

**MINUTES  
REGULAR MEETING  
OF**

**CITY COMMISSION – CITY OF CARRABELLE, FL**

**1206 HWY 98 E  
CARRABELLE, FL 32322**

**PHONE: (850) 697-2727  
or (850) 697-3618**

**DATE: THURSDAY, MARCH 7, 2024  
PLACE: CARRABELLE CITY HALL**

**TIME: 6:00 P.M.  
1206 HWY 98 EAST**

**6:00 P.M. CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE TO THE FLAG**

**CONSENT AGENDA**

- February 1, 2024, Regular Meeting Minutes
  - February 20, 2024 Special Meeting Minutes
  - Attorney's Invoices
- Commissioner Millender motions to approve, Commissioner Brown seconds, all in favor, motion carried.

**PUBLIC COMMENT**

*(Comments are kept at a maximum of **3 minutes**. You may comment on a non-agenda item or a non-action item for up to 3-minutes when recognized by the mayor. Items brought forth during "Public Comment" requiring a Commission vote will be requested to be placed on the upcoming meeting agenda. If you would like to speak during "Public Comment," **complete a speaker card** which must be submitted to City Administrative personnel prior to the start of the meeting in order for you to speak.)*

Leigh Olstein speaks about road behind grave yard

## **COMMISSIONERS' REPORTS:**

Comm. Walden: none

Comm. Brown: none

Comm. Millender: none

Comm. Gray: none

Mayor La Paz: Mayor La Paz reported she participated in the February 27th construction visit to the Lighthouse septic to sewer project with DEP representatives, Courtney, and Charlie Painter. The visit was organized by John Crowe, Program Manager with the NFWFMD. She reported they went to two job sites to see installation of two grinder pumps which signified the close of this project, now serving 192 new Water & Sewer customers. Mayor La Paz reported the Water Management District is organizing a ribbon cutting event to commemorate the end of this long project to be held in late March or early April at Crooked River Lighthouse Park.

Mayor La Paz reported that on February 29<sup>th</sup>, several members of the local public, Commissioner Millender, and she participated in the Regional Rural Transportation Plan Public Workshop hosted by the Apalachee Regional Planning Council at City Hall. The ARPC staff is working with the FDOT to receive public input from members of the five-county region on what they consider will be the most important transportation needs over the next 20 years. There will be a second series of meetings in Franklin County in May through July to allow additional public comments.

Mayor La Paz reminded everyone that last month she reported on two Legislative Bills proposing Water & Sewer rates to be the same for customers inside and outside the city limits. She reported that due to inflation and the new minimum wage requirements, the Florida Rural Water Association has been conducting a free rate study for the Water & Sewer Department over the past several months. She said that once we know the outcome of the two proposed Legislative Bills, we can hold a workshop where a representative from FRWA can present their rate study results, lay out the rate options as they apply to the legislative decisions, and give the commission and public a chance to weigh in before actually altering rates, which must be done by Ordinance and could happen much later this year. Mayor La Paz reported that at the recent County Commission meeting, the Director of the Franklin County Solid Waste said he is developing a presentation that will demonstrate how much the County is spending to provide free monthly amnesty days, free county-wide yard debris pick up, and to clean up illegal household garbage dumpsites which he said will not be sustainable because of inflation. Mayor La Paz reported that a County Commissioner then explained that adoption of mandatory garbage would be needed in conjunction with discontinuation of the free garbage services. Mayor La Paz said that if the free county services are discontinued, the city too may find itself needing to adopt

mandatory garbage service. She reminded everyone that May of this year marks the end of a State required three-year notice sent out to all garbage collectors doing business inside the city limits. Completion of this three-year notice would allow the city to entertain bids from commercial garbage collectors to provide mandated service, which too must be done by Ordinance.

Mayor La Paz reported March 9<sup>th</sup>, marks the one anniversary that Chief Robby Hogan took his oath as Chief of the Carrabelle Police Department. She congratulated Chief Hogan on completion of his first year as Chief and commend him for his dedication to the city and his department.

### **STAFF REPORTS:**

City Attorney: Draft Amended Ordinance 461

City Administrator: Department Reports.

Update on Water & Sewer Department new billing software.

Update on Rehabilitation of old Water Plant Building.

Attended February 26<sup>th</sup> CAAB meeting to discuss board reorganization.

Hurricane Loss Mitigation Program; need approval for a 3-member committee; recommend:

- Patty Lee, Vance Pedrick, Courtney Dempsey

Commissioner Millender motions to approve committee board members,

Commissioner Gray seconds, all in favor, motion carried.

Alan Richardson has a \$60,000 OAR grant availability

City Clerk: March 8, 2024; 9:30 a.m.; Ribbon Cutting for Veterans Park Military Flag Memorial.

March 19, 2024; 1:30 p.m.; Regular CRA Meeting.

March 21, 2024; 2:00 p.m.; Regular P&Z Meeting;

March 29, 2024; City Hall closed in observance of Good Friday.

