 AM (or as soon thereafter as is possible)
(This is a continuation of a public hearing held on 1/21/20 tabled to 3/3/20 at 11:05 a.m.) An ordinance of Franklin County, Florida, amending the St. George Island Corridor Overlay District Ordinance 2018-02 by removing the prohibition against single family residential uses on the first floor for property located within a 2,100-foot radius of the center point of the intersection of Franklin Boulevard and Gulf Beach Drive, St. George Island, Florida, as described in plat book 2, page 7, Franklin County, Florida, excluding the area east of east

boundary of Third Street East and west of the west boundary of Third Street West; providing for exemptions; providing for severability; and providing for an effective date.

Public Hearings II (11:20 AM)

13. An ordinance of Franklin County, Florida, prohibiting the parking or leaving of motor vehicles, trailers, or recreational vehicle type units on public property in unincorporated Franklin County overnight; providing for towing at owner's expense; providing for enforcement by the sheriff; providing for penalties, providing for repeal; providing for severability; providing for an effective date.

County Coordinator – Michael Morón – Report

Action Items

14. Dead Trees on Hwy 98: At your last meeting I was directed by the Board to contact the Florida Department of Transportation (FDOT) regarding the number of dead trees in the county along Highway 98. The FDOT local representative explained that the state has actively been removing dead trees from the state right-of-way along Highway 98. He further explained that some of the dead trees may appear to be on the state right-of-way but are actually on private property. The representative suggests that Mr. Howard Nabors (Road Superintendent) compile a list of trees and their locations, then contact him so they can verify if the trees are on state right-of-way.

Request: Board discussion and direction.

15. Signage @ EP School: Commissioner Boldt asked that I contacted Florida Department of Transportation (FDOT) about adding signage at the Highway 98 & consolidated school T-intersection in Eastpoint. He felt without additional signage there was a strong possibility of someone leaving the school at night, then driving directly across Highway 98 and into the water. FDOT has installed signage on the south side of Highway 98 to warn any motorists exiting the school to turn left or right, however FDOT also suggest the installation of a oversized "STOP" sign and a "STOP AHEAD" sign on the school's exit road (picture attached - agenda packet). Would the Board consider ordering the signs and having the county's road department install the signs if the Superintendent is agreeable?

Request: Board action to authorize the purchase and installation of the STOP and STOP AHEAD signs for the entrance/exit Consolidate School road, contingent on the Superintendent of Schools approval.

16. Debris & Trash on H98: At the last meeting the Board request that I contact the Florida Department of Transportation (FDOT) about piles of yard debris, trash, and sometimes construction debris left on Highway 98. Based on a conversation with the local FDOT representative, that act of dumping is illegal. The representative told me when they questioned a few of violators, their response was "the county said to do this". My best guess is that some residents and property owners think that the Hurricane Michael debris pick-up program is still in effect. The best way to combat this problem is to advertise that dumping on Highway 98 and other county roads is illegal. I would like the Board to authorize Mrs. Pam Brownell (Emergency Management Director) to use the Alert Franklin system to send this message and I will add the same message to the website. If necessary, I would talk to the local radio stations and The Times about advertising this message as a Public Service Announcement.

Request: Board action to authorize Mrs. Brownell to use the Alert Franklin system to advertise the illegal dumping message.

17. FDOT Grants: The Planning Office has prepared grant applications for eight SCOP, SCRAP and CIGP projects to be funded by the Florida Department of Transportation. These projects include:

Small County Outreach Program (SCOP)
Replacement of the three culverts on Highway 67 at Womack Creek.
Resurfacing of Hickory Dip in Eastpoint.
Paving the remainder of Mill Road.

SCOP Bridge Repairs
Trout Creek Bridge on Mill Road.
Syrup Branch Bridge on New River Road.

Small County Road Assistance Program (SCRAP)
Widening and Resurfacing of Highway 67 from State Forest Road 166 to State Forest Road 172.
Widening and resurfacing of Highway 67 from State Forest Road 172 to the Liberty County line.

County Incentive Grant Program (CIGP)
Replacing the culverts under Ryan Drive between 9th St. NW and Sunset Circle in the City of Carrabelle.

Each of these applications requires a resolution from the Board of County Commissioners stating that the Board supports the project and authorizes the Chairman to sign the application form. These applications have to be submitted by Friday, March 20.

Requests: Board action to approve and authorize the Chairman's signature on the eight FDOT application resolutions.

18. CDBG DR Resolution: At your last meeting Mr. Pierce discussed a Department of Economic Opportunity (DEO) workshop he attended with Commissioner Jones where the state's plan for spending \$735 million of Community Development Block Grant (CDBG) Disaster Recovery funds, due to Hurricane Michael, was discussed. Since then, Mr. Pierce and I met with Mr. Chris Holley, the City of Apalachicola's interim City Manager, to discuss the plan. It was determined, at that meeting, in order to allow each county in the impacted area the opportunity to use these funds for recovery, a resolution should be sent to the Governor and State Legislature establishing that county's strategies and priorities. However, the message of each county and municipality's resolution should be similar in its request so it is received as a regional request. Attached (agenda packet) is a Gulf County resolution that speaks to their priorities and desired strategies for your review. At your next meeting I would like the Board to consider a similar resolution that will speak to Franklin County's priorities and desired strategies.

Request: Board discussion and direction as to the wording of the resolution.

19. Sacred Heart/Ascension: At your February 18th meeting I was directed to coordinate with Mr. Roger Hall (Sacred Heart/Ascension Regional President) a date that he would be available to present changes to the Sacred Heart/Ascension's proposal for healthcare in Franklin County to the Board. The earliest date that Mr. Hall and this room is available for a special meeting is Monday, March 9th. If there are no schedule conflicts, we could meet at 1:30 p.m. (ET).

Request: Board action to authorize a special meeting on Monday, March 9, 2020 at 1:30 p.m. to hear from Mr. Roger Hall regarding Sacred Heart/Ascension's proposal for healthcare.

20. Highway 67 sidewalk project update: Russel Large with Inovia is working on revising the plans to reduce the length of the sidewalk by approximately one mile to bring it within the current budget for the project. FDOT has informed the County that this reduction in the project will require the County to get a new approval from FDOT for the project, and we will have to rebid the project. Therefore, all of the bids opened on January 7th will have to be rejected by the Board. When we have authorization from FDOT we will come back to the Board for authorization to rebid the project.

Request: Board action to reject all bids opened on January 7th.

21. Permit Violations: As part of your Planning & Zoning report, at your last meeting, Mrs. Amy Ham-Kelly (Zoning Administrator) informed the Board of a dock that was built without a permit. Since then, staff has found another violation in the county on a commercially zoned property where an accessory structure was built without a permit. The property owner was aware of the process but chose to seek 'forgiveness rather than permission'. As these violations are occurring more often than not, it is time for the county to consider making it easier to seek permission rather than forgiveness. I suggest authorizing Attorney Shuler to create a draft ordinance for your review that would increase the fines and penalties for anyone not obtaining a permit before starting any construction or building in the unincorporated areas of the county.

Request: Board action to direct Attorney Shuler to create a draft ordinance increasing the fines and penalties for anyone not obtaining a permit before starting construction, building or additions in the county.

22. FAC Summer Conference: Early registration is open for the Florida Association of Counties Annual Conference and Educational Exposition (summer conference). The conference will run from June 9th - 12th and will be held in Orange County. Confirm with Mrs. Cortni Bankston that you are planning on attending so that the registration and reservations can be done as early as possible.

Request: Board action to authorize travel and expenses for the Commissioners, staff, and Attorney Shuler to attend the FAC Summer Conference.

23. Camp Gordon Johnston Parade: The 25th anniversary of Camp Gordon Johnston Days events will be from Friday, March 13th to Sunday, March 15th. The parade will be on Saturday, March 14th starting at 10:45 a.m. (ET) in Carrabelle. Besides having Mrs. Brownell (EM Director) and Mr. Davis (Parks and Rec. Director) provide some transportation for the parade is there any other needed arrangements?

Request: Board discussion.

Information Items

24. Weems Update: Inform the Board that the Finance Office received \$226,578.78 from the Florida Department of Emergency Management (FDEM) designated for Weems Memorial. This funding is a result of a \$1.1 million Hurricane Michael revenue loss reimbursement claim submitted to FDEM on behalf of Weems. Earlier in the month Weems requested an \$150,000 advance from the trust fund, based on this approved reimbursement, to make sure there was adequate funding for the upcoming payroll. The \$150,000 will be transferred back to the trust fund and the remaining \$76,578.78 will be transferred to Weems. In addition, due to a partial Low-Income Pool (LIP) payment, the CEO was able to transfer \$135,000 to the savings (Money Market) account.
25. Division of Aquaculture Meetings: The Division of Aquaculture will hold two pre-application meetings for anyone interested in applying for a lease at the Four-Mile Aquaculture Use Zone (AUZ). The first meeting will be held on Wednesday, March 4th from 5:30 - 7:30 p.m. (ET) and the second will be on Thursday, March 5th from 3:00 - 5:00 p.m. (ET). Both meetings will

be held at the Community Center located at #1 Bay Avenue here in Apalachicola. "Applicants must attend the entire meeting and present photo identification to be eligible for the preference for attending the meeting."

26. Eastpoint Dredging: Inform the Board the Corps of Engineers has contacted Alan that they will be coming over here the week of March 9 to provide the county with the cost estimates and 3 proposed designs for dredging the Eastpoint channel. Alan will provide the Board with the information when he receives it.

County Attorney - Michael Shuler - Report

Recess (Lunch)

Reconvene

Public Hearing III (1:30 PM)

27. *(This is a continuation of the public hearing held on February 18, 2020 tabled to 3/3/20 at 1:30 p.m.)* Consideration of a request for a Land Use change from Residential to Commercial of a 5.88 acre parcel lying in Section 7, Township 7 South, Range 3 West, Lanark, Franklin County, Florida. Request submitted by Clayton Studstill, agent for Timothy Saunders and Christina Saunders, applicant.

Board Action: Approve, Table or Deny

28. *(This is a continuation of the public hearing held on February 18, 2020 tabled to 3/3/20 at 1:30 p.m.)* Consideration of a request to Re-Zone a 5.88 acre parcel from R-1 Single Family Residential to C-4 Mixed Use Residential on property lying in Section 7, Township 7 South, Range 3 West, Lanark, Franklin County, Florida. Request submitted by Clayton Studstill, agent for Timothy Saunders and Christina Saunders, applicant.

Board Action: Approve, Table or Deny

Commissioners' Comments

Adjournment

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

FEBRUARY 5, 2020

10:00 A.M.

MINUTES

Commissioners Present: Noah Lockley – Chairman, Ricky Jones-Vice-Chairman, Joseph Parrish, William Massey, Bert B. Boldt, II

Others Present: Erin Griffith-Assistant Finance Director, Michael Moron-County Coordinator, Michael Shuler – County Attorney, Lori P. Hines-Deputy Clerk to the Board.

Call to Order

Chairman Lockley called the meeting to Order.

Prayer and Pledge

Chairman Lockley said a prayer followed by the Pledge of Allegiance.

Public Comments

Mrs. Donna Butterfield, a resident of St. George Island, said Ascension/Sacred Heart is already here for the citizens and they will be here in the future. She stated Alliant/Tallahassee Memorial Hospital is not here and will not be here for them in the future. She reported Ascension/Sacred Heart has a doctor's office and a physical therapy clinic here in Apalachicola. Mrs. Butterfield said they will build a larger facility fully equipped and staffed. She explained every patient that visits the Sacred Heart emergency room in Port St. Joe is visited at home by Sacred Heart personnel. She stated Sacred Heart has just joined with the Franklin County Health Department in a diabetes education program. Commissioner Jones entered the meeting. Mrs. Butterfield reported Sacred Heart is ready to commit more money and she asked what Tallahassee Memorial Hospital is ready to commit. She stated TMH has never committed a doctor or equipment to Franklin County. Mrs. Butterfield said they are a logo on the Alliant proposal and they are ready to take the county's money but not serve the patients. She reported Sacred Heart is here and ready to build quality health care in Franklin County.

Dr. Shezad Sanaullah, a cardiologist in Apalachicola, said he has been here for 22 years and has seen a lot of promises made and people come and go. He explained he is neither for TMH/Alliant or Ascension/Sacred Heart. He stated he will refer to Sacred Heart as Ascension since Sacred Heart is no more since they were bought by Ascension. He explained his concern is for the community and the county not for either party. Dr. Sanaullah said he looks at who has been in the community and servicing the people. He said he serves rural and poor areas and TMH has made partnerships with other hospitals in the area. He said as a guide to what will come they can look at TMH's partnership with Doctors Memorial Hospital and the other hospitals. He explained you can go in the communities

and ask the people and providers there and see if this worked out for them. Dr. Sanaullah stated he is in those counties and sees the patients and providers and they seem much happier with their presence than without it. He reported it is true they have not put an x-ray machine or big equipment here but neither has anyone else. He explained there is a presence from Ascension but Ascension is the single largest health facility and corporation in the state on the stock exchange. He said this means they are beholden to stockholders not the community. Dr. Sanaullah reported any corporation on the stock exchange is looking for profit for its stockholders because that is their obligation. He explained since Ascension has bought out or had partnerships with facilities they have closed down a good deal of them because they were not profitable. He questioned why they would be interested in Weems Memorial Hospital if it is not profitable. He stated it is because the Sacred Heart facility is running in a deficit and has been for a number of years. Dr. Sanaullah explained the interest is the critical access designation and it is invaluable to this county and if they lose that designation and the hospital they will never have a hospital in this county again. He said that designation is the only reason they are able to float the hospital. Dr. Sanaullah reported financially Weems has done a fair job compared to who is wanting to buy it. He asked the Board to look at the facts and make a decision on the facts.

Mrs. Mel Kelly, a resident of Carrabelle, reported the City of Carrabelle Mayor was here yesterday at a Board meeting and spoke of behalf of Sacred Heart and a facility in a more central location and was told by Commissioners that the City should mind its own business and leave the county business to the county. Chairman Lockley stated he told her that not the Commissioners. Mrs. Kelly said she would like to remind the Commissioner that the city pays taxes to the county therefore the county business is the city business.

Ms. Patty Greenberg, a consultant for Ascension/Sacred Heart, clarified Ascension is the largest faith based non-profit hospital company in the country and contributes millions to charity care including Franklin County residents. She said they are not publicly traded nor do they have stockholders. She explained they are a mission based and faith based organization and these statements by Dr. Sanaullah need to be corrected on the record.

Mrs. Marie Marshall, a resident of Apalachicola, stated she worked in the health care industry before retirement and was the Executive Director for Healthy Start for Bay County, Gulf County and Franklin County. She questioned how Chairman Lockley defines critical access because it is being used as the main detrimental loss the county would suffer. Chairman Lockley said critical access means they get more money for reimbursement. Mrs. Marshall reported this should not impact their health care because they will all have access to 21st century health care in Franklin County. She explained where they lived before they had to drive 20 minutes for care and it was not an issue. Mrs. Marshall stated she is here to support good health care under the Ascension health care system.

Mrs. Gail Riegelmayr, a resident of St. George Island, said the critical access designation seems to be a stumbling block and she would like some clarification. She stated her understanding is whoever holds it receives 101% of Medicare reimbursement. Attorney Shuler said this is public comment and not a question and answer session and the Board has consultants and experts on staff to answer these questions on their behalf and can advise them. Mrs. Riegelmayr stated these are critical questions that the public needs to understand because the critical access designation is being bantered about like it is something important. She questioned what the value is to the county and how much money has it brought to Weems in 2019 and the previous years. She said her understanding is if the county builds a

new hospital they will need to reapply for the critical access designation and if Sacred Heart partners with Franklin County they would need to apply and it is not a given. Mrs. Riegelmayr reported she is not an expert in this field and is asking questions because the public deserves to know.

Mark O'Bryant & Jim Coleman - Alliant/Tallahassee Memorial Hospital (TMH) - Discussion

Mr. O'Bryant stated the critical access status is a real thing, has tremendous value and is a federal designation. He said this is why they are here to talk about Weems Memorial Hospital and it is also why Ascension is here because they also recognize the value and would also like that status. He explained he is here to talk about the partnership they have with the community. Mr. O'Bryant said quality of life is important because it is what drives people to live and appreciate where they live. He said one of the foundational components is quality of health which is defined by the infrastructure that supports it such as doctors and facilities. Mr. O'Bryant stated TMH has an affiliation relationship with Weems Memorial Hospital and he would describe the support as leadership. He explained in the past the contract allowed TMH to hire on the hospital's behalf a leader and provide benefits for that leader or people in the leadership roles. He reported they have provided support and offered guidance but their support has not been financial. He stated as TMH has paid the leadership and benefits the county has not always been able to pay the money back and they have never held the county or hospital liable or pushed for the funds so they have facilitated dollars in that regard. Mr. O'Bryant said they have never competed or brought facilities here to compete with the hospital because they did not feel like that was their role. He reported they do recognize the need for the hospital to build a new facility and they have talked about the roles of partnerships. He stated the last time he was here he said they are interested in partnerships but in order for a partnership to be successful they need a skill set that understands rural health communities and critical access. Mr. O'Bryant explained this is not an area of expertise for TMH because they are not in the rural health business so they requested the county find a partner that understands rural health and they will work on a partnership. He reported Alliant has been a partner with this going on a year at Doctors Memorial Hospital in Perry. He stated Alliant has relationships in Blountstown, Chipley, Perry and other regions outside of Florida. Mr. O'Bryant said the relationship they have with Alliant in Perry since May, 2019 has been very successful and he encouraged the Board to contact any of their Board members about this relationship. He explained the idea is for them to bring forward a level of expertise that allows them to create a financially stable vibrant health care service in this community and TMH is committed to that. He reported their focus on partnership would be in the area of bringing physicians. He said even at TMH they believe physician strategies are the most important strategies to have and facilities build around those. Mr. O'Bryant reported they are most interested in moving forward with partnerships by bringing doctors to live and work here in the community on the primary care level and once they build a base then they can bring specialists. He stated they intend if they work in this relationship to engage around specialty care especially in telemedicine as TMH is a leader in this area especially with rural health communities. Mr. O'Bryant reported TMH is full and their interest would be to keep the patients here in Franklin County and provide specialty levels of support through telemedicine to the doctors and staff here which allows the citizens to stay in their community. Mr. O'Bryant stated the question is if they want to keep a hospital in Franklin County. He said if that is important moving forward then they should consider a relationship that allows them to build and develop the type of facility they need but allow them to keep the hospital status. He pointed out if they give up the critical access designation then it is fair to say they will never have a hospital again. He said they could have an urgent care but he questioned if that would provide the comprehensive level of care they want in the county. He stated TMH is focused

and committed to working with the community. Mr. O'Bryant said they do want to support the community but that has not been their role by contract in the past. He reported Alliant has been a good partner at Doctors Memorial with providing expertise and they as a hospital have partnered with that community to improve the stability of that hospital by bringing new services forward and that would be their intention here.

Weems Chairman & CEO - Questions & Comments

Mr. Doug Creamer, Hospital Board Chairman, asked if in their proposal to the county their company will be able to bring a physician into the county. Mr. O'Bryant stated they have already started the process of recruiting primary care doctors to live here and be a part of the community. He reported they are close to having one candidate and re-engaging in the process and there is a cost associated with that. Mr. Creamer questioned the status of the Carrabelle Clinic and if they will have a physician part time or no time. Mr. O'Bryant reported they have not talked about Carrabelle specifically but they can talk about it. He said they have talked about bringing a doctor to the Eastpoint and Apalachicola area but they could also talk about expanding services in Carrabelle as well. He stated they already have a beautiful clinic in place in Carrabelle. He said the challenge is finding a location and they are looking for one now for a practice. Mr. Creamer asked if the specialists would mostly be through telemedicine or on site. Mr. O'Bryant reported they must build a foundation of primary care doctors and then specialists will come. He said Franklin County is weak in primary care and they must strengthen the base of primary care providers. He stated telemedicine is to support the physicians and the hospital. Mr. Creamer questioned the timeline to have a physician. Mr. O'Bryant said he cannot provide a timeframe because it depends on how soon they can strengthen the primary care practices. He explained they would look at rotating doctors and they also have a residency program and could rotate some residents through the rural health program. He said he cannot provide a timeframe for specialists because it is tied to the primary care base. Mr. O'Bryant explained specialty care through telemedicine is giving the doctors in the hospital access to specialty support. He went on to say rather than sending a patient in an ambulance to Tallahassee they can provide telemedicine support here and if they do not require a higher level of care then they could keep the patient here in this hospital. Mr. David Walker, Chief Executive Officer (CEO) at Weems Memorial Hospital, stated there are costs for the physician and TMH would bear that costs. He explained when they wanted to hire a physician here the cost was about \$227,000. Mr. Walker said when they were looking at hiring a physician it was to work 3 days a week in Carrabelle and 2 days a week in Apalachicola because they are looking for access to care. Mr. Walker commented they are looking to invest more than \$220,000 for the physician and staff for the community. Mr. O'Bryant agreed that is correct. Mr. Walker said TMH also mentioned paying fair market price for rental space. Mr. O'Bryant said they would rent space from them. Mr. Walker reported they will also assist with overseeing the nurse practitioners because that is a gap they have in this community that they are trying to fill. Mr. O'Bryant agreed they would assist. Mr. Creamer asked for the total cost of the Alliant/TMH management. Commissioner Massey left the meeting. Mr. O'Bryant stated there is no cost from TMH but there is a cost to Alliant. He explained in the relationship they have at Doctors Memorial Hospital where they are paying Alliant for support they have seen the value coming back and he encouraged the Board to contact any of their Board members. He said the facility is well managed and they are maximizing on how the services are provided and how they are collecting on the back end. He stated running rural hospitals is a unique skill set. Mr. Creamer said the county is responsible for the Emergency Medical Services (EMS) and Weems Memorial Hospital manages EMS for the county. He stated the county provides ad valorem taxes to

run the service and he asked how their association with Weems would affect this and if Weems would still be managing EMS or if it would be a conflict. Commissioner Massey returned to the meeting. Mr. O'Bryant stated that is still a County Commission decision but Mr. Coleman can address this question. He said he assumes Weems would still be interested in managing EMS. Mr. Creamer felt that would be a deal breaker because someone has to manage EMS and the most cost effective way for the citizens is for Weems to do it. Mr. O'Bryant said another question is whether they want health care driven by local decision making. He explained by keeping Weems an independent community based hospital they are keeping decision making at the local level. He reported if they go another direction then the decisions will be coming from outside the community but they may have an advisory board. He said as a fiduciary Board that is a question they must ask also. Mr. Walker stated Capital Health Plan (CHP) is very important in this county and he wants to make sure their doctors take CHP. He reported most of the larger employers in the county use CHP. Mr. Walker reported the management fee with the pass through fee of the CEO's salary is maybe \$17,500 a month or \$210,000 a year but the investment of the doctors and staff that they are bringing would be more of an advancement. Mr. O'Bryant said there is a payor connection in their community through CHP when they look at the network because it is linked to Leon County more than anything else. He explained they have always been committed even through the affiliation relationship to facilitating the transfer of their patients to TMH when they need emergency services. He stated that relationship will continue regardless of the decision and when the community needs health care services at the higher level they will keep the door open and make sure they are served quickly and effectively. He said they have a connection with the payor CHP and there is consideration about what is and is not in the network. Mr. O'Bryant explained their relationship in the past has not been structured to be financial and they have not put dollars in this community because they did not want to compete with the hospital but he mentioned the last time he was here that they are interested in partnerships. He said they wanted to make sure the community engaged with a group that understood and could better direct optimized health care at the rural hospital level.

Commissioners - Questions & Comments

Commissioner Boldt discussed the critical access designation of the hospital and said they must continue to honor it. He said they are addressing comprehensive health care in Franklin County with not only a hospital of some sort but also EMS services, outpatient facilities and medical personnel. He explained with regard to attracting medical personnel they need to facilitate referral relationships. Commissioner Boldt reported patients that they would send to tertiary hospitals are worth millions of dollars. He stated they also need a tool kit of physicians to land their patients back here after they have been stabilized and need rehabilitation. He said TMH seems to be looking for this tool kit and he questioned where Franklin County patients are going now. Mr. O'Bryant explained there are opportunities and they work with other communities now on swing bed programs. He stated they would encourage the county as they look at the hospital beds it is not just for admitting patients but also to create a swing bed status so as patients come out of their acute care at a higher level they can send them back into the community for recovery in a swing bed facility. He pointed out Weems beds could be qualified as swing beds and they should consider a swing bed program for the community. Mr. Creamer reported the hospital has an active swing bed program. Mr. O'Bryant said they need medical directorship in that regard and that is another reason to recruit a doctor so they have someone to lead that program and draw back patients. Commissioner Boldt referenced the residency program at TMH and asked if Mr. O'Bryant sees their hospital's influence in getting their residents to

come here on a regular basis and practice medicine. Mr. O'Bryant answered they could look at a rotational program here because there is a rural health component for family medicine that is important. He said they engage in this program now in Gadsden County. He explained this also allows the residents to see the community and it may make it easier to recruit a doctor. Commissioner Boldt inquired about TMH's role in telemedicine and how they are using it in existing counties. Mr. O'Bryant said they are recognized as a leader if not the leader in telemedicine in the state in rural telemedicine. He explained they have a number of locations across the panhandle where the emergency rooms are connected for teleneurology and telecardiology. He said as the emergency room doctors are dealing with patients they are engaging doctor to doctor for this process. Mr. O'Bryant stated in the past they had to transfer those patients but in this case they can have the doctor's talk to each other and receive that level of support to make decisions on whether the patients should stay or go. He reported the idea is to provide a level of expertise. He expressed his opinion that they will see a big change on how telemedicine impacts them on a higher level with more remote monitoring at home and telepsych programs. He reported they are partnered with Apalachee Center and they also have a presence here in the county and they have talked about a telepsych program here not related to Weems so people can receive that level of care here without having to drive to another location. Mr. O'Bryant explained the telemedicine they are speaking about is largely on the hospital to hospital level and providing a level of support they have not had before. Commissioner Boldt inquired about microhospitals and if Mr. O'Bryant has seen that work. Mr. O'Bryant was not sure about microhospitals because it could represent a lot of different things but stated as they look at this community they imagine a hospital with a very strong emergency room with 10-25 supporting beds and those would be managed for their medical patients with doctors to manage their care and post procedure swing beds. He explained this is a building block to build bigger programs. He said it would be a more comprehensive level of care than what they have now. Commissioner Jones stated he does not think it is the desire of the Board to shed themselves of the hospital but he mentioned local decision making and the reasons there are more complications at Weems than other rural hospitals is involvement of this Board. He questioned if there is any kind of timeline in their discussions if they move forward with TMH/Alliant on when the steps would be taken and what the steps would look like for someone else and not this Board to assume liability of the hospital. Mr. O'Bryant stated that is a different discussion but not out of the realm of what they are looking at. He explained that is for the Board to decide and they would take steps along the way. He reported his perspective is that health care is best if the decision making is kept local. Mr. O'Bryant referenced Doctors Memorial in Perry and said that hospital is owned by the local community and contracted with a management company named Doctors Memorial that is community based. He explained that partnership is 50/50 with TMH and Doctors Memorial the community. He went on to say TMH has a 50% interest in that hospital and the community has a 50% interest in the operations of the hospital. He reported the Board is represented by 7 community members and 2 TMH members. He stated the 2 TMH members have an equal vote to the 7 but no party can outvote each other and a major decision must be on a supermajority basis. Mr. O'Bryant said it creates a partnership but keeps decision making at the local level and the community is invested in that hospital. He reported TMH is invested and are a risk partner and if they lose money TMH covers half of the losses. He stated this does not abdicate financial responsibility from the county but it does mitigate it because they have a partner that shares half of it but they do not lose control. Mr. O'Bryant stated because of that relationship they have a strong interest in making that hospital being financially successful. He said TMH is investing in relationships like Alliant to bring new tools and services in to make it successful. Mr. O'Bryant explained if there is money on the excess side then they put it in escrow for years to mitigate the ups and downs. He said this structure creates the best of both worlds

because it keeps the community engaged, allows TMH to be a financial partner and minimizes the exposure on the community side. He stated their job is to make sure it does not create a liability for the community. Commissioner Jones said he wanted to ask because there have been some comments that the Board does not care or is not qualified and half of the people on the Board either own a business and run a business for someone else and health care is a business and he wanted to ask a business question to qualify what they are doing. Commissioner Massey asked how many days the clinic in Carrabelle would be open. Mr. O'Bryant said they have not discussed that but he would be happy to sit down and talk with Mr. Walker and when they start recruiting doctors they can see what the demands are. He explained their initial commitment with Alliant is to bring physicians and practitioners to the community to provide care but if they looked at something longer term like a partnership at another level that would be a future discussion. He said their focus is on bringing doctors and staff in. Commissioner Jones reported some of what they are looking at is the hospital and clinics and the language that was voted on and the interlocal agreements that were made and even though TMH and Sacred Heart are not involved in that the Board is beholden to that so it will matter to them what is happening to that clinic and in Apalachicola. Mr. Creamer asked for a timeline when TMH would be comfortable moving to another level of management. Mr. O'Bryant stated TMH would like to see a relationship with a company start because they would like to see the improvements and they would facilitate those relationships and those conversations and any kind of support they can provide. He said there is no timeline but they could start but it is a different structure. Mr. O'Bryant stated in Perry they created a community board that is appointed by the City Commission and County Commission and they have an active board. He reported they have a local board that actually manages and is engaged in the process. He said they are not involved in that Board or the governance. He stated they would have to look at the governance structure and they are open to that. Commissioner Boldt asked if they see a Franklin County citizen being on the TMH Board. Mr. O'Bryant said they have a limited number of Board seats and he does not make that decision but it is probably not likely. He stated there is a role for Franklin County on the Apalachee Center Board and that is a partnership with TMH. He reported there is a way to create more connections with the boards. Mr. O'Bryant said TMH invites the Board Chair at Doctors Memorial to come to their annual retreat with the TMH Board and to other events to create connectivity. He stated typically they bring in the administrator and Board Chair to the annual retreat to do joint education and enhance the relationships. Mr. O'Bryant said they have done that in the past here but have not done it in a while. Chairman Lockley stated he has been here from day 1 when this started. He reported at first they had a healthcare committee and when the Board decided to take a vote to the people and ask for the 1 cent sales tax that is what they did and the Board did not make that decision the people of Franklin County voted for it to pass. He stated they do not see the people that voted for it to pass but the people that objected from day 1 are still here objecting. He explained when it passed they had to get agreements with the cities and they made those agreements. He reported the first agreement was to build a clinic in Carrabelle and pay for it and they did it. Chairman Lockley said the second agreement was with the City of Apalachicola and they were supposed to build a hospital and staff it. He reported Sacred Heart was not here then but they talked to them later. He said when Sacred Heart built their hospital they knew they had to be 35 miles from Apalachicola to get the critical access. Chairman Lockley said all they hear about is the critical access but they promised the people they would build a hospital. Chairman Lockley reported Sacred Heart told them they would not build the county a hospital. He stated over 70% of the citizens said yes to building a hospital. Chairman Lockley stated he is committed to doing what they are supposed to do and sticking to his commitment. He reported his vote is going to be to build the hospital because that is what he told the people he is going to do. Mr. Creamer reported there is a

misconception and they are not building a new stand-alone hospital that requires a new application for the critical access designation but there will be an addition to the existing facility. He stated the critical access will not be affected with the new construction. Mr. O'Bryant said that is correct. Commissioner Boldt discussed what they need to think about in making the county a magnet for physicians. Mr. O'Bryant responded he believes it is to the benefit of Franklin County to keep the hospital and if they bring someone here to direct that the first thing they need to do is develop a strategic plan because that is their tool kit. He explained that has been lacking in the past because they were focused on keeping the doors opens and the hospital running but if they do not plan for the future then they are always reacting. Mr. O'Bryant stated they need to create a long range strategic plan which includes short term issues in the year and longer issues 5-10 years out. He said in the strategic plan they can identify what needs to happen in each area and what they want to happen and what is realistic. Mr. O'Bryant stated he does not think the community has ever had a strategic plan for the hospital but that is one of the things that an organization brings. He reported one of the first things they did at Doctors Memorial was to develop a long range strategic plan and now it is in place and they are moving it forward. He said when they are talking about critical access and rural health care having an organization that understands the road map is important. Commissioner Boldt said the question is how they compliment the referring physician and the work they are doing. He stated in the strategic plan he would want a big involvement of medical doctors. Mr. O'Bryant reported one of the first things this Board and the Hospital Board should require is a comprehensive strategic plan to give them a sense of the directives. He explained a lot needs to be done quickly especially on the facility side. He said the county has been trying to decide whether or not to build a facility for a long time and he knows the facility here is dated. Mr. O'Bryant stated even though they recognize the value of doctors, nurses and staff for providing care there is something to be said about a facility platform. He pointed out if they want to give confidence to the community they need to give them a facility that gives them a sense of confidence. He explained this gives a better platform for care and makes it easier to recruit doctors. Chairman Lockley agreed the facility is old and the Agency for Health Care Administration (AHCA) could shut them down if they do not do something to it. He stated they are obligated to the people and cannot change the rules for a few select people. Mr. Creamer reported one of the unique tools Franklin County brings is the surtax that is collected. Commissioner Jones left the meeting at this time. Mr. Creamer explained people think they get ad valorem dollars for the hospital but that is not correct. He said Weems does get property tax dollars to operate the ambulance service. He pointed out they only get a portion of the sales tax and a lot of hospitals do not have this blessing. Mr. Creamer said the people voted to give that tax to the hospital because they want good health care and were willing to do this to insure it. He explained not only do the residents support this tax but anyone who visits the county and buys anything. He reported that enables them to generate revenue they would not have and if they are not careful and don't go in the direction they led the people to believe they were going in the cities could fall out of the agreements, the tax could fall apart and they could end up with the burden for health care back on the ad valorem taxpayer and he would not want to see that happen. Commissioner Jones returned to the meeting. Mr. Creamer said regardless of the company they go with it must conform to their agreements with the residents of the county and what they said they would do for them. Chairman Lockley stated they have not used any ad valorem tax dollars for the hospital since the tax has been in place. Commissioner Parrish said he is glad Mr. O'Bryant is here to address some of these questions and let the public hear him speak and tell what his outlook is. He stated he appreciates Mr. O'Bryant attending the meeting. Commissioner Boldt stated the Health Care Trust Fund (HCTF) is a reservoir of money that is continuing to come in and they want to be prudent spenders. He said he was interested in the 50% partnership and would like to know if

