

**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, NOVEMBER 2, 2023  
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**

- October 5, 2023, Regular Meeting Minutes
- Attorney's Invoices

Commissioner Millender motions to approve, Commissioner Gray 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.)*

## COMMISSIONERS' REPORTS:

Comm. Walden: None

Comm. Brown: Tomorrow is First Friday in downtown Carrabelle. Mr Cal Allen's art is featured at the RIO Gallery and live music will be in the streets with shops staying open late until 8pm.

Lantern Fest at the Crooked River Lighthouse is on Veteran's Day, Saturday the 11th.

This month, while you are holiday shopping, please consider supporting your local businesses. Shop Small Saturday is November 25th, the Saturday after Thanksgiving and all downtown shops will be open and stocked with the perfect gifts.

I hope you all have a wonderful Thanksgiving.

Comm. Millender: None

Comm. Gray: None

Mayor La Paz: Last week I attended the Florida Redevelopment Association annual conference with Courtney and another member of our CRA Board. A presentation was given regarding the brand new Live Local Act which mandates that a local government must administratively authorize the development of multifamily rentals on sites that are zoned as commercial, industrial, or mixed use.

On March 28, 2023, Senate Bill 102, the Live Local Act was signed into law, with an effective date of July 1, 2023.

This Act also provides that certain multifamily developments will be eligible for a 75% or 100% ad valorem tax exemption, which would affect tax revenues.

**“Summary of the Bill,” published by the Florida Housing Coalition - Section III regarding zoning, land use, and the role of local government:**

“Requires cities and counties to allow multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed-use if at least 40 percent of the units are affordable income-eligible households making up to 120% of the local area AMI for at least 30 years.

A local government **may not require** a development under this section to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the height, zoning, and densities authorized by this section. For mixed-use residential projects, at least 65 percent of total square footage must be used for residential purposes.

A local government **may not restrict** the density of a development below the highest allowable density in the jurisdiction where residential development is allowed.

A local government **may not restrict** the height of a development below the highest currently allowed height for a commercial or residential development in

the jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

Development applications under this section **must be administratively approved** and does not require further action by the city or county commission if it satisfies the jurisdiction's land development regulations for multifamily developments."

*(Personal interjection here – this means a multifamily development project would not go before the public through a planning and zoning board or a commission public hearing. – back to the summary)*

"The local government must consider reducing parking requirements to the greatest extent possible for developments approved under this section if development is located within ½ mile of a transit stop.

All other state and local laws still apply; including setbacks, parking, environmental, concurrency, and other state and local laws. This mandate does not apply to property defined as recreational and commercial working waterfront."

*This new law mandating that local governments must administratively approve affordable multifamily and mixed-use residential developments in commercial, industrial, and mixed-use zoning is expected to be very controversial – because development requests and site approvals for these type developments will no longer come before the public through P&Z board or Commission public hearings. The public will have to be educated regarding the new Live Local Act.*

## **STAFF REPORTS:**

City Attorney: None

City Administrator:

Department Reports

Progress on installation of windows and doors at Old Water Plant.

Progress on installation of the Justiss Bldg. lift/elevator.

Possible schedule Commission Workshop in November for:

Discussion of Potential Future Uses and Disposition of the Old School/City Hall Building

City Clerk:

November 10, 2023; City Hall closed in observance of Veteran's Day.

November 16, 2023; 2:00 p.m.; regular P&Z meeting.

November 21, 2023; 1:30 p.m.; regular CRA Meeting.

November 23 & 24, 2023; City Hall closed for Thanksgiving.

Need to schedule a Final Amended Budget Hearing

Next City Commission meeting on December 7, 2023 at 6:00 p.m.

Commissioner Brown motions to have meeting Final Amended Budget Hearing

November 28<sup>th</sup> at 5:01 p.m.

Commissioner Brown motions to hold workshop on November 28<sup>th</sup> at 5:30 p.m. to discuss disposition of Old City Hall, Commissioner Walden seconds, all in favor, motion carried.

Inovia: Reviews submitted report

Airport: Tom Mesher recommended to be appointed  
Commissioner Millender motions to appoint Tom Mesher on the CAAB,  
Commissioner Brown seconds, all in favor, motion carried.

## **PUBLIC HEARING:**

### **Second Reading**

#### **ORDINANCE NO. 488**

**AN ORDINANCE OF THE CITY OF CARRABELLE, FLORIDA RE-ZONING A 2.52+/- ACRE PARCEL LYING IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 4 WEST, CARRABELLE, FRANKLIN COUNTY, FLORIDA FROM AGRICULTURAL TO RL LOW DENSITY RESIDENTIAL; PROVIDING FOR THE REPEAL OF ANY ORDINANCE OR PARTS THEREFROM IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

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

### **Second Reading**

#### **ORDINANCE NO. 491**

**AN ORDINANCE OF THE CITY OF CARRABELLE, FLORIDA RE-ZONING A 1.5 ACRE PARCEL DESCRIBED AS LOTS 6,7, AND 8, BLOCK C, RANGE 2(88) AND LOTS 1 AND 2 BLOCK C, RANGE 3(89) OF PICKETT'S ADDITION AND ALSO A PORTION OF NORTHEAST 3<sup>RD</sup> STREET AND NORTHEAST AVE B LYING ADJACENT TO THE ABOVE LOTS, CARRABELLE, FRANKLIN COUNTY, FLORIDA FROM R-2 SINGLE FAMILY MOBILE HOME TO Z-1 PUBLIC USE; PROVIDING FOR THE REPEAL OF ANY ORDINANCE OR PARTS THEREFROM IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Commissioner Millender motions to table until December 7 meeting, Commissioner Brown seconds, all in favor, motion carried.

**QUASI-JUDICIAL HEARING:**

**Second Reading**

**ORDINANCE NO. 492**

**AN ORDINANCE AMENDING THE CITY OF CARRABELLE COMPREHENSIVE PLAN TO CHANGE THE PERMITTED LAND USE OF A 1.5 ACRE PARCEL DESCRIBED AS , LOTS 6,7, AND 8, BLOCK C, RANGE 2(88) AND LOTS 1 AND 2 BLOCK C, RANGE 3(89) OF PICKETT’S ADDITION AND ALSO A PORTION OF NORTHEAST 3<sup>RD</sup> STREET AND NORTHEAST AVE B LYING ADJACENT TO THE ABOVE LOTS CARRABELLE, FRANKLIN COUNTY, FLORIDA FROM RESIDENTIAL TO PUBLIC USE; PROVIDING FOR THE REPEAL OF ANY ORDINANCE OR PARTS THEREFROM IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Commissioner Gray motions to table until December 7<sup>th</sup> meeting, Commissioner Millender seconds, all in favor, motion carried.

**NEW BUSINESS:**

- Item 1.           Discussion and possible action concerning high water bill at 1478 Hwy 67.  
Requested by Hope Stewart  
No action
- Item 2.           Discussion and possible action concerning filing two Water/Sewer vacancies.
- a.   Water Tech I- Superintendent recommends Steven Tarantino  
Commissioner Brown motions to approve, Commissioner Walden seconds, all in favor, motion carried.
  - b.   Water and Sewer Clerk- Superintendent recommends Natalina Tucker  
Commissioner Millender motions to approve, Commissioner Gray seconds, all in favor, motion carried.

**OLD BUSINESS:**

- Item 1:           DRAFT amended alcoholic beverage ordinance.  
No action

Adjourn 8:22

**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.