April 4, 2024; 6:00 p.m.; Next Commission Meeting.

Reschedule July 4<sup>th</sup> Meeting to July 11<sup>th</sup>

Mayor La Paz motions to reschedule, Commissioner Brown seconds, all in favor, motion carried.

Inovia: reviews submitted report

### **ADVISORY BOARD REPORTS:**

Carrabelle History Museum- request to close Marine Street from Hwy 98 to SE Ave B, no trucks with boat trailers to come north of Ave C, and a portion of SE Ave B.

Commissioner Brown motions to approve, Commissioner Walden seconds, all in favor, motion carried.

Carrabelle Aviation Advisory Board-

Recommendation for appointment of three new members.

Ernie Newbery, Delacy Peavy, Brian Hearn

Commissioner Millender motions to accept Administrators recommendation, Commissioner Brown seconds, all in favor, motion carried.

### **PUBLIC HEARING:**

#### **PROCLAMATION 01-2024 NATIONAL VOLUNTEER WEEK**

Commissioner Millender motions to approve, Commissioner Brown seconds, all in favor, motion carried.

### **Final Reading**

#### **ORDINANCE NUMBER 493**

**AN ORDINANCE OF THE CITY OF CARRABELLE, FLORIDA AMENDING  
ORDINANCE NO.: 443 AS AMENDED BY ORDINANCE 480, WHICH IS AN  
ORDINANCES PERTAINING TO THE SALE AND CONSUMPTION OF ALCOHOLIC  
BEVERAGES WITHIN THE CITY LIMITS BY AMENDING THE DISTANCE AND  
MANNER IN WHICH THE DISTANCE BETWEEN SAID SALE AND CONSUMPTION  
OF ALCOHOLIC BEVERAGES AND CHURCHES OR SCHOOLS IS MEASURED;  
PROVIDING FOR ADDITIONAL DEFINITIONS; PROVIDING FOR REPEAL OF  
ORDINANCES INCONSISTENT HERewith TO THE EXTENT OF SUCH  
CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN  
EFFECTIVE DATE.**

Commissioner Gray motions to approve, Commissioner Brown seconds, all in favor, motion carried.

### **Final Reading**

## **ORDINANCE NUMBER 494**

**AN ORDINANCE OF THE CITY OF CARRABELLE AMENDING AND MODIFYING THE TERMS AND CONDITIONS OF ORDINANCE 328 AS AMENDED ALSO KNOWN AS THE “SUNSET ISLE AND YACHT CLUB ORDINANCE”; PROVIDING FOR ADDITIONAL PERMITTED USES OF THE PROPERTY IN PHASE I; REPEAL OF ORDINANCES OR PARTS OF ORDINANCES, IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE**

Commissioner Brown motions to approve, Commissioner Walden seconds, all in favor, motion carried.

6:50 adjourn to open hearing

### **QUASI-JUDICIAL HEARING:**

- Item 1. Approve/ Disapprove special exception for a residential use within a C-1 zoning at 112 E Meridian St. Requested by Candace Wilson.  
Commissioner Brown motions to approve, Commissioner Millender seconds, all in favor, motion carried.

7:49 Reconvene

### **NEW BUSINESS:**

- Item 1. Discussion and possible action regarding advertisement to sale surplus city property located at 199 NW 11<sup>th</sup> Street. Requested by Shawn Oxendine.  
Commissioner Millender motions to table until a future date unnamed,  
Commissioner Brown seconds, all in favor, motion carried.  
Commissioner Millender motions to hold special meeting March 19<sup>th</sup> at 1:00 to entertain bids for Ryan Dr Drainage Improvements, Commissioner Brown seconds, all in favor, motion carried.
- Item 2. Discussion and possible action concerning a DRAFT “Request for Proposal” document for demolition of the old school/city hall building. Submitted by Inovia Consulting.  
Commissioner Brown motions to direct Inovia to finalize draft with additions discussed and advertise for bids, Commissioner Millender seconds, all in favor, motion carried.
- Item 3. Discussion and possible action regarding Scope of Work presented by the Apalachee Regional Planning Council to create City Zoning Maps.

Commissioner Brown motions to approve, Commissioner Walden seconds, all in favor, motion carried.

**OLD BUSINESS:**

- Item 1. Discussion and possible action regarding a new City of Carrabelle logo.  
Mayor La Paz motions to table to be determined, Commissioner Brown seconds, all in favor, motion carried

Adjourn 8:27

**NOTE: Anyone needing action taken by the Commission needs to be placed on the agenda and all required paperwork submitted by Wednesday, 8 days prior to meeting.**

If an individual decides to appeal any decision made by the City Commission with respect to this meeting, a verbatim transcript may be required. If so, the individual should make provision for a transcript to be made at the meeting. (RE: Florida Statute 286.0105). Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the city at least 48 hours before the meeting by contacting Keisha Messer at the above address or phone number.