Taylor County has a health care trust fund. Mr. O'Bryan replied they have a fund but it does not go to cover operations at the hospital. He explained it went to purchase/build the new hospital and he thinks a portion is available at the Board's direction for facility improvements and capital improvements. He stated there is not a flow of dollars from the county or city that flows into the hospital for operations. Commissioner Jones reported the difference is the State of Florida allows a ½ cent tax for health care that can be levied and Franklin County knew it would not be enough to sustain the hospital because of where it was at the time and to build a new hospital so they used a 1 cent general tax and through interlocal agreements and what was done by referendum they tied the tax to health care. Attorney Shuler confirmed that is correct. Commissioner Jones said that is probably the difference and why Taylor County uses theirs for facilities. He explained Franklin County's is the same way but they voted to split the fund by a vote of the Board. Mr. O'Bryant said Taylor County opened their hospital about 15-16 years ago and it is a beautiful facility. Commissioner Boldt said it seems like they are amending some of their proposal and a comment about the timeframe and criteria to build a 50/50 partnership would be very important for the Board to see. Mr. O'Bryant explained there is not a timeframe because it is not set on a timeframe but if the community is interested in that kind of structure they are willing to sit down and start going through that conversation. He reported he has been on the Hospital Board in Perry for years and it is a great meeting and there is a very committed set of Board members that are actively engaged in making sure they have a healthy hospital. Mr. O'Bryant said they are learning from each other because rural health care is very unique and different from the tertiary/quaternary level. He explained if they bring in the right skill set it makes it even better. Commissioner Parrish left the meeting at this time. Mr. O'Bryant said when he attended the last meeting here he encouraged the county to bring in a group that understands rural health care because that is where they get the advancement of how they handle their services moving forward. Mr. O'Bryant stated in Perry at Doctors Memorial Hospital it has been a very good relationship. Attorney Shuler said he would like to make his presentation when the full Board is present and Commissioner Parrish is out of the room. He explained there have been a lot of discussions about the Interlocal Agreements and the sales tax structure. Attorney Shuler reported he was here at the time and at the direction of the Board he was sent to negotiate with the two cities. He went on to say they had many hearings and meetings and all of those were reduced into two necessary interlocal agreements just prior to the ballot being held. He stated there have been a lot of questions and he asked if the Board would like him to prepare and present a Memorandum and then he and the Board could have a question and answer session. He said maybe the time is appropriate to clarify various issues. Attorney Shuler reported over the years he has had individual conversations with the Commissioners but it may be time to have a public discussion.

The meeting recessed at 11:20 a.m.

The meeting reconvened at 11:30 a.m.

All Board members were present when the meeting reconvened. Attorney Shuler asked the Board for direction and if they feel like it is an appropriate time for him to prepare a Memorandum for them to review on items such as the Interlocal Agreements and ballot language and then have a public question and answer session between him and the Board as an informational tool for the public. Commissioner Boldt stated a white paper in factual language about the Interlocal Agreements would be important to have and it also guides the public. Commissioner Jones questioned what he would be describing in the Memorandum. Attorney Shuler explained he would set forth the issues and a statement of facts and

analysis of questions that are proposed and issues that were identified and addressed. He stated the Board can think about this and provide some questions they have and he would add that in to a list of questions and answers in a written manner. Commissioner Boldt stated because they have two very important management corporations offering proposals the Interlocal Agreements are a strong foundation for their decision and they should have him provide this information. Attorney Shuler explained in his mind from a technical legal standpoint having a Memorandum addressing technical issues in the Interlocal Agreements is separate from the policy decision on whether to have interaction between Alliant/TMH or Sacred Heart. He reported the issues in the Interlocal Agreements are not who the parties are but whether the service provided does or does not comply with the terms of the Interlocal Agreements and the reasons why they do or do not comply and the potential consequences. Attorney Shuler stated the Board can decide when they would like this information. Chairman Lockley reported the Interlocal Agreements have been there since day 1 and they should know them.

Mr. Jim Coleman, Alliant, stated he presented his proposal on October 15, 2019 and there have been various communications about his proposal and he will correct some misinformation. He reported the big thing was he wanted to have Mr. O'Bryant represent TMH and their interest in this proposal and this partnership for Franklin County. He stated this has been well discussed but TMH is a partner in this proposal. He reported people are calling Alliant a consulting company but they are a management company and they do the full operation of the hospital. He explained they specialize only in rural and small community hospitals and especially critical access hospitals. Mr. Coleman stated fees were quoted and it said they have a 5 year deal for \$30,000 a month but when he made the proposal he was asked to include the CEO salary and benefits and that is what he did. He reported his management fee is \$17,500 a month for 5 years but for all his agreements there is a short out clause because if they do not feel like he is doing the job they want he does not want to be in that relationship and they can get out of the agreement. Mr. Coleman stated in relation to critical access it is a designation and they go through the cost report to make sure they have every allowable cost and that is important because the allowable costs are reimbursed by the federal government at 101% or costs plus 1%. He reported they have a person that has expertise and does nothing but costs reports. Mr. Coleman provided an example of his fee and said if they have a 40-45% reimbursement rate then that portion of the cost would be reimbursed so the net costs of his management fees for a critical access hospital would be about \$125,000 a year which is less than they would pay a CEO. He explained the reason they can do this and offer lower fees is they have access to Blue & Company, a top accounting firm, with expertise in these areas. He reported if they run into an issue and need guidance he can contact Blue & Company and reimburse them out of his fees but he does not have that person on his payroll so it allows him to reduce the overhead costs. He discussed the reimbursement rates and the amount reimbursed when the cost report is done. He said as they think about building a new facility they will have new equipment and a new building which adds depreciation and that allowable cost goes up so they will get even more reimbursement through the cost report mechanism. Mr. Coleman reported the value of this is not insignificant. He stated Weems Memorial Hospital is 1 of 12 critical access hospitals in Florida and they must meet certain criteria and as pointed out they must have 35 miles to the next facility. He explained it would be very beneficial to have a free standing emergency room here and place that designation somewhere else. He clarified the critical access designation is site specific so if they do build on the current site they do not have to reapply. He explained if they move the location they would have to reapply and the designation is hard to get now and it is hard to meet the criteria. Mr. Coleman said the main reason people cannot meet the criteria is the mileage requirement. He stated one of the key things he has worked hard on is finding partners that bring

micro revenue streams into the facility and adding new services to meeting the community's needs. He reported through the strategic planning process not only do they find out what they are going to do operationally and clinically to improve services in the new facility but they also identify those areas that need services that match community need. He stated they then go to those partners and bring those services in for more revenue streams to keep the hospital profitable. Mr. Coleman pointed out there are a lot of solutions out there but it takes focus and for the growth of services they need a hospital and physician support to develop them from. He explained as part of the strategic planning they not just look at the Carrabelle Clinic but also look at the whole county to see where the other access points are for primary care. He said the Carrabelle Clinic is a good facility and they have the opportunity to expand services there. Mr. Coleman agreed with what Mr. O'Bryant said that they need to build a base of primary care and then the specialists will come. He said the swing bed program is not insignificant. He reported they started that program in Perry and it is a PPS hospital and they have seen revenue coming in for that program. He explained the same patients at a critical access hospital like Weems would generate double the revenue. He offered to answer any questions. Commissioner Parrish said he talked with Mr. Coleman and he verbally committed to mentoring the CEO because Mr. Walker has never been a Hospital CEO before. Commissioner Parrish said there is no price on their mentoring and providing guidance and he asked if they are still committed to providing that assistance. Mr. Coleman answered yes, and they do this with any facility they work with. He explained he does not do wholesale changes to the personnel but works with the personnel that is there and he gets to know them, what their capabilities are and what they need to improve on. He stated he has regular calls with every CEO in their company at least once a month. Commissioner Parrish stated another benefit with going with Alliant is having the ability to help with submitting bills when they are kicked back from CMS and being able to resubmit them and get the money flowing back into the hospital. He said a lot of them are being lost because they do not have the expertise at the facility. He questioned if Mr. Coleman is prepared to help them do that. Mr. Coleman responded yes and said they have partners that help. He reported both of their regional CFO's are working together to prepare a play book for these items as a map for them. He explained they will implement this play book at the new facilities and even use it as a checklist every 2 years to go into a facility and make sure these procedures are still in place. Commissioner Parrish reported Mr. Walker has not been there long but has explained to staff the difference if this money is not collected and trying to readdress these items to bring the money back to the hospital. He said the money is being lost because they do not have a billing coder and that level of expertise. He explained if they can collect a higher percentage then that would go back to the facility and could improve morale and benefit packages. Commissioner Parrish stated if they do not collect this money it means the hospital struggles month after month. Mr. Coleman explained when they did the hospital assessment when he was with Community Hospital Corporation (CHC) that was a key opportunity and it may still be. He reported it was a 7 figure number that was uncollected and had not been worked. He said some of the bills will need to be written off because they are probably old but they can figure what that point is and work forward. Commissioner Parrish reported this is important because if they do not address the bills when they are kicked back then the hospital loses that money. Mr. Coleman agreed and said they have revenue cycle metrics that address these issues and how soon the bills are generated after the patient checks out. Mr. Creamer asked if the contracts with the insurance providers would be negotiated at a higher return or would the hospital still be responsible for negotiating them. Mr. Coleman replied they have a person that they work with at Innovative Managed Care Solutions and he has 25 years of insurance negotiations experience. He stated as part of their contract he looks at the payor contracts that generate over 80% of their business and reviews the contracts to determine if there are opportunities to re-negotiate. He

explained he will also make a payer grid so they can pull samples periodically to make sure they are getting reimbursed what the contract says they will be reimbursed. He said this is done as part of their contract but if they want to engage Innovative Managed Care Solutions to negotiate for the hospital then that would be an additional fee. Mr. Creamer reported they have a person now but Weems is a small entity but bigger entities seem to have more success. Mr. Coleman stated they have discussed this and as they have more presence in the panhandle they are looking at forming a network. He explained it would be a separate entity and they could be a member and negotiate with leverage. He reported this is a problem for small rural hospitals and they would have to do it state by state but it is in the planning stages and would give them more purchasing power in the marketplace. Mr. O'Bryant stated they could also facilitate those discussions with the payor community. Mr. Walker said they are not getting a fair amount by the insurance carriers and they are starting to negotiate but having those partnerships would help with this because they would have a deeper bench and return on their investment. He said they want to show the community dollars they get and manage their finances at a sustainable level. Mr. Walker stated he sees this partnership with Alliant as providing an operational piece and TMH providing the clinical piece. He said they need to look at the county and bring as much service as they can to the people. He reported the operational piece has to be solid first and then bring the clinical pieces in and then look for growth and the strategic plan. He stated they all want quality health care but they need to get expertise for the county. Mr. Coleman explained they manage EMS in Perry through their CEO and have some experience but it is not their forte. He said it is difficult to manage but he has met with a group recently and they may be able to develop some partnerships. He reported they discussed a model similar to Doctors Memorial Hospital but if that hospital was a critical access hospital the model would be even more beneficial. He explained because Weems is a critical access hospital if they got to that kind of model any service or documented support from TMH would be eligible on the cost report because they are a financial partner. He stated they have used that model in the Midwest and they always request approval from CMS. Mr. Coleman said that would also be a tremendous asset of the critical access designation. Commissioner Boldt reported it is also important to make sure they are on the provider panel of insurance companies. He asked for guidance on the structure and good authorization for procedures they are proposing for patients prior to going into the expense so they will get paid in the end. Mr. Coleman agreed that would be part of the strategy. Commissioner Boldt reported the comments about the cost report are critical and the items that can be brought into the cost report as a viable legal charge are reimbursable. He stated apparently a lot of Alliant's services can be included in the cost report. Mr. Coleman said they are probably paying someone about \$20,000 to do the cost report but they provide that as part of their services. He stated they have several full time reimbursement specialists and that is all they do. Commissioner Boldt said he did not realize they were 1 in 12 hospitals that had this designation in Florida. Commissioner Parrish reported there are about 100 hospitals that would like to have it. Mr. Walker commented they are paying about \$30,000 for the cost report. Mr. Coleman said they will do the cost report as part of their contract. He explained it is important that it is done right and that every eligible allowable cost is on there because the reimbursement is important. Commissioner Boldt stated it is important when he is justifying his fee to show how much money they saved the county. Mr. Coleman explained they have not completed a full year at Doctors Memorial yet but they do a monthly report that provides highlights of what they are working on and a summary report of all the improvements so they can show the value of what they provide. Mr. Coleman stated they do this every year so they are looking each year for things to improve on. Commissioner Parrish stated they did not discuss their ability to purchase supplies through TMH as a big network and that saves the hospital a lot of money. He explained that is part of the previous partnership where TMH was allowing

them to purchase products and get a break on supplies which saved money here. Mr. Coleman stated if they were not participating in that program they have a purchasing program within Alliant also. Commissioner Jones said there has been a lot discussed about insurance and CHP and they do need to consider that because it is not just that Franklin County's provider is CHP but also the provider for the City of Carrabelle, City of Apalachicola and the Franklin County School District. Mr. Coleman stated they also have to consider that on his presentation he pointed out 88% of Franklin County goes to Tallahassee for health care and approximately 20% went to Capital Regional Medical Center and the bulk of that business went to TMH. He pointed out some of these decisions are driven by patient choice and some are driven by health plan. He stated his understanding is Ascension is out of the network for CHP. He explained if you had a free standing emergency room you might not be able to use it unless you paid out of network. Commissioner Jones stated the critical access designation up to this point has never seen the realization of the monies for the county because of what they need and how they need to move it forward. He said either way the county is looking at building a facility and they are all in agreement because that is what is needed. He reported as changes come there are dollars there or that would not be part of the discussion in the proposals. Commissioner Jones questioned the EMS services and said both Alliant/TMH and Ascension do not really do EMS but Alliant is doing some form in Perry and he asked Mr. Coleman to describe the situation there. Mr. Coleman reported it is basically the same thing as it is a county service and TMH is a part of Doctors Memorial Hospital. He explained the hospital runs it for the county but on the hospital's money. He reported they are currently in negotiations to go to the county for funding to break even and for capital needs because the county is also large and the equipment wears out. He stated the situation is similar to what they have here. Commissioner Jones reported this process has been delayed but they have not be idly waiting. Commissioner Jones stated in all these situations coming up he is not an expert but he has looked out for the answers. He said they are mandated to have EMS by the state and that is done on tax dollars but it is not a deal breaker. Mr. Coleman explained EMS is a tough business to manager and the labor market for paramedics and EMT's is tight. Commissioner Jones said if an ambulance is 7 years old it probably is near the end of its life because of the mileage put on it. Commissioner Jones stated he wants the public to know they are looking at all of these issues because it is going to matter and they want the best quality health care for everyone in the county. Commissioner Boldt stated the EMS is easy to use and the county is 65 miles long. He explained there is a desert of health care need starting about Lanark Village and going east to the middle of the Ochlocknee Bay Bridge and they are looking at comprehensive health care and EMS is critical to that. Commissioner Boldt reported they have a good relationship with Wakulla County and they also have a desert of health care around Panacea. Mr. Creamer stated Mr. Coleman talked about the cost report and he asked for the number of years the county could write off new construction of the hospital on the cost report. Mr. Coleman said he is not a Certified Public Accountant (CPA) but at least 30 years for the building. Mr. Creamer stated if they had a 30 year mortgage then they could use the cost of construction on the cost report. Mr. Coleman agreed and said also some of the equipment. He said there are also a few other items and he will check because there are regulations that limit certain items for certain years. Mr. Creamer reported if they are considering a multi-million dollar project he would like to know if they could recoup some of the money off of their cost report and for how long. Mr. Coleman estimated it could be 20 years. He stated he hopes if they build a new facility that within 10 years you have a lot of new service lines and physicians and recouping that on the cost report will be extra money. Commissioner Jones said when they started their relationship with Doctors Memorial they had a fee and questioned if their fee has gone up as they expanded and added services. Mr. Coleman answered no. Chairman Lockley thanked them to coming to the meeting. He said if they are lucky and get the proposal what

guarantee does the county have that they will stay. Mr. Coleman stated he does not plan to go anywhere.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 12:15 p.m.

Noah Lockley - Chairman

Attest:

Marcia M. Johnson - Clerk of Courts

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

FEBRUARY 14, 2020

1:30 PM

MINUTES

Commissioners Present: Noah Lockley – Chairman, Ricky Jones-Vice-Chairman, Joseph Parrish, William Massey, Bert B. Boldt, II

Others Present: Erin Griffith-Assistant Finance Director, Michael Moron-County Coordinator, Michael Shuler – County Attorney, Lori P. Hines-Deputy Clerk to the Board.

Call to Order

Chairman Lockley called the meeting to Order.

Prayer and Pledge

Commissioner Jones said a prayer followed by the Pledge of Allegiance.

County Coordinator – Michael Morón – Report

Mr. Moron read the following item from his report:

1. USDA Loan - Inform the Board that the USDA Marianna office is requesting that the County submit a written request to either provide a proposal to proceed for the \$10,000,000.00 loan or a request to de-obligate the funds for the Hospital Improvement Project no later than Thursday, March 12, 2020. Rural Development obligated the \$10,000,000.00 for the Hospital Improvement Project on June 22, 2015 but there has been no expressed interest in proceeding with this project since a March 12, 2019 conference call. Last year, Weems received an Agency for Healthcare Administration (AHCA) Stage II Stand-up Review approval for the Hospital Improvement Project, however the Board paused the Guaranteed Maximum Price (GMP) process.

Request: Board discussion and action to proceed with building the hospital project including, authorization to proceed with such matters as may be required by USDA to proceed with building of the hospital project, obtain a Guaranteed Maximum Price (GMP), authorize me to work with Mr. Joe Bynum (project architect) on the creating the proposal to proceed that will be submitted to USDA to continue the obligation of the \$10,000,000.00 prior to the March 12, 2020 deadline, direct Attorney Shuler to start the bonding process for the loan or submit a request to USDA to de-obligate the funds.

Mr. Moron clarified he is not asking the Board to agree to the building project or the loan terms. He explained he just needs to know if the Board wants to keep the money obligated or not and find out from USDA what it will take to keep the money obligated. Mr. Moron said the Board has 2 proposals and when he talked with Mr. Roger Hall, Ascension/Sacred Heart, he said the USDA loan is the best option for the free standing emergency room. He explained Mr. Jim Coleman, Alliant/Tallahassee Memorial Hospital (TMH) has also said the USDA loan is the best option to pay for the hospital improvement project. He stated with either proposal they are going to need a loan to pay for the building. He explained there is a misunderstanding that Ascension/Sacred Heart is constructing a building but they are not. He reported Franklin County will construct the building but it will be to Sacred Heart's specifications. Mr. Moron said Mr. Hall has asked to use their own contractor but he is not sure if that is possible. He stated either way the county will need a loan. He stated he needs to know if the county wants to keep the loan going for 60-90 days until the Board makes a decision on what they want to do. Mr. Moron reported on Tuesday they will have a discussion about another special meeting because Mr. Hall would like to meet again with the Board. He explained all he needs to know today is whether the Board wants to move forward and try to obligate the money or has no interest in the loan.

Public Comments

Mrs. Mel Kelly, a resident of Carrabelle, said the plan to meet on the future of the hospital construction project at a time when most voters are working and with less than 48 hours' notice to the public seems to create its own message of subterfuge. She questioned what the need and urgency are for a special meeting with a mid-March deadline and a regular scheduled meeting in 4 days. Mrs. Kelly stated they have had excellent proposals for the future of Franklin County healthcare over the last few months. She reported they have a choice of a hands on stand-alone emergency room fully staffed and equipped or a consultant plan with promises and goals from with TMH that has not proven to be a real partner after many years. Mrs. Kelly said they sought consultation through the Texas A & M grant. She said they have listened to presentations and failed to make a decision for people who need modern and competent health care services. She reported by moving forward on the loan effort they are turning their back on Ascension/Sacred Heart. She said they proved with studies that they could provide care and promised to bring mammography to the county which is something Weems has not provided for years. She reported Alliant will bring bookkeepers and Weems already has bookkeepers. She stated to move forward with this meager loan that will not build or equip anything but a skeletal facility is an insult to those that voted for them and trusted them to do the right thing at this pivotal time. Mrs. Kelly suggested they could revamp the loan proposal to build a stand-alone emergency room and not have a hospital that will have less than 1 patient per night, have old equipment and will require taxpayers to subsidize it. She provided two stories concerning Sacred Heart Hospital.

Mr. Steve Kirschenbaum, Citizens for a Safer Franklin County, stated he is upset that the Board meetings are at 9:00 a.m. and that there is no interaction with the Commissioners on resolutions. He reported it appears the decisions are made before they come into the room. He said there needs to be an opportunity for working citizens to attend the meetings and the meetings need to be held at night. Mr. Kirschenbaum reported people are leaving the county for health care and the hospital does not need to be run by the County Commission. He stated there are 4 air lifts a week out of this county because the hospital cannot handle the needs. Mr. Kirschenbaum reported the air lift comes from

Perry and charges \$44,000. He said if they put a helicopter in this county they could get grant money and the revenue from the air lift could come in to the Sheriff's Department to offset the cost of the helicopter. He stated they could also provide support to other counties and make money. Mr. Kirschenbaum reported they need hospital professionals running the hospital. He said \$10 million will not pay for anything. He stated they need Sacred Heart in this town and they need a hospital and a free standing emergency room.

Mr. Kevin Begos, Mayor for the City of Apalachicola, urged the county to keep the USDA money available. He stated they understand the two competing proposals and the pressure the Board is under but the City of Apalachicola strongly feels like the hospital or some health care facility should remain in Apalachicola. He said both proposals have pros and cons and the Board is properly taking time to look at the proposals. Mayor Begos referenced the referendum and Interlocal Agreements and said they are expecting a hospital or some facility to be built in Apalachicola. He asked them to keep this project alive and see what USDA says in response to a 60-90 day extension. He thanked the Board for their work on this issue as health care is a complicated subject for any rural county. Mayor Begos stated this Board gets criticized for holding meetings in the daytime and he gets criticized for holding meetings in the evening because the meetings go on too long. He said on the idea of moving the hospital from Apalachicola to Eastpoint he would never suggest moving the stand alone health facility from Carrabelle to somewhere else so they should not engage in that kind of suggestion. He stated they may need a facility in Eastpoint or St. George Island at some point and he supports that too. He reported the City of Apalachicola Commission feels like they need to keep the hospital or some facility here in Apalachicola.

Mr. Alan Feifer, Concerned Citizens of Franklin County, said other people's money has been used to prop up Weems Memorial Hospital for years. He stated the Health Care Trust Fund (HCTF) was the worst thing for Weems because it allowed \$20 million to be improperly used to prop up a hospital where there are too many bad outcomes. He reported this has delayed a decision on what makes sense and the public is excluded from the conversation. Mr. Feifer said they can speak but cannot get answers. He reported with over 80% of the HCTF already spent they cannot afford a decent clinic much less a hospital. He questioned where the money will come from to pay for new equipment. Mr. Feifer stated Sacred Heart will bring a mammography machine at no cost. He reported a new larger facility costs more to operate and they cannot pay for the old one. Mr. Feifer said they do not even know what a new facility will cost and how they will fund it. He questioned the hate and mistrust of Sacred Heart and why they do not feel like their proposal will work. Mr. Feifer said he receives calls that people received substandard care and died. He discussed the number of CEO's at Weems and why Hospital Board members resign and wish they were not on the Board. He stated the hospital employees will never receive benefits because there will never be enough money. He reported they must deny Weems before they are stuck with an everlasting debt and run on the general fund in future years. He said they quickly called a meeting to make a decision for a generation. Mr. Feifer asked the Board to set aside political interests and do what is right for the people.

Mr. Tony Partington, a resident of Eastpoint, said Weems Memorial Hospital has a rich history and has played a part in his life. He stated all of his family has received care at Weems and he worked at Weems. He reported the elected officials are charged with making a decision that will affect the lives of their constituents, the people of Franklin County. He discussed the changes to health care and the

economy since Weems opened their doors in 1959. Mr. Partington reported economy of scale dictates whether or not a medical practice or facility succeeds or fails. He stated before moving to Franklin County he and his wife worked in health care. He reported the residents and visitors need and deserve quality health care and that cannot be realized through a private rural hospital that would be a financial burden to them and their children. He asked the Board to consider the opinion and counsel of those that have professional healthcare experience. Mr. Partington reported Ascension/Sacred Heart has provided a comprehensive, financial and viable solution to the issue of healthcare in the county and he asked the Board to consider it.

Mr. Patrick Leach, a property owner at St. George Island, presented a letter from Mr. Tim Sullivan stating there was not enough notice for the meeting. The letter also said the building of the hospital in that location is yet to be decided and questioned why the Commission feels rushed to make a decision to spend a large amount of taxpayers' money when this issue has not been settled with the voters. The letter stated there are many questions from voters and the national assistance grant from Texas A & M will answer financial and logistical questions.

Ms. Susan Leach, a property owner at St. George Island, read a letter from Mr. Jim Warner expressing shock at the short notice of the special meeting on this matter. The letter stated the two issues are the business issue and brand name. The letter requested the business model, financials and a polling of the residents on services needed and supported.

Chairman Lockley reported part of these things were already voted on 15 years ago.

Ms. Elizabeth Roffey, a property owner at St. George Island, asked Commissioner Parrish to pay attention to what they are saying. Commissioner Parrish responded he has heard everything that is being said. Ms. Roffey stated the Board is supposed to be making good decisions for the citizens and should do the right thing and vote for the Sacred Heart deal.

Mrs. Diane Brewer, a resident of Apalachicola, stated Mr. Moron explained the purpose of the meeting but she has attended many meetings and the controversy of what kind of health care and who is going to pay for it and the next 30 days is not going to get them any further. She reported it is time to give up the funding because they do not know what they are going to be building or where. Mrs. Brewer asked the Board to give up the obligation for funding, get out of the health care business and leave it to the professionals.

Mr. Mike Thornburg, a resident of St. George Island, stated they should not have called a special meeting when they did not need to make a decision for 4 weeks and could have made a decision on Tuesday. He said they have a general election in November and they should let the voters decide what they want to do going forward in health care. He stated the ballot language does not say the hospital has to be in Apalachicola or mention the Interlocal Agreements. Mr. Thornburg reported \$10 million will not build what the county needs and he questioned how they will pay for the \$10 million loan. He said this \$10 million does not include doctors or services and will be a substantial payment.

Ms. Wanda Johnson, a resident of Lanark Village, said she is on the Board of Directors for the Lanark Association and will represent their feelings. She stated the situation now is a 6 bed hospital at Weems

with an emergency room with old equipment and a walk in clinic in Carrabelle operated by Weems. She reported if they have an emergency the clinic is only open 8-5 Monday thru Friday. She stated health care is an issue on the weekend and they need an emergency room. Ms. Johnson said if this money is coming from tax dollars and is a 40 year loan then they will be paying for a long time and will not get a lot. She stated they should vote on this issue and they should consider the issues addressed today.

Ms. Mary Ann McGuire, a resident from St. George Island, requested the Board not obligate her tax dollars to a \$10 million debt for a new Weems Hospital building. She reported with a 1 bed occupancy rate the hospital has been losing money and surviving with help from the county. She expressed her opinion that this is not a sustainable situation and a new building will not solve the financial problems. Ms. McGuire said a solution has been proposed by a professional health care company with a proven track record and she supports the proposal from Ascension/Sacred Heart to build, equip and staff a state of the art facility that will serve the health care needs of the citizens. She reported the county does not need or can they afford a new hospital. She explained the proposal by Ascension/Sacred Heart will better address the health care needs of the citizens with less financial risk. Ms. McGuire urged the Board to begin the process with Ascension/Sacred Heart.

Mrs. Deborah Storck, a resident of Eastpoint, said she has attended meetings and the biggest untruth is Sacred Heart will build an emergency room. She stated Mr. Moron just explained it is still the county's sales tax money that will build the facility. She said if Sacred Heart is committed why they have not sent doctors that admit patients to the hospital or provided specialists. Mrs. Storck reported this is a health care issue but also an issue of jobs and they cannot address one without the other. She stated with the Sacred Heart proposal they will lose approximately 60 jobs and they will not find jobs in the county and will be leaving. She pointed out the county needs a hospital to attract businesses and she finds it hard to believe the mayors would support a stand along emergency room. She stated the mortality rate will go up and they will be giving their sales tax to another county to provide less than what they have now. Mrs. Storck reported she supports building a new hospital with Alliant/TMH. She reported the critical access designation is site specific so they must build in the current location. She stated the citizens voted on a hospital to be built in Apalachicola and it is time they get what they asked for.

Mr. Ben Huston, a resident of Alligator Point, stated the hospital should be centrally located. He questioned what happens if the bridge closes and only the people in Apalachicola can access the hospital. He questioned what the distance would be for the rest of the county to get to a hospital. He stated not enough thought has gone into access for medical services for the other parts of the county if the hospital is in Apalachicola. Mr. Huston reported they will be paying for medical services for a few citizens. He discussed the time involved with waiting for an ambulance and being transported to the hospital. Mr. Huston reported Franklin County residents utilize Sacred Heart more than Weems. He questioned if a new building will bring adequate doctors or specialists. He stated the eastern part of the county feels there needs to be a Memorandum of Agreement (MOA) with Wakulla County to have faster access to medical services as they are closer to Tallahassee than Apalachicola.

Mrs. Gail Riegelmayr, a resident of St. George Island, stated at the last meeting Weems needed a loan for payroll and will pay it back with a Hurricane Michael claim. She questioned what this says about

the financial situation at Weems. Mrs. Riegelmayr stated at the special meeting with Alliant/TMH Commissioner Parrish asked for assurance that they will mentor the Weems CEO and she commented they cannot afford what it would cost to train employees at Weems. She reported Commissioner Parrish also acknowledged significant revenue is not being collected because they do not have the expertise. She explained he also wanted assurances Alliant would manage this aspect of Weems. Mrs. Riegelmayr stated they do not have time to wait nor the money to pay for Alliant to do these studies while money is being left uncollected. She reported at the Carrabelle Commission meeting last week Commissioner Boldt said the County Commission is concerned that all employees and 10% of the citizens have Capital Health Plan insurance and Sacred Heart does not take that insurance. Mrs. Riegelmayr stated Sacred Heart will take CHP insurance but they are out of network. She said Dr. Ryan Pharr and other Sacred Heart services in Franklin County do take CHP. She said this can be negotiated with Sacred Heart. Mrs. Riegelmayr reported at the same Carrabelle City Commission meeting they discussed withdrawing from the Interlocal Agreement with the county and directing their attorney to look into the ramifications. Mrs. Riegelmayr said Weems is already losing money and a new hospital would increase that amount and they would need to pay Alliant. She questioned what would happen if Carrabelle withdraws their money and expressed concern it would come from ad valorem taxes. She stated the Carrabelle City Commission has already thrown their support behind Sacred Heart. Mrs. Riegelmayr reported a lot more people would have been here except for the late notice of the meeting. She said the Board's job is to work at the will of the people and urged the Board to negotiate the best deal with Sacred Heart. She asked everyone that support Sacred Heart to raise their signs.

Dr. Richard Mitsak, a resident of St. George Island, stated they have heard many arguments and ideas over the last weeks and there is sentiment that they are going to ignore that and vote for a narrow vested interest rather than representing all the people of Franklin County which he hopes is not true. He said they should ask if they have met their obligation and represented everyone.

Mrs. Pat O'Connell, a resident of St. George Island, stated she talked with Mr. Moron and staff about what this proposal was because she thought they were making a final decision and foregoing any other discussion. She reported Mr. Moron explained that was not true and they are not closing out any options or shutting off the presentation by Texas A & M which will compare the options. Mrs. O'Connell reported they are simply asking USDA to extend their loan until they can come back with the actual proposal that is based on their best judgment. She stated if this does not make a commitment to Weems or change the opportunities for Ascension/Sacred Heart or TMH then the Board should go on the record and say that. She commented the motion Mr. Moron has written is very unclear and she ask the Board to amend the motion to only give authority to ask USDA to extend the loan until this Board can make a decision. Mrs. O'Connell stated there are people in the county who know powerful people and they can call and get the extension on the loan. She reported the USDA money has the best rate and that is their function. She said the Board needs to make sure the people understand that this is not a decision they are just extending the loan opportunity.

Mr. David Adlerstein, The Apalachicola Times, stated the motion said they would work with Mr. Joe Bynum, project architect, and he questioned if that means the project as envisioned by Mr. Bynum would be the operable project.

Mr. Moron stated he will address these questions after public comment.

Mrs. Donna Butterfield, a resident of St. George Island, read the proposed motion. She reported Mr. Bynum is the architect that has been trying to build Weems for 20 years so that is what caused a problem.

Mr. Moron explained Mr. Bynum is the person he will be working with and he has worked on the project but he also worked with him on other issues and the reason he went with Mr. Bynum is he is familiar with USDA. He said the only reason they are using Mr. Bynum is to create the Proposal to Proceed that needs to be submitted to USDA to continue the obligation of the \$10 million. He reported USDA requested a Proposal to Proceed and he was trying to work with someone who was well versed in working with USDA to obligate the loan if that is what the Board wants to do. Chairman Lockley said the people voted to build a hospital and he is not going back over this. He explained some of the same people that were objecting then are still here objecting now. Chairman Lockley said this matter has already been to a vote. Mr. Moron clarified he is not trying to further the building project but wants to know what USDA wants from the county to keep the money obligated. Mr. Moron questioned how they are going to pay \$7-9 million for a building if they go with the Sacred Heart proposal. Commissioner Massey said he was going to ask the same question. Commissioner Parrish commented he had the same question. He said people keep saying that Sacred Heart is going to build a new building but is that factual. Mr. Moron answered no. Commissioner Parrish stated he thought the county had to build the building and questioned how they will do that if they de-obligate the funds. Mr. Moron reported the county would need a loan. Commissioner Parrish asked if USDA has the cheapest rate. Mr. Moron replied yes. Mr. Moron reported Mr. Hall said he would provide the specifications and would like to use a contractor they use but the discussion has not gone that far and he does not know if the bid policy allows that. He said the building is the county's building and they must pay for it. Commissioner Parrish stated the county bids out these jobs according to their bid policy. Commissioner Massey reported if Sacred Heart builds this building they said they were going to keep the Carrabelle Clinic open 2 days a week and that is going to upset the people in Carrabelle. He stated they said they would close it 3 days a week. Mr. Moron reported his intent is not to shut down negotiations and on the Tuesday Agenda he is asking for a special meeting because Mr. Hall would like to re-address the Board because they want to make additions to their proposal. He stated he thinks next week a representative from Sacred Heart will be talking to Texas A & M about their additions and then they would like to talk to the Board. Mr. Moron said the Board either wants to keep the money or not. He explained if they do not want to keep the money from USDA then they need to start looking somewhere else. Mr. Moron reported he is trying to get an answer and is not going to reach out to USDA without direction from the Board. Chairman Lockley said over 70% of the people voted for the hospital and they still have trust in it and the same select few do not want it. Commissioner Parrish left the meeting. Mr. Moron asked the Board to tell him if they have interest in the loan and if they do how long they want to extend the loan. He explained he would have liked to have met yesterday so they could get Mr. Bynum started on the Proposal to Proceed with USDA and that was his urgency in calling the meeting. He reported they have the meeting Tuesday and the first meeting in March before something has to be submitted to USDA and he is not going to submit something until the Board approves it. Commissioner Parrish returned to the meeting. Commissioner Boldt said the two issues are brick and mortar and management. He reported to keep all pathways open they must agree to keep the money obligated. He stated Medicare has said they have a critical access hospital here that

they believe in and Texas A & M sponsored by the federal government is giving a perspective and they have USDA who may provide a \$10 million loan. Commissioner Boldt said they have a covenant with the federal government and must keep the access and pathways open. He stated they have done so much already in hearing from people who want to manage their health care and keeping this money obligated is another pathway they must keep open. Mr. Moron explained they are free to make any motion they want but he presented his recommendation. Commissioner Jones said if they are just trying to keep the loan obligated he is okay with that but the questions he and Commissioner Parrish have asked repeatedly about sustainability have to be answered for both proposals. He explained in both proposals they still have to explain how they are going to pay for it. He stated someone challenged him yesterday to put it on paper and he could not do it and make it work. Commissioner Jones reported if they are just trying to obligate the funds to work out the proposals then he is fine with that and with staff working on it but anything other than that he is not fine with because he cannot put it on paper and make it work. Mr. Moron apologized if his wording caused the confusion because that was not his intention. Commissioner Massey reported if the City of Carrabelle pulls out of the Interlocal Agreement the Carrabelle Clinic will close unless the City of Carrabelle runs it. He went on to say if the City of Apalachicola pulls out of the Interlocal Agreements they will need to run the Apalachicola Clinic. **Commissioner Parrish made a motion directing county staff to work with Mr. Joe Bynum on creating the Proposal to Proceed that will be submitted to USDA to continue the obligation of \$10 million prior to the March 12th deadline.** Commissioner Parrish clarified the Board has not made a decision about whether they are going with Sacred Heart or building a hospital but they do need to hang on to the loan or nothing will get done. **Commissioner Boldt seconded the motion.** Commissioner Boldt stated they have done what is right in keeping their options open. **Motion carried; 5-0.**

Commissioners' Comments

Commissioner Jones stated the Board is not obligating anything today. He explained they are asking the USDA to continue to have their obligation to the county for these funds whenever they work out a proposal. He clarified they are not obligating the taxpayers of Franklin County to anything today. Commissioner Jones reported they are trying to keep the loan open because it is taking too long and it needs to come to a conclusion.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 2:42 p.m.

Noah Lockley - Chairman

Attest:

Marcia M. Johnson - Clerk of Courts

March 3, 2020
Franklin County Road Department
Detail of Work Performed and Material Hauled by District
Detail from 2/13/2020 - 2/26/2020

District 1

Work Performed:

<u>Work Performed:</u>	<u>Date</u>	<u>Road</u>
Litter Pickup	2/13/2020	Avenue A
Litter Pickup	2/13/2020	Twin Lakes Road
Litter Pickup	2/13/2020	Otterslide Road
Litter Pickup	2/13/2020	Begonia Street
Litter Pickup	2/13/2020	Creamer Street
Bike Path (Edged, cut grass off of concrete)	2/17/2020	Bike Path (St. George Island)
Cut bushes back, Bike Path (Edged, cut grass off of concrete)	2/17/2020	W Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete), Cut bushes back, Trim Trees	2/17/2020	W Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete), Cut bushes back, Trim Trees	2/17/2020	Bike Path (St. George Island)
Bike Path (Edged, cut grass off of concrete), Trim Trees, Cut bushes back	2/17/2020	Bike Path (St. George Island)
Bike Path (Edged, cut grass off of concrete), Trim Trees, Cut bushes back	2/17/2020	Bike Path (St. George Island)
Bike Path (Edged, cut grass off of concrete), Trim Trees, Cut bushes back	2/17/2020	W Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete)	2/18/2020	Bike Path (St. George Island)
Bike Path (Edged, cut grass off of concrete), Cut bushes back	2/18/2020	E Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete), Cut bushes back	2/18/2020	Bike Path (St. George Island)
Bike Path (Edged, cut grass off of concrete), Cut bushes back	2/18/2020	E Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete), Cut bushes back	2/18/2020	E Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete), Cut bushes back	2/18/2020	Bike Path (St. George Island)
Litter Pickup	2/19/2020	Otterslide Road
Sidewalk Maintenance (Build, Take Out, etc), Bike Path (Edged, cut grass off of concrete), Edged Sidewalks	2/19/2020	E Gulf Beach Drive
Edged Sidewalks, Bike Path (Edged, cut grass off of concrete)	2/19/2020	E Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete)	2/19/2020	E Gulf Beach Drive
Edged Sidewalks, Bike Path (Edged, cut grass off of concrete)	2/19/2020	E Gulf Beach Drive
Edged Sidewalks, Bike Path (Edged, cut grass off of concrete)	2/19/2020	E 11th Street
Edged Sidewalks, Bike Path (Edged, cut grass off of concrete)	2/19/2020	E 10th Street
Litter Pickup	2/19/2020	Otterslide Road
Litter Pickup	2/19/2020	Otterslide Road
Edged Sidewalks	2/19/2020	E Gulf Beach Drive
Blowed off road/parking lot/intersection	2/20/2020	W 7th Street
Pot hole Repair (Fill)	2/20/2020	W Bay Shore Drive
Blowed off road/parking lot/intersection	2/20/2020	W Gorrie Drive
Blowed off road/parking lot/intersection	2/20/2020	W 6th Street
Blowed off road/parking lot/intersection	2/20/2020	W 7th Street
Blowed off road/parking lot/intersection	2/20/2020	W 9th Street
Pot hole Repair (Fill)	2/20/2020	Hickory Dip
Pot hole Repair (Fill)	2/20/2020	N Bay Shore Drive
Blowed off road/parking lot/intersection	2/20/2020	W 6th Street
Blowed off road/parking lot/intersection	2/20/2020	W 9th Street
Pot hole Repair (Fill)	2/20/2020	W Bay Shore Drive
Bike Path (Edged, cut grass off of concrete)	2/20/2020	W Gulf Beach Drive

District 1**Work Performed:**

<u>Work Performed:</u>	<u>Date</u>	<u>Road</u>
Blowed off road/parking lot/intersection	2/20/2020	W Gulf Beach Drive
Bike Path (Edged, cut grass off of concrete)	2/20/2020	W 6th Street
Pot hole Repair (Fill)	2/20/2020	Hickory Dip
Litter Pickup	2/25/2020	Otterslide Road
Litter Pickup	2/25/2020	Twin Lakes Road
Litter Pickup	2/25/2020	Power Drive
Litter Pickup	2/25/2020	Avenue A

34

0

Material HAUL From:

<u>Material HAUL From:</u>	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
Debris	2/18/2020	Bike Path (St. George Island)	9	0
Debris	2/25/2020	Otterslide Road	9	0

Debris TOTAL**18 0**

Litter	2/13/2020	Begonia Street	1	0
Litter	2/13/2020	Otterslide Road	1	0
Litter	2/13/2020	Creamer Street	1	0
Litter	2/13/2020	Avenue A	1	0
Litter	2/13/2020	Twin Lakes Road	1	0
Litter	2/25/2020	Twin Lakes Road	1	0
Litter	2/25/2020	Avenue A	0.5	0
Litter	2/25/2020	Power Drive	1	0

Litter TOTAL**7.5 0**

Trees	2/17/2020	Bike Path (St. George Island)	18	0
Trees	2/17/2020	W Gulf Beach Drive	36	0

Trees TOTAL**54 0****Material HAUL To:**

<u>Material HAUL To:</u>	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
Debris	2/18/2020	Stock Pile, W 3rd Street	9	0

Debris TOTAL**9 0**

Milled Asphalt	2/20/2020	Hickory Dip	2	0
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Milled Asphalt TOTAL**2 0**

Trees	2/17/2020	Stock Pile, W 3rd Street	36	0
Trees	2/17/2020	Stock Pile, W 3rd Street	18	0

Trees TOTAL**54 0****District 2****Work Performed:**

<u>Work Performed:</u>	<u>Date</u>	<u>Road</u>
Litter Pickup	2/18/2020	Lake Morality Road
Litter Pickup	2/18/2020	CR67
Box drag	2/20/2020	Meridian Street
Pot hole Repair (Fill)	2/20/2020	Miller Street
Box drag	2/20/2020	Jeff Sanders Road
Sidewalk Maintenance (Build, Take Out, etc), Bike Path (Edged, cut grass off of concrete)	2/24/2020	Oak Street
Culvert installation	2/24/2020	Oak Street
Culvert installation, Dig out ditches, Cleaned ditches	2/24/2020	Oak Street
Cut bushes back	2/24/2020	Oak Street
Bike Path (Edged, cut grass off of concrete), Culvert installation, Cut Trees down and removed, Trim Trees	2/24/2020	Oak Street

4.

District 2**Work Performed:**

<u>Work Performed:</u>	<u>Date</u>	<u>Road</u>
Bike Path (Edged, cut grass off of concrete)	2/24/2020	Oak Street
Box drag	2/24/2020	Ken Cope
Litter Pickup	2/25/2020	CR67
Litter Pickup	2/25/2020	Lake Morality Road
Litter Pickup	2/25/2020	CR67
Checked county roads for safety of traveling for public	2/26/2020	Jeff Sanders Road
Checked county roads for safety of traveling for public	2/26/2020	CR67

0

Material HAUL From:

<u>Material HAUL From:</u>	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
18" x 30' Culvert	2/24/2020	Oak Street	1	0

18" x 30' Culvert**TOTAL****1 0**

Ditch Dirt 2/24/2020 Oak Street 54 0

Ditch Dirt 2/24/2020 Oak Street 54 0

Ditch Dirt**TOTAL****108 0**

Litter 2/18/2020 CR67 1 0

Litter 2/18/2020 Lake Morality Road 1 0

Litter**TOTAL****2 0****Material HAUL To:**

<u>Material HAUL To:</u>	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
18" x 30' Culvert	2/24/2020	Oak Street	1	0

18" x 30' Culvert**TOTAL****1 0**

Black Dirt 2/24/2020 Oak Street 18 0

Black Dirt 2/24/2020 Oak Street 18 0

Black Dirt**TOTAL****36 0**

Dirty 89 Lime Rock 2/24/2020 Oak Street 18 0

Dirty 89 Lime Rock**TOTAL****18 0**

Milled Asphalt 2/20/2020 Miller Street 2 0

Milled Asphalt**TOTAL****2 0****District 3****Work Performed:**

<u>Work Performed:</u>	<u>Date</u>	<u>Road</u>
Pot hole Repair (Fill), Parking lot repair	2/13/2020	Library (Apalachicola New 2017)
Pot hole Repair (Fill), Parking lot repair	2/13/2020	Library (Apalachicola New 2017)
Parking lot repair, Pot hole Repair (Fill)	2/13/2020	Library (Apalachicola New 2017)
Litter Pickup	2/13/2020	25th Avenue
Litter Pickup	2/17/2020	12th Street
Litter Pickup	2/17/2020	12th Street
Litter Pickup	2/17/2020	Prado
Litter Pickup	2/25/2020	Wade Drive

0

Material HAUL To:

<u>Material HAUL To:</u>	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
Milled Asphalt	2/13/2020	Library (Apalachicola New 2017)	18	0

Milled Asphalt**TOTAL****18 0****District 4****Work Performed:**

<u>Work Performed:</u>	<u>Date</u>	<u>Road</u>
Litter Pickup	2/13/2020	Pine Drive

4.

District 4

Work Performed:

	<u>Date</u>	<u>Road</u>
Litter Pickup	2/13/2020	26th Avenue
Litter Pickup	2/13/2020	Brownsville Road
Litter Pickup	2/13/2020	Jakie Whitehurst Street
Litter Pickup	2/13/2020	Oak Drive
Litter Pickup	2/13/2020	Oyster Road
Travel	2/13/2020	Pal Rivers Road
Sign Maintenance, Greased Equipment	2/13/2020	Abercrombie Lane
Cleaned out spoil site	2/13/2020	Pal Rivers Road
Sign Maintenance, Greased Equipment	2/13/2020	CR30A
Litter Pickup	2/13/2020	Bayview Drive
Litter Pickup	2/17/2020	Oyster Road
Flagged	2/17/2020	CR30A
Litter Pickup	2/17/2020	Bluff Road
Litter Pickup	2/17/2020	Pal Rivers Road
Litter Pickup	2/17/2020	Pine Drive
Litter Pickup	2/17/2020	Kevin Road
Litter Pickup	2/17/2020	Oyster Road
Cut bushes back	2/17/2020	CR30A
Litter Pickup	2/17/2020	Bayview Drive
Litter Pickup	2/17/2020	Brownsville Road
Litter Pickup	2/17/2020	Jakie Whitehurst Street
Litter Pickup	2/17/2020	Bluff Road
Litter Pickup	2/17/2020	Pal Rivers Road
Litter Pickup	2/17/2020	Kevin Road
Litter Pickup	2/17/2020	Brownsville Road
Litter Pickup	2/17/2020	26th Avenue
Cleaned out spoil site	2/17/2020	Pal Rivers Road
Litter Pickup	2/17/2020	2nd St
Litter Pickup	2/17/2020	Oak Drive
Litter Pickup	2/18/2020	Connector Road
Cut bushes back	2/18/2020	CR30A
Flagged	2/18/2020	CR30A
Cleaned out spoil site	2/18/2020	Pal Rivers Road
Litter Pickup	2/18/2020	Highland Park Road
Litter Pickup	2/18/2020	Rosemont Street
Litter Pickup	2/18/2020	Bay City Road
Litter Pickup	2/18/2020	Cypress Street
Litter Pickup	2/18/2020	Cypress Street
Litter Pickup	2/18/2020	Connector Road
Litter Pickup	2/18/2020	Sacagawea Trail
Litter Pickup	2/18/2020	Bluff Road
Litter Pickup	2/18/2020	Bay City Road
Litter Pickup	2/18/2020	Bluff Road
Litter Pickup	2/18/2020	Smith Road
Litter Pickup	2/18/2020	Highland Park Road
Litter Pickup	2/18/2020	Sacagawea Trail
Litter Pickup	2/18/2020	Gibson Road
Cut bushes back	2/18/2020	CR30A
Flagged	2/19/2020	CR30A

District 4**Work Performed:**

<u>Work Performed:</u>	<u>Date</u>	<u>Road</u>
Cleaned out spoil site	2/19/2020	Pal Rivers Road
Cleaned out spoil site	2/19/2020	Pal Rivers Road
Cut bushes back	2/20/2020	13 Mile
Flagged	2/20/2020	13 Mile
Flagged	2/20/2020	CR30A
Flagged	2/20/2020	CR30A
Flagged	2/20/2020	13 Mile
Flagged	2/20/2020	CR30A
Cleaned out spoil site	2/20/2020	Pal Rivers Road
Cut bushes back	2/20/2020	CR30A
Cleaned out spoil site	2/24/2020	Pal Rivers Road
Litter Pickup	2/24/2020	Pogy Road
Litter Pickup	2/24/2020	Bay City Road
Litter Pickup	2/24/2020	Bluff Road
Litter Pickup	2/24/2020	Squire Road
Litter Pickup	2/24/2020	Gibson Road
Cut grass in ditches, Cleaned ditches, Dig out ditches	2/24/2020	Bluff Road
Litter Pickup	2/24/2020	Linden Road
Litter Pickup	2/24/2020	Pogy Road
Litter Pickup	2/24/2020	Linden Road
Litter Pickup	2/24/2020	Bluff Road
Litter Pickup	2/24/2020	Bay City Road
Litter Pickup	2/24/2020	Squire Road
Litter Pickup	2/24/2020	Peachtree Road
Litter Pickup	2/24/2020	Pal Rivers Road
Cut bushes back	2/25/2020	CR30A
Litter Pickup	2/25/2020	Hathcock Road
Litter Pickup	2/25/2020	Sacagawea Trail
Flagged	2/25/2020	CR30A
Flagged	2/25/2020	CR30A
Litter Pickup	2/25/2020	Peachtree Road
Litter Pickup	2/25/2020	Pal Rivers Road
Litter Pickup	2/25/2020	Sacagawea Trail
Litter Pickup	2/25/2020	Peachtree Road
Litter Pickup	2/25/2020	Hathcock Road
Flagged	2/26/2020	CR30A
Cut bushes back	2/26/2020	CR30A
Bike Path (Edged, cut grass off of concrete)	2/26/2020	Bike Path (Apalachicola)
Flagged	2/26/2020	CR30A
Bike Path (Edged, cut grass off of concrete)	2/26/2020	Bike Path (Apalachicola)
Flagged	2/26/2020	CR30A

0

Material HAUL From:

<u>Material HAUL From:</u>	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
Litter	2/18/2020	Highland Park Road	0.200000003	0
Litter	2/18/2020	Rosemont Street	0.200000003	0
Litter	2/18/2020	Cypress Street	0.200000003	0
Litter	2/18/2020	Connector Road	0.200000003	0
Litter	2/18/2020	Gibson Road	0.200000003	0

District 4**Material HAUL From:**

	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
Litter	2/18/2020	Smith Road	0.200000003	0
Litter	2/18/2020	Bluff Road	0.200000003	0
Litter	2/18/2020	Sacagawea Trail	0.200000003	0
Litter	2/18/2020	Bay City Road	0.200000003	0
Litter	2/25/2020	Pal Rivers Road	1	0
Litter	2/25/2020	Hathcock Road	1	0
Litter	2/25/2020	Sacagawea Trail	1	0
Litter		TOTAL	4.800000027	0

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District 5**Work Performed:**

	<u>Date</u>	<u>Road</u>
Travel, Sign Maintenance	2/13/2020	Bloody Bluff Road
Travel, Sign Maintenance	2/13/2020	Gardners Landing Road
Litter Pickup	2/19/2020	Wilderness Road
Litter Pickup	2/19/2020	Ridge Road
Litter Pickup	2/19/2020	Wilderness Road
Litter Pickup	2/19/2020	Ridge Road
Litter Pickup	2/19/2020	Wilderness Road
Litter Pickup	2/19/2020	Ridge Road
Box drag	2/20/2020	9th Street E
Pot hole Repair (Fill)	2/20/2020	Ryan Drive
Pot hole Repair (Fill)	2/20/2020	Millender Street
Pot hole Repair (Fill)	2/20/2020	Ryan Drive
Box drag	2/20/2020	I Avenue NE
Box drag	2/20/2020	Ryan Drive
Litter Pickup	2/24/2020	Magnolia Lane
Box drag	2/24/2020	Sybil Court
Box drag	2/24/2020	Lighthouse Road
Box drag	2/24/2020	Cape Street
Box drag	2/24/2020	Quail Run Drive
Litter Pickup	2/24/2020	Waddell Road
Litter Pickup	2/24/2020	Waddell Road
Box drag	2/24/2020	Herndon Road
Box drag	2/24/2020	I Avenue NE
Box drag	2/24/2020	3rd Street W
Box drag	2/24/2020	Pinnacle Street
Box drag	2/24/2020	Mill Road
Box drag	2/24/2020	Sharol Court
Litter Pickup	2/25/2020	4th Street
Litter Pickup	2/25/2020	Avenue A (District 5)
Litter Pickup	2/25/2020	Smith Street
Litter Pickup	2/25/2020	Beacon Street
Litter Pickup	2/25/2020	Cape Street
Litter Pickup	2/25/2020	Lighthouse Road
Litter Pickup	2/25/2020	Frank McKamey Way
Litter Pickup	2/25/2020	Herndon Road
Checked county roads for safety of traveling for public	2/26/2020	Mill Road
Checked county roads for safety of traveling for public	2/26/2020	New River Road
Checked county roads for safety of traveling for public	2/26/2020	Mill Road

4.

District 5

Work Performed:

Checked county roads for safety of traveling for public

Date

2/26/2020

Road

New River Road

39

0

Material HAUL From:

	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
Litter	2/13/2020	Avenue A (District 5)	1	0
Litter	2/25/2020	4th Street	1	0
Litter	2/25/2020	Avenue A (District 5)	0.5	0

Litter **TOTAL** **2.5** **0**

Material HAUL To:

	<u>Date</u>	<u>Road</u>	<u>Cubic Yards</u>	<u>Tons</u>
Dirty 89 Lime Rock	2/18/2020	Vroomin Park	9	0

Dirty 89 Lime Rock **TOTAL** **9** **0**

Milled Asphalt	2/20/2020	Ryan Drive	9	0
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Milled Asphalt **TOTAL** **9** **0**



FRANKLIN COUNTY DEPARTMENT OF

Solid Waste & Recycling ❖ Animal Control ❖ Parks & Recreation
 210 State Road 65
 Eastpoint, Florida 32328
 Tel.: 850-670-8167
 Fax: 850-670-5716
 Email: fcswd@fairpoint.net

DIRECTOR'S REPORT

DATE March 3, 2020

TIME: 9:00 A.M.

SUBJECT(S):

FOR BOARD INFORMATION:

Attached: Recycling Article and Fleet.

REQUESTED ACTION: None

FOR BOARD INFORMATION:

Right-of-Way Debris Pickup/Recycle Material Hauled February 12, 2020-February 25, 2020

RIGHT-OF-WAY DEBRIS PICKUP

Apalachicola	Eastpoint	St George Island	Carrabelle	Lanark	Alligator Point
42.73 TONS	5.89 TONS	10.32 TONS	15.01 TONS	2.84 TONS	17.27 TONS

RECYCLE MATERIAL HAULED

	Apalachicola	Eastpoint	St George Island	Carrabelle	Lanark	Alligator Point	St James
Cardboard	5.92 TONS	7.83 TONS	2.69 TONS	.55 TONS	-0- TONS	-0- TONS	.31 TONS
Plastic, Paper, Glass, Aluminum	2.09 TONS	1.93 TONS	5.72 TONS	2.44 TONS	-0- TONS	-0- TONS	.79 TONS

REQUESTED ACTION: None

SOLID WASTE DEPARTMENT FLEET

YEAR	MAKE	MODEL	VIN
1995	International	Truck w/Hook	8343
1997	Ford	Ranger Super Cab	6440
1997	Ford	F150 Pickup - Trfr SW from FCSO	0244
1997	Ford	F150 Pickup	9980
1999	International	4700 4 x 2 truck	4892
1999	Anderson	T8216LS Trailer	1798
2002	Chevrolet	K1500 4x4 EX Cab	0010
2003	Freightliner	Semi Tractor	0813
2003	Freightliner	Semi Trailer	7588
2003	Freightliner	Truck	3298
2004	Ford	Chassis 4x4	1613
2006	Freightliner	Truck	7647
2006	Freightliner	Truck	0020
2006	Ford	F350 Passenger Club Wagon	1625
2008	International	Cab & Chassis	8187
2008	International	Cab & Chassis	8188
2009	Sterling	Knuckle Boom Truck	0340
2009	Chevrolet	Crew Cab	4250
2015	Hino	PacMac Grapple Truck	4328
2019	Hino	338 Grapple Truck	5160

TECHNOLOGY

Is This the End of Recycling?

Americans are consuming more and more stuff. Now that other countries won't take our papers and plastics, they're ending up in the trash.

ALANA SEMUELS MARCH 5, 2019



Plastic, paper, glass, and cardboard at a Recology facility in San Francisco (ROBERT GALBRAITH / REUTERS)

After decades of earnest public-information campaigns, Americans are finally recycling. Airports, malls, schools, and office buildings across the country have bins for plastic bottles and aluminum cans and newspapers. In some cities, you can be fined if inspectors discover that you haven't recycled appropriately.

But now much of that carefully sorted recycling is ending up in the trash.

For decades, we were sending the bulk of our recycling to China—tons and tons of it, sent over on ships to be made into goods such as shoes and bags and new plastic products. But last year, the country restricted imports of certain recyclables, including mixed paper—magazines, office paper, junk mail—and most plastics. Waste-management companies across the country are telling towns, cities, and counties that there is no longer a market for their recycling. These municipalities have two choices: pay much higher rates to get rid of recycling, or throw it all away.

Most are choosing the latter. “We are doing our best to be environmentally responsible, but we can’t afford it,” said Judie Milner, the city manager of Franklin, New Hampshire. Since 2010, Franklin has offered curbside recycling and encouraged residents to put paper, metal, and plastic in their green bins. When the program launched, Franklin could break even on recycling by selling it for \$6 a ton. Now, Milner told me, the transfer station is charging the town \$125 a ton to recycle, or \$68 a ton to incinerate. One-fifth of Franklin’s residents live below the poverty line, and the city government didn’t want to ask them to pay more to recycle, so all those carefully sorted bottles and cans are being burned. Milner hates knowing that Franklin is releasing toxins into the environment, but there’s not much she can do. “Plastic is just not one of the things we have a market for,” she said.

The same thing is happening across the country. Broadway, Virginia, had a recycling program for 22 years, but recently suspended it after Waste Management told the town that prices would increase by 63 percent, and then stopped offering recycling pickup as a service. “It almost feels illegal, to throw plastic bottles away,” the town manager, Kyle O’Brien, told me.

Without a market for mixed paper, bales of the stuff started to pile up in Blaine County, Idaho; the county eventually stopped collecting it and took the 35 bales it had hoped to recycle to a landfill. The town of Fort Edward, New York, suspended its recycling program in July and admitted it had actually been taking recycling to an incinerator for months. Determined to hold out until the market turns around, the nonprofit Keep Northern Illinois Beautiful has collected 400,000 tons of plastic. But for now, it is piling the bales behind the facility where it collects plastic.

This end of recycling comes at a time when the United States is creating more waste than ever. In 2015, the most recent year for which national data are available, America generated 262.4 million tons of waste, up 4.5 percent from 2010 and 60 percent from 1985. That amounts to nearly five pounds per person a day. New York City collected 934 tons of metal, plastic, and glass a day from residents last year, a 33 percent increase from 2013.

[Read: ‘We are all accumulating mountains of things’]

For a long time, Americans have had little incentive to consume less. It’s inexpensive to buy products, and it’s even cheaper to throw them away at the end of their short lives. But the costs of all this garbage are growing, especially now that bottles and papers that were once recycled are now ending up in the trash.

One of those costs is environmental: When organic waste sits in a landfill, it decomposes, emitting methane, which is bad for the climate—landfills are the third-largest source of methane emissions in the country. Burning plastic may create some energy, but it also produces carbon emissions. And while many incineration facilities

bill themselves as “waste to energy” plants, studies have found that they release more harmful chemicals, such as mercury and lead, into the air per unit of energy than do coal plants.

And as cities are now learning, the other cost is financial. The United States still has a fair amount of landfill space left, but it's getting expensive to ship waste hundreds of miles to those landfills. Some dumps are raising costs to deal with all this extra waste; according to one estimate, along the West Coast, landfill fees increased by \$8 a ton from 2017 to 2018. Some of these costs are already being passed on to consumers, but most haven't—yet.

Americans are going to have to come to terms with a new reality: All those toothpaste tubes and shopping bags and water bottles that didn't exist 50 years ago need to go somewhere, and creating this much waste has a price we haven't had to pay so far. “We've had an ostrich-in-the-sand approach to the entire system,” said Jeremy O'Brien, director of applied research at the Solid Waste Association of North America, a trade association. “We're producing a lot of waste ourselves, and we should take care of it ourselves.”

As the trash piles up, American cities are scrambling to figure out what to do with everything they had previously sent to China. But few businesses want it domestically, for one very big reason: Despite all those advertising campaigns, Americans are *terrible* at recycling.

About 25 percent of what ends up in the blue bins is contaminated, according to the National Waste & Recycling Association. For decades, we've been throwing just about whatever we wanted—wire hangers and pizza boxes and ketchup bottles and yogurt containers—into the bin and sending it to China, where low-paid workers sorted through it and cleaned it up. That's no longer an option. And in the United States, at least, it rarely makes sense to employ people to sort through our recycling so that it can be made into new material, because virgin plastics and paper are still cheaper in comparison.

Even in San Francisco, often lauded for its environmentalism, waste-management companies struggle to keep recycling uncontaminated. I visited a state-of-the-art facility operated by San Francisco's recycling provider, Recology, where million-dollar machines separate aluminum from paper from plastic from garbage. But as the Recology spokesman Robert Reed walked me through the plant, he kept pointing out nonrecyclables gumming up the works. Workers wearing masks and helmets grabbed laundry baskets off a fast-moving conveyor belt of cardboard as some non-cardboard items escaped their gloved hands. Recology has to stop another machine twice a day so a technician can pry plastic bags from where they've clogged up the gear.



Bales of plastic are piled at a Recology facility in San Francisco. (Alana Semuels / The Atlantic)

Cleaning up recycling means employing people to slowly go through materials, which is expensive. Jacob Greenberg, a commissioner in Blaine County, Idaho, told me that the county's mixed-paper recycling was about 90 percent clean. But its paper broker said the mixed paper needed to be 99 percent clean for anyone to buy it, and elected officials didn't want to hike fees to get there. "At what point do you feel like you're spending more money than what it takes for people to feel good about recycling?" he said.

Then there's the challenge of educating people about what can and can't be recycled, even as the number of items they touch on a daily basis grows. Americans tend to be "aspirational" about their recycling, tossing an item in the blue bin because it makes them feel less guilty about consuming it and throwing it away. Even in San Francisco, Reed kept pointing out items that aren't easily recyclable but that keep showing up at the Recology plant: soy-sauce packets and pizza boxes, candy-bar wrappers and dry-cleaner bags, the lids of to-go coffee cups and plastic take-out containers.

If we can somehow figure out how to better sort recycling, some U.S. markets for plastics and paper may emerge. But selling it domestically will still be harder than it would be in a place such as China, where a booming manufacturing sector has constant demand for materials. The viability of recycling varies tremendously by locale; San Francisco can recycle its glass back into bottles in six weeks, according to Recology, while many other cities are finding that glass is so heavy and breaks so easily that it is nearly impossible to truck it to a place that will recycle it. Akron, Ohio, is just one of

many cities that have ended glass recycling since the China policy changes.

For now, it's still often cheaper for companies to manufacture using new materials than recycled ones. Michael Rohwer, a director at Business for Social Responsibility, works with companies that try to be more environmentally friendly. He told me that recycled plastic costs pennies more than new plastic, and those pennies add up when you're manufacturing millions of items. Items made of different types of plastic nearly always end up in the trash, because recyclers can't separate the plastics from one another—Reed equates it with trying to get the sugar and eggs out of a cake after you've baked it. But because companies don't bear the costs of disposal, they have no incentive to manufacture products out of material that will be easier to recycle.

The best way to fix recycling is probably persuading people to buy less stuff, which would also have the benefit of reducing some of the upstream waste created when products are made. But that's a hard sell in the United States, where consumer spending accounts for 68 percent of the GDP. The strong economy means more people have more spending money, too, and often the things they buy, such as new phones, and the places they shop, such as Amazon, are designed to sell them even more things. The average American spent 7 percent more on food and 8 percent more on personal-care products and services in 2017 than in 2016, according to government data.

[Read: The Amazon selling machine]

Some places are still trying to get people to buy less. The city of San Francisco, for instance, is trying to get residents to think of a fourth *r* beyond “reduce, reuse, and recycle”—“refuse.” It wants people to be smarter about what they purchase, avoiding plastic bottles and straws and other disposable goods. But it's been tough in a place centered on acquiring the newest technology. “This is our big challenge: How do you take a culture like San Francisco and get people excited about less?” Debbie Raphael, the director of the San Francisco Department of the Environment, told me. The city passed an ordinance that required that 10 percent of beverages sold be available in reusable containers, and it is trying to make reuse “hip” through an online campaign and dedicated website, Raphael said. San Francisco and other Bay Area cities have banned plastic bags and plastic straws, but that option isn't available in many other parts of the country, where recently passed state laws prevent cities from banning products.

But even in San Francisco, the most careful consumers still generate a lot of waste. Plastic clamshell containers are difficult to recycle because the material they're made of is so flimsy—but it's hard to find berries not sold in those containers, even at most farmers' markets. Go into a Best Buy or Target in San Francisco to buy headphones or a charger, and you'll still end up with plastic packaging to throw away. Amazon has tried to reduce waste by sending products in white and blue plastic envelopes, but when I

visited the Recology plant, they littered the floor because they're very hard to recycle. Even at Recology, an employee-owned company that benefits when people recycle well, the hurdles to getting rid of plastics were evident. Reed chided me for eating my daily Chobani yogurt out of small, five-ounce containers rather than out of big, 32-ounce tubs, but I saw a five-ounce Yoplait container in a trash can of the control room of the Recology plant. While there, Reed handed me a pair of small orange earplugs meant to protect my ears from the noise of the plant. They were wrapped in a type of flimsy plastic that is nearly impossible to recycle. When I left the plant, I kept the earplugs and the plastic in my bag, not sure what to do with them. Eventually, I threw them in the trash.

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TIME

To Fix America's Broken Recycling System, States Want Companies to Foot the Bill



Recycling material is pushed into mounds before being sorted at an Ecomaine facility on Thursday, May 3, 2018. Derek Davis/Portland Portland Press Herald via Getty Images

BY ALANA SEMUELS

FEBRUARY 26, 2020

Like many people of her generation, Shelbi Orme, 27, is an ardent environmentalist. On her YouTube channel, where she calls herself “Shelbizleee” (rhymes with Twizzle), she shares tips with her 200,000-plus subscribers about how to live more sustainably, like catching shower water in a bucket as it is heating up and using it to water plants.

But when it came to creating less trash, Orme hit obstacles. She strove to show her followers how to be zero waste, by making sure nothing she consumed ended up in a landfill, but found it all but impossible. Many of the products she hoped to recycle would end up in a landfill, she discovered—**only half** of all packaging and paper products are recycled. Living the type of comfortable life to which most Americans are accustomed, Orme kept ending up with things that wouldn't be recycled in most places, like bottle caps that fall out of the recycling stream and the flimsy plastic bags that hold food like tortillas.

Recycling became even more difficult after China said in January 2018 that it would **stop accepting** many types of recycling the U.S. had long sent. Cities that had been paid for their recycling soon were paying for recycling pickup, and faced with a national annual loss of **\$400 million** in revenue, either stopped collecting recycling or sent what they had to the incinerator. More than **60 cities and towns** ended their curbside recycling programs, including Kennebunkport, Maine, which was faced with \$150,000 in extra costs after China implemented what it called the “National Sword” policy.

So Orme gave up on zero waste. “It’s not your fault,” she **told viewers** in a video in 2018, advising them to try to be “low-impact” instead. Her fans—makeup artists and teens living far from organic grocery stores—had been writing in saying they felt guilty about their inability to be zero waste. “A lot of those things, truthfully, are completely out of your control,” she said. “The infrastructure from the companies is not set up for you to make these decisions.”

Now, some elected officials are trying to change that. For too long, they say, the burden of recycling has fallen on consumers. Companies tell their customers to recycle plastic bags or throw yogurt containers in the correct recycling bin, without trying to make sure the products they sell are easily recyclable in the first place. Then, cities and towns have to sort through the recycling to remove potential contaminants like chips bags or greasy pizza boxes. **Only 9%** of plastic products are recycled.

That’s why a growing chorus of cities and towns across the U.S. now support laws that would force the companies who make products pay for the cost of recycling or disposing of these products when consumers are done with them. These laws, called extended producer responsibility (EPR) for packaging bills, shift those costs from consumers and cities to the companies selling the products in the first place. States including New York, Massachusetts, and Washington are considering EPR-for-packaging bills, and Maine seems poised to pass one in the next few months. Maine’s legislature already passed a law last year directing the state’s Department of Environmental Protection to draft legislation to establish an extended producer responsibility law for packaging in the state. “Governments can no longer ignore the fact that the recycling system is not working,” says Scott Cassel, chief executive of the Product Stewardship Institute, a Massachusetts-based environmental group supporting these EPR laws.

Support for Maine’s law comes from many towns in the state whose recycling costs went up so much that they’re struggling to keep their programs going. The town of Windham, Maine, which never had to pay for recycling pickup before, now has to pay \$35 a ton for recycling; if the recycling is more than 25% contaminated with things that can’t be recycled, the town has to pay \$130 a ton, and the load ends up in the landfill, says David Nadeau, a town councilor. Since people “wish-cycle,” and throw things in the recycling that contaminate the bins, the town is increasingly finding that recycling is significantly more expensive than just putting everything in a landfill.

One of the big problems facing towns in Maine and across the country is this sort of contamination. Some plastic and paper packaging can be recycled, but only if it isn’t also combined with other things like food waste, metal, and non-recyclable plastic. Most recycling facilities use automated Rube Goldberg-esque contraptions to separate plastic from paper from metal, but plastic bags and plastic film (like dry cleaner bags) can gum up the equipment and shut down the plant. The cost of operating these facilities has only grown as buyers of recycled plastic demand less and less contamination. To help sort through materials, many recycling facilities are adding workers, which increases costs.

Windham hired interns to go around town educating people on what is and isn't recyclable, but the town doesn't have the money to do that year-round. What would be simpler, says Nadeau, is if products were more easily recyclable. "If the burden of making it simple doesn't come to the manufacturer," he says, "this isn't going to work."

| SPOTLIGHT STORY |

The Conversation That Changed How I Thought About Early Motherhood

At a time when you're just trying to hold it all together, you must somehow figure out how to pick up where you left off.

Maine's bill, **An Act to Support and Increase the Recycling of Packaging**, would create a Producer Responsibility Organization (PRO) comprised of companies with more than \$1 million in annual revenue or that sold material weighing more than one ton in Maine. The organization would charge the companies based on the weight of packaging they sell in the state, and those fees would go to cities and towns to help pay for recycling. If a package is easily recyclable, a producer pays a lower fee. If it isn't, the producer pays a higher fee. The PRO can also advise companies on how to lower their costs, by informing them what types of packaging are causing problems for recyclers says Sarah Nichols, the Sustainable Maine director of the Natural Resources Council of Maine, which helped craft the bill. Black plastic is extremely difficult to recycle, for instance, because many of the optical sorters at recycling centers can't see it, but many companies simply aren't aware of that, she says. Maine will hold a public hearing on the bill on February 26.

The U.S. is one of the only developed countries without EPR bills addressing packaging. Germany enacted a "producer pays" law in 1991, and manufacturers have to collect, sort, and recycle packages ^{5.} after consumers finish with it;

similar laws were expanded to the whole European Union in 1994. Dozens of other countries, including Brazil, Estonia, Japan, Turkey, and South Africa now have EPR laws for packaging. And there are EPR laws for some products in the U.S.—Cassel counts 119 EPR laws in 60 jurisdictions, encompassing 14 different products, including paint and carpets.

Once producers have to pay for the cost of recycling, they’ll start to make products more easily recyclable, says Heidi Sanborn, the executive director of the National Stewardship Action Council, which advocates for a circular economy, in which all products are reused rather than trashed. In Belgium, for instance, after EPR-for-packaging laws were introduced, manufacturers hired three full-time designers to help them redesign packages so that they were more recyclable.

Some types of recyclables, like paper and thick plastic like milk jugs, are easy to sell to contractors who can find a place to recycle them into material that can be used again. But flimsier plastic like cutlery, juice boxes, and bubble wrap, are more difficult to turn into other products. Right now, though, Sanborn says, packaging manufacturers in the U.S. pay the same cost, regardless of what they use to make their product: absolutely nothing. If they were charged based on how difficult it is to recycle their product, they might change its ingredients. EPR, she says, is a more effective strategy than trying to ban certain types of plastics, like straws or bags, or charging consumers extra for those products. “If you want to reduce pollution without more regulation,” she says, “you make the producer pay.”

Unsurprisingly, producers have opposed past attempts to make them pay for recycling. A California bill that would have required producers to recycle waste generated from their products **was tabled** last year; a group representing producers, Californians for Recycling and the Environment, spent more than \$2 million lobbying against it last year, according to campaign finance data. A bill introduced in Washington last year was turned into a “study bill” so that the state had to perform a study on EPR before passing any legislation; ten members of the Washington Senate committee considering the bill had received campaign contributions from t

represents manufacturers of plastic products, according to campaign finance data. A bill in Connecticut also met opposition from the waste hauling industry.

Manufacturers even created an industry group, Ameripen, to oppose EPR legislation, according to Cassel. (Ameripen said it would be “premature” to comment on any pending legislation in response to TIME’s request for comment.) At the national level, four Congressional Democrats introduced an EPR bill called Break Free From Plastic Pollution Act earlier this month, but it has little chance of passing a divided Congress. Ameripen and other anti-EPR organizations try to sow doubt and raise irrelevant questions, says Cassel, who likens the strategy to trying to create static on a radio so that a message can’t be heard clearly. “They are very successful at creating that static,” he says.

Maine’s law, too, faces strong industry opposition. Ameripen submitted **testimony** on Maine’s 2019 bill that directed the state Department of Environmental Protection to establish an EPR program. The industry group argued that the legislation wouldn’t reduce costs to taxpayers or incentivize producers to change their packaging. “We urge the Committee to avoid approaches, such as EPR, that merely shift costs and do not change consumer behavior,” Ameripen wrote. The Plastics Industry Association also submitted **testimony**, saying that EPR laws “burden producers with the responsibility of implementing a collection system for their products” even though producers of packaging are not in the business of waste management. It further elaborated, in a statement to TIME, that every EPR proposal introduced has been “flawed,” and that the title of the bill introduced to Congress, the “Break Free from Plastic Pollution Act of 2020,” “suggests that it is more interested in garnering headlines than it is in finding solution.” The Consumer Technology Association claimed, in testimony submitted in Maine, that a state-to-state patchwork of EPR laws creates inefficiencies and costs the electronics industry hundreds of millions of dollars. The association did not reply to TIME’s request for comment.

Some producers agree that pollution is a problem, but want to be allowed to take care of it themselves. “Our specific concerns have to do with the heavy-

handedness of the regulatory approach,” says Terry Webber, the executive director for packaging at The American Forest & Paper Association, which also opposed the Maine bill. Around 68% of paper products were recovered for recycling in 2018, because paper-product manufacturers have invested in making recycling easier, he says. They did that without government intervention. There is a market for recycled paper, and companies break it down to fiber to create new boxes and other products. “The success we have achieved with recycling has been because of the free markets,” he says.

But there aren't markets for some types of packaging, including many plastics. In many cases, it's much cheaper to make virgin plastic than it is to turn recycled plastic into a usable product. And even if plastic coffee pods or chip bags are labeled “recyclable,” there's a big chance they're not getting recycled, according to a **report** from Greenpeace released on February 18. Only plastics labeled #1 and #2 (which include most soda and water bottles, milk jugs, and shampoo bottles) are easily recyclable, the report found. Those labelled 3-7 (such as yogurt or cottage cheese containers and clamshell containers that hold produce) “cannot be legitimately claimed as recyclable in the U.S.,” Greenpeace concluded, because few companies collect and recycle them into new material. Yet most people assume that anything with a recycling symbol on it gets recycled, which, **research** suggests, convinces them to buy more of it. In other words, recycling labeling can actually create more waste

The Maine bill would help create a more robust market for recyclables in Maine, says Kevin Roche, the CEO of Ecomaine, which provides solid waste and recycling services to 70 communities in the state. Once materials such as Styrofoam and straws and plastic lids stop ending up in the waste stream, Ecomaine will have lower contamination rates, and be able to sell its recycled plastics, he says. “We want there to be an incentive for a producer to package something in a readily recyclable container,” Roche says.

The impact of the bill could go far beyond Maine. There's a history of EPR laws starting local and spreading nationally. After Oregon passed an EPR bill for paint in 2009, nine states followed with similar legislation. After the National Stewardship Action Council convinced **5.**ameda, a county in California, to pass

an ordinance requiring drug companies pay to design and operate a program that takes back unused drugs in 2014, other counties soon followed suit.

“Everyone said to me, ‘You’ll never get the pharmaceutical industry to pay to take back drugs,’” says Sanborn, of the National Stewardship Action Council. “That was the hardest, but we did it, and it paves the way for the rest to come a lot easier.”

Cities across Maine say EPR is one of the only solutions left for their recycling woes. Portland, Maine’s most populous city, started a “Pay As You Throw” program in 1999, requiring residents to buy and dispose of their trash in city-branded trash bags that cost more than regular bags. The program incentivized recycling and made people consider how much they were throwing away, says Troy Moon, Portland’s sustainability coordinator—waste disposal went down 60% since then and recycling grew 600%. But plastic bags and plastic film and Styrofoam are still gumming up the city’s recycling bins, Moon says. Portland banned the sale and distribution of plastic straws and now requires customers to pay five cents for single-use bags. It banned Styrofoam takeout containers and encourages residents to bring their own mugs to coffee shops to be filled. But it’s still paying \$200,000 a year more than it did before China banned the import of most recycling. No matter what Portland does, the waste keeps flowing.

There’s only so much individual consumers can do. They’ve learned, over decades, to make recycling a habit. But there are some obstacles keeping recycling from working the way it should. It’s time, Moon, for companies to pitch in. “Without EPR, there’s no incentive for manufacturers to reduce the amount of recycling,” he says. “If they have skin in the game, they are apt to take it more seriously.”

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TIME

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
80595	G - Parks, Recreation al Facilities, and Other Items	App CERT Kendrick Complex and Vrooman park	Work Complete d / Fully Document ed	Applicant Signed Project	2	\$7,550.00	75.00%	\$5,644.41	\$1,881.46	\$7,525.87	\$5,644.41
79200	E - Buildings and Equipment	SGLighthouse Park Damages	Standard	Obligated	2	\$15,000.00	75.00%	\$4,226.76	\$1,408.92	\$5,635.68	\$4,226.76
81939	E - Buildings and Equipment	Old Jail House - Solid Waste - Scale House	Standard	Obligated	3	\$90,000.00	75.00%	\$7,776.00	\$2,592.00	\$10,368.00	\$7,776.00
79187	C - Roads and Bridges	Franklin County Roadsigns and Traffic Signals	Standard	Obligated	1	\$55,000.00	75.00%	\$48,578.33	\$16,192.77	\$64,771.10	\$48,578.33
5371	B - Emergency Protective Measures	Franklin County EPM	Work Complete d / Fully Document ed	Obligated	1	\$11,230.76	100.00%	\$11,230.76	\$0.00	\$11,230.76	\$11,230.76

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
76276	B - Emergency Protective Measures	EPM; County Wide Oct 7-9 and/or Nov 25th and beyond	Work Completed / Fully Documented	Obligated	1	\$128,000.00	90.00%	\$2,138.18	\$237.57	\$2,375.75	\$2,138.18
85814	B - Emergency Protective Measures	EPM - Alligator Drive Temp Road	Work Completed / Fully Documented	Obligated	1	\$69,446.68	100.00%	\$69,446.68	\$0.00	\$69,446.68	\$69,446.68
79486	C - Roads and Bridges	App Certt: 5 FC Roads E B Ay - Millender-Sand Beach - Sawyer - W Pine	Work Completed / Fully Documented	Obligated	1	\$10,099.58	75.00%	\$7,574.69	\$2,524.89	\$10,099.58	\$7,574.69
82656	G - Parks, Recreational Facilities, and Other Items	APP CERT: Live Oak St and Indian Creek Fences	Work Completed / Fully Documented	Obligated	1	\$8,050.00	75.00%	\$2,880.21	\$960.06	\$3,840.27	\$2,880.21

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
80598	G - Parks, Recreational Facilities, and Other Items	APP CERT: DW Wilson Ball Park	Work Completed / Fully Documented	Obligated	3	\$190,000.00	75.00%	\$25,373.28	\$8,457.75	\$33,831.03	\$25,373.28
79156	G - Parks, Recreational Facilities, and Other Items	App CERT St George Island Parks Walkovers	Work Completed / Fully Documented	Obligated	1	\$17,827.04	75.00%	\$13,370.28	\$4,456.76	\$17,827.04	\$13,370.28
79483	C - Roads and Bridges	App Cert Sm Proj: Franklin County Road Repairs Carrabelle Area	Work Completed / Fully Documented	Obligated	5	\$33,305.23	75.00%	\$24,978.93	\$8,326.30	\$33,305.23	\$24,978.93
79481	C - Roads and Bridges	App Cert Sm Proj: Franklin County Road Damages 11 roads	Work Completed / Fully Documented	Obligated	1	\$19,343.54	75.00%	\$14,507.66	\$4,835.88	\$19,343.54	\$14,507.66

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
82497	C - Roads and Bridges	App Cert Sm Proj: 8 Mile and 10 Mile Roads	Work Completed / Fully Documented	Obligated	1	\$12,752.15	75.00%	\$9,564.12	\$3,188.03	\$12,752.15	\$9,564.12
79146	C - Roads and Bridges	App CERT Franklin County Road Damages 8 roads	Work Completed / Fully Documented	Obligated	8	\$312,000.00	75.00%	\$28,998.03	\$9,666.00	\$38,664.03	\$28,998.03
79153	C - Roads and Bridges	APP CERT Franklin County Patton Drive, Timber Island Bridge, and Lombardi Landing Fence	Work Completed / Fully Documented	Obligated	4	\$16,538.35	75.00%	\$12,483.43	\$4,161.14	\$16,644.57	\$12,483.43

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
76268	B - Emergency Protective Measures	App CERT EPM; State Identified 45 days (October 10 to November 24, 2018)	Work Completed / Fully Documented	Obligated	1	\$128,500.00	100.00%	\$123,752.53	\$0.00	\$123,752.53	\$123,752.53
83669	G - Parks, Recreational Facilities, and Other Items	SGI Park - BB Court and Fishing Pier	Standard	Pending CRC Project Development	3	\$100,500.00	75.00%	\$0.00	\$0.00	\$0.00	\$0.00
81073	G - Parks, Recreational Facilities, and Other Items	Island View Park E of Carrabelle	Standard	Pending CRC Project Development	4	\$25,000.00	75.00%	\$0.00	\$0.00	\$0.00	\$0.00
80593	C - Roads and Bridges	Franklin County Roads C30 East & Gulf Ave	Standard	Pending CRC Project Development	2	\$390,000.00	75.00%	\$0.00	\$0.00	\$0.00	\$0.00

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
79475	A - Debris Removal	Franklin County Debris 10-10 thrus 11/24	Work Completed / Fully Documented	Pending CRC Project Development	1	\$126,978.71	100.00%	\$126,978.71	\$0.00	\$126,978.71	\$126,978.71
126964	A - Debris Removal	Debris Removal 11-25-18 and beyond	Work Completed / Fully Documented	Pending CRC Project Development	1	\$100,000.00	75.00%	\$114,361.86	\$38,120.62	\$152,482.48	\$114,361.86
76655	C - Roads and Bridges	Alligator Point Road Damage; Combined Michael & Hermine	Specialized	Pending EHP Review	1	\$500,000.00	75.00%	\$4,187,647.50	\$1,395,882.50	\$5,583,530.00	\$4,187,647.50
130179	C - Roads and Bridges	West C30 contractor Road repairs	Standard	Pending FEMA 406 HMP Completion	2	\$700,000.00	75.00%	\$145,682.25	\$48,560.75	\$194,243.00	\$145,682.25
81074	G - Parks, Recreational Facilities, and Other Items	Patton-Ochoocknee damages	Standard	Pending FEMA 406 HMP Completion	2	\$45,000.00	75.00%	\$18,022.16	\$6,007.38	\$24,029.54	\$18,022.16

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
81067	E - Buildings and Equipment	FC Landfill Buildings	Standard	Pending FEMA 406 HMP Completion	2	\$100,000.00	75.00%	\$16,875.00	\$5,625.00	\$22,500.00	\$16,875.00
81691	G - Parks, Recreational Facilities, and Other Items	East Point Fishing Pier: Parking area/ ADA/ Restroom	Standard	Pending FEMA 406 HMP Completion	2	\$335,532.02	75.00%	\$106,897.71	\$35,632.56	\$142,530.27	\$106,897.71
80596	G - Parks, Recreational Facilities, and Other Items	Carrabelle Beach Park	Work Completed / Fully Documented	Pending FEMA 406 HMP Completion	1	\$12,000.00	75.00%	\$12,185.31	\$4,061.76	\$16,247.07	\$12,185.31
79199	G - Parks, Recreational Facilities, and Other Items	Alligator Point Dunes Walkovers	Standard	Pending FEMA 406 HMP Completion	4	\$100,000.00	75.00%	\$16,713.71	\$5,571.23	\$22,284.94	\$16,713.71
81066	E - Buildings and Equipment	APP CERT-Health Dept Building damages	Work Completed / Fully Documented	Pending Final FEMA Review	1	\$3,400.00	75.00%	\$2,550.00	\$850.00	\$3,400.00	\$2,550.00

Project #	Category	Title	Type	Process Step	# Damages	Approx. Cost	% Cost Share	Federal Share	Non-Federal Share	Best Available Cost	Best Available Federal Share Cost
81069	E - Buildings and Equipment	WEEMS Hosp Bldg	Standard	Pending Formulation Completion	1	\$566,000.00	75.00%	\$59,630.22	\$19,876.73	\$83,494.63	\$62,620.98
81936	B - Emergency Work Donated Resources	Donated Resources	Emergency Work Donated Resources	Pending Initial Project Development	1	\$50,000.00	99.93%	\$0.00	\$0.00	\$50,000.00	\$49,963.18
79185	G - Parks, Recreational Facilities, and Other Items	SGL fishing pier road	Standard	Pending Peer Review	1	\$180,000.00	75.00%	\$28,964.13	\$9,654.71	\$38,618.84	\$28,964.13
81682	C - Roads and Bridges	App Cert Sm Proj.: C-30 A West	Work Completed / Fully Documented	Pending Peer Review	1	\$43,254.01	75.00%	\$32,440.51	\$10,813.50	\$43,254.01	\$32,440.51

2020 Hurricane Loss Mitigation Program Request for Proposals

Solicitation Number # 19-HLMP-HL00030

Request for Proposal with Documented Quote, Professional Construction Contractor Service for the 2019-2020 Residential Wind Mitigation Projects located in Franklin County, FL.

The Franklin County Board of County Commissioners is requesting a proposal with documented quote for professional contractor services for wind retrofitting residential homes located in Franklin County. All wind retrofit activity will be based on current building code 1507 the 6th edition. Wind retrofit services may include but are not limited to door replacement, roof replacement, fascia/soffit repair, window replacement, potential foundation anchoring, strapping of all roof attachments, gable bracing and shutter installation. All residential homes will have an individual scope of work. Contractors will bid on the entire project except for shutter installation. Shutter installation can bid on as a separate project. The firm will provide or contract all labor, materials, equipment, tools, transportation and supervision as indicated in the bid packets. The contractor is responsible for all fees and paperwork associated with permits. The contractor must have proven track record, extensive experience, hold a State of Florida Certified Building Contractors License and register with Franklin County Planning and Zoning Department.

Franklin County reserves the right to reject any or all bids or nay part thereof and/or to waive the information if such is deemed to be in the best interest of Franklin County. The county also reserves the right to reject the bid of any bidder who has previously failed to preform adequately after having once been awarded a prior bid for furnishing materials mentioned in this bid.

All Bid packets that include a list of residential homes locations are available upon request at the Franklin County Emergency Management office located at 28 Airport Rd, Apalachicola FL 32322 or by contacting Tress Dameron (850)370-6576 or email at em2frank@fairpoint.net.

Submission deadline : March 2, 2020 at 4:00pm

Deliver sealed copies to:

HLMP RFP 19-HLMP
Franklin County Clerk’s Office
Lori Hines
33 Market St Suite 330
Apalachicola, FL 32320



GULF OF MEXICO

OFFICIAL FRANKLIN COUNTY ZONING MAP.
 APPROVED BY THE FRANKLIN COUNTY BOARD
 OF COUNTY COMMISSIONERS SEPTEMBER 19, 2000.

BY: *Clarence William*
 CHAIRMAN

ST. GEORGE ISLAND GULF BEACHES

ORDINANCE NO. 2019-_____

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING THE ST. GEORGE ISLAND CORRIDOR OVERLAY DISTRICT BY REMOVING THE PROHIBITION AGAINST SINGLE FAMILY RESIDENTIAL USES ON THE GROUND FLOOR FOR PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY, FLORIDA:

SECTION 1: AUTHORITY.

The authority for the enactment of this Ordinance is Chapter 125, *Florida Statutes*, and Franklin County's Home Rule powers.

SECTION 2: FINDINGS OF FACTS.

WHEREAS, the County Commission of Franklin County, Florida ("County Commission"), is required to protect the public health, safety, and welfare; and

WHEREAS, on February 20, 2018, the County Commission adopted Ordinance 2018-02, which created the St. George Island Corridor Overlay District; and,

WHEREAS, Ordinance 2018-02, prohibited single-family residential development on the ground floor of property located within the St. George Island Overlay District; and,

WHEREAS, the County Commission intends by this ordinance to remove the prohibition of 2018-02 against single-family residential development on the ground floor of property located within the St. George Island Overlay District; and,

WHEREAS, the County Commission by this ordinance intends to allow single-family residential development of property located within the St. George Island Overlay District as such use is governed and regulated by the Franklin Zoning Code's C-4 zoning classification, but not

otherwise; and,

WHEREAS, the County Commission intends to prohibit all residential use of property located within the St. George Island Overlay District, except as authorized and regulated by the Franklin County Zoning Code's C-4 zoning classification; and

WHEREAS, the County Commission intends that Ordinance 2018-02, shall remain in full force and effect, except as modified by this ordinance; and,

WHEREAS, the County Commission finds that this ordinance is consistent with the Franklin County Comprehensive Plan; and,

WHEREAS, the County Commission finds that in the event of conflict between this ordinance and the Franklin County Zoning Code, then this ordinance shall prevail; and,

WHEREAS, the County Commission finds that in the event of conflict between this ordinance and Ordinance 2018-02, then this ordinance shall prevail;

NOW, THEREFORE, BE IT ORDAINED by the County Commission of Franklin County, Florida, that the County hereby:

1. Incorporates all of the preamble and findings into this Ordinance.
2. Removes the prohibition of Ordinance 2018-02, against single-family residential use on the ground floor of property located within the St. George Island Corridor Overlay District.
3. Authorizes and allows single-family residential use on the ground floor of property located within the St. George Island Corridor Overlay District, as that use is authorized and limited by the C-4 zoning classification of the Franklin County Zoning Code, but not otherwise.
4. Single-Family residential use of property located within the St. George Island Corridor Overlay District not authorized by the C-4 zoning classification of the Franklin County Zoning Code is prohibited.
5. The St George Island Corridor Overlay District is described below:

ALL PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; AND ALSO EXCLUDING PUBLICLY OWNED LANDS.

SEE THE ATTACHED MAP ILLUSTRATING THIS AREA. IN THE EVENT OF A CONFLICT, THE LEGAL DESCRIPTION SHALL PREVAIL OVER THE

ILLUSTRATION.

SECTION 4: SEVERABILITY.

If any section, phrase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall take effect as provided by law.

Passed on Second Reading the ___ day of January 2020.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the County Commission, upon second and final reading this ___ day of January 2020.

FRANKLIN COUNTY, a political
subdivision of the State of Florida

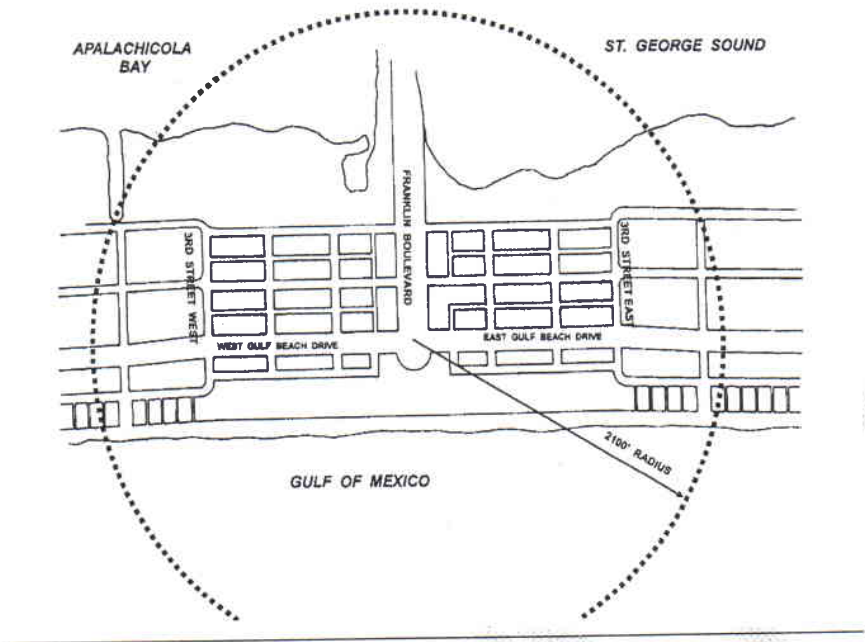
Noah Lockley, Jr., Chairman

ATTEST:

APPROVED AS TO FORM

Marcia M. Johnson, Clerk

Thomas M. Shuler, County Attorney



DRAFT



GULF OF MEXICO

OFFICIAL FRANKLIN COUNTY ZONING MAP.
 APPROVED BY THE FRANKLIN COUNTY BOARD
 OF COUNTY COMMISSIONERS SEPTEMBER 19, 2000.

BY: *Clarence William*
 CHAIRMAN

ST. GEORGE ISLAND GULF BEACHES

ORDINANCE NO. 2019-_____

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, AMENDING THE ST. GEORGE ISLAND CORRIDOR OVERLAY DISTRICT BY REMOVING THE PROHIBITION AGAINST SINGLE FAMILY RESIDENTIAL USES ON THE GROUND FLOOR FOR PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, on February 20, 2018, the County Commission adopted Ordinance 2018-02, which created the St. George Island Corridor Overlay District; and,

WHEREAS, Ordinance 2018-02, prohibited single-family residential development on the ground floor of property located within the St. George Island Overlay District; and,

WHEREAS, the County Commission intends by this ordinance to remove the prohibition of 2018-02 against single-family residential development on the ground floor of property located within the St. George Island Overlay District; and,

WHEREAS, the County Commission by this ordinance intends to allow single-family residential development of property located within the St. George Island Overlay District as such use is governed and regulated by the Franklin Zoning Code's C-4 zoning classification, but not

otherwise; and,

WHEREAS, the County Commission intends to prohibit all residential use of property located within the St. George Island Overlay District, except as authorized and regulated by the Franklin County Zoning Code's C-4 zoning classification; and

WHEREAS, the County Commission intends that Ordinance 2018-02, shall remain in full force and effect, except as modified by this ordinance; and,

WHEREAS, the County Commission finds that this ordinance is consistent with the Franklin County Comprehensive Plan; and,

WHEREAS, the County Commission finds that in the event of conflict between this ordinance and the Franklin County Zoning Code, then this ordinance shall prevail; and,

WHEREAS, the County Commission finds that in the event of conflict between this ordinance and Ordinance 2018-02, then this ordinance shall prevail;

NOW, THEREFORE, BE IT ORDAINED by the County Commission of Franklin County, Florida, that the County hereby:

1. Incorporates all of the preamble and findings into this Ordinance.
2. Removes the prohibition of Ordinance 2018-02, against single-family residential use on the ground floor of property located within the St. George Island Corridor Overlay District.
3. Authorizes and allows single-family residential use on the ground floor of property located within the St. George Island Corridor Overlay District, as that use is authorized and limited by the C-4 zoning classification of the Franklin County Zoning Code, but not otherwise.
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ALL PROPERTY LOCATED WITHIN A 2,100-FOOT RADIUS OF THE CENTER POINT OF THE INTERSECTION OF FRANKLIN BOULEVARD AND GULF BEACH DRIVE, ON ST. GEORGE ISLAND, FLORIDA, AS DESCRIBED IN PLAT BOOK 2, PAGE 7, FRANKLIN COUNTY, FLORIDA, EXCLUDING THE AREA EAST OF THE EAST BOUNDARY OF THIRD STREET EAST AND WEST OF THE WEST BOUNDARY OF THIRD STREET WEST; AND ALSO EXCLUDING PUBLICLY OWNED LANDS.

SEE THE ATTACHED MAP ILLUSTRATING THIS AREA. IN THE EVENT OF A CONFLICT, THE LEGAL DESCRIPTION SHALL PREVAIL OVER THE

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SECTION 4: SEVERABILITY.

If any section, phrase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall take effect as provided by law.

Passed on Second Reading the ___ day of January 2020.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the County Commission, upon second and final reading this ___ day of January 2020.

FRANKLIN COUNTY, a political
subdivision of the State of Florida

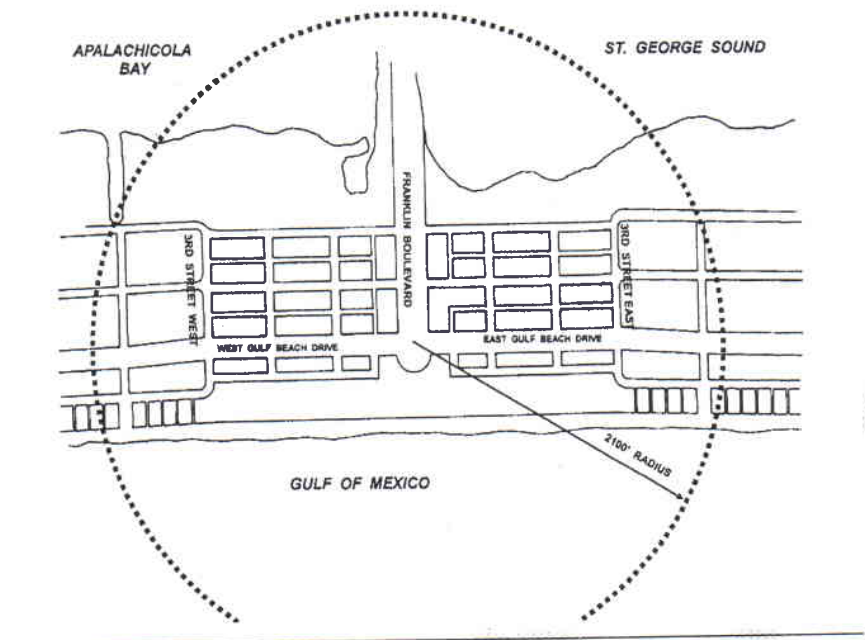
Noah Lockley, Jr., Chairman

ATTEST:

APPROVED AS TO FORM

Marcia M. Johnson, Clerk

Thomas M. Shuler, County Attorney



DRAFT

ORDINANCE 2020-____

AN ORDINANCE OF FRANKLIN COUNTY, FLORIDA, PROHIBITING THE PARKING OR LEAVING OF MOTOR VEHICLES, TRAILERS, OR RECREATIONAL VEHICLE TYPE UNITS ON PUBLIC PROPERTY IN UNINCORPORATED FRANKLIN COUNTY OVERNIGHT; PROVIDING FOR TOWING AT OWNER'S EXPENSE; PROVIDING FOR ENFORCEMENT BY THE SHERIFF; PROVIDING FOR PENALTIES, PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Franklin County has determined that prohibiting the parking or leaving of motor vehicles, trailers or recreational vehicle type units on public property overnight in unincorporated Franklin County is a proper and reasonable exercise of the police power of the county; and,

WHEREAS, Franklin County has determined that the Sheriff of Franklin County be, and is hereby, empowered to authorize the removal and towing of such vehicles, trailers ore recreational vehicle types at the owner's expense,

NOW THEREFORE BE IT ORDAINED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS THAT:

1. No person shall, and it shall be unlawful, to park or leave unattended any motor vehicle, trailer, or recreational vehicle type units overnight in, on or upon any public property in unincorporated Franklin County, Florida, designated as public park, boat ramp or Fishing Pier, including, not necessarily limited to, the following:
 - a. D.W. Wilson Park, Apalachicola, Florida
 - b. Abercrombie Boat Landing, Apalachicola, Florida.
 - c. Buddy Ward Seafood Landing Park and Boat Ramp.
 - d. Indian Creek boat ramp, Eastpoint, Florida.
 - e. Patton Drive boat ramp, Eastpoint, Florida.
 - f. Vrooman Park, Eastpoint, Florida.
 - g. Fishing Pier, Island Drive, Eastpoint, Florida.
 - h. Fishing Pier, Franklin Boulevard, St. George Island, Florida.
 - i. Lighthouse Park, St. George Island, Florida.
 - j. 6th Street Park, St. George Island, Florida.
 - k. 9th Street Park, St. George Island, Florida.
 - l. Carrabelle Lighthouse, Carrabelle, Florida.
 - m. Carrabelle Beach Park, Carrabelle, Florida.
 - n. Kendrick Park, Carrabelle, Florida.
 - o. Island View Park, Carrabelle, Florida.
 - p. Gene Sewell park, Lanark Village.
 - q. Leonard's Landing Boat Ramp, Alligator Point, Florida.
 - r. Rio Vista Park, Alligator Point, Florida.
 - s. Ochlocknee Bay boat ramp, Alligator Point, Florida.
2. Motor vehicles, trailers and recreational vehicle type units which are parked or left unattended overnight in violation of this ordinance may be towed at any time.
3. Definitions:

- a. "Park" or "Parking" of a motor vehicle, trailer or recreational vehicle type units means the standing of a vehicle or trailer, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading passengers, merchandise or personal property, as defined in section 316.003, Florida Statutes, as that section may hereafter be amended.
 - b. "Motor Vehicle" shall be defined as provided in section 320.01, Florida Statutes, as that section may hereafter be amended, including an automobile, motor cycle, truck, trailer, semitrailer, truck tractor and semitrailer combination, or any other vehicle operated on the roads of the State of Florida, used to transport persons or property and propelled by power other than muscular power
 - c. "Trailer" shall be defined as provided in section 320.01, Florida Statutes, as that section may hereafter be amended, including any vehicle without motive power designed to be coupled to or drawn by a motor vehicle and constructed so that no part of its weight or that of its load rests upon the towing vehicle.
 - d. "Recreational Vehicle Type Units" shall be defined as provided in section 320.01, Florida Statutes, as that section may hereafter be amended, including travel trailers, camping trailers, truck camper, motor home, private motor coach, van conversion, park trailer, and fifth-wheel trailer.
 - e. "Owner" shall be defined as provided in section 320.01, Florida Statutes, as that section may hereafter be amended.
 - f. "Overnight" shall be defined as the period of time beginning with 9:00 p.m. (ET) and ending at 5:00 a.m. (ET).
 - g. "Person" shall be defined as provided in section 320.01, Florida Statutes, as that section may hereafter be amended.
4. Penalty: In addition to towing as provided herein, any person who violates the provisions hereof shall be guilty of a non-criminal violation as defined in section 775.08, Florida Statutes, to be enforced in accordance with the provisions of applicable Florida law with respect to the investigation, prosecution and adjudication of non-criminal traffic offenses. In addition to towing as provided herein, any person who violates the provisions hereof a second time, or who violates the provisions hereof which causes or contributes to any injury to any person, shall be guilty of a misdemeanor of the second degree as defined by applicable Florida law, to be enforced in accordance with the provisions of Florida law with respect to the investigation, prosecution and adjudication of criminal traffic offenses.
 5. Towing: The Franklin County Sheriff and sheriff's deputies are hereby authorized to direct the towing and removal of any motor vehicle, trailer or recreational vehicle type unit found parked or left unattended in violation of this ordinance, and the owner thereof shall be entitled to recover the such vehicle only upon payments of all reasonable towing and storage fees.
 6. Severability: If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is held by a final judgment from a court of competent jurisdiction to be unconstitutional, void or invalid, it shall be severed from this ordinance and the remaining portion of the ordinance shall be enforced.
 7. Repeal: All ordinances in conflict with the provision of this ordinance are hereby repealed.
 8. Effective Date: This ordinance shall take effect as provided by law.

Franklin County, a political subdivision of
The State of Florida

Attest:

By: _____
Noah Lockley, Jr., Its Chairman

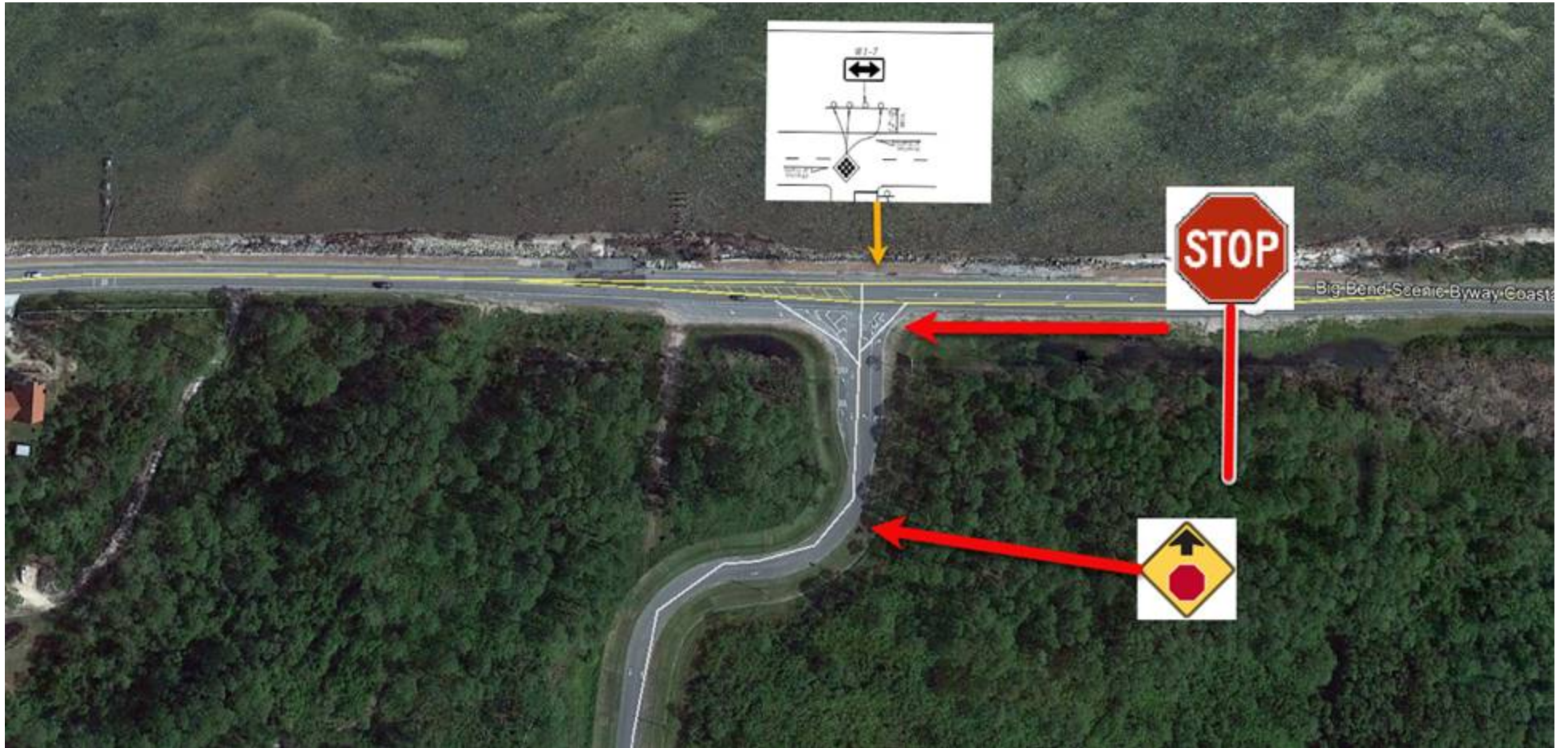
By: _____
Marcia M. Johnson, Clerk of Court

Approved as to legal form and sufficiency

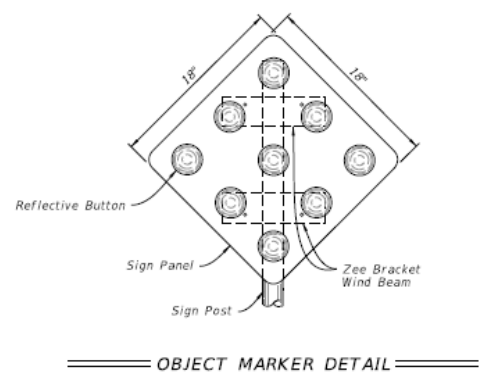
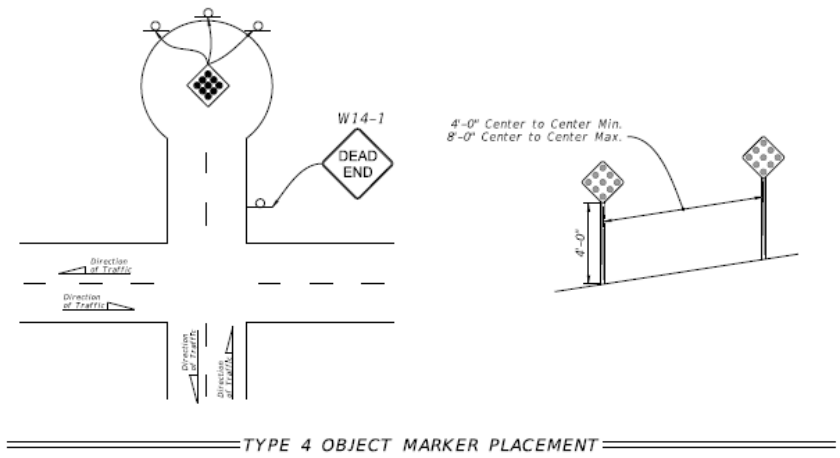
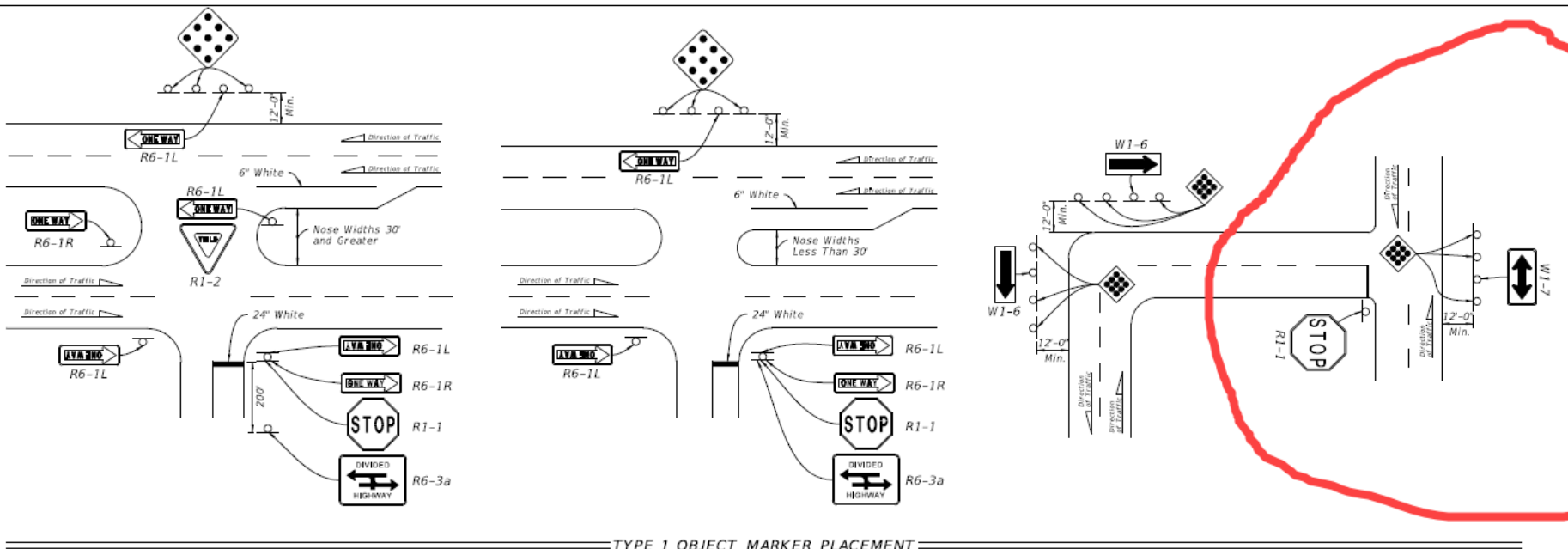
By: _____
Thomas M. Shuler, Franklin County Attorney

DRAFT





10/14/2019 2:40:58 PM



- NOTES:**
1. Index applicable to residential and minor streets only. Major streets to be evaluated on a case-by-case basis.
 2. Install Object Markers in accordance with Index 700-010
 3. See Index 711-001 for pavement markings.

LAST REVISION 11/01/19	REVISION	DESCRIPTION:	FY 2020-21 STANDARD PLANS	TRAFFIC CONTROLS FOR STREET TERMINATIONS	INDEX 700-109	SHEET 1 of 1
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RESOLUTION

FRANKLIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

WHEREAS, Hickory Dip Road in Eastpoint, Florida serves as the sole access for a number of residents, and

WHEREAS, the Eastpoint Branch of the Franklin County Public Library also is accessed from Hickory Dip Road, and,

WHEREAS, Hickory Dip Road is in poor condition and is in need of resurfacing, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the Small County Outreach Program to resurface Hickory Dip Road,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that they support the application for a Small County Outreach Program grant from the Florida Department of Transportation for the resurfacing of Hickory Dip Road in Eastpoint and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the Small County Outreach Program grant application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION

FRANKLIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

WHEREAS, New River Road, a County Road, crosses Syrup Branch via a bridge, and,

WHEREAS, in 2018 an inspection of this Syrup Branch Bridge by Volkert, Inc. revealed some deficiencies that need to be remedied, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the Small County Outreach Program to repair these deficiencies in the Syrup Branch Bridge,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that they support the application for a Small County Outreach Program grant from the Florida Department of Transportation for the repair of the Syrup Branch Bridge and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the Small County Outreach Program grant application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION

FRANKLIN COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

WHEREAS, Mill Road, a County Road, crosses Trout Creek via a bridge, and,

WHEREAS, in 2018 an inspection of this Trout Creek Bridge by Volkert, Inc. revealed some deficiencies that need to be remedied, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the Small County Outreach Program to repair the Trout Creek bridge,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that they support the application for a Small County Outreach Program grant from the Florida Department of Transportation for the repair of the Trout Creek Bridge and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the Small County Outreach Program grant application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION

FRANKLIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

WHEREAS, County Road 67 runs north from Carrabelle to the Liberty County line, providing an important transportation link to Franklin County, and,

WHEREAS, County Road 67 also provides an evacuation route for the citizens and visitors of Franklin County, and

WHEREAS, County Road 67 is a narrow road in need of widening and resurfacing, and

WHEREAS, Franklin County has applied for and received funding from the Florida Department of Transportation to widen and resurface the southern portion of County Road 67 from Highway 98 northwards to State Forest Road 166, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the Small County Road Assistance Program to widen and resurface another portion of County Road 67,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSISONERS that they support the application for a Small County Road Assistance Program grant from the Florida Department of Transportation for the widening and resurfacing of County Road 67 from State Forest Road 172 to the Franklin/Liberty County line, and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the Small County Road Assistance Program grant application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION

FRANKLIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

WHEREAS, Ryan Drive in the City of Carrabelle is used as a shortcut by many people coming and going between the Carrabelle River bridge and Highway 67, thereby relieving congestion on U. S. Highway 98 in the middle of Carrabelle, and,

WHEREAS, there are twin culverts under Ryan Drive between 9th Street NW and Sunset Circle, and

WHEREAS, these culverts have started to deteriorate, causing the road surface of Ryan Drive above the culverts to sag and dip, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the County Incentive Grant Program to replace these twin culverts under Ryan Drive in the City of Carrabelle,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that they support the application for County Incentive Grant Program funding from the Florida Department of Transportation for the replacement of the twin culverts under Ryan Drive in the City of Carrabelle, and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the County Incentive Grant Program application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION

FRANKLIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

WHEREAS, County Road 67 runs north from Carrabelle to the Liberty County line, providing an important transportation link to Franklin County, and,

WHEREAS, County Road 67 also provides an evacuation route for the citizens and visitors of Franklin County, and

WHEREAS, County Road 67 crosses Womack Creek over three large arch culverts, which are deteriorating and in need of replacement, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the Small County Outreach Program to replace these culverts,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that they support the application for a Small County Outreach Program grant from the Florida Department of Transportation for the replacement of the three arch culverts on County Road 67 at Womack Creek and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the Small County Outreach Program grant application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION

FRANKLIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

WHEREAS, in 2016, Franklin County paved a portion of Mill Road with funds provided by a Small County Outreach Program grant (436837-1-54-01), and,

WHEREAS, the cost of the project precluded Franklin County from paving the entire length of Mill Road that had been originally proposed, and

WHEREAS, there remain 1.156 miles of Mill Road that were not paved under the 2016 SCOP grant, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the Small County Outreach Program to pave the remainder of this road,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that they support the application for a Small County Outreach Program grant from the Florida Department of Transportation for the paving of the remaining 1.156 miles of unpaved Mill Road and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the Small County Outreach Program grant application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION

FRANKLIN COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

WHEREAS, County Road 67 runs north from Carrabelle to the Liberty County line, providing an important transportation link to Franklin County, and,

WHEREAS, County Road 67 also provides an evacuation route for the citizens and visitors of Franklin County, and

WHEREAS, County Road 67 is a narrow road in need of widening and resurfacing, and

WHEREAS, Franklin County has applied for and received funding from the Florida Department of Transportation to widen and resurface the southern portion of County Road 67 from Highway 98 northwards to State Forest Road 166, and

WHEREAS, the Florida Department of Transportation has offered the opportunity to apply for funding through the Small County Road Assistance Program to widen and resurface another portion of County Road 67,

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSISONERS that they support the application for a Small County Road Assistance Program grant from the Florida Department of Transportation for the widening and resurfacing of County Road 67 from State Forest Road 166 to State Forest Road 172, and Noah Lockley, Jr., the Chairman of the Board of County Commissioners, is hereby authorized to sign the Small County Road Assistance Program grant application requesting funding for this project.

This Resolution approved this 3rd day of March 2020.

By: _____
Noah Lockley, Jr., Chairman
Board of County Commissioners

ATTEST:

Marcia M. Johnson, Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA, IN UNANIMOUS SUPPORT FOR GOVERNOR DESANTIS AND THE FLORIDA STATE LEGISLATIVE DELEGATION REPRESENTING GULF COUNTY TO STRUCTURE, DIRECT AND AUTHORIZE THE PROPER ALLOCATION AND PRIORITIES FOR THE HURRICANCE MICHAEL DISASTER RECOVERY FUNDING TO THOSE MOST IMPACTED COMMUNITIES THROUGHOUT THE REGION

WHEREAS, the Gulf County Board of Commissioners expressed its wishes and intent to seek the support of Governor DeSantis and the Gulf County state legislative delegation for the proper structure, direction and distribution of the long term recovery funds made available through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) program; and

WHEREAS, the Governor thanked Secretary Carson and his team at HUD for issuing the Federal Register so that Florida can now move toward accessing anticipated disaster recovery funding to benefit Gulf County and its neighboring counties in their recovery and noted the “funding will not only help the residents of Northwest Florida repair their homes, but also help communities rebuild stronger, and more resilient”; and

WHEREAS, the Governor has designated the Florida Department of Economic Opportunity (DEO) to lead the state’s efforts in developing a State Action Plan that will provide a strategy on meeting Gulf County’s long-term recovery needs; and

WHEREAS, following discussions by the Board of County Commissioners and its administration in consideration of the devastating effects to the community from Hurricane Michael have constructed and prepared a thorough and comprehensive strategy that addresses specifically Gulf County’s long-term plans for “stronger and more resilient” recovery and rebuilding of the community with Governor DeSantis’ mandate; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA:

Section 1. Recitals. The above recitals are true and correct and are hereby incorporated herein by reference.

Section 2. The Gulf County Board of County Commission unanimously support and request from Governor DeSantis and its state legislative delegation any and all appropriate actions and support necessary to establish the following strategies and priorities for Gulf County’s long term recovery and rebuilding with the Hurricane Michael CDBG-DR funding program:

1. The appropriate set aside from the CDBG-DR funds for the proper and prudent hazard mitigation match funds to maximize the fullest impact of the disaster recovery funding for those most affected counties.
2. Gulf County and those other most affected counties from Hurricane Michael receive the appropriate set aside and percentage of funding in proportion to the devastation to each of those counties.
3. The CDBG-DR funding made available through the Florida DEO specifically for those recovery and rebuilding efforts addressing infrastructure, economic development and eligible work force housing (available to those up to 140% of the annual median income); all in continued efforts to make Gulf County and its neighboring counties “stronger and more resilient” to future disaster events.

Section 3. In the event that any word, phrase, clause, sentence, or paragraph hereof shall be held invalid by any court of competent jurisdiction, such holding shall not affect any other word, phrase, sentence, or paragraph hereof.

Section 4. Transmission. The County Clerk shall certify to the passage and adoption of this Resolution and enter it into the book and County records and this Resolution shall take effect immediately upon its adoption and that copies of this resolution be transmitted to Governor DeSantis and the Gulf County Legislative Delegation and any and all other members deemed appropriate and necessary, and finally that copies be spread upon the records of Gulf County so it be known the unified voice of Gulf County in support of this effort to assist the proper elected officials in these requests for guidance and support.

DULY adopted this ____ day of _____, 2020.

BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA

By: _____
SANDY QUINN, CHAIRMAN

ATTEST:

Clerk / Deputy Clerk
(SEAL)

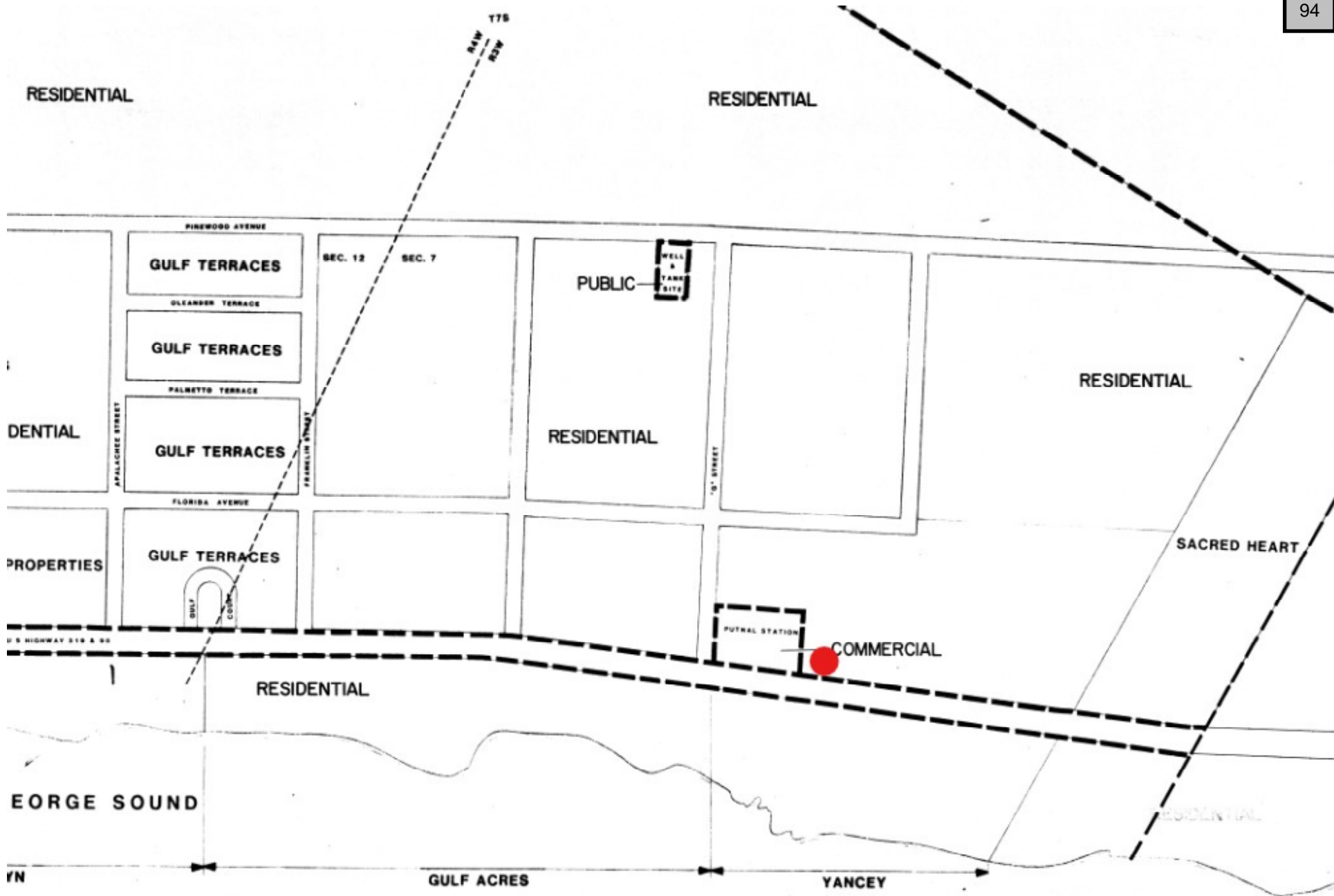
APPROVED AS TO FORM:

Jeremy T.M. Novak, Esq.
Gulf County Attorney



- Legend
- Parcels
 - Roads
 - City Labels

Date created: 2/12/2020
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AN ORDINANCE AMENDING THE FRANKLIN COUNTY COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF A 5.88+/- ACRE PARCEL LYING IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, LANARK, FRANKLIN COUNTY, FLORIDA FROM RESIDENTIAL TO COMMERCIAL.

**ORDINANCE 2020- _____
FRANKLIN COUNTY, FLORIDA**

WHEREAS, the Board of County Commissioners of Franklin County, Florida has received a recommendation from the Franklin County Planning and Zoning Commission for changing the land use of private real property, and

WHEREAS, the Board of County Commissioners of Franklin County, Florida has conducted a public hearing with due notice.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:

The permitted land use of a 5.88 +/- acre parcel lying in Section 7, Township 7 South, Range 3 West, Lanark, Franklin County, Florida as shown on the attached Legal Description labeled Exhibit A and the Map labeled Exhibit B, is changed from Residential to Commercial.

This Ordinance adopted this _____ day of _____, 2020, in regular meeting of the Franklin County Board of County Commissioners after notice was duly given, and pursuant to Chapter 163, Florida Statutes.

**THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS**

BY: _____
Noah Lockley, Jr. Chairman

ATTEST:

Marcia M. Johnson, Clerk of Court

Dodd Title Company, Inc.
File No. 20718

EXHIBIT "A"
Parcel 1

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

November 20, 2008

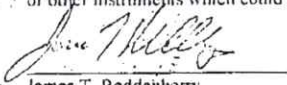
Legal Description of a 5.88 Acre Tract
Certified To: Christin Saunders

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at an iron pipe marking the Northeast corner of the Homestead Property of Thomas A. Yancey and Peggy B. Yancey as per map or plat thereof recorded in Plat Book 3, Page 2 of the Public Records of Franklin County, Florida and being situate in Section 7, Township 7 South, Range 3 West, Franklin County, Florida and thence run South 62 degrees 39 minutes 07 seconds West along the North boundary of said Yancey Homestead (as monumented) a distance of 1056.44 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 62 degrees 39 minutes 07 seconds West along said North boundary (as monumented) a distance of 557.86 feet to re-rod (marked #7160) lying on the Easterly right-of-way boundary of Putnal Street, thence run South 27 degrees 13 minutes 01 seconds East along said right-of-way boundary 98.29 feet to a concrete monument, thence leaving said right-of-way boundary run North 62 degrees 39 minutes 15 seconds East along the Southerly right-of-way boundary of Second Street (Private Roadway) a distance of 280.15 feet to an iron pipe, thence leaving said right-of-way boundary run South 27 degrees 11 minutes 57 seconds East 485.70 feet to a re-rod (marked #7160) lying on the Northerly right-of-way boundary of U. S. Highway No: 98, thence run North 67 degrees 05 minutes 19 seconds East along said right-of-way boundary 14.89 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Northeasterly along said right-of-way boundary and said curve with a radius of 16420.20 feet, through a central angle of 01 degrees 38 minutes 03 seconds, for an arc distance of 468.34 feet, chord being North 67 degrees 54 minutes 20 seconds East 468.32 feet to a re-rod (marked #7160), thence leaving said right-of-way boundary run North 23 degrees 40 minutes 20 seconds West 320.37 feet to a re-rod (marked #7160), thence run South 62 degrees 41 minutes 50 seconds West 242.31 feet to a re-rod (marked #7160), thence run North 23 degrees 40 minutes 37 seconds West 308.76 feet to the POINT OF BEGINNING containing 5.88 acres more or less.

SUBJECT TO a private roadway lying over and across the Northerly portion thereof.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

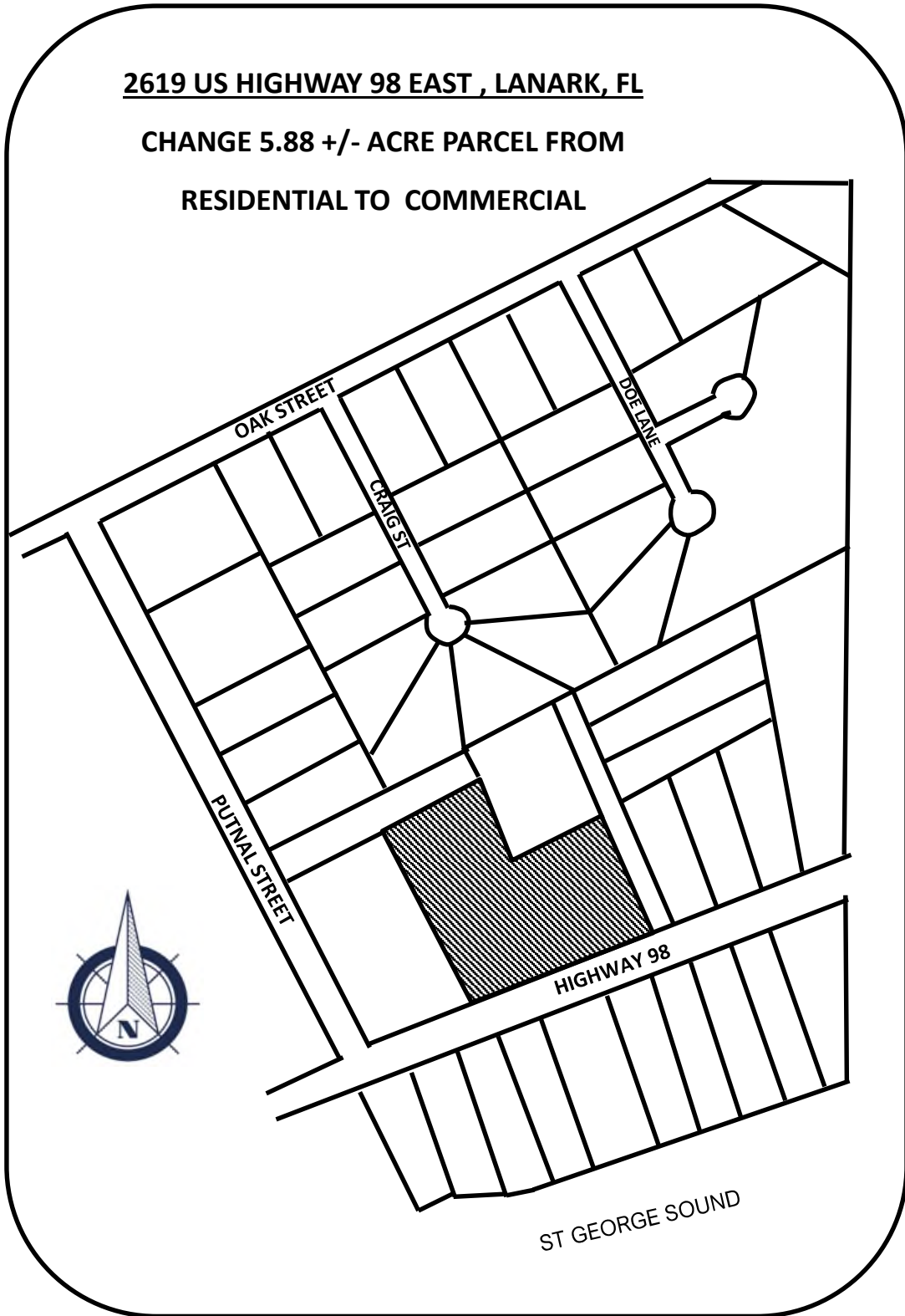


04-148ac.5.88

EXHIBIT B

2619 US HIGHWAY 98 EAST , LANARK, FL

CHANGE 5.88 +/- ACRE PARCEL FROM
RESIDENTIAL TO COMMERCIAL



Future Land Use Map and Zoning Change Request

For one parcel located at 2619 Highway 98 East, Lanark Village, FL
Also referenced as Parcel ID number 07-07S-03W-0000-0040-0150

Conducted for:

Teramore Development, LLC
Ph: 229.516.4286
develop@teramore.net



Prepared for:

Franklin County Planning and Building Department
Ph: 850.653.9783
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Prepared by:

The Planning Collaborative
Allara Mills Gutcher, AICP
Ph: 850.319.9180
allara@theplanningcollaborative.com



February 10, 2020 (revised February 14, 2020)

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EXHIBIT 2 – National Flood Hazard Map

EXHIBIT 3 – Florida Master Site File Record

EXHIBIT 4 – Letter from Opportunity Florida

EXHIBIT 5 – ITE Common Trip Generation Rates (PM Peak Hour)

PURPOSE AND INTRODUCTION

This report supports the justification for a Future Land Use Map and Zoning change and analyzes the compatibility of a Dollar General retail store proposed to be located at 2619 US Highway 98, Lanark Village, FL. The site is a 4.63 acre portion of one parcel, in unincorporated Franklin County, Florida.

The request is to amend the Future Land Use Map from Residential to Commercial, and the Zoning Map from Single-Family Residential (R-1) to Mixed Use Residential (C-4). Both the requested Future Land Use (FLU) and the zoning designations are supported by the findings in this report.

In addition, the proposed Dollar General retail store will be compatible with existing development. The commercial use will not, over time, adversely or negatively impact the surrounding uses. The proposed store will provide daily necessities and other common household items for consumers. Dollar General is known for its neighborhood-scale stores in locations convenient to customers.

In the development of this report, the following definition of compatibility set forth in §163.3164(9), *Florida Statutes*, was utilized:

“Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

As a note, neither the Franklin County Comprehensive Plan nor the Franklin County Zoning Code defines compatibility, so this report will defer to the statutory definition.

This analysis has considered the type of development proposed in comparison to the existing built environment as directed by Florida Statutes. Such factors of study included the surrounding uses, density, intensity, and height of structures (bulk of the development), setbacks, building orientation, noise, and traffic generation.

The consultant, Allara Mills Gutcher, completed the following research in preparation of this report:

- A site visit conducted on Tuesday, January 7, 2020
- Review of the Franklin County Property Appraiser website data and maps
- Review of the Franklin County Comprehensive Plan, undated and as published on the County's website
- Review of the Franklin County Zoning Code, undated and as published to the County's website
- Review of the Franklin County Future Land Use Map
- Review of the Franklin County Zoning Map
- Consultation with Teramore Development, LLC and County staff

Note: Franklin County has adopted a document entitled The Franklin County Zoning Code. This document is also referred to as the Franklin County Zoning Ordinance (see Section 100). The Comprehensive Plan

also notes in certain policies a document referred to as the land development regulations. This report uses these terms interchangeably to mean the Franklin County Zoning Ordinance, as amended.

PROJECT DESCRIPTION

The applicant proposes construction of a retail establishment known as Dollar General, with approximately 10,640 gross square feet of building space on +/-4.63 acres. (See Exhibit 1). The building will be oriented towards the south, facing HWY 98 which is an undivided arterial. Parking will be located to the south (front) of the structure. Ingress and egress to the site will be from HWY 98.

The scale of the project will be that of a typical prototype Dollar General retail store. It will be single story in height, with a maximum height not to exceed twenty-two (22) feet, which includes any roof-top apparatus.

Parking will be per the requirements of the Franklin County Zoning Code, and will primarily be located between the storefront and the existing right-of-way (HWY 98). Additional parking may be located on the east side of the structure to meet requirements. The dumpster enclosure will be located toward the back of the store, on the east side.

The project will be served by City of Carrabelle potable water and wastewater services.¹

The hours of operation will be conducive to general business hours with time in the evenings for local residents to shop for convenience needs. There will be no unordinary noise, or any smoke, glare, emissions, dust, vibration, or odors emitted from this use.

GENERAL PROJECT LOCATION AND SETTING

The parcel that comprises the project site is addressed as 2619 HWY 98 East, Lanark Village. This parcel is located east of Putnal Street in the southern portion of unincorporated Franklin County, near St. George Sound (Figure 1). The parcel is located within Section 7, Township 7S, Range 3W. The Franklin County Property Appraiser’s Parcel Identification Number is 07-07S-03W-0000-0040-0150. The Property Appraiser lists this parcel ID as +/- 7.4 acres, although this includes land south of HWY 98 which is not part of this development plan.

This project abuts HWY 98, a roadway listed as a Principal Arterial by the Franklin County Comprehensive Traffic Circulation Map Series, Map 1 of 4, Functional Classification (dated December 19, 2004).

¹Conversation with Keisha Messer, City of Carrabelle, February 14, 2020

Figure 1. Aerial Photograph



 General Project Boundary (See Exhibit 1 for site specific survey)

Source: Franklin County Property Appraiser website, 2019 aerial photographs.

The parcel is currently undeveloped and has a Department of Revenue tax classification of “vacant”. The site is undeveloped with a few trees. A view of the site from HWY 98 is depicted in Figure 2.

Figure 2 – Street View from HWY 98 of Subject Parcel



DATA AVAILABLE SPECIFIC TO THE SITE

The following information was gathered from various sources, and is included as a required analysis by Franklin County. The analysis included is listed on the form entitled *Required Analysis for Land Use or Zoning Change*, as supplied by Franklin County staff.

There are no forested wetlands on the site. There is a ditch that is located on the eastern edge of the parcel boundary.² This property is not located within 150’ of any forested wetlands or waterbodies, and therefore not within the Critical Shoreline District. Section 14-24 of the Franklin County Codes of Laws and Ordinances defines the Critical Shoreline District as “all lands within a distance of one hundred fifty (150) feet landward of waters and wetlands of Franklin County. The pollution sensitive segment, also a distance of one hundred fifty (150) feet landward of the waters and wetlands of Franklin County is indicated on maps maintained by the Franklin County Planning and Building Department which are hereby declared to be a part of this article.”

This parcel is in Flood Zones X, AE, and VE.³ (Exhibit 2). Flood Zone X is considered to be above of the 500-year flood level. Flood Zone AE is within an area of a 1% annual chance of flooding with a base flood elevation determination. Flood Zone VE is considered a coastal area with a 1% or greater chance of flooding and an additional hazard associated with storm waves. Base flood elevations are determined.

This property is not located within the Eastpoint Urban Service Area.

² U.S. Fish and Wildlife Service National Wetlands Inventory, sourced January 20, 2020

³ Flood Insurance Rate Map Panel 12037 C0265F dated February 5, 2014

Policy 12.5 of the Franklin County Comprehensive Plan defines the Coastal High Hazard Area (CHHA) as the “Category 1 Hurricane Evacuation Zone as established in the Apalachee Region Transportation Analysis dated June 2004”. According to the Future Land Use Map series, this property not located within the CHHA.⁴ This map defines the CHHA as “designated for the unincorporated areas of Franklin County as all lands lying seaward of HWY 98 or CR 30A with the exception of the areas depicted as 1 and 2 on this map.” The project site is located north (landward) of HWY 98/CR 30A.

Soil conditions for this site are assessed in the *Geotechnical Exploration Report for Dollar General – Lanark Village* dated December 12, 2019. The soils types noted in this report include Lynn Haven sand, Leon Sand, 0 to 2 percent slopes, and Mandarin fine sand, 0 to 2 percent slopes.⁵ Upon visual inspection, the topography of the site is relatively flat.

A response from the Florida Master Site File notes a positive result with “one resource group” in a search of the Section, Township and Range where the parcel is located (Exhibit 3). However, a more detailed desktop analysis of the specific site was conducted by Universal Engineering Sciences in November 2019. The Phase I Environmental Site Assessment is available upon request.

In existence to promote and foster the economic vitality of our region, Opportunity Florida has supplied a letter of support to the increased job availability and tax revenue to Franklin County (Exhibit 4).

The Florida Fish and Wildlife Conservation Commission provides information on bald eagle nesting locations. The latest data available, the 2016 sites, noted a nest approximately 4.5 miles to the northeast (Figure 3). There are no reported nesting sites on the subject parcel, or within the immediate vicinity.

⁴ Franklin County Comprehensive Plan, Franklin County Coastal High Hazard Area map dated March 7, 2005

⁵ Geotechnical Exploration Report, Dollar General – Lanark Village, December 12, 2019, Table 1 – Summary of Soil Survey Information, page 4

Figure 3. 2016 Known Bald Eagle Nesting Sites



Source: Florida Fish and Wildlife Conservation Commission, 2016 data

Surrounding the parcel in the general vicinity are primarily vacant uses with some residential. Although the parcel immediately to the west of the subject parcel has a tax code of “mobile home”, the use was once used commercially (Figures 4 and 5) as the Putnal Lanark Station. This parcel has a Future Land Use designation of “Commercial”, and a zoning classification of C-4, Commercial/Residential Mixed Use. There are other commercial uses to the west in Lanark Village where the Village Shopping Center and the Lanark Market gas station are located.⁶ There is one larger lot platted subdivision in the area named Deer Run Estates with approximately one (1) acre lots.⁷

⁶ As reported by Mark Curenton, County Planner, January 24, 2020

⁷ Sample lots viewed on the Franklin County Property Appraiser website, sourced January 23, 2020

Figure 4. Adjacent Uses – Parcel to the West, Abandoned Commercial



Figure 5. Adjacent Uses – Parcel to the West, Abandoned Commercial



Other uses that are adjacent to the subject parcels are classified as “Single Family” by the Franklin County Property Appraiser. Figures 6 and 7 provide additional views of parcels near the subject property.

Figure 6. Street View Looking South on HWY 98



Figure 7. View from Site Looking East down HWY 98

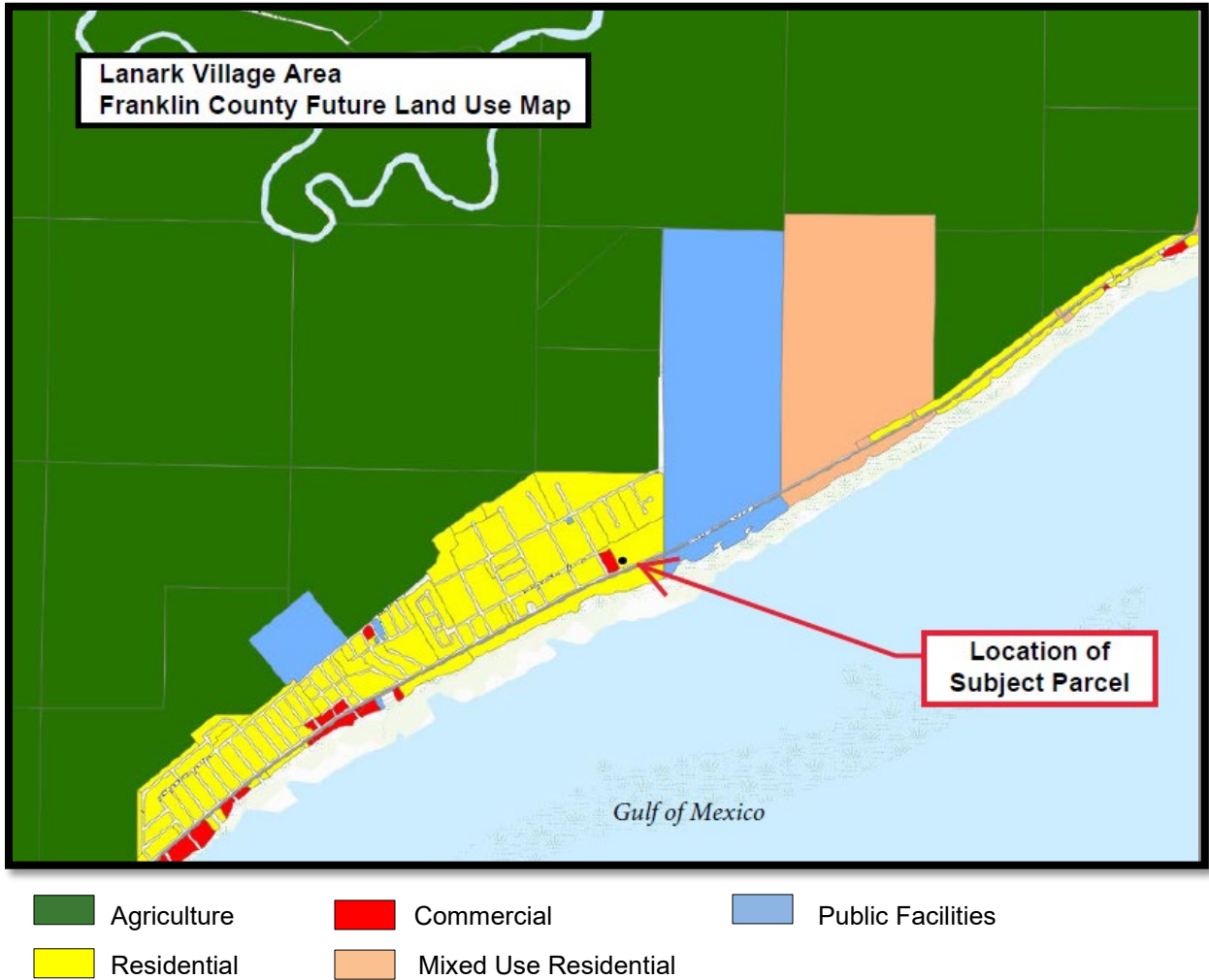


According to the Franklin County Property Appraiser's tax classifications, there are no existing commercial uses that abut HWY 98 along a one-mile line of the project boundary abutting HWY 98. This requires daily trips in excess of a several miles to shop for basic grocery essentials. The location of a small variety store in this location will ease traffic impacts and reduce roadway congestion in the vicinity.

APPLICABLE POLICIES AND REGULATIONS

The site is currently designated with a Future Land Use category of Residential (Figure 8). The request for a Future Land Use amendment is to the Commercial category. The properties surrounding this site are also categorized with a Future Land Use category of Residential with exception to the adjacent parcel to the west. Descriptions of the Future Land Use categories, existing and proposed, are provided following.

Figure 8. Franklin County Future Land Use Map, Lanark Village Area



Source:

<https://arpc.maps.arcgis.com/apps/MapJournal/index.html?appid=445e18b6d75b4d91aa9763f6f1a2c751>

Future Land Use Category (Existing): Residential⁸

The purpose of the Residential Future Land Use category is to “ensure the health, safety, and wellbeing of residents by limiting the extent and density of residential development to those areas suitable for development.”

The Plan does not list allowable uses in this category, but does refer to maximum densities for single family and multi-family uses.

Future Land Use Category (Proposed): Commercial⁹

The purpose of the Commercial Future Land Use category is to “provide suitable location for commercial activities.”

Although the policy does not list allowable uses, the Plan states “Commercial land may have residential structures so long as the development protects the residential land from any detrimental impact used by the surrounding commercial land.” A “not more than” 0.50 floor area ratio” is generally applied to this category.

The intent of the Commercial category is met by the proposed development, as a “commercial activity”. Retail sales and services are generally defined as a commercial activity.

Other applicable policies in the Comprehensive Plan help guide growth and development in Franklin County, and include:

Future Land Use Policy 6.2: Regulations for buffering of incompatible land uses shall be set forth in the county’s land development regulations, and which as a minimum:

- (a) Identify incompatible land uses.
- (b) Establish set back buffers.
- (c) Establish guidelines for planted vegetative buffers.

The development will adhere to all applicable regulations for setbacks, buffers (whether vegetative or fencing), and other built environment specifications to ensure compatibility to surrounding uses. As noted, the Zoning Code mentions these regulatory factors. However, the regulations could not be located within the document mentioned.

Future Land Use Objective 8: To prevent sprawl the County shall encourage infill in already developed areas and the redevelopment and renewal of blighted areas. This objective shall be accomplished by fulfilling the following policies, and by fulfilling Objective 8 of the Housing Element.

Future Land Use Policy 8.2. Encourage infill in already developed areas through the provision of already existing infrastructure. Existing infrastructure will be maintained to provide at least the minimum Levels of Service adopted in this Comprehensive Plan.

⁸ Franklin County Comprehensive Plan, Future Land Use Policy 2.2(d)

⁹ Franklin County Comprehensive Plan, Future Land Use Policy 2.2(g)

Sprawl is generally defined as isolated development outside of urbanized areas. The project is located in an already developed area of Franklin County known as Lanark Village. The parcel to the west was once used commercially as a gas station, and other uses in the vicinity include those residential in nature. Therefore, Future Land Use Objective 8 **is met** by developing a site “in already developed areas”. Additionally, existing public infrastructure provided by the City of Carrabelle is available for water and wastewater needs. Therefore, Future Land Use Policy 8.2 **is also met**.

Traffic Circulation Policy 1.2: The County shall use the standards adopted in its land development regulations which provide adequate on site vehicle parking for all new developments.

All regulations pertaining to on site vehicle parking will be met by the applicant in regard to the development of the site. Traffic Circulation Policy 1.2 **will be met**.

Traffic Circulation Policy 1.5: The County shall allow access directly onto arterial roads from property bordering the roads only if there is no other practical means of access to the property.

This policy requires alternative access when a property borders an arterial roadway. US 98 is classified as a Principal Arterial.¹⁰ Originally, the plan for development included access to Putnal Street, but Franklin County staff requested a resubmittal of a proposed conceptual site plan removing that access to Putnal Street.¹¹ Therefore, this policy **is met** as the only ingress and egress access available will be from HWY 98.

Traffic Circulation Policy 2.1: The County hereby adopts a peak hour Level of Service (LOS) D as the minimum LOS for all State Roads and Principal Arterials in the County, and peak hour LOS D for all Minor Arterial and collector roadways in the County.

Traffic Circulation Policy 3.2: Land use changes will not be made that will cause the peak hour level of service on the roads that service that area to fall below the level of service set in Policy 2.1 of this Element.

The segment of roadway affected by this site development is FDOT Site 0060, from HWY 319 west to Parker Avenue. The Average Annual Daily Traffic count is 3,463 trips.¹² Telemetered Traffic Monitoring Site 490060 was used for this analysis. FDOT has an adopted LOS C for this segment with an AADT of 8,400. Franklin County’s adopted LOS D for this segment equates to a maximum AADT of 14,300. Currently, this segment is operating at an AADT LOS of B.¹³

The ITE Trip Generation Manual (10th Edition) is used to determine peak hour trips for this project, identified as a “free-standing discount store” (ITE Land Use Code 815) (Exhibit 5). The generation for a 10,640 square foot store is shown in Table 1 below. Twenty (20) new peak hour (PH) trips are generated by this sized store.

¹⁰ Franklin County Comprehensive Plan, Traffic Circulation Map Series, Map 1 of 4 Functional Classification, December 19, 2004

¹¹ Consult with Teramore Development relaying County staff position, January 23, 2020

¹² Florida Department of Transportation 2018 Annual Average Daily Traffic Report, Franklin County

¹³ Florida Department of Transportation District 3 2016 LOS Report, Franklin County

Table 1. Peak Hour Trip Generation of a Variety Store

Gross Floor Area (by 1,000 sq. ft.)	ITE Code 815 trip generation rate (PM peak)	Total Trips (PM peak)	Pass-by Trips (%) ¹	Total New Trips (PM peak)
10.6	4.83	51	31 (60%)	20

Source: International Transportation Engineers Trip Generation Handbook, 10th Edition
¹From 9th Edition, no PM peak hour pass by percentage in 10th Edition.

Table 2. Adopted and Actual Traffic Counts

Segment	Area Type	County Adopted LOS (PH)	County Max Volume (PH/PD)	2015 Actual PH/PD	Trips added (PM peak)
Parker Avenue to HWY 319	Rural Developed	D	740	337	20

Source: FDOT 2018 Annual Average Daily Traffic Report and FDOT District 3, Franklin County 2016 LOS Report; Table 1.

Note: No LOS data was available more recent than the FDOT District 3 2016 report. Most recent AADT counts were used.

The Traffic Circulation Policies 2.1 and 3.2 **are met** as the anticipated trips generated by this development will not exceed adopted level of service standards.

The Zoning Code furthers the policies of the Comprehensive Plan, and provides site specific regulations regarding the development of land. The parcel is currently zoned as (R-1) Single-Family Residential. The request is to amend the zoning map to C-4 Mixed Use Residential.

Zoning District (Existing): Single-Family Residential-1 (R-1)¹⁴

“District Intent: To insure the health, safety, and fiscal well-being of residents by limiting the extent and density of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.”

Allowable uses within this district include single-family detached dwelling units and parks and playgrounds.

¹⁴ Franklin County Zoning Code, Section 500 “District Regulations”, pg. 62

Zoning District (Proposed): Mixed Use Residential (C-4)¹⁵

“District Intent: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.”

Allowable uses within this district include single-family detached dwellings; financial, real estate, insurance and other professional services; retail sales; barber and beauty shops; laundry and dry-cleaning facilities; restaurants, lounges, food services, public assembly halls, and entertainment centers; automotive and engine repair shops and other repair services; warehouse and storage facilities; hotels and motels with 50 or fewer units, other uses as determined by the Planning and Zoning Commission; and “a combination of residence and business within a single structure, however, a combination of residence and business requiring two separate structures will not be allowed on one lot or parcel of land.”

Table 1 below describes the current land development parameters of the subject site (R-1) and of the requested designation (C-4). This analysis is compiled to show the similarities in development requirements of the two zoning districts. These include maximum height limitations, and setbacks. The maximum height limitation and setback regulations are identical both zoning district. The only difference occur in the maximum impervious surface coverage percentages and minimum lot depth requirements.

Table 3. Development Regulations Assigned to Subject Parcel, the Requested Designation, and Parcels Contiguous to the Site

Criteria	Zoning District Regulations	
	Mixed Use Residential C-4 (Proposed)	Single-Family Residential R-1 (Existing)
Location	Subject Parcel and parcel to the west	Subject Parcel, and parcels to the North, South, and East
Maximum Density	One unit per acre	One unit per acre
Max FAR	None	None
Max Height	35 feet	35 feet
Max. Impervious Surface Coverage	80%	50%
Minimum Lot Size	None	None
Minimum Lot Frontage	100 feet	100 feet
Minimum Lot Depth	None	100 feet

¹⁵ Franklin County Zoning Code, Section 500 “District Regulations”, pg. 86

Criteria	Zoning District Regulations	
	Mixed Use Residential C-4 (Proposed)	Single-Family Residential R-1 (Existing)
Setbacks Front ¹	25 feet	25 feet
Setbacks Rear	10 feet	10 feet

Source: Franklin County Zoning Code Section 500.

¹A setback of 25 feet applies to any side with a common boundary to a roadway, whether private or public.

The impervious surface ratio noted in the concept plan is anticipated at 19%, well below the maximum of 80% for the C-4 zoning district, and even below the maximum of 50% for residential uses in the R-1 district.

Setbacks are also proposed to greatly exceed the minimum requirements of those outlined in the Zoning Code, Section 500 “District Regulations”. The minimum requirement and that which is proposed is shown in Table 2 below. These setbacks move the non-like use away from the existing residential uses to a greater extent than what is required by the zoning district.

Table 4. Minimum Bulk Regulation Standards Compared to the Plan for Development

Criteria	C-4 Zoning District	Development Plan	Difference
Maximum Height	35 feet	+/- 22 feet	13 feet under limit
Maximum Impervious Surface Coverage (for a 4.63 acre site)	80% (+/-161,346 sq. ft. max)	+/-19% (+/-38,298 sq. ft. proposed)	Less than 25% of the maximum limit
Minimum Setbacks			
Front	25 feet	+/-117 feet	92 feet greater than minimum
Rear	10 feet	+/-103 feet at closest point	93 feet greater than minimum
Sides	10 feet	+/-175 feet east side, +/-172 feet west side	165 and 162 feet greater than minimums, respectively.

Source: Franklin County Zoning Code, Section 500

Note: Site plan subject to change

Finally, the Franklin County Zoning Code adopted Section 600, Special Districts. Within this district is a Special District S-4 Lanark Village District. Specific zoning regulations have been adopted and apply to specific Lots and Blocks within Lanark Village. The subject parcel is not comprised of a lot and block that is subject to this special district, nor is it within the R-2 area of

Lanark Village as mentioned in the Section, and therefore these additional zoning regulations do not apply to the subject parcel.

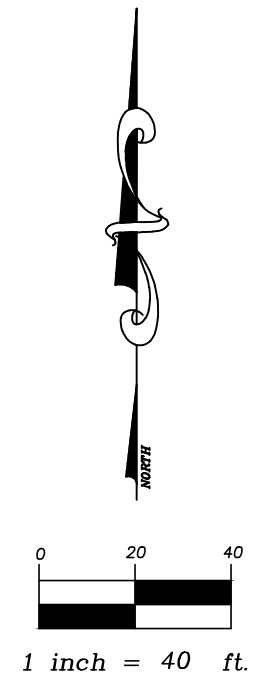
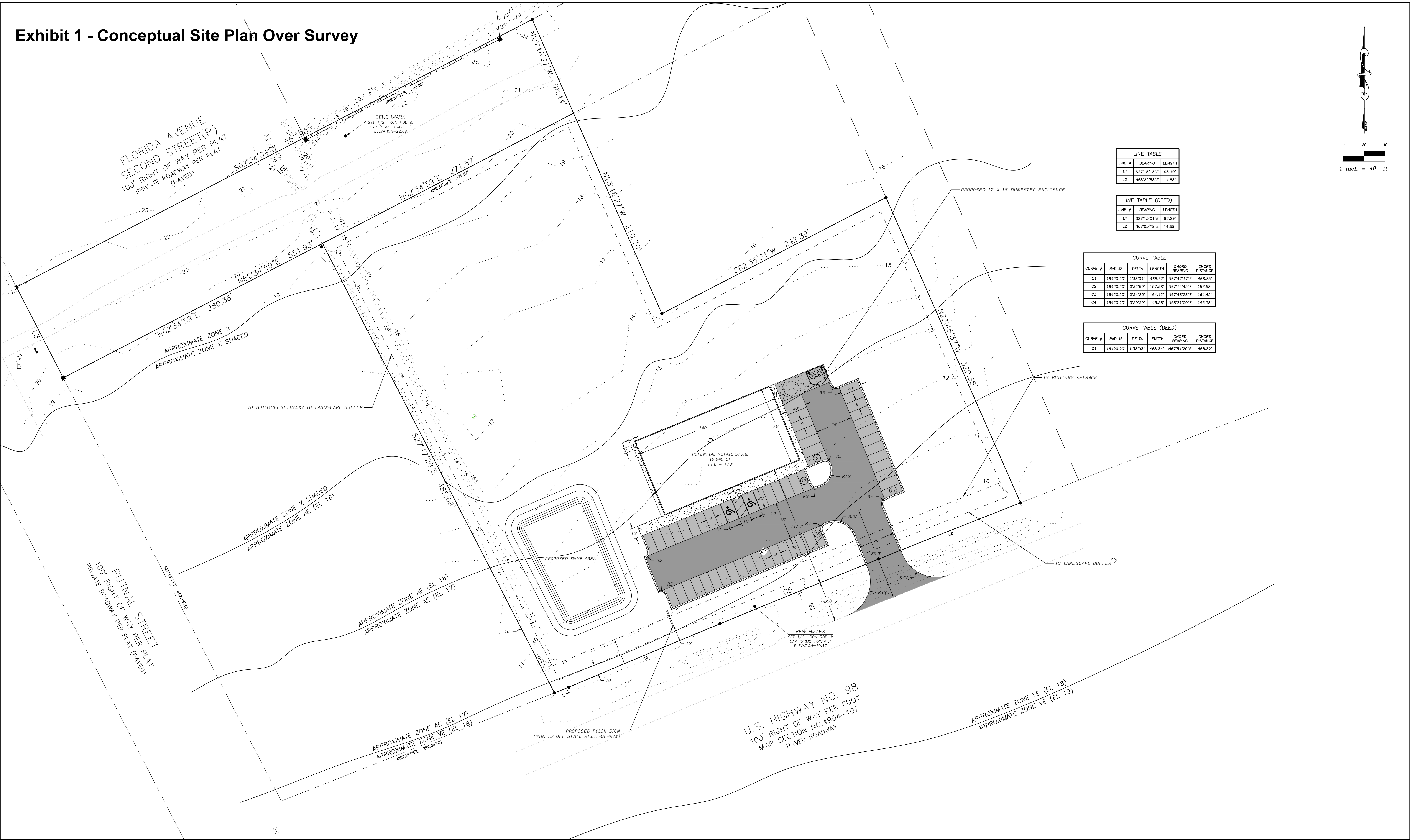
FINDINGS AND CONCLUSIONS

The proposed development of an approximate 10,640-square foot retail store on 4.63 acres located adjacent to HWY 98, which is an arterial roadway, in unincorporated Franklin County will be compatible with the surrounding development. No adverse impacts will be generated such as noise, smoke, exhaust, emissions, dust, adverse lighting, vibrations, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of adjacent residents. Additionally, the area residents will benefit from the location of this store with daily necessities and other common household items. This location may reduce vehicle trips and miles traveled on area roadways and reduce congestion by providing goods within a short driving distance to home.

Setbacks greatly exceeding the minimum requirements of the Mixed Use Residential (C-4) zoning district are incorporated into the conceptual plan for development. The proposed retail store is considerably below the intensity allowed for this parcel with a Commercial Future Land Use designation.

The proposed Dollar General retail store is consistent with and not in conflict with the Goals, Objectives, and Policies of the Franklin County Comprehensive Plan. It also complies with the adopted requirements of the County's Zoning Code. The development of this store will not create a condition that will negatively impact the adjacent or area uses over time.

Exhibit 1 - Conceptual Site Plan Over Survey



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S27°15'13"E	98.10'
L2	N88°22'58"E	14.88'

LINE TABLE (DEED)		
LINE #	BEARING	LENGTH
L1	S27°13'01"E	98.29'
L2	N87°05'19"E	14.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16420.20'	1°38'04"	468.37'	N67°47'17"E	468.35'
C2	16420.20'	0°32'59"	157.58'	N67°14'45"E	157.58'
C3	16420.20'	0°34'25"	164.42'	N67°48'28"E	164.42'
C4	16420.20'	0°30'39"	146.38'	N68°21'00"E	146.38'

CURVE TABLE (DEED)					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16420.20'	1°38'03"	468.34'	N67°54'20"E	468.32'

S:\110\Projects\19044-DC Lumarik Village\dwg\19-044-DC Lumarik DSSP01.dwg, SITE, Brnt., Feb 03, 2020 - 2:55:41pm

AH ALDAY-HOWELL ENGINEERING, INC.
 5017 HWY 71 NORTH
 MARIANNA, FL 32446
 PHONE (850) 526-2040 • FAX (850) 526-4740
 E-MAIL: info@aldayhowell.com
 FLORIDA CERTIFICATE OF AUTHORIZATION, NO. 26105

REVISIONS		
DESCRIPTION	INITIALS	DATE

CLIENT:
TERAMORE DEVELOPMENT, LLC

PROJECT:
RETAIL STORE

SHEET TITLE:
CONCEPTUAL SITE PLAN

1" = 40'
 IF THIS LINE DOES NOT MEASURE ONE INCH IN LENGTH, THE SCALES ON THIS DRAWING ARE NOT VALID.

JOB NO. 19-044
 DRAWN BY BER
 CHECKED BY JAA
 DATE 2/3/20

NOT VALID UNLESS EMBOSSED

Exhibit 2 - National Flood Hazard Layer FIRMette



29°53'37.62"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR **116** LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER AREAS		Area of Undetermined Flood Hazard Zone D
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)

OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2020 at 8:32:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

84°34'57.42"W

84°34'19.96"W

USGS The National **27.** Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

29°53'6.42"N

EXHIBIT 3 - Florida Master Site File Record



This record search is for informational purposes only and does NOT constitute project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

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January 23, 2020



Allara Mills-Gutcher

The Planning Collaborative

2311 Lee Street

Lynn Haven, FL 32444

Phone: 850.319.9180

Email: allara@theplanningcollaborative.com

In response to your inquiry of January 23, 2020 the Florida Master Site File finds one resource group at the designated area of Franklin County, Florida:

Township 07 South, Range 03 West, Section 07.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Joseph A. Bomberger

Archaeological Data Analyst

Florida Master Site File

Joseph.Bomberger@DOS.MyFlorida.com



January 27, 2020

Mark Curenton, County Planner
Franklin County Planning & Building Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Re: Support of Land Use Change – Dollar General

Dear Mr. Curenton:

Thank you for allowing me to submit this letter in support of a land use change for a new Dollar General store near Lanark Village in Franklin County.

The creation of a new business location offers job opportunities for citizens of the local community. Beginning with creation of construction jobs and continuing with the purchase of supplies from local building material facilities, the dollars start to multiply and get spent over and over in the community.

Retail stores offer quality of life amenities to the citizens and visitors in the area. Tax dollars through the store, plus neighboring businesses in the traffic lane, will provide an additional sales tax income stream to the County.

We support this and other opportunities that create new businesses and jobs in rural NW Florida! Opportunity Florida strives to help our member communities grow and attract new businesses to their counties in Florida's Panhandle.

Best Regards,

Roy S Baker
Business Development Coordinator

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

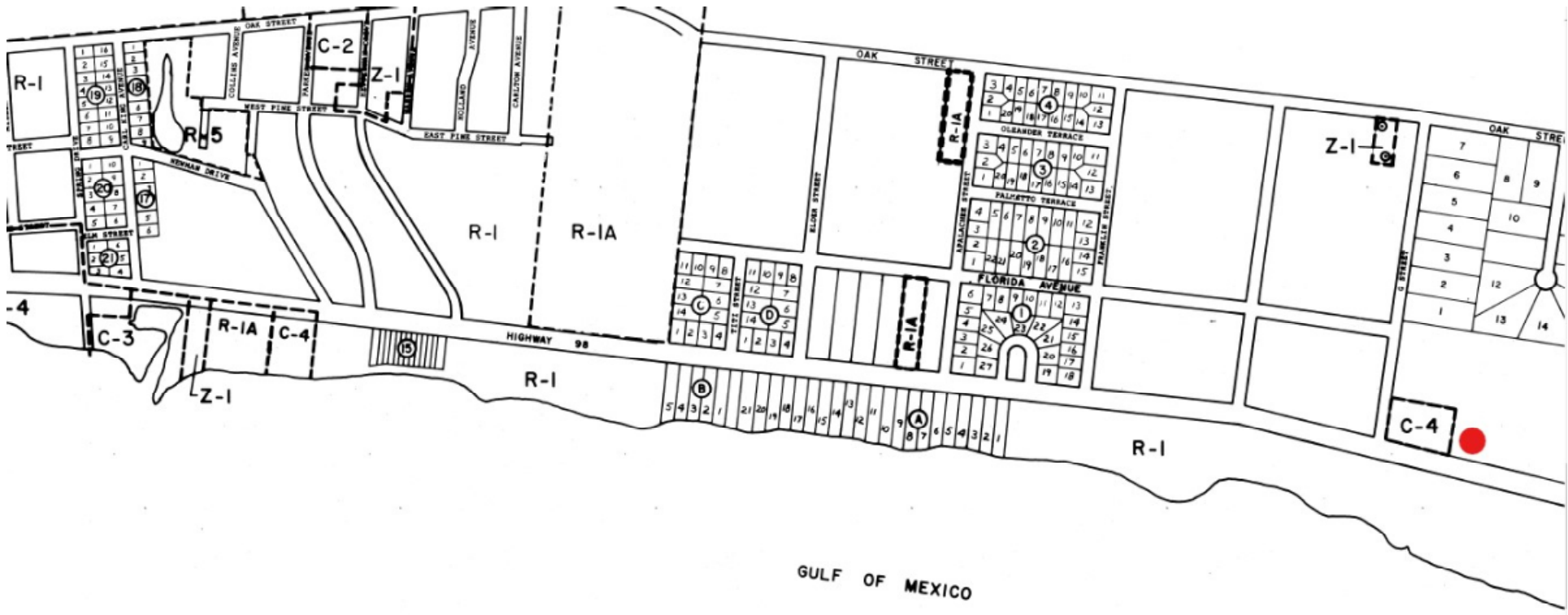
The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.



- Legend
-  Parcels
 -  Roads
 -  City Labels

Date created: 2/12/2020
Last Data Uploaded: 2/12/2020 7:39:12 AM

Developed by 



AN ORDINANCE RE-ZONING A 5.88 +/- ACRE PARCEL LYING IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 3 WEST, LANARK, FRANKLIN COUNTY, FLORIDA FROM R-1 SINGLE FAMILY RESIDENTIAL TO C-4 COMMERCIAL MIXED USE.

**ORDINANCE 2020- _____
FRANKLIN COUNTY, FLORIDA**

WHEREAS, the Board of County Commissioners of Franklin County, Florida has received a recommendation from the Franklin County Planning and Zoning Commission for changing the zoning of private real property, and

WHEREAS, the Board of County Commissioners of Franklin County, Florida has conducted a public hearing with due notice.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS that:

The permitted zoning of a 5.88 +/- acre parcel lying in Section 7, Township 7 South, Range 3 West, Lanark, Franklin County, Florida as shown on the attached Legal Description labeled Exhibit A and the Map labeled Exhibit B, is changed from R-1 Single Family Residential to C-4 Commercial Mixed Use.

This Ordinance adopted this _____ day of _____, 2020, in regular meeting of the Franklin County Board of County Commissioners after notice of intent to adopt it as a rezoning of less than 5% of the County. This ordinance shall take effect when notice of receipt of a certified copy of same is returned from the Florida Secretary of State.

**THE FRANKLIN COUNTY BOARD OF
COUNTY COMMISSIONERS**

BY: _____
Noah Lockley, Jr. Chairman

ATTEST:

Marcia M. Johnson, Clerk of Court

Dodd Title Company, Inc.
File No. 20718

EXHIBIT "A"
Parcel 1

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

November 20, 2008

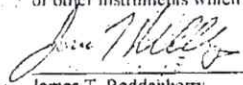
Legal Description of a 5.88 Acre Tract
Certified To: Christian Saunders

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at an iron pipe marking the Northeast corner of the Homestead Property of Thomas A. Yancey and Peggy B. Yancey as per map or plat thereof recorded in Plat Book 3, Page 2 of the Public Records of Franklin County, Florida and being situate in Section 7, Township 7 South, Range 3 West, Franklin County, Florida and thence run South 62 degrees 39 minutes 07 seconds West along the North boundary of said Yancey Homestead (as monumented) a distance of 1056.44 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 62 degrees 39 minutes 07 seconds West along said North boundary (as monumented) a distance of 557.86 feet to re-rod (marked #7160) lying on the Easterly right-of-way boundary of Putnal Street, thence run South 27 degrees 13 minutes 01 seconds East along said right-of-way boundary 98.29 feet to a concrete monument, thence leaving said right-of-way boundary run North 62 degrees 39 minutes 15 seconds East along the Southerly right-of-way boundary of Second Street (Private Roadway) a distance of 280.15 feet to an iron pipe, thence leaving said right-of-way boundary run South 27 degrees 11 minutes 57 seconds East 485.70 feet to a re-rod (marked #7160) lying on the Northerly right-of-way boundary of U. S. Highway No: 98, thence run North 67 degrees 05 minutes 19 seconds East along said right-of-way boundary 14.89 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Northeasterly along said right-of-way boundary and said curve with a radius of 16420.20 feet, through a central angle of 01 degrees 38 minutes 03 seconds, for an arc distance of 468.34 feet, chord being North 67 degrees 54 minutes 20 seconds East 468.32 feet to a re-rod (marked #7160), thence leaving said right-of-way boundary run North 23 degrees 40 minutes 20 seconds West 320.37 feet to a re-rod (marked #7160), thence run South 62 degrees 41 minutes 50 seconds West 242.31 feet to a re-rod (marked #7160), thence run North 23 degrees 40 minutes 37 seconds West 308.76 feet to the POINT OF BEGINNING containing 5.88 acres more or less.

SUBJECT TO a private roadway lying over and across the Northerly portion thereof.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261



04-148ac.5.88

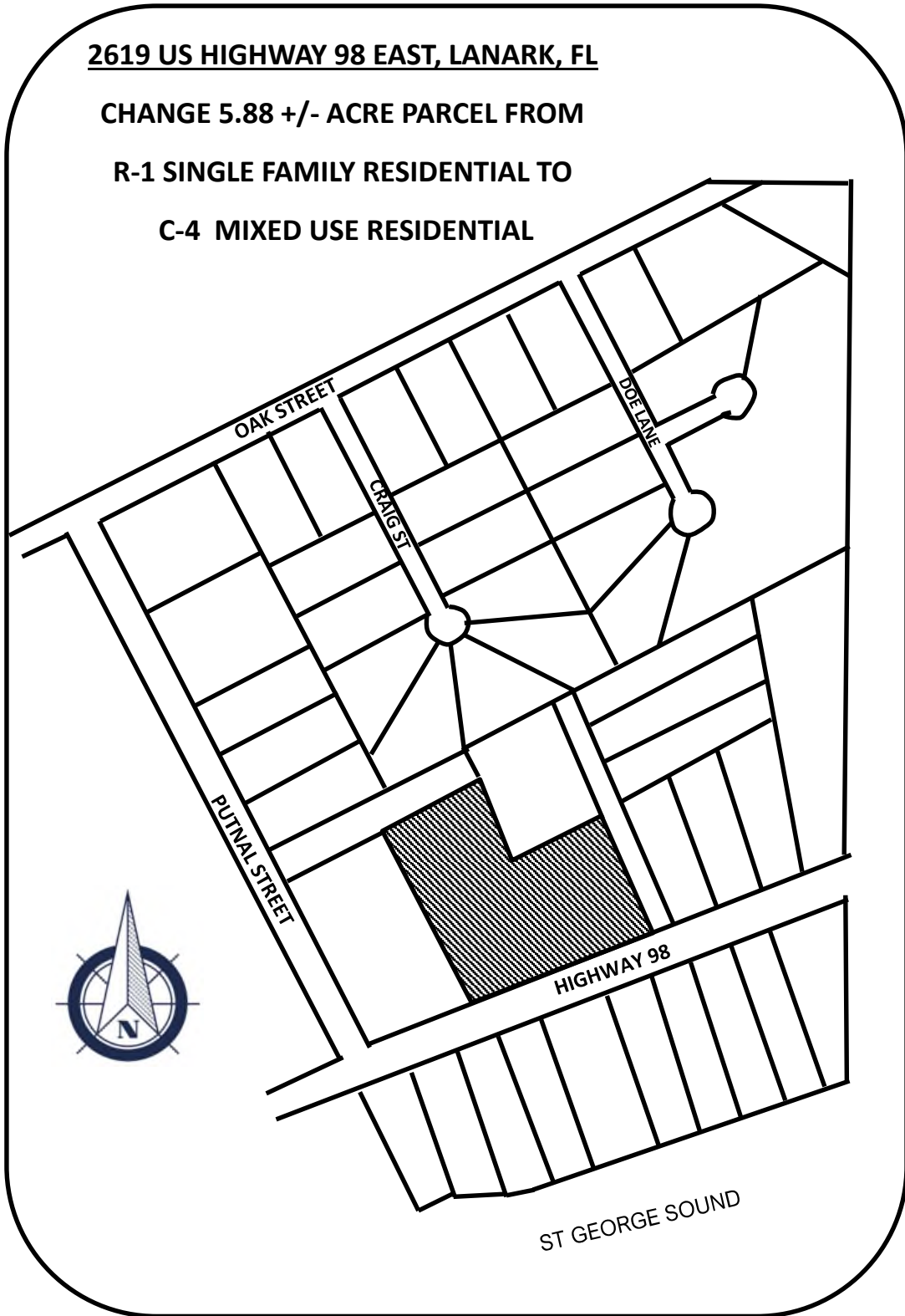
EXHIBIT B

2619 US HIGHWAY 98 EAST, LANARK, FL

CHANGE 5.88 +/- ACRE PARCEL FROM

R-1 SINGLE FAMILY RESIDENTIAL TO

C-4 MIXED USE RESIDENTIAL



Future Land Use Map and Zoning Change Request

For one parcel located at 2619 Highway 98 East, Lanark Village, FL
Also referenced as Parcel ID number 07-07S-03W-0000-0040-0150

Conducted for:

Teramore Development, LLC
Ph: 229.516.4286
develop@teramore.net



Prepared for:

Franklin County Planning and Building Department
Ph: 850.653.9783
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Prepared by:

The Planning Collaborative
Allara Mills Gutcher, AICP
Ph: 850.319.9180
allara@theplanningcollaborative.com



February 10, 2020 (revised February 14, 2020)

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PURPOSE AND INTRODUCTION

This report supports the justification for a Future Land Use Map and Zoning change and analyzes the compatibility of a Dollar General retail store proposed to be located at 2619 US Highway 98, Lanark Village, FL. The site is a 4.63 acre portion of one parcel, in unincorporated Franklin County, Florida.

The request is to amend the Future Land Use Map from Residential to Commercial, and the Zoning Map from Single-Family Residential (R-1) to Mixed Use Residential (C-4). Both the requested Future Land Use (FLU) and the zoning designations are supported by the findings in this report.

In addition, the proposed Dollar General retail store will be compatible with existing development. The commercial use will not, over time, adversely or negatively impact the surrounding uses. The proposed store will provide daily necessities and other common household items for consumers. Dollar General is known for its neighborhood-scale stores in locations convenient to customers.

In the development of this report, the following definition of compatibility set forth in §163.3164(9), *Florida Statutes*, was utilized:

“Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

As a note, neither the Franklin County Comprehensive Plan nor the Franklin County Zoning Code defines compatibility, so this report will defer to the statutory definition.

This analysis has considered the type of development proposed in comparison to the existing built environment as directed by Florida Statutes. Such factors of study included the surrounding uses, density, intensity, and height of structures (bulk of the development), setbacks, building orientation, noise, and traffic generation.

The consultant, Allara Mills Gutcher, completed the following research in preparation of this report:

- A site visit conducted on Tuesday, January 7, 2020
- Review of the Franklin County Property Appraiser website data and maps
- Review of the Franklin County Comprehensive Plan, undated and as published on the County's website
- Review of the Franklin County Zoning Code, undated and as published to the County's website
- Review of the Franklin County Future Land Use Map
- Review of the Franklin County Zoning Map
- Consultation with Teramore Development, LLC and County staff

Note: Franklin County has adopted a document entitled The Franklin County Zoning Code. This document is also referred to as the Franklin County Zoning Ordinance (see Section 100). The Comprehensive Plan

also notes in certain policies a document referred to as the land development regulations. This report uses these terms interchangeably to mean the Franklin County Zoning Ordinance, as amended.

PROJECT DESCRIPTION

The applicant proposes construction of a retail establishment known as Dollar General, with approximately 10,640 gross square feet of building space on +/-4.63 acres. (See Exhibit 1). The building will be oriented towards the south, facing HWY 98 which is an undivided arterial. Parking will be located to the south (front) of the structure. Ingress and egress to the site will be from HWY 98.

The scale of the project will be that of a typical prototype Dollar General retail store. It will be single story in height, with a maximum height not to exceed twenty-two (22) feet, which includes any roof-top apparatus.

Parking will be per the requirements of the Franklin County Zoning Code, and will primarily be located between the storefront and the existing right-of-way (HWY 98). Additional parking may be located on the east side of the structure to meet requirements. The dumpster enclosure will be located toward the back of the store, on the east side.

The project will be served by City of Carrabelle potable water and wastewater services.¹

The hours of operation will be conducive to general business hours with time in the evenings for local residents to shop for convenience needs. There will be no unordinary noise, or any smoke, glare, emissions, dust, vibration, or odors emitted from this use.

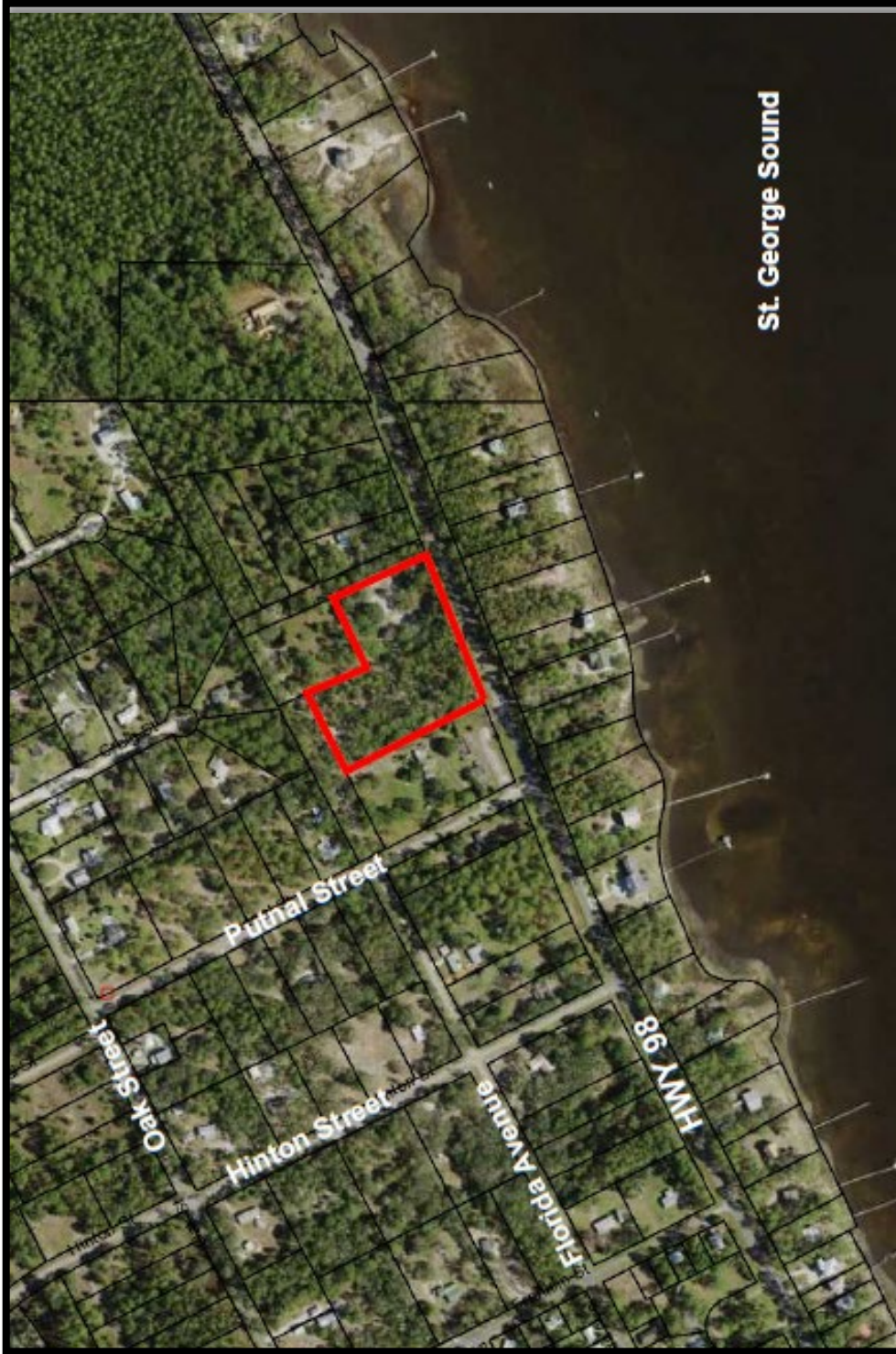
GENERAL PROJECT LOCATION AND SETTING


The parcel that comprises the project site is addressed as 2619 HWY 98 East, Lanark Village. This parcel is located east of Putnal Street in the southern portion of unincorporated Franklin County, near St. George Sound (Figure 1). The parcel is located within Section 7, Township 7S, Range 3W. The Franklin County Property Appraiser's Parcel Identification Number is 07-07S-03W-0000-0040-0150. The Property Appraiser lists this parcel ID as +/- 7.4 acres, although this includes land south of HWY 98 which is not part of this development plan.

This project abuts HWY 98, a roadway listed as a Principal Arterial by the Franklin County Comprehensive Traffic Circulation Map Series, Map 1 of 4, Functional Classification (dated December 19, 2004).

¹Conversation with Keisha Messer, City of Carrabelle, February 14, 2020

Figure 1. Aerial Photograph



 General Project Boundary (See Exhibit 1 for site specific survey)
Source: Franklin County Property Appraiser website, 2019 aerial photographs.

The parcel is currently undeveloped and has a Department of Revenue tax classification of “vacant”. The site is undeveloped with a few trees. A view of the site from HWY 98 is depicted in Figure 2.

Figure 2 – Street View from HWY 98 of Subject Parcel



DATA AVAILABLE SPECIFIC TO THE SITE

The following information was gathered from various sources, and is included as a required analysis by Franklin County. The analysis included is listed on the form entitled *Required Analysis for Land Use or Zoning Change*, as supplied by Franklin County staff.

There are no forested wetlands on the site. There is a ditch that is located on the eastern edge of the parcel boundary.² This property is not located within 150' of any forested wetlands or waterbodies, and therefore not within the Critical Shoreline District. Section 14-24 of the Franklin County Codes of Laws and Ordinances defines the Critical Shoreline District as “all lands within a distance of one hundred fifty (150) feet landward of waters and wetlands of Franklin County. The pollution sensitive segment, also a distance of one hundred fifty (150) feet landward of the waters and wetlands of Franklin County is indicated on maps maintained by the Franklin County Planning and Building Department which are hereby declared to be a part of this article.”

This parcel is in Flood Zones X, AE, and VE.³ (Exhibit 2). Flood Zone X is considered to be above of the 500-year flood level. Flood Zone AE is within an area of a 1% annual chance of flooding with a base flood elevation determination. Flood Zone VE is considered a coastal area with a 1% or greater chance of flooding and an additional hazard associated with storm waves. Base flood elevations are determined.

This property is not located within the Eastpoint Urban Service Area.

² U.S. Fish and Wildlife Service National Wetlands Inventory, sourced January 20, 2020

³ Flood Insurance Rate Map Panel 12037 C0265F dated February 5, 2014

Policy 12.5 of the Franklin County Comprehensive Plan defines the Coastal High Hazard Area (CHHA) as the “Category 1 Hurricane Evacuation Zone as established in the Apalachee Region Transportation Analysis dated June 2004”. According to the Future Land Use Map series, this property not located within the CHHA.⁴ This map defines the CHHA as “designated for the unincorporated areas of Franklin County as all lands lying seaward of HWY 98 or CR 30A with the exception of the areas depicted as 1 and 2 on this map.” The project site is located north (landward) of HWY 98/CR 30A.

Soil conditions for this site are assessed in the *Geotechnical Exploration Report for Dollar General – Lanark Village* dated December 12, 2019. The soils types noted in this report include Lynn Haven sand, Leon Sand, 0 to 2 percent slopes, and Mandarin fine sand, 0 to 2 percent slopes.⁵ Upon visual inspection, the topography of the site is relatively flat.

A response from the Florida Master Site File notes a positive result with “one resource group” in a search of the Section, Township and Range where the parcel is located (Exhibit 3). However, a more detailed desktop analysis of the specific site was conducted by Universal Engineering Sciences in November 2019. The Phase I Environmental Site Assessment is available upon request.

In existence to promote and foster the economic vitality of our region, Opportunity Florida has supplied a letter of support to the increased job availability and tax revenue to Franklin County (Exhibit 4).

The Florida Fish and Wildlife Conservation Commission provides information on bald eagle nesting locations. The latest data available, the 2016 sites, noted a nest approximately 4.5 miles to the northeast (Figure 3). There are no reported nesting sites on the subject parcel, or within the immediate vicinity.

⁴ Franklin County Comprehensive Plan, Franklin County Coastal High Hazard Area map dated March 7, 2005

⁵ Geotechnical Exploration Report, Dollar General – Lanark Village, December 12, 2019, Table 1 – Summary of Soil Survey Information, page 4

Figure 3. 2016 Known Bald Eagle Nesting Sites



Source: Florida Fish and Wildlife Conservation Commission, 2016 data

Surrounding the parcel in the general vicinity are primarily vacant uses with some residential. Although the parcel immediately to the west of the subject parcel has a tax code of “mobile home”, the use was once used commercially (Figures 4 and 5) as the Putnal Lanark Station. This parcel has a Future Land Use designation of “Commercial”, and a zoning classification of C-4, Commercial/Residential Mixed Use. There are other commercial uses to the west in Lanark Village where the Village Shopping Center and the Lanark Market gas station are located.⁶ There is one larger lot plated subdivision in the area named Deer Run Estates with approximately one (1) acre lots.⁷

⁶ As reported by Mark Curenton, County Planner, January 24, 2020

⁷ Sample lots viewed on the Franklin County Property Appraiser website, sourced January 23, 2020

Figure 4. Adjacent Uses – Parcel to the West, Abandoned Commercial



Figure 5. Adjacent Uses – Parcel to the West, Abandoned Commercial



Other uses that are adjacent to the subject parcels are classified as “Single Family” by the Franklin County Property Appraiser. Figures 6 and 7 provide additional views of parcels near the subject property.

Figure 6. Street View Looking South on HWY 98



Figure 7. View from Site Looking East down HWY 98

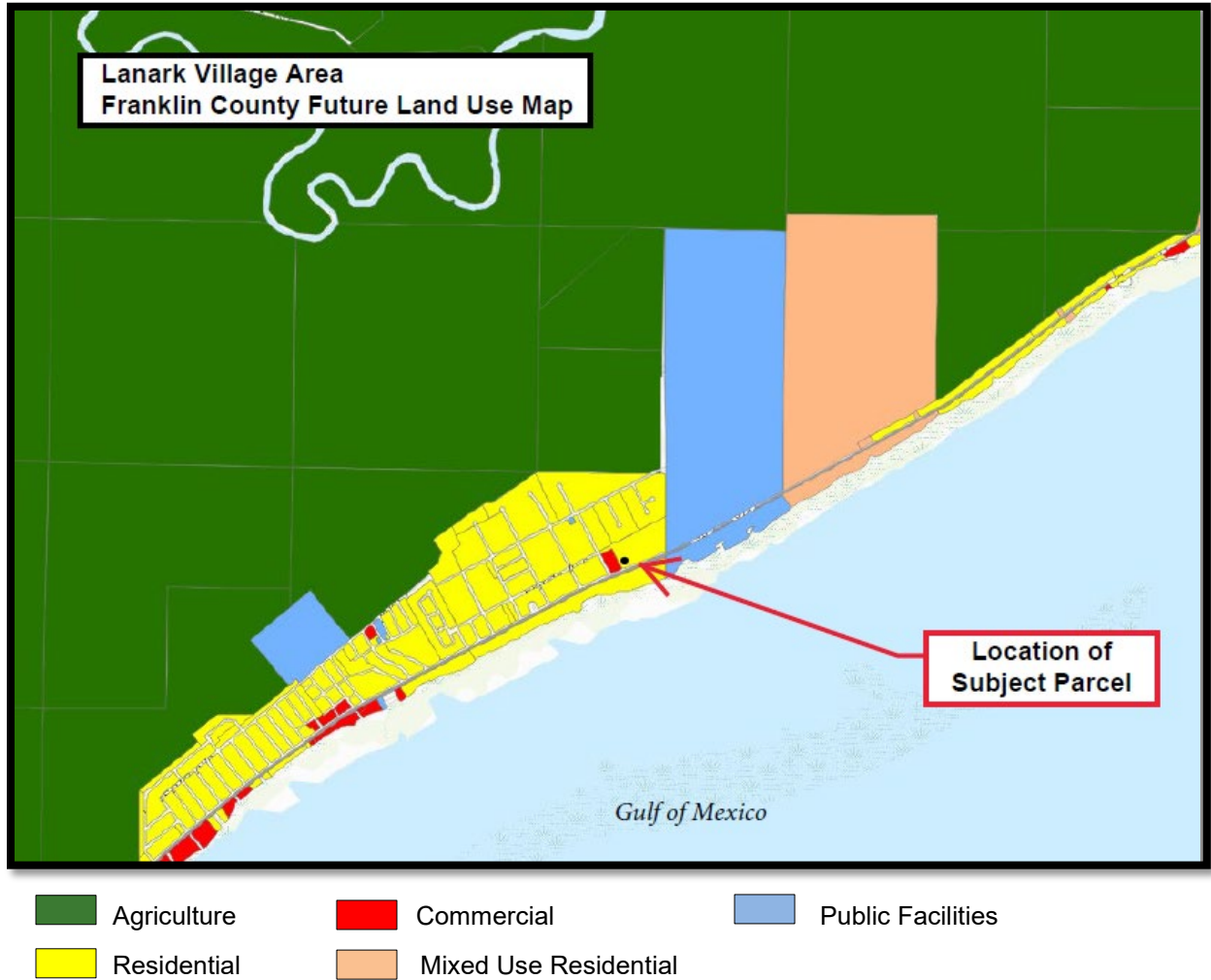


According to the Franklin County Property Appraiser's tax classifications, there are no existing commercial uses that abut HWY 98 along a one-mile line of the project boundary abutting HWY 98. This requires daily trips in excess of a several miles to shop for basic grocery essentials. The location of a small variety store in this location will ease traffic impacts and reduce roadway congestion in the vicinity.

APPLICABLE POLICIES AND REGULATIONS

The site is currently designated with a Future Land Use category of Residential (Figure 8). The request for a Future Land Use amendment is to the Commercial category. The properties surrounding this site are also categorized with a Future Land Use category of Residential with exception to the adjacent parcel to the west. Descriptions of the Future Land Use categories, existing and proposed, are provided following.

Figure 8. Franklin County Future Land Use Map, Lanark Village Area



Source:

<https://arpc.maps.arcgis.com/apps/MapJournal/index.html?appid=445e18b6d75b4d91aa9763f6f1a2c751>

Future Land Use Category (Existing): Residential⁸

The purpose of the Residential Future Land Use category is to “ensure the health, safety, and wellbeing of residents by limiting the extent and density of residential development to those areas suitable for development.”

The Plan does not list allowable uses in this category, but does refer to maximum densities for single family and multi-family uses.

Future Land Use Category (Proposed): Commercial⁹

The purpose of the Commercial Future Land Use category is to “provide suitable location for commercial activities.”

Although the policy does not list allowable uses, the Plan states “Commercial land may have residential structures so long as the development protects the residential land from any detrimental impact used by the surrounding commercial land.” A “not more than” 0.50 floor area ratio” is generally applied to this category.

The intent of the Commercial category is met by the proposed development, as a “commercial activity”. Retail sales and services are generally defined as a commercial activity.

Other applicable policies in the Comprehensive Plan help guide growth and development in Franklin County, and include:

Future Land Use Policy 6.2: Regulations for buffering of incompatible land uses shall be set forth in the county’s land development regulations, and which as a minimum:

- (a) Identify incompatible land uses.
- (b) Establish set back buffers.
- (c) Establish guidelines for planted vegetative buffers.

The development will adhere to all applicable regulations for setbacks, buffers (whether vegetative or fencing), and other built environment specifications to ensure compatibility to surrounding uses. As noted, the Zoning Code mentions these regulatory factors. However, the regulations could not be located within the document mentioned.

Future Land Use Objective 8: To prevent sprawl the County shall encourage infill in already developed areas and the redevelopment and renewal of blighted areas. This objective shall be accomplished by fulfilling the following policies, and by fulfilling Objective 8 of the Housing Element.

Future Land Use Policy 8.2. Encourage infill in already developed areas through the provision of already existing infrastructure. Existing infrastructure will be maintained to provide at least the minimum Levels of Service adopted in this Comprehensive Plan.

⁸ Franklin County Comprehensive Plan, Future Land Use Policy 2.2(d)

⁹ Franklin County Comprehensive Plan, Future Land Use Policy 2.2(g)

Sprawl is generally defined as isolated development outside of urbanized areas. The project is located in an already developed area of Franklin County known as Lanark Village. The parcel to the west was once used commercially as a gas station, and other uses in the vicinity include those residential in nature. Therefore, Future Land Use Objective 8 **is met** by developing a site “in already developed areas”. Additionally, existing public infrastructure provided by the City of Carrabelle is available for water and wastewater needs. Therefore, Future Land Use Policy 8.2 **is also met**.

Traffic Circulation Policy 1.2: The County shall use the standards adopted in its land development regulations which provide adequate on site vehicle parking for all new developments.

All regulations pertaining to on site vehicle parking will be met by the applicant in regard to the development of the site. Traffic Circulation Policy 1.2 **will be met**.

Traffic Circulation Policy 1.5: The County shall allow access directly onto arterial roads from property bordering the roads only if there is no other practical means of access to the property.

This policy requires alternative access when a property borders an arterial roadway. US 98 is classified as a Principal Arterial.¹⁰ Originally, the plan for development included access to Putnal Street, but Franklin County staff requested a resubmittal of a proposed conceptual site plan removing that access to Putnal Street.¹¹ Therefore, this policy **is met** as the only ingress and egress access available will be from HWY 98.

Traffic Circulation Policy 2.1: The County hereby adopts a peak hour Level of Service (LOS) D as the minimum LOS for all State Roads and Principal Arterials in the County, and peak hour LOS D for all Minor Arterial and collector roadways in the County.

Traffic Circulation Policy 3.2: Land use changes will not be made that will cause the peak hour level of service on the roads that service that area to fall below the level of service set in Policy 2.1 of this Element.

The segment of roadway affected by this site development is FDOT Site 0060, from HWY 319 west to Parker Avenue. The Average Annual Daily Traffic count is 3,463 trips.¹² Telemetered Traffic Monitoring Site 490060 was used for this analysis. FDOT has an adopted LOS C for this segment with an AADT of 8,400. Franklin County’s adopted LOS D for this segment equates to a maximum AADT of 14,300. Currently, this segment is operating at an AADT LOS of B.¹³

The ITE Trip Generation Manual (10th Edition) is used to determine peak hour trips for this project, identified as a “free-standing discount store” (ITE Land Use Code 815) (Exhibit 5). The generation for a 10,640 square foot store is shown in Table 1 below. Twenty (20) new peak hour (PH) trips are generated by this sized store.

¹⁰ Franklin County Comprehensive Plan, Traffic Circulation Map Series, Map 1 of 4 Functional Classification, December 19, 2004

¹¹ Consult with Teramore Development relaying County staff position, January 23, 2020

¹² Florida Department of Transportation 2018 Annual Average Daily Traffic Report, Franklin County

¹³ Florida Department of Transportation District 3 2016 LOS Report, Franklin County

Table 1. Peak Hour Trip Generation of a Variety Store

Gross Floor Area (by 1,000 sq. ft.)	ITE Code 815 trip generation rate (PM peak)	Total Trips (PM peak)	Pass-by Trips (%) ¹	Total New Trips (PM peak)
10.6	4.83	51	31 (60%)	20

Source: International Transportation Engineers Trip Generation Handbook, 10th Edition
¹From 9th Edition, no PM peak hour pass by percentage in 10th Edition.

Table 2. Adopted and Actual Traffic Counts

Segment	Area Type	County Adopted LOS (PH)	County Max Volume (PH/PD)	2015 Actual PH/PD	Trips added (PM peak)
Parker Avenue to HWY 319	Rural Developed	D	740	337	20

Source: FDOT 2018 Annual Average Daily Traffic Report and FDOT District 3, Franklin County 2016 LOS Report; Table 1.

Note: No LOS data was available more recent than the FDOT District 3 2016 report. Most recent AADT counts were used.

The Traffic Circulation Policies 2.1 and 3.2 **are met** as the anticipated trips generated by this development will not exceed adopted level of service standards.

The Zoning Code furthers the policies of the Comprehensive Plan, and provides site specific regulations regarding the development of land. The parcel is currently zoned as (R-1) Single-Family Residential. The request is to amend the zoning map to C-4 Mixed Use Residential.

Zoning District (Existing): Single-Family Residential-1 (R-1)¹⁴

“District Intent: To insure the health, safety, and fiscal well-being of residents by limiting the extent and density of single family residential development and directing growth to those areas where public services are available and where soils are suitable for development.”

Allowable uses within this district include single-family detached dwelling units and parks and playgrounds.

¹⁴ Franklin County Zoning Code, Section 500 “District Regulations”, pg. 62

Zoning District (Proposed): Mixed Use Residential (C-4)¹⁵

“District Intent: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.”

Allowable uses within this district include single-family detached dwellings; financial, real estate, insurance and other professional services; retail sales; barber and beauty shops; laundry and dry-cleaning facilities; restaurants, lounges, food services, public assembly halls, and entertainment centers; automotive and engine repair shops and other repair services; warehouse and storage facilities; hotels and motels with 50 or fewer units, other uses as determined by the Planning and Zoning Commission; and “a combination of residence and business within a single structure, however, a combination of residence and business requiring two separate structures will not be allowed on one lot or parcel of land.”

Table 1 below describes the current land development parameters of the subject site (R-1) and of the requested designation (C-4). This analysis is compiled to show the similarities in development requirements of the two zoning districts. These include maximum height limitations, and setbacks. The maximum height limitation and setback regulations are identical both zoning district. The only difference occur in the maximum impervious surface coverage percentages and minimum lot depth requirements.

Table 3. Development Regulations Assigned to Subject Parcel, the Requested Designation, and Parcels Contiguous to the Site

Criteria	Zoning District Regulations	
	Mixed Use Residential C-4 (Proposed)	Single-Family Residential R-1 (Existing)
Location	Subject Parcel and parcel to the west	Subject Parcel, and parcels to the North, South, and East
Maximum Density	One unit per acre	One unit per acre
Max FAR	None	None
Max Height	35 feet	35 feet
Max. Impervious Surface Coverage	80%	50%
Minimum Lot Size	None	None
Minimum Lot Frontage	100 feet	100 feet
Minimum Lot Depth	None	100 feet

¹⁵ Franklin County Zoning Code, Section 500 “District Regulations”, pg. 86

Criteria	Zoning District Regulations	
	Mixed Use Residential C-4 (Proposed)	Single-Family Residential R-1 (Existing)
Setbacks Front ¹	25 feet	25 feet
Setbacks Rear	10 feet	10 feet

Source: Franklin County Zoning Code Section 500.

¹A setback of 25 feet applies to any side with a common boundary to a roadway, whether private or public.

The impervious surface ratio noted in the concept plan is anticipated at 19%, well below the maximum of 80% for the C-4 zoning district, and even below the maximum of 50% for residential uses in the R-1 district.

Setbacks are also proposed to greatly exceed the minimum requirements of those outlined in the Zoning Code, Section 500 “District Regulations”. The minimum requirement and that which is proposed is shown in Table 2 below. These setbacks move the non-like use away from the existing residential uses to a greater extent than what is required by the zoning district.

Table 4. Minimum Bulk Regulation Standards Compared to the Plan for Development

Criteria	C-4 Zoning District	Development Plan	Difference
Maximum Height	35 feet	+/- 22 feet	13 feet under limit
Maximum Impervious Surface Coverage (for a 4.63 acre site)	80% (+/-161,346 sq. ft. max)	+/-19% (+/-38,298 sq. ft. proposed)	Less than 25% of the maximum limit
Minimum Setbacks			
Front	25 feet	+/-117 feet	92 feet greater than minimum
Rear	10 feet	+/-103 feet at closest point	93 feet greater than minimum
Sides	10 feet	+/-175 feet east side, +/-172 feet west side	165 and 162 feet greater than minimums, respectively.

Source: Franklin County Zoning Code, Section 500

Note: Site plan subject to change

Finally, the Franklin County Zoning Code adopted Section 600, Special Districts. Within this district is a Special District S-4 Lanark Village District. Specific zoning regulations have been adopted and apply to specific Lots and Blocks within Lanark Village. The subject parcel is not comprised of a lot and block that is subject to this special district, nor is it within the R-2 area of

Lanark Village as mentioned in the Section, and therefore these additional zoning regulations do not apply to the subject parcel.

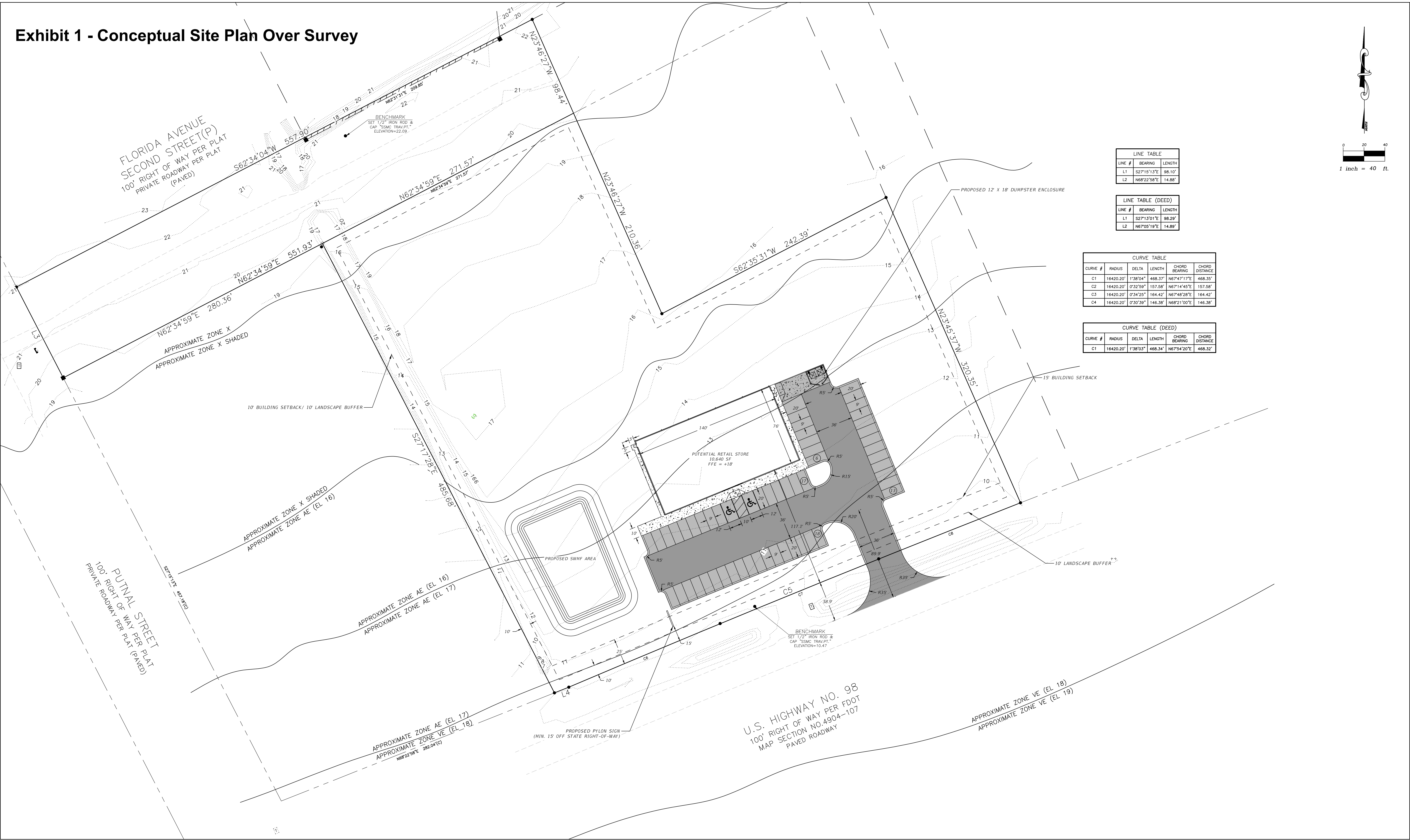
FINDINGS AND CONCLUSIONS

The proposed development of an approximate 10,640-square foot retail store on 4.63 acres located adjacent to HWY 98, which is an arterial roadway, in unincorporated Franklin County will be compatible with the surrounding development. No adverse impacts will be generated such as noise, smoke, exhaust, emissions, dust, adverse lighting, vibrations, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of adjacent residents. Additionally, the area residents will benefit from the location of this store with daily necessities and other common household items. This location may reduce vehicle trips and miles traveled on area roadways and reduce congestion by providing goods within a short driving distance to home.

Setbacks greatly exceeding the minimum requirements of the Mixed Use Residential (C-4) zoning district are incorporated into the conceptual plan for development. The proposed retail store is considerably below the intensity allowed for this parcel with a Commercial Future Land Use designation.

The proposed Dollar General retail store is consistent with and not in conflict with the Goals, Objectives, and Policies of the Franklin County Comprehensive Plan. It also complies with the adopted requirements of the County's Zoning Code. The development of this store will not create a condition that will negatively impact the adjacent or area uses over time.

Exhibit 1 - Conceptual Site Plan Over Survey



S:\110\Projects\19044-DC Lumarik Village\dwg\19-044-DC Lumarik DSSP01.dwg, SITE, Brnt., Feb 03, 2020 - 2:55:41pm

AH ALDAY-HOWELL ENGINEERING, INC.
 5017 HWY 71 NORTH
 MARIANNA, FL 32446
 PHONE (850) 526-2040 • FAX (850) 526-4740
 E-MAIL: info@aldayhowell.com
 FLORIDA CERTIFICATE OF AUTHORIZATION, NO. 26105

REVISIONS		
DESCRIPTION	INITIALS	DATE

CLIENT:
TERAMORE DEVELOPMENT, LLC

PROJECT:
RETAIL STORE

SHEET TITLE:
CONCEPTUAL SITE PLAN

1" = 40'
 IF THIS LINE DOES NOT MEASURE ONE INCH IN LENGTH, THE SCALES ON THIS DRAWING ARE NOT VALID.
 NOT VALID UNLESS EMBOSSED

JOB NO. 19-044
 DRAWN BY BER
 CHECKED BY JAA
 DATE 2/3/20

Exhibit 2 - National Flood Hazard Layer FIRMette



29°53'37.62"N



84°34'57.42"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR **145** LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

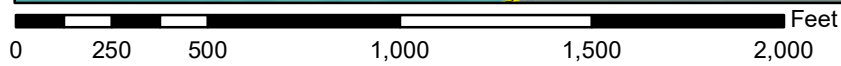
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2020 at 8:32:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



84°34'19.96"W

EXHIBIT 3 - Florida Master Site File Record



This record search is for informational purposes only and does NOT constitute project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

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January 23, 2020



Allara Mills-Gutcher

The Planning Collaborative

2311 Lee Street

Lynn Haven, FL 32444

Phone: 850.319.9180

Email: allara@theplanningcollaborative.com

In response to your inquiry of January 23, 2020 the Florida Master Site File finds one resource group at the designated area of Franklin County, Florida:

Township 07 South, Range 03 West, Section 07.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Joseph A. Bomberger

Archaeological Data Analyst

Florida Master Site File

Joseph.Bomberger@DOS.MyFlorida.com



January 27, 2020

Mark Curenton, County Planner
Franklin County Planning & Building Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

Re: Support of Land Use Change – Dollar General

Dear Mr. Curenton:

Thank you for allowing me to submit this letter in support of a land use change for a new Dollar General store near Lanark Village in Franklin County.

The creation of a new business location offers job opportunities for citizens of the local community. Beginning with creation of construction jobs and continuing with the purchase of supplies from local building material facilities, the dollars start to multiply and get spent over and over in the community.

Retail stores offer quality of life amenities to the citizens and visitors in the area. Tax dollars through the store, plus neighboring businesses in the traffic lane, will provide an additional sales tax income stream to the County.

We support this and other opportunities that create new businesses and jobs in rural NW Florida! Opportunity Florida strives to help our member communities grow and attract new businesses to their counties in Florida's Panhandle.

Best Regards,

Roy S Baker
Business Development Coordinator

INSTITUTE OF TRANSPORTATION ENGINEERS
COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Batting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
610	Hospital	1,000 SF GFA	0.97		
620	Nursing Home	1,000 SF GFA	0.59		
630	Clinic	1,000 SF GFA	→	3.28	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.60		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.46		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.68		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
960	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.